



# Basildon Borough Local Plan

## Sustainability Appraisal

### Basildon Borough Council

#### **Final report**

Prepared by LUC

December 2021

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Note that this report has been formatted to meet the requirements of the Web Content Accessibility Guidelines (WCAG 2.1) to Level AA, following the Public Sector Bodies (Websites and Mobile Applications) Accessibility Regulations (2018).



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# Chapter 1

## Introduction

**1.1** Basildon Borough Council (the Council) commissioned LUC in April 2013 to carry out a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of the Basildon Core Strategy and associated Development Planning Documents. In late 2014 the decision was made to consolidate all plan-making work into a single new Local Plan to manage growth and development up to 2034. Consequently, all the SA work that had informed the Core Strategy was consolidated and used to inform the preparation and appraisal of the strategic, site allocation and development management policies published for consultation in the Basildon Borough Draft Local Plan and its accompanying SA Report in January 2016.

**1.2** A publication version of the Local Plan was then prepared and published as the Revised Publication Local Plan alongside an updated SA Report in November 2018. Three SA Addenda were subsequently produced appraising additional omission sites (March 2019), considering the effects of new air quality data and associated mitigation measures (February 2020) and appraising new reasonable alternatives to Basildon Town Centre Regeneration Policy R2 (November 2020).

**1.3** This SA Report accompanies an updated version of the Local Plan, known as the Post Submission Modifications version of the Basildon Borough Local Plan (hereafter referred to as the “2022 Local Plan”). This SA Report records and appraises changes in policy since the consultation on the Revised Publication Local Plan in November 2018, and includes the contents of the three SA Addenda produced in 2019 and 2020, which are covered in Appendix F, Chapter 3 and Chapter 5. This SA Report should be read alongside the 2022 Local Plan.

**1.4** It should be noted that this report is in an ‘Accessible format’, which means it has been formatted to meet the requirements of the Public Sector Bodies

(Websites and Mobile Applications) Accessibility Regulations (2018), as set out in the Web Content Accessibility Guidelines (WCAG 2.1). This means it has to have larger font, larger spacing between lines and headings, less information presented in tables, 'alt text' provided for all figures and it is able to be read by screen-reading software.

## Basildon Borough

**1.5** Basildon Borough is located in South Essex, 30 miles east of the City of London. It covers an area of 87km<sup>2</sup> and has a population of approximately 187,500. The main settlement is Basildon, a Mark 1 New Town designated in 1948 and built in a number of phases over 50 years. The New Town area, to the south of the Borough includes the neighbourhoods of Basildon, Laindon, Vange, Pitsea, Steeple View and Noak Bridge. Basildon has the largest population in the Borough. Two smaller independent towns are situated to the north of the Borough: Billericay (including Great Burstead and South Green and Break Egg Hill) is the second largest settlement followed closely by Wickford (incorporating Shotgate). The urban areas are enveloped by rural countryside containing two serviced villages and thirteen smaller plotland settlements set within the Green Belt **[See reference 1]**.

**1.6** The Borough's landscape comprises urban development, arable farmland, permanent grazing with hedgerows, woodland and a large area of Thames Estuary marshland. It also contains significant areas of plotland landscape, characterised by a mosaic of scrub, grassland and relict woodland habitats with small-scale communities of a rural nature.

**1.7** Basildon Borough is served by two railway services running through the north and south of the Borough, both terminating in the City of London. National Express East Anglia, provides services out of London Liverpool Street, which serves Billericay and Wickford with connections to Chelmsford, via Shenfield to the west. Rail services from Billericay/Wickford already connect with Stratford, connecting the Borough to Eurostar services at Stratford International and the Queen Elizabeth Olympic Park. In the south of the Borough, the rail franchise

'c2c', operates out of Fenchurch Street London and serves Grays, Chafford Hundred (for Lakeside Shopping Centre), Stanford le Hope and Corringham, via Upminster. London Underground services on the District line depart from Upminster, with connections to the Jubilee line available from West Ham.

**1.8** Basildon Borough is well connected to the regional and national road network with two major road routes, the A127 and A13, linking South Essex with the M25. Both these 'A' roads continue eastwards to Southend on Sea. The A130 in the east of the Borough together with the recent £63m investment in the new Sadlers Farm Junction provides dual carriageway access to Chelmsford, north Essex and Canvey Island. To the south west, preliminary planning work is under way to construct a new tunnel under the Thames to the east of Tilbury and Gravesend, called the 'Lower Thames Crossing' providing better connections to the southern bank of the river to the south and the M25 to the west.

## **Basildon Borough Local Plan**

**1.9** The Basildon Borough Local Plan is being prepared in accordance with the approved Local Development Scheme (2021-2023) **[See reference 2]**.

**1.10** The Local Plan is a Borough wide plan to coordinate the development and growth requirements of the Borough for the period 2014 to 2034. Chapters 1 to 4 of the Local Plan include an introduction, the policy context including Government policy, a spatial portrait of the Borough, and a description of the drivers for change that the Council has taken into account when preparing the Local Plan.

**1.11** The vision and objectives for future development and change within Basildon Borough are set out in Chapter 5 of the 2022 Local Plan, and these are followed by a series of chapters that contain the planning policies that set out the approach to growth, distribution and management of development across the Borough in order to achieve a sustainable development:

- Chapter 6: Achieving Sustainable Development.
- Chapter 7: Building a Strong, Competitive Economy.
- Chapter 8: Ensuring the Vitality of Town Centres.
- Chapter 9: Promoting Sustainable Transport.
- Chapter 10: Supporting High Quality Communications Infrastructure.
- Chapter 11: Delivering a Wide Choice of High Quality Homes.
- Chapter 12: Requiring Good Design.
- Chapter 13: Promoting Healthy Communities.
- Chapter 14: Protecting Green Belt Land.
- Chapter 15: Meeting the Challenge of Climate Change and Flooding.
- Chapter 16: Conserving and Enhancing the Natural Environment.
- Chapter 17: Conserving and Enhancing the Historic Environment.

**1.12** The implementation, monitoring and review arrangements for the Local Plan are contained in Chapter 18.

**1.13** The Local Plan includes the following types of policies:

- **Strategic Policies:** These set out the framework for joint working, managing development and supporting service provision, provide a borough-wide approach for guiding development to designated parts of the Borough, along with mechanisms for delivering infrastructure and protecting and enhancing the built and natural environment.
- **Allocation Policies:** These identify specific locations where development and change will occur. Criteria developed for each allocation set out the types of development which may occur, along with any mitigation and infrastructure provision necessary to support the development.
- **Development Management Policies:** These are intended to be applied throughout the development management process, setting out how the

development will be managed to ensure it contributes towards the vision and objectives.

**1.14** Supplementary Planning Documents and Neighbourhood Plans may also be prepared to further support the policies within the Local Plan.

**1.15** The Basildon Borough Local Plan allocates land to provide 20,190 homes, therefore meeting the minimum housing need for the Borough over the 20 year plan period. Policy SD2 identifies two broad locations for potential housing growth which will be considered in the next review of the Local Plan once sustainable development proposals have been identified that incorporate, and are supported by, the necessary infrastructure provision emerging through the forthcoming South Essex Plan. Policy SD3 allocates minimum housing targets for two neighbourhood plan areas within the Borough: 1,350 within the Bowers Gifford and North Benfleet Neighbourhood Plan Area and 39 homes within the Ramsden Bellhouse Neighbourhood Plan Area. The 2022 Local Plan provides for a net increase of 20,000 jobs over the plan period, which equates to 80ha of employment land, meeting the Borough's employment needs. The 2022 Local Plan allocates a series of sites for development to meet the identified housing and economic needs, focused primarily on Basildon, but also with some sites allocated at Billericay and Wickford.

**1.16** The Draft Local Plan underwent public consultation (known as Regulation 18 consultation) in January 2016. A publication version of the Local Plan, called the Revised Publication Local Plan was consulted upon (known as Regulation 19 consultation) in November 2018 and was subsequently submitted for examination (known as Regulation 22) in March 2019. Since the Local Plan was submitted the Council has updated several pieces of evidence and through communication with the Inspector has been instructed to undertake a technical consultation on the new evidence and the proposed modifications to the Local Plan that have arisen from the new evidence.

**1.17** The Local Plan has been accompanied by an SA and Habitats Regulations Assessment (HRA) Report at each stage of this process.



**1.18** The latest iteration of the Local Plan which includes the post submission modifications, (the “2022 Local Plan”), and this SA Report will be made available for public consultation in early 2022.

## Sustainability Appraisal and Strategic Environmental Assessment

**1.19** The Planning and Compulsory Purchase Act 2004 requires Local Plans to be subject to SA. SA is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.

**1.20** SEA is also a statutory assessment process, originally required under the European SEA Directive [See reference 3], transposed in the UK by the SEA Regulations [See reference 4] and amended by the Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232). As set out in the explanatory Memorandum accompanying the Brexit amendments [See reference 5], they are necessary to ensure that the law functions correctly following the UK’s exit from the EU. No substantive changes were made by this instrument to the way the SEA regime currently operates. Therefore, the SEA Regulations remain in force and it is a legal requirement for the Basildon Local Plan to be subject to SA and SEA throughout its preparation. The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA) [See reference 6]. The purpose of SEA, as originally defined in Article 1 of the SEA Directive, is:

“To provide for a high level of protection of the environment and to

preparation and adoption of plans...with a view to promoting sustainable

**1.21** SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. The Government's planning practice guidance **[See reference 7]** shows how it is possible to satisfy both requirements by undertaking a joint SA and SEA process, and to present an SA Report that incorporates the requirements of the SEA Regulations. The SA and SEA of the 2022 Local Plan is being undertaken using this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

## Meeting the Requirements of the SEA Regulations

**1.22** The section below signposts the relevant sections of this SA Report that meet the SEA Regulations requirements (the remainder will be met during subsequent stages of the SA of the Plan).

### Meeting the Requirements of the SEA Regulations

#### SEA Regulations Requirements

- a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.

- b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.
  
- c) The environmental characteristics of areas likely to be significantly affected.
  
- d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.
  
- e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation.

## Where Covered in this Report

- Chapters 1 and 3 and Appendix A of the SA Report.

## SEA Regulations Requirements

- f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects).

## Where Covered in this Report

- Chapter 5 of this SA Report identifies the likely significant effects 2022 Local Plan, including secondary, cumulative and synergistic effects. Appendix D and Appendix E include a record of the SA of the Draft Local Plan and the Revised Publication Local Plan. Together, these two appendices appraise the reasonable alternatives to the 2022 Local Plan appraised in Chapter 5.

## SEA Regulations Requirements

- g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.

## Where Covered in this Report

- Chapters 5 and 7.

## SEA Regulations Requirements

- h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.

## Where Covered in this Report

- Chapters 2 and 5 and Appendices D, E and F of this SA Report.

## SEA Regulations Requirements

- i) A description of measures envisaged concerning monitoring in accordance with Reg. 17.

### Where Covered in this Report

- Chapter 6.

## SEA Regulations Requirements

- j) A non-technical summary of the information provided under the above headings.

### Where Covered in this Report

- A separate non-technical summary document has been prepared to accompany this SA Report.

## SEA Regulations Requirements

- The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Reg. 12(3)).

### Where Covered in this Report

- Addressed throughout this SA Report.

## Consultation Requirements

### SEA Regulations Requirements

- Authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Reg. 12(5)).
- Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Reg. 13).

### Where Covered in this Report

- Consultation with the relevant statutory environmental bodies on the Scoping Report was undertaken during July 2013. Consultation on the SA Report which accompanied the Draft Local Plan was undertaken in January 2016. Consultation on the SA Report which accompanied the Revised Publication Local Plan was undertaken in November and December 2018. This SA Report appraises the 2022 Local Plan and consolidates the contents of the three SA Addenda prepared in 2019 (omission Sites SA Addendum), February 2020 (Air Quality Addendum) and November 2020 SA of Alternatives to Policy R2 Addendum). This SA Report is available for consultation in early 2022.
- Summaries and responses to representations submitted through consultation on the SA Report that accompanied the Revised Publication Local Plan in 2018 are set out in Appendix B of this SA Report. Summarises of previous rounds of consultation can be found in earlier iterations of the SA Report previously consulted upon.

## SEA Regulations Requirements

- Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Reg. 14).

## Where Covered in this Report

- The Local Plan is not expected to have significant effects on other EU Member States.

## **Taking the Environmental Report and the Results of the Consultations into Account in Decision-Making (Reg. 16)**

## SEA Regulations Requirements

- Provision of information on the decision:
- When the plan or programme is adopted, the public and any countries consulted under Reg. 14 must be informed and the following made available to those so informed:
  - The plan or programme as adopted;
  - A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report, the opinions expressed, and the results of consultations entered into have been taken into account, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and
  - The measures decided concerning monitoring.

## Where Covered in this Report

- To be addressed after the Local Plan is adopted.

## SEA Regulations Requirements

- Monitoring of the significant environmental effects of the plan's or programme's implementation (Reg. 17).

## Where Covered in this Report

- To be addressed after the Local Plan is adopted.

## SEA Regulations Requirements

- Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Regulations.

## Where Covered in this Report

- This report has been produced in line with current guidance and good practice for SEA/SA and this section demonstrates where the requirements of the SEA Regulations have been met.

# Purpose and Structure of the Report

**1.23** This chapter provides an introduction to the SA of the Basildon Borough 2022 Local Plan. The remainder of this report is structured into the following chapters:

- Chapter 2: Methodology, describes the stages of the SA process, the approach used for the specific SA tasks, including the sustainability framework used in the appraisal.



- Chapter 3: Sustainability Context for Development in Basildon, summarises the Local Plan's relationship with other relevant plans, policy and strategies, summarises the social, economic and environmental characteristics of Basildon, and identifies the key sustainability issues relating to development within Basildon.
- Chapter 4: Evolution of the Options, describes how the Local Plan has been formulated, drawing on earlier work undertaken, and the results of SA work and consultation to date.
- Chapter 5: Sustainability Appraisal Findings of the Local Plan, sets out the main findings from the SA of the 2022 Local Plan. It draws conclusions from the findings of the appraisals.
- Chapter 6: Monitoring, makes recommendations regarding the approach to monitoring the significant sustainability effects of implementing the 2022 Local Plan.
- Chapter 7: Conclusions and Next Steps, summarises the overall effects of the 2022 Local Plan and next steps.

**1.24** This main report is supported by a set of appendices as follows:

- Appendix A: Review of Relevant National and International Plans, Policies and Programmes.
- Appendix B: Summary of Regulation 19 SA Report Consultee Comments and Responses.
- Appendix C: SA Assumptions Framework for Development Site Allocations.
- Appendix D: Draft Local Plan Sustainability Appraisal findings prepared in 2015, sets out the main findings from the SA of the Draft Local Plan. It draws conclusions from the findings of the appraisals and presents recommendations for the Local Plan to maximise the benefits of the plan and minimise any adverse effects.
- Appendix E: Publication version of the Local Plan Sustainability Appraisal findings prepared in 2018, sets out the main findings from the SA of the

Revised Publication Local Plan. It draws conclusions from the findings of the appraisals.

- Appendix F: Omission Sites Sustainability Appraisal findings prepared in 2019, sets out the findings of the SA of an additional 28 omission sites promoted during consultation on the Revised Publication Local Plan.

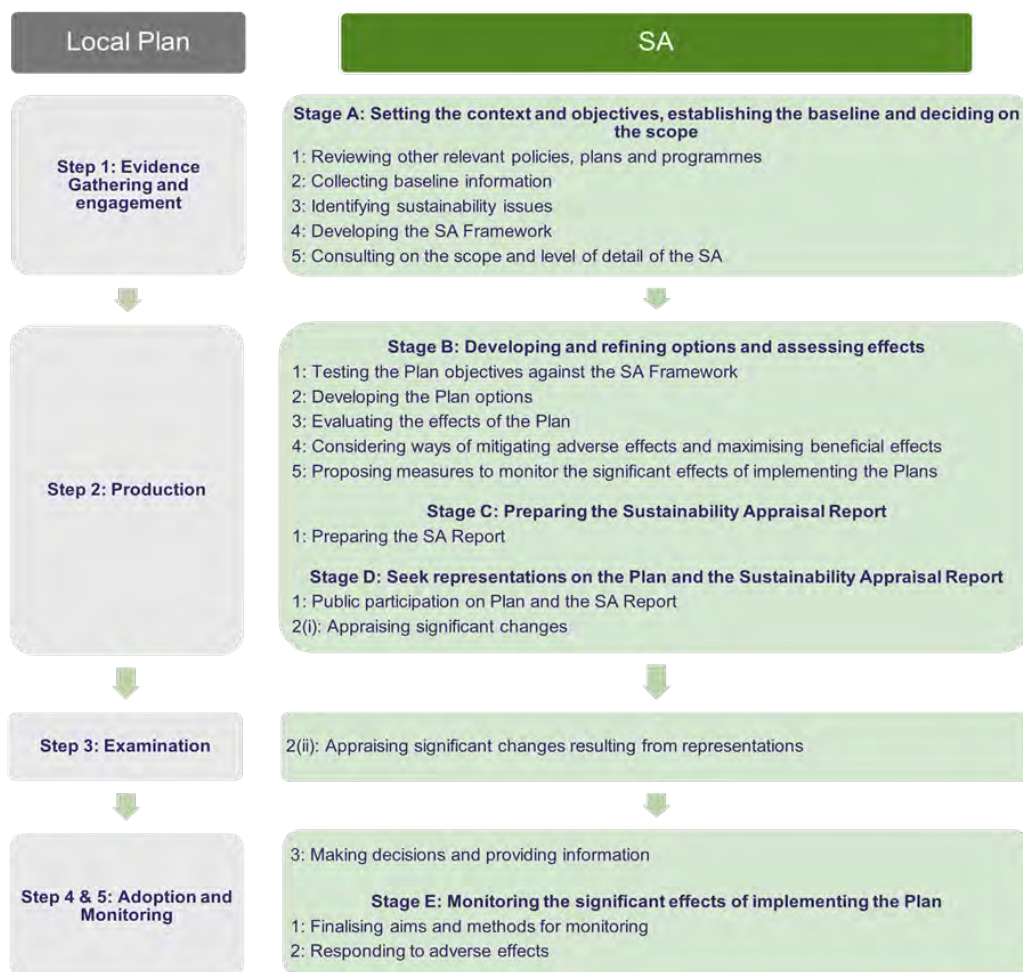
# Chapter 2

## Methodology

2.1 In addition, to complying with legal requirements, the approach being taken to the SA of the Basildon Local Plan is based on current good practice and the guidance on SA/SEA set out in the Government’s planning practice guidance.

2.2 This calls for the SA to be carried out as an integral part of the plan-making process and Figure 2.1 sets out the main stages of the plan-making process and shows how these correspond to the SA process.

**Figure 2.1: Corresponding stages in plan-making and SA**



2.3 How these stages have been met during the preparation of the Basildon Borough Local Plan is also described below.

## SA Stage A: Scoping

2.4 A Scoping Report was originally prepared by Basildon Borough Council and published for consultation in 2007. This was further updated and adopted in 2011. These scoping documents were prepared in house by Basildon Borough Council.

2.5 In light of key plan and policy changes (for example, publication of the National Planning Policy Framework (NPPF) and revocation of the East of England Regional Spatial Strategy) and baseline data updates (e.g. release of 2011 Census data), a further update was made to the Scoping Report in July 2013. The 2013 Scoping Report [See reference 8] was prepared by LUC on behalf of Basildon Borough Council, drawing on the scoping material which was previously prepared and consulted upon, and provided detail on the scope of the SA/SEA of the Core Strategy Revised Preferred Options Report.

2.6 The scoping stage of the SA includes compiling and understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues, and to keep these up-to-date throughout the plan preparation and SA process. The following tasks and outputs have been updated as part of this SA Report:

- Policies, plans and programmes (PPP) of relevance to the Local Plan were identified and the relationships between them were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
- In line with the SEA Regulations, baseline information was collected on the following 'SEA Directive topics' biodiversity, flora and fauna; population and human health; water; soil; air; climatic factors; material assets; cultural heritage and the landscape, as well as social and economic issues. This baseline information provides the basis for predicting and monitoring the

likely effects of the plan and helps to identify alternative ways of dealing with any adverse effects identified.

- Drawing on the PPP review and the baseline information gathered, key sustainability issues were highlighted (including environmental problems, as required by the SEA Regulations).
- A Sustainability Appraisal framework was then developed, setting out the SA objectives against which the Local Plan policies and options, are appraised at each stage of the plan preparation process. The SA Framework provides a way in which the impacts on sustainability of the implementation of the Local Plan can be described, analysed and compared. The SA Framework is designed to set out a series of sustainability objectives and associated questions that can be used to ‘interrogate’ options and policies drafted during the plan preparation process. These SA objectives define the long-term aspirations of the county with regard to social, economic and environmental considerations. Under the SA, the performances of the plan policies and options are assessed against these SA objectives and appraisal questions.

**2.7** The PPP review, baseline information and key sustainability issues has been updated as necessary at different stages during the SA, and the most up to date versions are now included in Chapter 3 and Appendix A of this SA Report.

**2.8** The 19 SA objectives in the SA Framework along with their associated appraisal questions are shown below. It should be noted that two appraisal questions have been added (one for each of SA objectives 4 and 5) to reflect the latest baseline information and key issues identified in this SA Report relating to behavioural changes due to the Covid pandemic.

## SA Framework for the Basildon Borough Local Plan

### **SA Objective 1: Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces of Basildon Borough**

#### Appraisal Questions:

- Will it contribute towards achieving qualitative improvement to the landscape and character of the urban and rural area?
- Will it contribute towards the achievement of high-quality landscapes that reflect local distinctiveness and quality of place?

### **SA Objective 2: Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough**

#### Appraisal Questions:

- Will it protect and/or enhance sites, features, buildings and/or areas of historical, archaeological, landscape and cultural importance?

### **SA Objective 3: Protect, conserve and enhance the Borough's biodiversity and the habitats which support it**

#### Appraisal Questions:

- Will it conserve or enhance SSSIs?
- Will it maintain or enhance Priority Habitats and/or Species?
- Will it conserve and enhance any other natural/ semi-natural habitats?
- Will it conserve or enhance Local Wildlife Sites?
- Will it lead to the creation of new areas of habitat?
- Will it maintain and enhance woodland cover and/or management?

### **SA Objective 4: Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration**

#### Appraisal Questions:

- Will it improve business development and enhance the competitiveness of the Borough?
- Will it improve the resilience of the Borough's business and the wider economy?
- Will it generate new jobs for the Borough?
- Will it create or contribute to the creation of high-skilled jobs in the Borough?
- Will it encourage inward investment?

- Will it improve economic performance in both advantaged and disadvantaged areas?
- Will it reduce unemployment?
- Will it help to improve average earnings?
- Will it encourage the diversification of the workforce?
- Will it contribute towards the improvement of local people's skills?
- Will it help ensure more people can enjoy a better standard of living?
- Will it accommodate growing demand for home working?

## **SA Objective 5: Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development**

### Appraisal Questions:

- Will it improve the range of leisure and evening services in Basildon Town centre?
- Will it help regenerate Laindon Town centre?
- Will it respond to the implications of a growing online retail and services sector?
- Will it encourage uses in town centres to diversify?
- Will it make land in town centres available for housing, retail, leisure and related commercial development?
- Will it help encourage community spirit and civic pride?
- Will it ensure that through sequential testing, the most appropriate location can be considered for development?



## **SA Objective 6: Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough**

### Appraisal Questions:

- Will it help reduce poverty and social exclusion?
- Will it result in capacity issues, in for example, local schools?
- Will it improve the qualifications, skills and therefore employability of young people?
- Will it improve the quality and diversity of learning and training opportunities?

## **SA Objective 7: Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally**

### Appraisal Questions:

- Will it contribute to the reduction in homelessness in the Borough?
- Will it contribute to the reduction of the number of unfit homes?
- Will it contribute towards increasing the opportunities for people forced to live in temporary accommodation?
- Will it increase the provision of more affordable housing for all social groups, including key workers?
- Will it increase the provision of authorised sites for gypsies and travellers and travelling showpeople?

- Will it increase the net availability of new homes in the Borough?
- Will it reduce the number of households living in fuel poverty?

### **SA Objective 8: Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment**

#### Appraisal Questions:

- Will it reduce health inequalities?
- Will it contribute to the reduction of mortality rates?
- Will it improve access to high quality health facilities?
- Will it encourage healthier lifestyles?
- Will it increase access to recreation facilities and open space?
- Will it improve air, water or environmental quality?
- Will it reduce the number of households living in fuel poverty?

### **SA Objective 9: Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced**

#### Appraisal Questions:

- Will it help encourage community spirit and civic pride?

- Will it help the development of community level activities and organisations?
- Will it contribute to increasing participation in community activities?
- Will it help to improve the satisfaction people have with their neighbourhoods as places to live?
- Will it help to reduce crime rates?
- Will it help to address people's fear of crime?
- Will it improve the safety of the built or natural environment?
- Will it improve road safety to road users?
- Will it improve the safety of roads to other users?
- Will it help to reduce inequality within the Borough (e.g. between different groups or urban and rural areas) and wider afield (e.g. between the East of England region and more disadvantaged parts of the country or world)?
- Will it contribute to a high quality, well designed, living environment?

## **SA Objective 10: Regenerate and renew disadvantaged areas where people live or work in the Borough**

### Appraisal Questions:

- Will it improve the quality of life for children, young people, adults and the elderly living in the Borough, helping to eliminate poverty?
- Will it improve the quality of the local housing stock?
- Will it improve the local environment?
- Will it improve job prospects for local people?
- Will it contribute to a high quality, well-designed, living environment?

- Will it contribute towards any regeneration initiatives, or benefit any deprived areas?

## **SA Objective 11: Improve accessibility to and enhance local services and facilities**

### Appraisal Questions:

- Will it improve the accessibility for all to key local services (schools, Hospitals, health centres, leisure and sports facilities etc.)?
- Will it improve accessibility for all to shopping facilities?
- Will it encourage journeys to be taken by more walking, cycling and/or using of public transport?

## **SA Objective 12: Improve efficiency of land use, through the re-use of previously developed land and existing buildings, including the re-use of materials from previous buildings**

### Appraisal Questions:

- Will it reduce the amount of derelict, degraded and underused land in the Borough?
- Will it encourage development on Previously Developed Land?
- Will it encourage the repair and re-use of buildings?
- Will it minimise the loss or damage to soils from development?
- Will it lead to more appropriate or efficient uses of land?
- Will it minimise development on Grade 3a agricultural land?

- Will it involve development of areas designated as Mineral Safeguarding Areas?

### **SA Objective 13: Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring**

#### Appraisal Questions:

- Will it take account of and mitigate against the potential impacts of flooding, and more storms?
- Will it reduce the risk of damage to property and health from flooding and storm events?
- Will it lead to development in lower flood risk areas?

### **SA Objective 14: Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels**

#### Appraisal Questions:

- Will it reduce traffic volumes?
- Will it increase the proportion of journeys using alternative transport modes to private vehicles?

- Will it improve the accessibility to key local services?
- Will it ensure buildings are designed so that they use and waste less energy?
- Will it lead to an increased proportion of energy needs being met from renewable sources?
- Will it reduce the burden on natural resources during the construction and operation of developments?

### **SA Objective 15: Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures**

#### Appraisal Questions:

- Will it reduce emissions of greenhouse gases and other air-borne pollutants?
- Will it improve air quality?
- Will it reduce noise levels, including those from roads and transport?
- Will it maintain and enhance soil quality?

### **SA Objective 16: Improve water efficiency and achieve sustainable water resource management**

#### Appraisal Questions:

- Will it improve river quality?
- Will it contribute towards the reduction of water consumption?
- Will it encourage water efficiency, including recycling and re-use?

## **SA Objective 17: Encourage adopting building and public realm designs which ensure the Borough is better prepared for the impacts of climate change**

### Appraisal Questions:

- Has it taken account of potential effects brought about by climate change (e.g. flooding, higher temperatures, more storms)?
- Will it encourage the use of Sustainable Drainage Systems?
- Will it encourage green infrastructure, (such as green roofs) and the planting of trees?
- Will it provide shelter in the public realm from adverse weather conditions?

## **SA Objective 18: Reduce waste generation and increase the amount of waste which is recycled or re-used**

### Appraisal Questions:

- Will it contribute towards the reduction in the consumption of materials and resources?
- Will it contribute towards the reduction of waste sent to household and commercial waste?
- Will it contribute towards the reduction of household, construction and demolition waste going to landfill?
- Will it contribute towards the increase of waste recovery and recycling?
- Will it encourage the re-use or recycling of products and packaging?

- Will it make use of, or increase the demand for, recycled materials?
- Will it reduce the generation of hazardous waste?

## **SA Objective 19: Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations**

### Appraisal Questions:

- Will it contribute towards the reduction of traffic volumes?
- Will it contribute towards the reduction of traffic congestion, particularly in and around Billericay and Wickford?
- Will it increase the proportion of journeys made using alternative transport modes to private vehicles?
- Will it encourage more journeys to be made by walking, cycling or travelling by bus or train?
- Will it reduce air pollution in the Borough, most notably NO<sub>2</sub> levels?
- Will it contribute towards the reduction of distances people need to travel to access work and other lifestyle pursuits?
- Will it reduce the need to travel?

**2.9** Public and stakeholder participation is an important element of the SA and wider plan-making processes. It helps to ensure that the SA reports are robust and have due regard for all appropriate information that will support the plan in making a contribution to sustainable development. A summary of the consultation responses received in response to the earlier versions of the SA Scoping Report is provided in the July 2013 Scoping Report and a summary can be found in Chapter 2 of the Draft Local Plan SA Report on the Council's website [[See reference 9](#)]. It should be noted that the earlier consultation



responses reflect a point in time and in many instances documents and data referred to have been removed or replaced by new policies, plans, guidance and data.

## SA Stage B: Developing and Refining Options and Assessing Effects

**2.10** Developing options for a plan is an iterative process usually involving a number of consultations with the public and stakeholders. Consultation responses and the SA can help to identify where there may be other ‘reasonable alternatives’ to the options being considered for a plan.

**2.11** Regulation 12 (2) of the SEA Regulations requires that:

“The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—

(a) implementing the plan or programme; and

(b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme.”

**2.12** It should be noted that any alternatives considered to the plan need to be “reasonable”. This implies that alternatives that are “not reasonable” do not need to be subject to appraisal. Examples include alternatives that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework), or are not within the geographical scope of the plan. In addition, the SEA Regulations do not require all reasonable alternatives to be subject to appraisal, just “reasonable alternatives”.

**2.13** It also needs to be recognised that the SEA and SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. There will often be an equal number of positive or negative effects identified for each option, such that it is not possible to ‘rank’ them based on sustainability performance in order to select a preferred option. Factors such as public opinion, deliverability, conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.

## Alternatives Considered in the Preparation of the Basildon Borough Draft Local Plan

**2.14** The options or reasonable alternatives considered during development of the Basildon Borough Local Plan included the overall spatial strategy for the Borough, potential areas for new housing and employment development within and as urban extensions to Basildon, Billericay and Wickford, and alternative policy approaches for proposed policies. There have been a number of stages in developing and refining the plan options as listed below and described in Chapter 4: Evolution of Options:

- Core Strategy Issues Paper (Autumn 2007) (Regulation 18 consultation).
- Core Strategy Preferred Options Consultation (February 2012) (Regulation 18 consultation).
- Core Strategy Revised Preferred Options Report (December 2013) (Regulation 18 Consultation).
- Basildon Borough Draft Local Plan (January 2016) (Regulation 18 consultation).
- Basildon Borough Publication Local Plan (March 2018) (Approved for Regulation 19 consultation but later rescinded by the Council).
- Basildon Borough Revised Publication Local Plan (November 2018) (Regulation 19 consultation) was submitted to the Secretary of State for examination in March 2019. An SA addendum was prepared for

submission alongside the Revised Publication Local Plan, appraising 28 omission site options promoted during the Regulation 19 consultation.

- Basildon Borough 2022 Local Plan (January 2022) (Technical consultation) (the focus of this current consultation).

**2.15** As described above, public and stakeholder participation is an important element of the SA and wider plan-making processes. A summary of the consultation responses on the SA received following the consultation on the Revised Publication Local Plan in November 2018 is provided in Appendix B of this SA Report. Summaries of older consultation stages, covering the Core Strategy Revised Preferred Options Report (December 2013), the SA Scoping Report (July 2013) and Draft Local Plan (January 2016) can be found in the appendices of earlier iterations of the SA Report.

## **SA Stage C: Preparing the Sustainability Appraisal Report**

**2.16** This SA Report describes the process undertaken to date in carrying out the SA of the Basildon Borough Local Plan. It sets out the findings of the appraisal, highlighting any likely significant effects (both positive and negative, and taking into account likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects), making recommendations for improvements and clarifications that may help to mitigate negative effects and maximise the benefits of the plan, and outlining proposed monitoring measures.

**2.17** Each policy and their reasonable alternatives have been assessed against each SA objective, and a judgement made with regards to the likely effects that the policy would have on that objective. These judgements were recorded as a colour coded symbol, as shown below in Table 2.1. The sustainability effects of the 2022 Local Plan are summarised in Chapter 5. Chapter 5 also includes an assessment of the potential cumulative effects of the 2022 Local Plan as a whole and the likely effects in combination with other plans and programmes.

The SA findings for all appraised reasonable alternatives are summarised in Appendices D, E and F.

**Table 2.1: Key to symbols and colour coding used in the SA of the Basildon Borough Local Plan**

Symbol and Colour Coding	Description
++	The policy is likely to have a significant positive impact on the SA objective(s).
+	The policy is likely to have a positive impact of the SA objective(s).
0	The policy is likely to have a negligible or no impact on the SA objective(s).
-	The policy is likely to have a negative impact on the SA objective(s).
--	The policy is likely to have a significant negative impact on the SA objective(s).
?	It is uncertain what effect the policy will have on the SA objective(s), due to a lack of data.
+/-	The policy is likely to have a mixture of positive and negative impacts on the SA objective(s).

**2.18** The SA assumptions set out to assist with the appraisal of the site allocation policies and ensure objectivity and consistency in the judgments of effects were initially developed during the appraisal of the Broad Locations for development when the Council intended to adopt a Core Strategy. These assumptions were subsequently updated to respond more appropriately to the greater levels of detail outlined with in the Draft Local Plan’s policies, to reflect the Borough’s latest evidence base and national planning policy guidance.

**2.19** The SA assumptions published in January 2016 alongside the Draft Local Plan have since been updated to reflect the Borough’s latest evidence base and

national planning policy guidance, including the guidance documents promoted by the statutory consultees. Changes were made in late 2016 following consultation on the Draft Local Plan and associated SA Report in January 2016 – these included updates to:

- SA objective 2 – cultural heritage and local distinctiveness: to take advantage of new evidence contained within the Borough’s ‘Archaeological Assets Impact Assessment for Potential Growth Locations within Basildon Borough’ (2016); and
- SA objective 10 – regeneration and renewal of disadvantaged areas: to take advantage of new data contained within the updated national Indices of Multiple Deprivation (2015), notably spatial data relating to household overcrowding, homelessness and housing affordability.

**2.20** An air quality monitoring progress report was published which found that no pollutants exceeded the Borough’s Air Quality Objectives (AQOs). However, the SA of site allocation options consider sites’ proximity to existing and new services and facilities, which is considered to be an appropriate proxy for assessing which options are likely to generate the greatest increases in road traffic and, consequently, most adversely affect current levels of traffic related air pollution.

**2.21** It should be noted that up to February 2018, all potential development options were assessed against SA objective 7 (meeting housing needs) based on their contribution to delivering a portion of the Borough’s total housing need over the Plan period set at approximately 16,000 dwellings. However, the Borough’s recognised housing need was reviewed in May 2017 in an Addendum to the South Essex Strategic Housing Market Assessment (SHMA) and revised to roughly 19,500 dwellings over the Plan period, and has since been reviewed to 20,600 dwellings using the Government’s standard method as described in Chapter 1. All previously appraised site options have not been reappraised against the new housing need figures on the grounds that the increase and therefore the contribution each site option makes to meeting this need would change equally. The appraisal of the cumulative effects of the 2022 Local Plan includes an assessment of the in-combination contribution of all

allocated site options to meeting the Borough's updated objectively assessed housing need over the Plan Period.

**2.22** The updated assumptions continue to be set within the SA Framework outlined under 'SA Stage A: Scoping' above. The most recent assumptions used in the SA of the Local Plan are presented in Appendix C of this SA Report.

## **SA Stage D: Consultation on the Basildon Borough Local Plan and this SA Report**

**2.23** Public and stakeholder participation is an important element of the SA and wider plan-making processes. A summary of the consultation responses on the SA at the Regulation 19 stage in 2018 is provided in Appendix B. Summaries of previous rounds of consultation can be found in earlier iterations of the SA Report.

**2.24** Subject to approval by the Council, representations will be invited on the modifications proposed within the 2022 Local Plan and this SA Report as part of a technical consultation being undertaken during the Examination stage of the Basildon Borough Local Plan, as requested by the appointed Planning Inspector Paul Griffiths. All comments received will be sent to the Planning Inspector for consideration.

## **SA Stage E: Monitoring Implementation of the Local Plan**

**2.25** This SA Report sets out recommendations for monitoring the sustainability effects of the Basildon Borough Local Plan once adopted. The monitoring proposals are considered within the context of the broader monitoring

framework for the Local Plan and the data collection for Basildon Borough Council's Authorities' Monitoring Report.

## **Next Steps**

**2.26** Following the technical consultation on the Post Submission Modifications version of the Local Plan in 2022, the consultation responses will be considered by the Planning Inspector in completing the Examination of the Local Plan. Hearing sessions may be held to discuss any Matters, Issues and Questions that the Inspector raises, and a formal Main Modifications consultation may need to be undertaken before the Inspector is able to conclude that the Local Plan meets the tests of soundness and can be adopted. An updated SA Report or an SA Addendum will be prepared to set out the potential sustainability effects of any Main Modifications proposed and published alongside the schedule of Main Modifications for consultation.

## Chapter 3

# Sustainability Context for Development in Basildon

## Key International Plans, Policies and Programmes

**3.1** Former EU Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') were transposed into the Strategic Environmental Assessment (SEA) Regulations [See reference 10] and Habitats Regulations [See reference 11]. Following the UK's departure from the EU, these Regulations still apply and require environmental assessment processes to be undertaken in relation to the emerging Basildon Local Plan. These processes should be undertaken iteratively and integrated into the production of the plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.

**3.2** There were also a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which are transposed into UK law through Acts, Regulations and national-level policy. The UK has now fully left the EU and therefore EU Directives no longer apply to the UK. The relevant associated Regulations are discussed in Appendix A.



## Key National Plans, Policies and Programmes

**3.3** The most significant national policy context for the Basildon Local Plan is the National Planning Policy Framework (NPPF), which was originally published in 2012 and has periodically been updated (most recently in 2021) [See [reference 12](#)]. The Basildon Local Plan must be consistent with the requirements of the NPPF, which states:

“Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”

**3.4** The NPPF sets out information about the purposes of local plan-making, stating that plans should:

- “Be prepared with the objective of contributing to the achievement of sustainable development;
- Be prepared positively, in a way that is aspirational but deliverable;
- Be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;
- Contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;
- Be accessible through the use of digital tools to assist public involvement and policy presentation; and
- Serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area.”

**3.5** The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

- “Housing (including affordable housing), employment, retail, leisure and other commercial development;
- Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- Community facilities (such as health, education and cultural infrastructure); and
- Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”

**3.6** The NPPF also promotes well-designed places and development, and plans should “at the most appropriate level, set out a clear design vision and expectations”.

**3.7** Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development, including qualitative aspects such as design of places, landscapes, and development.

**3.8** The NPPF also states that:

“Local plans and spatial development strategies should be informed throughout their preparation by a Sustainability Appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where

significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered).”

**3.9** The NPPF is supported by the national Planning Practice Guidance (PPG) [See reference 13], which sets out the Government’s planning policies for England and how these are expected to be applied. Sitting alongside the NPPF, it provides an on-line resource that is updated on a regular basis for the benefit of planning practitioners.

**3.10** Since 2012 the NPPF has incorporated the principle of Biodiversity Net Gain (BNG) achieved through development, meaning that developments must not only fully mitigate any loss of biodiversity but go further to provide a gain, so as to leave the environment in a better state than before the development. To ensure the delivery of such an objective, the Environment Act 2021 [See reference 14] introduced a requirement that all applications for the development of land will have to deliver a 10% biodiversity net gain above the ecological baseline for the application site. The Act also introduces Local Nature Recovery Strategies which will guide the delivery of biodiversity net gain projects. The spatial extent of these Strategies is to be determined by the Secretary of State. The implementation of these new initiatives will ensure that new development contributes towards the delivery of net gains in biodiversity, so that the environment, across the district as a whole, is improved by the end of the plan period. The requirements of the Environment Act will come into force in 2023 following a two-year transition period to enable local planning authorities, developers and others to prepare for the proposed requirement.

## Key Sub-National Plans, Policies and Programmes

**3.11** There is a considerable amount of work being undertaken at the sub-national level to help inform the future growth of Essex. Of particular note is the

South Essex Plan [See reference 15], in addition to the Essex County Minerals Local Plan (2014) [See reference 16], the Essex and Southend-on-Sea Waste Local Plan (2017) [See reference 17], the Greater Essex Growth and Infrastructure Framework 2016-2036 (2017) [See reference 18], the Essex Local Transport Plan (updated 2011) [See reference 19], the Basildon Borough Community Strategy 2012-2036 (2012) [See reference 20], the Essex Transport Strategy (2011) [See reference 21], Essex Sustainable Modes of Travel Strategy (2019) [See reference 22] and Thames Estuary 2100 Plan (2021) [See reference 23].

**3.12** The South Essex Plan [See reference 24] is being produced by Basildon Council, Brentwood Borough Council, Castle Point Borough Council, Rochford District Council, Southend-on-Sea Borough Council and Thurrock Council (the Association of South Essex Local Authorities). The South Essex Plan will be non-statutory and set out principles and good practice examples, rather than policies. It will provide the strategic framework for development in the area up to 2038, focusing on housing numbers, type and distribution, as well as economic development needs. Sitting within the context of the South Essex Strategic Vision 2050 it will lay the foundations for further sustainable growth and investment to 2050. It therefore represents an effective mechanism for addressing any unmet needs arising from authorities in the South Essex Housing Market Area.

## Baseline Information

**3.13** Baseline information provides the basis for predicting and monitoring the likely sustainability effects of a plan and helps to identify key sustainability issues.

**3.14** Schedule 2 of the SEA Regulations requires information to be provided on:

1. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.
2. The environmental characteristics of areas likely to be significantly affected.
3. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and the Habitats Directive [92/43/EEC].

## Climatic Factors

### UK Climate

**3.15** There is widespread scientific consensus that the Earth's climate is changing and that human activity could be the principal cause. Scientific forecasts suggest that the UK's climate will continue to get warmer and that heavy rainfall will be more frequent. Weather extremes, such as heat waves would become more common and others such as snowfall would become less common. Sea levels will continue to rise and storm surges will become more frequent, increasing the risk of flooding in coastal areas.

### Borough Climate

**3.16** Increasing temperatures in the summer and winter months, coupled with changes in rainfall patterns are likely to encourage the take-up of more outdoor

lifestyles, placing greater demands on open spaces for recreational pursuits. The management and operation of these spaces, will in turn, need to adapt as some vegetation and habitat types face increased water stress and susceptibility to decline due to warmer temperatures and less rainfall. These changes are likely to also mean air and water pollution could get a lot worse, leading to further effects on the environment and human health.

**3.17** Finally, increasing seasonal temperatures could also lead to changes in energy demands, with more people wishing to cool buildings in the summer months and use less energy than previously for heating during the winter months.

## **Energy Use and Carbon Emissions**

**3.18** CO<sub>2</sub> emissions are produced when fossil fuels such as coal or gas are burnt or processed. In 2005, a DEFRA study concluded that 396kT CO<sub>2</sub> was generated domestically in Basildon Borough, equivalent to 8% of the Essex domestic total. In addition, 497kT of CO<sub>2</sub> originated from industrial and commercial sources – 11% of the Essex Industrial and Commercial total. Road transport accounted for the smallest proportion of emissions at 289kT, which equalled 7% of the Essex total.

**3.19** Between June 2010 and September 2016, the number of domestic solar photovoltaic installations in the Borough increased from 3 to 1,507, 455 less than the national average **[See reference 25]**.

**3.20** During 2011, 849.2GWh of energy was generated from renewable sources in the county of Essex. This equated to 26% of all the energy generated from renewables in the East of England in 2011. Only Cambridgeshire generated more (28%) **[See reference 26]**.

## Flood Risk

**3.21** The UK Climate Projections (UKCP18) predicts that by 2070, under a high emission scenario, average winter precipitation is projected to increase, whilst average summer rainfall is projected to decrease. Although summer rainfall is projected to decrease, there will be an increased frequency of short lived high intensity showers [See reference 27].

**3.22** Both urban and rural parts of the Borough will become more vulnerable to fluvial and coastal flooding, water supply deficiencies, subsidence and sea level rises, as the local climate continues to change. A number of sources of flooding pose a risk to Basildon Borough. Fluvial flood risk from the River Crouch and its tributaries poses a significant risk to the residential areas of Wickford and Basildon. Fluvial flood risk posed by the Mountnessing Brook and Haveringsgrove Brook pose a risk to the west of Billericay. The tidal estuaries of Vange Creek and East Haven Creek and Timberman's Creek are located to the south eastern part of the Borough and pose a residual flood risk. Additionally, the River Thames poses a tidal flooding risk in the south of the Borough, although this area is predominantly uninhabited marshland.

**3.23** The majority of Basildon is within Flood Zone 1, with about 2% of the Borough in Flood Zone 2 and 9% defined as Flood Zone 3. The Environment Agency AIMS data shows that that the Basildon Borough is protected by high ground along the edge of the River Crouch and its tributaries. There are three Environment Agency Flood Warning Areas in Basildon:

- River Crouch from Noak Bridge to Run well, including Wickford (tidal flooding);
- Canvey Island North (within the Thames Estuary); and
- Shellhaven to Grays including Tilbury (fluvial flooding from the River Thames).

**3.24** Increasing risks of flooding could lead to negative impacts on local habitats or species and pose a threat to an increasing number of properties. All new

buildings will therefore need to be built in appropriate locations that minimise, or successfully mitigate against these risks, as well as being designed in such a way to maximise their adaptability to climate change in the future.

**3.25** A Strategic Flood Risk Assessment (SFRA) was prepared for the Borough in 2011 [See reference 28]. The Level 1 SFRA confirmed that the primary mechanism of flooding in the Borough is pluvial (surface water) flooding in the urban centres of Billericay, Wickford and Basildon, which often coincides with fluvial flooding associated with the River Crouch and its tributaries (flood risk is most pronounced in Wickford Town Centre). The Washland System created as part of the development of Basildon New Town and the expansion of Wickford and Billericay, performs a surface water management function for the urban area, however, the capacity of this system is dependent on continued maintenance.

**3.26** Fluvial flooding tends to occur when high rainfall in the upper catchment of the River Crouch coincides with high tide levels to produce higher volume fluvial flows and elevated water in the River and its tributaries. A notable extent of the floodplain is in rural areas, however, parts of Wickford and the North of Basildon are also affected by fluvial flooding. The Flood Risk Sequential Test was prepared for the Basildon Borough Local Plan in October 2021 [See reference 29]. It states that the most significant fluvial flood events in the Borough tend to occur when high rainfall events in the upper catchment of the River Crouch coincide with high tide water levels to produce high volume fluvial flows and elevated water levels in the River Crouch and its tributaries.

**3.27** The southern part of the Borough is next to the tidal estuaries of Vange Creek and East Haven Creek. Although this area is protected from tidal flooding by flood defence walls and two mechanical flood barriers, there is residual flood risk in the event of a barrier failing or the flood defence walls being breached by the sea.

**3.28** The Level 2 SFRA built on the findings of the Level 1 report exploring the risks associated with tidal breach along the southern boundary of the Borough. The Level 2 SFRA concluded that in the event of a failure of these flood



barriers, floodwaters would inundate the southern part of the Borough including the Vange marshes, Pitsea marshes and Bowers marshes. Further review of the surface water flood risk revealed increased risks along the corridors of the River Crouch and River Wid and the topographic tributaries that lead into these watercourses to be the key areas of increased risk of surface water flooding.

**3.29** Further assessment of the risk of flooding from surface water has been undertaken as part of the Surface Water Management Plan for South Essex [See reference 30] which resulted in the designation of the Borough's Critical Drainage Areas (CDAs) where multiple or interlinked sources of flood risk cause flooding during a severe rainfall event, affecting houses, businesses and/or infrastructure and where mitigation measures may be implemented to reduce the impact of flooding. 22 CDAs were identified within Basildon Borough Council, 11 of which were subjected to further assessment for having the greatest risk in South Essex (BAS 1, 3, 4, 8, 12, 14, 15, 16, 17, 21, 22). Those areas identified to be at more significant risk have been delineated into Potential Surface Water Flooding Hotspots (PSFWHs) representing the key area at risk of surface water flooding, contributed to by the rainwater falling within the area of the wider CDA. Pluvial modelling undertaken as part of the SWMP identified that flooding is typically shallow and widely dispersed. The Surface Water Management Plan was updated in 2020 and includes an Action Plan for South Essex [See reference 31], which sets out actions for each of the CDAs to reduce the likelihood and impact of flooding within Basildon.

## **Renewable and Low Carbon Energy Constraints and Opportunities**

**3.30** Basildon Borough Council published a Renewable and Low Carbon Energy Constraints and Opportunities Study in 2015 [See reference 32]. The study concluded that the Borough has the capacity to accommodate the following technologies at the following scales:

- Large scale onshore wind turbines – 18.06MW – equal to 20% of the Borough's electricity needs.

- Large scale solar photovoltaics (PV) – 102MW – equal to 113% of the Borough’s electricity needs.
- Energy from Municipal Solid and Commercial and Industrial Waste – 4.03MW – equal to 4.46% of the Borough’s electricity needs.
- Microgeneration associated with residential and community uses – 36MW – equal to 39.82% of the Borough’s electricity needs.

**3.31** The capacity for renewable energy has been calculated by the number of installations at Local Authority level, as at the end of 2018. With regard to the six local authorities in the South Essex sub-region, a total of 6,762 renewable energy installations have been completed with the vast majority being photovoltaics. Out of the six authorities, Basildon has completed the most with 1,636 installations [See reference 33].

## **Climatic Factors – Key Sustainability Issues**

1. Recognising the likely impacts of climate change on the Borough’s built and natural environment – ensuring that adaptation, design and siting and other mitigation measures can enhance energy efficiency, internal comfort and lower carbon footprints.
2. Ensuring all new homes built in the Borough are zero carbon and adopt building designs that can adapt to a changing climate.
3. Reducing the reliance on non-renewable energy sources to meet the Borough’s energy demands (mainly electricity), including using on site renewables and improving efficiency.
4. Being able to manage and mitigate against all sources of flooding (fluvial, tidal, ground and surface water) and their different effects across the Borough.

5. Concern over the long term ability of all man-made flood storage areas (washlands) to manage urban drainage and contain storm water across the drainage basin, particularly if some are affected by poor maintenance standards or the poor condition of related infrastructure.
6. Increasing demands placed on outdoor recreation and wildlife areas due to warmer and drier weather patterns.
7. Recognition that changes to the climate will bring new challenges to recreation and wildlife areas in the Borough due to extended growing seasons, increased vulnerability of some native species and the migration of new species (including the potential for alien introductions).
8. Adverse environmental and health impacts associated with increases in air, soil and water pollution from human activities, made worse by increasing temperatures and less rainfall.
9. The Borough's varied urban, rural and natural landscapes are vulnerable to adverse effects from urban expansion, increasing recreational pressures, seasonal climate change, as well as agricultural and land management practices.

## Population, Health and Social Characteristics

**3.32** Basildon is the largest Borough in the East of England region with the Council serving a population of approximately 187,000 people **[See reference 34]**. The Borough's population has increased dramatically over the last 60 years, following the phased-construction of Basildon New Town (this began in 1949 following the passage of the New Towns Act in 1946) and the expansion of the older settlements of Billericay and Wickford over a similar timeframe. The Borough's population will continue to grow, albeit at a much slower rate. Sub-national population projections suggest that the Borough's population will continue to grow with 206,509 people projected to live in the Borough by 2043 **[See reference 35]**. As the population grows so does the Borough's population

density, particularly in the Borough's three centres of growth – Basildon, Billericay and Wickford. Basildon Borough has a population density of 16.9 persons per hectare, which is significantly higher than the South Essex average of 10.2 persons per hectare [See reference 36]. The greater the population density the greater the challenge to ensure the Borough's communities have the quality of life, facilities and services and infrastructure they need, including public and private open space. However, increased population density can have both positive and negative effects in sustainable development terms, depending upon how it is designed and delivered (indeed, some of the most attractive and desirable parts of cities and towns in the UK and abroad are often those areas that are most densely developed).

**3.33** Basildon has a slightly younger demographic when compared to Essex – the median age in Basildon in 2019 was 39.3 and 42.8, respectively. This has remained relatively constant for the past 10 years of data gathering, whereas the national trend has continued towards ageing. Burstead and Wickford Castledon have the highest proportion of over 65s, with nearly a quarter (over 24%) of residents falling into this age group (ONS, 2019). The wards with the highest proportion of under 25s are Vange, St Martins and Lee Chapel North, with over a third (34%) of the resident population [See reference 37].

**3.34** According to MOSAIC [See reference 38] the top three most prevalent household types in Basildon are:

- M56 Solid Economy (6.6% of households):
  - Families with children, aged 26-55
  - Renting from social landlord
  - Household income less than £15k
  - Lower wage service roles
  - Relatively stable finances but small bills may be a struggle
- H35 Primary Ambitions (4.0% of households):
  - Co-habiting couples aged 26-45 with children under 11

- Own (with a mortgage) their affordable homes in good suburbs which they may now be out-growing
- Household incomes of £40-59k
- D17 Thriving Independence (3.8% of households):
  - Well-qualified older singles and cohabitees without children, aged 35-46
  - Incomes of £30-49k, from successful professional careers
  - Living in good quality housing with large mortgages

**3.35** Vange and Lee Chapel North wards are areas with high deprivation and health inequalities. As such, their household profiles are quite different to those mentioned previously. 19.4% of households in Vange and 16.3% of households in Lee Chapel North tend to be families with children, renting their homes with incomes under £15k. Both areas also have a large proportion of cohabiting couples or singles with children, again renting with household incomes under £15k.

**3.36** According to the Authority Monitoring Report [\[See reference 39\]](#), the largest ethnic group in Basildon Borough is residents who are White British, comprising 92.7% of the Borough's population. That compares with a figure of 94.3% for Essex County as a whole and 85.4% for East of England. The second largest ethnic group is residents who are Asian/Asian British with 2.7% of the Borough's population. That compares with 1.3% for the county as a whole and 2.0% for East of England.

**3.37** There is a strong containment of people movements within South Essex. For example, around 73% of people moved from an address in the area to elsewhere within the area, during 2010. Analysis of the same dataset indicates that around 58% of people moving from Basildon remained within the Borough, with 11% of moves to places elsewhere in South Essex. Collectively, this suggests that 69% of moves from addresses in Basildon are contained within the five Thames Gateway South Essex (TGSE) authorities [\[See reference 40\]](#). Whilst there is a relative containment of moves, it is important to recognise that

migration both to and from London is a key characteristic of authorities across TGSE. In 2010 there was a net inflow of 3,320 people from London to South Essex, with around 20% of this net inflow to Basildon. Indeed, circa 12% of moves to the Borough over this period originated in London.

**3.38** The Borough's age structure has been changing in line with national trends, with a decreasing proportion of young people and an increasingly ageing population. The working population is essential for economic growth, requiring adequate housing, access to jobs and businesses; yet Basildon's working population is forecast to decrease by three percentage points by 2024. Although the number of over 65s in Basildon is low compared to the county as a whole, projections suggest the county and Borough populations are likely to continue to age, placing greater and more complex demands upon support and care services (e.g. health, social care etc.) and may lead to changes in future housing and service provision needs.

**3.39** In the Indices of Multiple Deprivation 2019, the Basildon Local Authority area was ranked 111 out of 317 lower tier authorities in England based on the average rank of the LSOAs in this area (where 1= most deprived). This places Basildon in the bottom 40% of most deprived Lower Tier Local Authorities (LTLAs) nationally. Compared to the other local authority areas in Essex, Basildon is ranked as third out of 12 in the county for overall deprivation. Basildon is one of three areas in Essex which fall into the lower 50% of most deprived areas nationally.

**3.40** 12 (10.9%) of Basildon Borough's Lower Layer Super Output Areas (LSOAs) are ranked within the most deprived 10% of areas nationally for overall deprivation, whilst 14 (12.7%) are ranked within the most deprived 20% of areas nationally. Most of these LSOAs are located within and around Basildon New Town and Laindon. Conversely, 15 (13.6%) and 11 (10.0%) of Basildon Borough's LSOAs are ranked within the least deprived 10% and 20% of areas nationally, respectively. These areas tend to be located in the north of the Borough and along its southern edge, in Langdon Hills. Figure 3.1 shows the range and distribution of deprivation across the Borough.

**3.41** From a health perspective, the Borough benefits from having a regional acute medical facility in the form of Basildon University Hospital. In June 2007, a major new addition to the hospital was completed, the Essex Cardio-Thoracic Unit, offering specialist care to patients with heart problems.

**3.42** The health of people in Basildon is varied compared with the England average. Just under 20% of children live in low income families and life expectancy for women (82.6) is lower than the regional (83.7) and England average (83.2). Life expectancy is 11.5 years lower for men and 7.4 years lower for women in the most deprived areas of the Borough than in the least deprived areas [See reference 41]. Life expectancy has increased for men and women, a change that could be attributed to a mixture of changing lifestyles, advancing medical science and improved safety in the home, workplace and the wider environment.

**3.43** According to Public Health England, the under 75 mortality rate (349.5) from all causes is significantly worse in Basildon Borough compared to the regional (302.1) and England average (330.5). Similarly, the mortality rate from cancer is also significantly worse in the Borough. There is also a high hospital admission rate in Basildon Borough for alcohol-related conditions.

**3.44** In the Borough there are lower rates of infant deaths, people feeling “in poor health” and poor mental health than the national averages. However, the numbers of people with diabetes, teenage pregnancy, those who eat healthily, adults who are physically active and hip fractures in the elderly are worse than regional and national levels [See reference 42]. As such, interventions need to reach high risk groups to reduce the number of preventable health conditions and service demand. Reducing smoking and child/adult obesity, plus increasing the level of physical activity, are also areas for improvement [See reference 43].

**3.45** Over half the wards in the Borough are considered deprived in respect of education, skills and training in England. There is significant spatial variation in deprivation levels across the Borough with higher levels of deprivation in central and southern parts of the Borough. Childhood obesity is lower than the national

average. Levels of teenage pregnancy, GCSE attainment and breast feeding initiation are worse than the England average. The high rate of teenage pregnancy is linked to a range of poor outcomes in later life [\[See reference 44\]](#). The rate of adult alcohol-harm hospital admissions and self-harm admissions are higher than the England average [\[See reference 45\]](#).

**3.46** There is a high level of child poverty in Basildon, as well as a high rate of children in care. As such, there is a high level of eligibility for free early education entitlement (two year olds). However, the take up rate is very low. With regard to education, 77.1% of all primary and secondary school children studying in Basildon attend a good or outstanding school, slightly lower than the County average. There is also a higher than average persistent secondary absenteeism. Fewer pupils than average aspire to go to university. Despite this, the number of adults with no qualifications is below average [\[See reference 46\]](#).

**3.47** The Borough currently has 11 secondary schools in total (10 ECC funded and 1 privately funded) and 55 primary schools. Essex County Council's 'Meeting the demand for school places – 10 Year Plan' highlights a need for an additional 9,500 primary school places and 4,100 secondary school places between 2021 and 2030. Consequently, eleven schools across Basildon will be expanded and new primary schools provided [\[See reference 47\]](#).

**3.48** Educational achievement also varies considerably depending on school location in the Borough. The schools in Billericay and Wickford out-perform the schools in Basildon and are above the county and national averages for GCSE results. Despite this, educational attainment at both primary and secondary school levels falls below the Essex average, although this is much more significant with regards to secondary schools in the Borough.

**3.49** In 2018, 62.6% of pupils achieved grades 9-4 in English and Maths (a good pass) and 40.7% achieved grades 9-5 (a strong pass). This was lower or similar to the average for Essex as a whole (63.3% and 40.7%). In 2016, 85% of pupils in Basildon were in sustained Education, Employment or Training at the end of Key stage 4 (Secondary School). This is lower than the average for



England (88%). Within this group 74% were in education, below the England average (80%). 3% were in apprenticeships and another 8% were in employment [\[See reference 48\]](#).

**3.50** Qualifications gained at 'A' level or higher are also much lower than the national and regional averages, particularly with regard to academic degrees. If this situation does not improve, this could have a negative impact on the economic competitiveness of the Borough and could affect people's long-term employability. It may also result in the more skilled jobs being taken by people who live outside the Borough.

**3.51** National research highlights that good emotional and mental health is fundamental to the quality of life. According to the 2019 Essex County Council School's Health and Wellbeing Survey [\[See reference 49\]](#), 79% and 69% of primary and secondary school pupils in Basildon agreed with the statement 'My life is going well', respectively. 92% of both primary and secondary school pupils were happy with the home that they lived in. 34% and 35% of primary and secondary school pupils often lose their temper or get angry, respectively, with 8% of both primary and secondary school pupils saying this happens every day. 20% and 28% of primary and secondary school pupils often feel sad or tearful, with 7% and 10% saying this had been the case for more than six months, respectively.

**3.52** Poverty impacts upon entire families and has significant impacts on health, education, skills and life chances. Efforts to lift people out of poverty is a challenge, especially as it is linked to so many other factors such as income levels, cost of living and family size. Basildon Borough has a higher proportion of benefit claimants of working age (11.1%), than the national (11%) and regional (9%) averages [\[See reference 50\]](#).

**3.53** Full-time annual earnings in Basildon Borough are around the same as the regional average but above the national average. There is, however, significant variation in earnings across the Borough and there are income inequalities between local men in the Borough and local women [\[See reference 51\]](#).

**3.54** According to the Corporate Strategy [See reference 52], 31% of respondents are very satisfied and 45% are fairly satisfied with where they live. However, 31% of respondents have said they feel concerned about the Borough, particularly in areas of crime, and road and pavement repairs. Respondents expressed an eagerness to see more businesses within the Borough (42%) and more activities for teenagers in their local area (34%).

**3.55** Road safety remains a significant local issue and needs to improve. 931 people were Killed or Seriously Injured (KSI) on roads in Essex in 2018 [See reference 53].

## **Population, Health and Social Characteristics – Key Sustainability Issues**

10. An adequate housing supply, incorporating a mix of housing types will be required to meet the growing population.
11. There may be changes in the demand for, as well the operational impacts on, key services, such as housing, health, education and social care. This is affected further by the changing demographic profile of the Borough's residents.
12. There are significant local health issues concerning the under 75 mortality rate, early deaths through cancer, emergency hospital admissions for intentional self-harm, alcohol-related hospital admissions, teenage pregnancies and levels of physical activity.
13. Tackling deprivation and achieving social inclusion will be challenging in parts of the Borough, given the disparities in how well some parts of the Borough perform over others.

14. There are poor levels of GCSE educational achievement, especially in schools in Basildon, which can affect entry into further education, skill levels and economic potential.
15. Comparatively fewer qualifications/training gained at 'A' level or higher in the Borough than the region or country. If this continues it could have a negative impact on the economic competitiveness of the Borough and may lead to more jobs going to people from outside the Borough and affect local people's long-term employability.
16. There are high local levels of working age benefit claimants.
17. There are income inequalities between local men and women, which could present difficulties to improving quality of life and reducing poverty particularly for single parents.
18. Theft from and of vehicles is relatively high in the Borough which affects general perceptions of the Borough, with regards to safety and crime.
19. The safety of motorists and other road users must improve.
20. There is a high level of child poverty in the Borough which can lead to poor health outcomes.

## Housing

**3.56** At the time of the last Census [[See reference 54](#)], there were over 72,700 households in the Borough. There were 373 gross dwelling completions within the Borough over the monitoring period 2018/19 and 33 losses resulting in 340 net completions for 2018/19. With regard to affordable and specialist housing, there were a total of 27 affordable dwelling completions and 4 units of specialist accommodation completed in 2018/19. With respect to affordable housing, there were 166 market housing completions on sites that would have qualified

for affordable dwelling provision. 83.5% of the net dwelling completions were in Basildon, 9.1% in Billericay, 7.1% in Wickford and 0.35% in Ramsden Bellhouse [See reference 55].

**3.57** The New Town's legacy of family orientated neighbourhoods means that residents in the Borough are more likely to live in a house or bungalow. 35.3% of the housing stock is terraced, 25.8% semi-detached and 21.8% detached. Only 16.7% of the Borough's housing stock is in the form of flats, most of which are purpose built blocks, rather than converted buildings [See reference 56]. A full range of housing sizes, types and tenures are required to meet local housing needs.

**3.58** According to the Standard Method Housing Need Calculation [See reference 57], the minimum annual housing figure for Basildon Borough is 1,008. The minimum housing need for Housing in Basildon Borough over a 20 year period is 20,160 homes. Between 2014 to 2021 a total of 3,364 net additional dwellings have been delivered against the minimum housing need target. Therefore, the Basildon Borough Local Plan needs to make provision for a further 16,796 net additional homes in the Plan period to 2034.

**3.59** Analysis of house price data confirms that prices have increased at different rates across South Essex, although it is evident that average prices across much of the area are relatively comparable [See reference 58]. The availability of local housing to buy and rent is dependent on affordability, as well as availability. At present, there is a high proportion of social tenants, with fewer than average number of residents owning their own homes [See reference 59]. Local house prices are around 550 week's wages. Between August 2019 and August 2020, Basildon saw the second highest rise in house prices in South Essex, from £334,889 to £356,246 (a 6.38% increase) [See reference 60]. In the last five years, the highest rise in average house prices has been in Billericay East Ward, with average house prices rising by £120,651 (a 28% increase) between 2015 and 2019. However, the largest percentage increase was in Vange Ward, where prices rose by 45%. The highest average house prices are found in the north west of Basildon Borough and as at August 2019, Burstead Ward had the highest average house price of £512,294 [See reference 61]. This means that suitable housing is out of reach for many first

time buyers, or single person households. For those who cannot afford to buy, local families can wait as long as eight years for a suitable home in the Borough through the Council's Housing Register. New affordable housing units constructed as part of new developments is proportionally very low, when compared to the overall completions of new dwellings in the Borough and the number of families in priority need on the Council's Housing Register. Waiting lists are unlikely to change unless more affordable units are built.

**3.60** The Housing and Economic Land Availability Assessment (HELAA) is used by Basildon Borough Council to identify a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The majority of sites in the HELAA were sourced from three 'Call for Sites' exercises which were conducted in 2007, 2008, and 2019 [See reference 62]. The more recent call for sites exercise undertaken focussed exclusively on Basildon Town Centre rather than the Borough as a whole for a number of reasons:

- Some Basildon Town Centre sites which were previously considered to be unavailable, have since been the subject of submitted planning applications or the Borough's pre-application process.
- Some Basildon Town Centre sites previously identified as unachievable due to viability issues have since been granted Housing Infrastructure Funding.
- Work on the Basildon Borough Regeneration Strategy (September 2020) revealed that Basildon Town Centre can support higher densities of residential development and attract higher sales prices and rental values, improving deliverability and viability in this particular location.

**3.61** A Council Report into the likely supply of windfall housing sites over the plan period [See reference 63] identifies that a further 80 dwellings per annum are likely to be able to be accommodated within the Borough over the next 6-15 years.

**3.62** The provision of pitches for Gypsies and Travellers in the Borough has dramatically increased since 1990. The population of Gypsies and Travellers

has grown faster in Basildon Borough than in Essex as a whole, the Eastern Region of England. Within the Borough of Basildon, accommodation for Gypsies and Travellers consists of: 1 public site (25 pitches), 55 private sites (95 private pitches), 8 private sites with temporary planning permission (8 pitches), 12 long-term tolerated encampments (14 pitches) and 50 unauthorised pitches. There is one Travelling Showpeople site, comprising two plots, in the area [See reference 64].

**3.63** The latest Basildon Borough Gypsy, Traveller and Travelling Showpeople Local Needs Accommodation Assessment [See reference 65] concluded that the estimated extra pitch provision that is required for Gypsies and Travellers to 2038 years in Basildon is 85 pitches. There is a need for three additional plots for Travelling Showpeople in Basildon up to 2038. Beyond this number, migration to the area represents a further potential source of growth in the Travelling Showperson population.

**3.64** According to the Homelessness and Rough Sleeping Prevention Strategy [See reference 66], in the first 12 months of the Homelessness Reduction Act, 937 households were assisted by Basildon Council due to being homeless or at risk of homelessness. This equates to about 1% of the Borough being at risk of homelessness every year. The Council predict that the number of people registered as homeless is likely to continue to grow. This increase is believed to be largely as a result of reasons such as the economic climate, increased costs of both private and owner occupied accommodation, and the government's welfare reforms. The continued rise of homelessness within the Borough is seen by the Council as being unsustainable and unlikely to fall without intervention [See reference 67].

**3.65** Housing completions have been low, both in the context of historic trends and housing requirement. This is due to a lack of large sites being brought forward for development.

**3.66** Delivery of brownfield sites for housing (for example, sites in town centres) can take longer to realise due to the need to mitigate environmental effects (e.g.

remediate contaminated land, mitigate effects on biodiversity etc.) or site assembly issues.

## **Housing – Key Sustainability Issues**

21. Providing a mix of housing types and sizes for the differing demands of the local population.
22. The construction and delivery rate of housing, including affordable housing, is low compared to high levels of local needs.
23. Potential residential capacity from brownfield sites (e.g. town centres) could take longer to realise, particularly if there are site assembly issues, the sites affect significant biodiversity or cultural heritage interest, require existing uses to be relocated or need to be decontaminated before new units can be built.
24. The increase in house prices is not reflected in increasing wage levels in the Borough.
25. There is a large number of unauthorised pitches for Gypsies and Travellers in the Borough.
26. Homelessness in Basildon is higher than the Essex average, with a large number of homeless households in temporary accommodation awaiting a settled home.

## **Economic Development**

**3.67** As of 2018, there were over 8,700 businesses in Basildon. Together, these sectors employ nearly 90,000 people **[See reference 68]**. The main source of employment in Basildon New Town in its early development years was

manufacturing. Companies wishing to redevelop or expand their manufacturing capacity were directed out of London to the new and expanding towns being built on its edge. In this way, companies such as Yardley's, Carreras, Ford Tractors, STC and Ilford Films, all became established in the New Town's northern industrial belt (A127 Corridor). With the exception of the Tractor Plant (now Case New Holland) all these major manufacturing employers have since closed and their premises have been redeveloped. Existing major employers in the Borough include Ford (its research and development Technical Centre is located at Dunton), Selex Galileo and New Holland Agriculture. Established industrial estates are located along the A127 Corridor. Existing employment sites continue to perform well across the Borough with lower than average vacancies [See reference 69]. However, Artificial Intelligence (AI) is expected to reduce employment in this sector overall by up to 25% by 3037 (equivalent to 1,850 employees in Basildon). Despite this, AI could create up to 25% more jobs by 2025 [See reference 70].

**3.68** The South Essex Economic Needs Assessment [See reference 71] highlights the considerable economic opportunities within South Essex, focussing on its proximity to London, Europe, its connections labour force and land assets. The document highlights the importance of continued investment in Basildon Borough's health and technology research and development industry and Basildon town centre. The document also stresses the need for a flexible supply of employment land and premises to meet organic growth.

**3.69** Between 2010 and 2018, the number of businesses in Basildon grew by 31%, which is more than 7% greater than the England average and 12% greater than the South East Local Enterprise Partnership (LEP) area. The most pronounced period of growth was between 2014 and 2018, as the Borough recovered from the recession. Over this period, the number of individuals employed in Basildon Borough grew by 14% [See reference 72].

**3.70** The primary threats to Basildon's economy are the UK's departure from the European Union and automation. According to the Future Economic Opportunities and Challenges Study [See reference 73], Basildon's economy could shrink as much as 2% (£83m) over a 10-year period as a result of Brexit.



**3.71** The Basildon Enterprise Corridor is the largest concentration of employment in Essex and one of the largest concentrations of advanced manufacturing in the South of England. The Borough's key employment sectors are: Wholesale And Retail Trade, Repair Of Motor Vehicles And Motorcycles; Human Health And Social Work Activities; Professional, Scientific and Technical Activities; and Administrative And Support Service Activities. According to the Basildon Future Economic Opportunities and Challenges Study (2019) [See reference 74], the wholesale sector is Basildon's most specialised, with a concentration of businesses which is 1.6 times greater than the national average, employing nearly 6,000 people. But with a lower rate of growth than all employment in Basildon. Recently, growth in employment has been strong in: Construction; and Financial And Insurance Activities [See reference 75]. In contrast, there has been a decline in the following key employment sectors in the last year: Water Supply, Sewerage, Waste Management and Remediation Activities; Transportation And Storage; Accommodation And Food Service Activities; and Real Estate Activities.

**3.72** Basildon Borough is within the national regeneration area of Thames Gateway and is identified, along with Castle Point, as the South Essex 'Business Hub'. Basildon Borough is the largest employment area in Thames Gateway, outside of Canary Wharf. As such, there is a higher than average ratio of jobs per population and an increasing number of jobs. However, the number of people unemployed in the Borough is higher than average [See reference 76].

**3.73** There are over 93,700 people (79.4%) employed within the Borough. Data from NOMIS shows that unemployment rose to 4.2% in March 2020 as a result of the COVID-19 pandemic. The unemployment rate has since remained at around 4.3%, which is higher than the regional average (3.8%) but lower than the national average (4.6%) [See reference 77].

**3.74** A significant number of new jobs in the Borough have resulted from the expansion of local firms (e.g. Waymade – a pharmaceutical company), the relocation to Basildon Borough of companies from other parts of south Essex (e.g. First Data Resources and Royal Bank of Scotland from Southend, International Financial Data Services from Brentwood), and the expansion of

commercial leisure (e.g. Festival Leisure Park) and healthcare facilities (e.g. Basildon University Hospital). As set out in the Authority Monitoring Report [See reference 78], Gross Value Added (GVA) from Basildon Borough in 2017 was worth £4,991m, compared to £4,725m from the previous year, an increase of 5.63%.

**3.75** The Housing and Economic Land Availability Assessment (HELAA) [See reference 79] identified 61 sites as being both suitable and available for economic development, which represents a potential supply of up to 457 hectares of employment land. However, 30 of these sites have also been found suitable, available and achievable for residential development. Therefore, it is unlikely that all of this land would be promoted for employment purposes. There will also be instances when a site would be expected to deliver a mixed use development where employment would only account for a proportion of the total size of the site. Furthermore, some of the sites submitted through the HELAA are already within existing designated employment areas or in an employment use and may not be considered as additional employment land if they were to come forward. Of the 61 sites with economic development potential, 27 were within existing employment areas or town centres, or adjacent to these areas.

**3.76** Most people who live in the Borough work for other people (as opposed to being self-employed). There are fewer managers, directors and senior officials in Basildon Borough compared to the regional and national averages, whereas individuals in more elementary occupations are marginally more common in the Borough. The proportion of professional occupations is 6.1% lower than the national average, a potential indication that lower levels of education achievement and poor take up of further education are affecting the job and career choices of residents. This range of occupations, and the proportions of residents who are employed in them, are an indication that there is a need to improve the skills base of the local labour market, to improve both the jobs prospects and the long-term prosperity of residents.

**3.77** The Borough is likely to face competition in the future from the neighbouring centres of Thurrock and Brentwood and from the future development of major new projects such as Thurrock (DP World and Tilbury Port). The Borough's town centres face competition from established centres in

neighbouring boroughs, including Chelmsford and Brentwood. Office accommodation in the Borough is considered to be poor quality with limited car parking facilities.

## **Economic Development – Key Sustainability Issues**

27. Local economy is not diverse and relies upon large multi-national companies.
28. Requirement to make provisions for jobs growth in line with increases to housing provision, whilst having regard to biodiversity and the wider environment.
29. Basildon is within the national regeneration area of the Thames Gateway, and is identified, along with Castle Point, as the South Essex 'Business Hub', with specific development and regeneration aspirations that it is encouraged to achieve.
30. The ability to enhance the vitality and viability of town centres, whilst meeting various development needs and regeneration aspirations, within social and environmental constraints.
31. There is a need to increase the take up rate of further education courses and diversify the skills base of the local labour market, to ensure local business sectors are able to diversify and improve the long term prosperity of residents.
32. The Borough's economy is threatened by the UK's departure from the European Union, which could shrink the Borough's economy by as much as 2% (£83m) over a 10-year period.

33. The Borough's unemployment rate is higher than the regional average, particularly as a result of the COVID-19 pandemic.

## Cultural Heritage and Landscape

**3.78** Basildon Borough Historic Environment Characterisation Project reports on the Borough's well-preserved historic landscape character which contains a rich resource of historic features of high sensitivity [See reference 80]. There are 13 Historic Environment Character Areas in the Borough. Many of the Green Belt areas are entirely of pre 18<sup>th</sup> century origin with numerous local historic features. They contain intact field patterns of Anglo-Saxon or medieval in origin, and a number of historic churches and other listed buildings are located throughout the Borough.

**3.79** There are 128 Listed Buildings: 2 Grade I, 12 Grade II\* and 114 Grade II, none of which are deemed to be "At Risk". Additionally, there are 3 Scheduled Monuments and 4 Conservation Areas. The greatest concentration of listed buildings is in Billericay High Street, which is also a Conservation Area. Figure 3.2 shows the key cultural heritage assets in the Borough.

**3.80** There are four Conservation Areas (CAs – Billericay, Great Burstead, Little Burstead and Noak Bridge) all of which are located entirely or in part in the north west of the Borough.

**3.81** The Billericay CA [See reference 81] is characterised by a collection of buildings dating from the 15<sup>th</sup> to the 19<sup>th</sup> centuries, modest in scale and rarely above two storeys in height, many of which have been used as High Street shops. The CA Appraisal labels the High Street in the Billericay CA fragile with a number of derelict buildings in the CA and the mid twentieth century rows of shops have diluted the character of the town centre visually.

**3.82** The focal point of the Great Burstead CA [See reference 82] is the Church owing to its height, mass, form and materials. The rest of the Conservation Area is more mixed; the older houses providing a link with the village's history which

has been eroded to some extent by infill and rebuilding in 'modern' styles. The CA Appraisal labels the CA fragile and under threat, being very small and surrounded by modern suburbia.

**3.83** The majority of buildings in Little Burstead CA [See reference 83] are dwelling houses, ranging from semidetached cottages to large high-status buildings, many of which have extensions and converted outbuildings. Although these are usually well executed in appropriate materials, a number have been positioned where they are very prominent when viewed from the road increasing the risk of suburban creep in the CA.

**3.84** The Noak Bridge CA [See reference 84] is an unusual and special place, with a unique character which has made it very popular with residents. Noak Bridge is a residential suburb of Basildon New Town. There are no listed buildings, scheduled areas, other heritage assets or known archaeological sites in Noak Bridge. The total enclosure of Noak Bridge is important to preserving its separate identity and attractive setting.

**3.85** The Borough's archaeological heritage is a finite and fragile resource and should be protected and where possible enhanced. There are over 500 archaeological records in the Borough dating from as early as the Palaeolithic Period (500,000-10,000 BC) to the Post-Medieval Period (1538-1900), with reasonably significant concentrations of Roman and Medieval find spots in Billericay and Wickford [See reference 85].

**3.86** The Basildon Borough Landscape Character Assessment and Green Belt Landscape Capacity Study [See reference 86] concluded that much of the Borough's topography is not well-suited to accommodating development as a large proportion of the Green Belt areas are either flat estuary marshes, lower valley slopes of the River Crouch or ridges and prominent slopes on valley sides with limited enclosure, such as the Langdon Hills. The estuary marshland and restored landfill areas in the south of the Borough and the Upper Crouch Valley are open landscapes with little mature vegetation to provide enclosure and screening of potential development sites.

**3.87** The north-west of the Borough around Billericay and the south-west in the Langdon Hills area, have some substantial areas of mature vegetation and woodland blocks which create a more enclosed landscape which could assist in screening new development. Much of the landscape in the Borough is of medium scale and complexity which is generally considered to be of medium sensitivity. Smaller scale and more complex areas are typically on the edges of settlements and historic areas, such as around parts of Billericay and in the Langdon Hills.

**3.88** Development within the Borough is well concentrated in the three main settlements (Basildon, Billericay and Wickford) and there is currently in most locations a clear sense of separation between these settlements. However, the distance between each of the settlements is small (e.g. 1km between Wickford and Basildon) and the potential for merging/coalescence is high if further development takes place.

**3.89** Maintaining the rural landscape and natural landforms will be dependent on being able to preserve and conserve ancient woodlands, unimproved grasslands, protected lanes, commons and hedge-rowed field patterns, as well as the ridges and hilltops from inappropriately located or designed development, changing agricultural practices and seasonal climate change. The urban landscapes can be conserved by maintaining green spaces, landscaping and trees and implementing good design practices in new developments.

## Green Belt

**3.90** Basildon Borough is made up of 6,950ha (63%) Green Belt [See reference 87]. Basildon's Green Belt Assessment [See reference 88] found that of the 74 areas assessed, the majority of the Borough's Green Belt contributed to at least one of the Green Belt purposes. Fourteen areas were considered to partially contribute to one Green Belt. These areas are located to the north, west, south and east of Basildon, south east of Billericay and west of Wickford. Only one area of the Borough was considered to make no

contribution to the Green Belt purposes – a small pocket of land to the south of Billericay.

**3.91** There are currently 815 hectares of open space located in the Green Belt and the Council will seek to protect, enhance and maintain it for use as open space, sports and recreational facilities **[See reference 89]**.

## **Cultural Heritage, Landscape and Green Belt – Key Sustainability Issues**

34. There is a need to protect the cultural heritage resource in the Borough from further destruction or degradation, and conserve and enhance heritage assets through a positive strategy for the historic environment in line with the NPPF **[See reference 90]**.

35. The Borough's varied urban, rural and natural landscapes are vulnerable to adverse effects from urban expansion, increasing recreational pressures, seasonal climate change as well as agricultural and land management practices.

## **Biodiversity, Flora and Fauna**

**3.92** In a relatively urbanised area such as Basildon Borough, the retention of natural features is especially important to maintain a balanced environment. However, no green infrastructure was secured in the Borough through developer contributions for the monitoring period 2018/19 **[See reference 91]**.

**3.93** Whilst there are no internationally or European protected wildlife sites in the Borough, there are a number of sites that fall within 5km. These are:

- The Crouch and Roach Estuaries (designated as a Ramsar, Special Protection Area (SPA) and Special Area of Conservation (SPA), recognising the importance of the estuarine and saltmarsh habitats and

internationally important populations of overwintering waterfowl occurring at the estuaries).

- Benfleet and Southend Marshes (designated as a SPA and Ramsar site recognising the importance of the saltmarsh, mudflat and grassland habitats and internationally important numbers of wintering wildfowl and waders occurring at the marshes).
- The Thames Estuary and Marshes (designated as a SPA and Ramsar site recognising the importance of the estuarine, saltmarsh and grazing marsh habitats and internationally important assemblages of wintering and breeding waterfowl occurring at the marshes).

**3.94** The Habitats Regulations Assessment considers the potential impacts of development on each of these sites (as well as other sites occurring within 15km of the Borough boundary). In the case of Abberton Reservoir SPA (which has a role to play in water supply for the Borough) the buffer distance is extended beyond 15km. This is consistent with the HRA which was undertaken for the adopted Local Plan.

**3.95** The Borough is an important location for various nationally and locally important habitats and species. There are six SSSIs. They form part of the national network, representing the diversity of wildlife, range of habitats and geological and physiographical features, which occur naturally in England. SSSIs have an invaluable role in scientific research and education, as well as supporting habitats and populations of plants and animals that are often under threat in the wider countryside.

**3.96** In comparison with 77.3% regionally, and 75.4% nationally, 100% of the Borough's SSSIs are in "favourable" or "recovering" condition [See reference 92]. Grazing methods, scrub control, ditch management, water level management, personal watercraft activity and landfill operations are regarded as significant threats to SSSIs unit condition.

**3.97** There are no National Nature Reserves in the Borough.



**3.98** According to the Basildon Local Wildlife Sites Review [\[See reference 93\]](#), there are 49 Local Wildlife Sites (LoWS) with a total area of 888.1ha.

**3.99** Since 2009, four new sites totalling 35.8ha have been added:

- Nevendon Washland (19.7ha)
- Little Burstead Churchyard (0.4ha)
- Langdon Lake and Meadows (13.6ha)
- Staneway Verge and Woodland (2.1ha)

**3.100** Three existing LoWS have been expanded by a total of 65.2ha, whilst seven sites have been reduced in size by a total of 20.6ha. Nine sites with a total area of 250.4ha have been removed. The percentage of the Borough now covered by a Local Wildlife Site is 8.1%. Proactive management and monitoring of LoWS is essential to prevent adverse change brought about by actions such as agricultural practices, inappropriate management, road-widening and recreational activities.

**3.101** There are 19 Ancient Woodlands within the Borough, covering an area of 248.91ha [\[See reference 94\]](#). These habitats are of particular importance, in that they have evolved unique characteristics and qualities through the centuries and, once destroyed, are irreplaceable. Those remaining should be protected and enhanced for historic and aesthetic value, for their contribution to wildlife, species diversity and for informal recreation. Figure 3.3 illustrates nature conservation designations in the Borough.

**3.102** Endangered species and habitats are protected through the compilation and delivery of Biodiversity Action Plans (BAPs) at national, regional and local levels. Priority Habitats and Species are regarded as the most important habitats and species that need to be conserved across the country. In 2009 the map of UK BAP Priority Habitats across the Borough was brought up to date. A total of 113 were recorded, covering some 868ha, 82% of which is protected as LoWs and 16% SSSI [\[See reference 95\]](#).

## **Biodiversity, Flora and Fauna – Key Sustainability Issues**

36. There are International habitats and species of interest within 5km of the Basildon Borough administrative boundary.
37. Unsympathetic grazing methods, ditch management and water level management are regarded as factors that have negative effects on existing SSSI units.
38. Local Wildlife Sites in the Borough are being negatively affected by actions such as agricultural practices, inappropriate management, road widening, and recreational activities. If this continues, it could affect their wildlife value and contribution they make to biodiversity, landscapes and the natural environment.
39. There is a need for continued preservation and long-term management of Ancient Woodlands in the Borough.
40. The Thames Marshes and unimproved grasslands of Vange, Bowers and Pitsea represent 10% of this habitat type in Essex and are of international and national significance in respect of the species they support. They must be suitably conserved from the potential adverse impacts of development.
41. A need to ensure Priority Habitats/Species and other locally endangered species are protected from destruction by inappropriate development or land management practice.
42. Water Quality and Foul Water Capacity can have significant impacts on the status of SSSI's and other designated / sensitive sites and the water environment in general.

## Difficulties Encountered and Data Gaps

**3.103** Analysis of cross-boundary biodiversity effects outside of the Borough of Basildon has been restricted to national designations due to difficulty in collating consistent and up-to-date local datasets on local designations from neighbouring local authorities.

## Air and Noise

**3.104** Human health, quality of life and the environment can all be negatively affected by air and noise pollution. Despite the fact that there has not been the need to establish any Air Quality Management Areas (AQMAs) in the Borough, air quality is closely monitored.

**3.105** Transport or combustion processes, such as electricity generation produce Nitrogen Dioxide, commonly associated with respiratory illnesses, such as asthma. The road network in the Borough experiences congestion on key routes and at key junctions during peak periods. Modelling of growth by the Council's Local Plan has identified junctions that could exceed their capacity, causing further significant congestion and may give rise to increased air pollution. The A127/A132 Nevendon Interchange Improvement scheme is designed to manage congestion at the Nevendon roundabout and improve A127 journey times and access to Basildon and Wickford via the A132 Nevendon Interchange.

**3.106** The Borough's Air Quality Topic Paper [See reference 96] highlighted a risk of statutory Nitrogen Oxide (NO<sub>2</sub>) levels being exceeded along the A127 in the period to 2022, before declining in accordance with national trends to levels well below the EU Limit value of 40 µg/m<sup>3</sup>. In July 2017, DEFRA issued Basildon Council a Direction in respect of the Air Quality Framework Directive. The Direction required the preparation of an Air Quality Management Plan (AQMP) to address two recorded exceedances in NO<sub>2</sub> levels on the A127 [See reference 97] identified by the Pollution Climate Mapping (PCM) model. The

PCM model predicted three locations along the A127 route in Basildon and Rochford likely to continue to exceed the NO<sub>2</sub> annual mean EU Limit Value.

**3.107** Essex County Council in conjunction with Ringway Jacobs undertook some more detailed modelling in 2018 and 2019 identified two points of exceedance at the Noak Bridge Junction and an additional point of exceedance at A127/A132 Nevendon Interchange. To address NO<sub>2</sub> exceedances at these locations, a business case for the implementation of a preferred AQMP was submitted to DEFA in May 2019 [See reference 98]. The business case explored three main mitigation packages:

- Speed limit reduction scheme along the A127.
- A non-charging Clean Air Zone (CAZ).
- A charging CAZ.

**3.108** A speed limit reduction scheme on the A127 has been implemented to address NO<sub>2</sub> exceedances. Basildon Council has also supported establishing a Clean Air Zone near to the A127 in order to strengthen measures in reducing excess of air pollutants in that location [See reference 99]. Analysis in light of the proposed mitigation measures set out in the Council's Air Quality Management Plan confirms that the scale of growth proposed in the Local Plan would not generate unacceptable exceedances in Nitrogen Oxide (NO<sub>2</sub>) over the plan period.

**3.109** Particulates including PM<sub>10</sub> are fine particles present in the air that are derived from various natural and human processes. Fuel combustion (e.g. from road traffic), suspended soil particles, pollen grains, and construction dust are the most common sources. Concentrations in the air of PM<sub>10</sub> must not exceed 50 micro g/m<sup>3</sup> more than 35 times per year. In 2010, annual mean concentrations of PM<sub>10</sub> were recorded at 28.85 µg/m<sup>3</sup>, only exceeding the daily mean four times [See reference 100]. In 2015, no PM<sub>10</sub> monitoring was undertaken within the Basildon Borough Council area.

**3.110** The greatest cause for complaint in the Borough with regards to excessive noise is that more commonly associated with domestic sources (e.g.

barking dogs) rather than and industry or commerce. Noise arising from road traffic, aircraft noise and construction work do not represent significant reported local problems.

## **Air and Noise – Key Sustainability Issues**

43. Need to continue to minimise and contain excess noise from domestic and industrial sources in the Borough.

44. Air pollution associated with Basildon's road network has exceeded statutory NO<sub>2</sub> levels and needs active monitoring and management.

## **Difficulties Encountered and Data Gaps**

**3.111** The Council does not collect local data on every Greenhouse Gas. It is therefore difficult to show a comprehensive status of air quality for the baseline, which may pose difficulties when evaluating whether policies are having any effect on air quality in the future. If local pollutant measuring is not extended, indicators on air quality may have to rely on secondary information, such the decline of high polluting industries, the use of low emission public transport vehicles in the Borough and changing patterns of car ownership.

## **Water**

**3.112** The Water Cycle Study for South Essex [**See reference 101**], conducted in 2011, revealed that 18% of surface waters in the Anglian River Basin District achieved a minimum of 'Good' status. The majority of the remaining 82% (681 water bodies) failed to achieve 'Good' status due to high phosphate levels. With regards to groundwater bodies 65% achieved 'Good' status with the remainder being rated as 'Poor'.

**3.113** The Borough lies within the Essex South Management Catchment, which contains three main water bodies categorised as rivers, canals and surface water transfers. In terms of water quality, the three water bodies in Essex South achieved moderate ecological water quality and failed to achieve good chemical water quality status [See reference 102]. Four sectors were identified as the principle reasons for not achieving good status: the water industry; agriculture and rural land management; local and central government; and industry [See reference 103].

**3.114** The majority of the Borough's water supply is provided by Essex and Suffolk Water from its Hanningfield Reservoir, 3 miles north of the Borough. A small proportion of the water supply for Billericay comes directly from Abberton Reservoir, near Colchester. In the hillier parts of the Borough in Langdon Hills and Billericay, smaller reservoirs and/ or water towers are also required to maintain water pressure and distribute a constant supply to customers. To cope with increasing demands for water supplies, due to population growth and development targets, Abberton Reservoir was recently expanded. A chalk aquifer underneath Billericay is designated as a Groundwater Vulnerability Area. These are protected by the Environment Agency through the planning and environmental consent systems to safeguard against excessive pollution, abstraction, or interference. This aquifer is not used for domestic water supplies as it is regarded as having been over-abstracted.

**3.115** Water consumption rates per household are still mainly composed of flushing toilets, washing clothes or taking a bath or shower. Water consumption has hardly altered since 2001, despite water saving measures being promoted and more water efficient appliances available from manufacturers.

**3.116** The assessment of wastewater transfer and treatment capacity identified that Wickford and Basildon have no capacity to accept and treat additional flows, but Billericay has within the existing discharge consent capacity for the level of growth proposed. While some of the proposed development areas could not support the levels of growth proposed at the current time, with the provision of additional infrastructure it may be possible to support the new development.

## Water – Key Sustainability Issues

45. Not all surface and groundwater bodies currently meet 'Good' status in respect of water quality (required through the Water Framework Directive).
46. Need to provide adequate foul water capacity to meet existing and future domestic and commercial needs to ensure the water environment is protected.
47. Need to provide an adequate water supply available to meet the domestic consumption needs of existing and future residents.
48. Ensure that Groundwater Vulnerability Areas in the North of the Borough are protected, directly or indirectly from adverse development impacts.
49. Improve the efficiency of water use and reduce local water wastage.

## Soils and Geology

**3.117** 70% of the Borough of Basildon is rural with large areas of open farmland and scattered rural developments [See reference 104]. The most versatile and most productive agricultural land in the country is classified as Grade 1, 2 and 3a. Basildon Borough does not have any Grade 1 or 2 land unlike neighbouring boroughs/districts. Most of the land in the Borough is classified as Grade 3. Grade 3 land is subdivided into 3a, which is considered as 'best and most versatile' and 3b, which is not, indicating that some parts of the Borough could contain high quality agricultural land, although this is not defined in Basildon Borough.

**3.118** In the monitoring period 2018/19, 72.35% of developments in the Borough were completed on brownfield sites, compared to 27.65% developments on greenfield sites.

**3.119** Essex has extensive deposits of sand and gravel, with localised deposits of silica sand, chalk, brickearth and brick clay. Within Essex there are 20 permitted sand and gravel sites, one silica sand site, two brick clay sites, and one chalk site [See reference 105]. In respect of underlying minerals, the Borough has 23 Sand and Gravel Mineral Safeguarding Areas (MSAs), the main clusters of which are located around the centre and south of Billericay and east and south of Wickford [See reference 106]. Smaller clusters are dotted within the countryside between the two settlements and to the west and south of Basildon.

## Soils and Geology – Key Sustainability Issues

50. Minimise the amount of development located on Grade 3a agricultural land; and liaise with Essex County Council regarding development located on mineral reserves.

## Difficulties Encountered and Data Gaps

**3.120** There are no indicators for contaminated land, but the Council has a Contaminated Land Strategy and maintains a Contaminated Land database, which can be interrogated spatially to determine areas of the Borough which may be contaminated due to previous uses or forms of development.

## Material Assets

**3.121** The term ‘material assets’ can be defined widely. In this case, it is taken to mean ‘infrastructure’ in the Borough including ‘green’ infrastructure such as open spaces.

**3.122** The development of Previously Developed Land (PDL) in Basildon Borough is focused on sites in town centres or in existing housing estates that are subject to wider regeneration schemes. Basildon’s New Town’s



comprehensive development legacy has, to some extent, meant that there has been a relatively small supply of PDL in the Borough, compared to more industrialised areas. The Borough's Brownfield Land Register identifies 76 sites within Borough, which collectively have the capacity to accommodate between 2,378 and 2,578 new dwellings [See reference 107].

## Open Space and Sports Facilities

**3.123** The Borough has over 1,300 ha of open space available for use by its residents, people who work in the Borough and visitors. As a New Town, Basildon was planned with a considerable amount of open space as part of the New Town Masterplanning, much of which is still used for the purpose it was set aside for and now provides a range of health, biodiversity, landscape and flood defence benefits. No parks have however yet been awarded the qualitative Green Flag Award.

**3.124** The PPG17 Open Space Assessment [See reference 108] undertaken for Basildon Borough in 2010 notes that the Basildon Settlement Area has the greatest supply of open space per head of population and the majority of these are spaces of high quality. Clusters of lower quality open spaces exist around Eastern Pitsea, South of the A127, Laindon Park/Lee Chapel North and Vange. A relative deficit exists in this settlement area for Outdoor Sports Provision equating to 0.27ha per 1,000 people (an under provision of 26ha).

**3.125** According to the Open Space Assessment Gap Analysis Report [See reference 109], there hasn't been a notable net increase in open space provision since 2010 within Basildon. As of 1<sup>st</sup> December 2015, only 4.38 hectares had been recorded across 3 sites. A number of spaces had been lost to development or other uses.

**3.126** In 2012, the NPPF introduced a new concept of a Local Green Space designation. The Local Green Space designation provides communities with a way to place special protection against the development of green areas of particular importance to them. Basildon Council received a total of 83

nominations to be considered for Local Green Space designation. These nominations were appraised against a set of criteria to ascertain whether they were suitable for designation. Overall, 39 sites were considered to meet the criteria for Local Green Space designation [\[See reference 110\]](#).

**3.127** Basildon Borough has a number of indoor sports facilities including 12 swimming pools, 15 sports halls, 12 health and fitness centres and 8 indoor tennis courts, which are reaching their capacity. The quality of the current indoor sports facilities is mixed with scores ranging from 43% to 84% in terms of quality (where 100% = highest quality) [\[See reference 111\]](#).

**3.128** Billericay and Burstead have an above Borough average provision of natural green space and outdoor sports facilities but have an undersupply of Urban Parks and Gardens and Smaller Amenity Space. Generally the quality of spaces is good, with poor quality open space noted in Little Burstead, Eastern Mountnessing Fringe and Barleylands Farm (North of Southend Road).

**3.129** The Noak Bridge and Ramsden Area contains a high proportion of the Borough's overall sports pitch provision, but lacks an urban park. Most open spaces in this settlement area which is mostly rural in nature, are of a high quality.

**3.130** Wickford has a slight over-provision of urban parks and gardens, but a high under supply of natural and semi-natural open space, outdoor sports space and amenity green space. The quality of open spaces is mixed, although two open spaces are considered to be 'excellent' – Wickford Memorial Park and The Wick Country Park. The Wat Tyler Project at the Wat Tyler Country Park is currently transforming the site into a centre of excellence which attracts 350,000 visitors per year. The project involves significant enhancements to the existing facilities which will provide more opportunities for individuals, schools, organisations and businesses to visit the Park. In 2011 the Park was the winner of the Environmental Awareness category at the Basildon Business Awards.

**3.131** The 2018 Playing Pitch Strategy Assessment Report [\[See reference 112\]](#) identified a total of 174 grass football pitches within Basildon Borough

across 46 sites, of which 157 pitches are available for community use across 35 sites. However, there are 15 youth 11v11 teams playing on adult sized pitches, which is the incorrect pitch type for them. Of the available pitches, 22 are assessed as good quality, 77 as standard quality and 59 as poor quality. The assessment identifies both current and future shortfalls of youth 11v11, youth 9v9 and mini 5v5 football pitches. When taking into account future demand, this shortfall significantly increases for youth 11v11 and youth 9v9 pitches. However, spare capacity has been identified for both adult and mini 7v7 football pitches.

**3.132** Multi use games areas (MUGAs) are a reference to any sport or games areas which are often used for social and recreational sport in the community. In the Borough, there are 14 sites identified as providing MUGAs. All MUGAs are owned by the Council and therefore freely accessible. Eight of the MUGAs are assessed as standard quality and three are assessed as poor quality. There are no MUGAs considered to be good quality. Although demand is unclear, it is likely that there is an under provision in the Billericay and Wickford areas [[See reference 113](#)].

**3.133** Sports Clubs are extremely important in the provision of playing pitches and bowls greens offering opportunities for community sport and recreation. Clubs in Basildon that are particularly pro-active in developing, at junior and adult level, include Basildon Rugby Football Club, Basildon Cricket Club, Basildon Boys Football Club, Wickford Town Football Club, Forest Glade Football Club and others [[See reference 114](#)].

## Retail and Commercial Leisure Facilities

**3.134** The Local Plan identifies a hierarchy of centres for Basildon Borough, as follows:

- Regional town centres: Basildon
- Town centres: Billericay, Laindon, Pitsea and Wickford
- Local centres: 39 local centres

**3.135** Basildon Town Centre has a good diversity of retail uses, with a mixed retail offer oriented towards comparison goods. While retail diversity is strong, the Town Centre offers very limited leisure and evening economy options (the Towngate Theatre is the only cultural venue within the Town Centre and there is a noticeable absence of family dining options). Since 2014, there has been a noticeable decline in the number of vacant units around Town Square and the Eastgate shopping centre. However, there are some parts of the centre, most noticeably East Walk, where the vacancy rate appears to have increased. According to the Authority Monitoring Report [See reference 115], there are 45 vacant units (18.4%) in Basildon Town Centre. Pedestrian flows in the town centre are good, and it is clear the centre is well-supported. The pedestrianised nature of the town centre is a positive asset to the centre, as is the market and presence of civic facilities.

**3.136** Billericay is a smaller town which sits to the north-west of the Borough. It has a focus on high-end national retailer and leisure operators, and appears to cater for a relatively affluent catchment area. While there are a range of day to day services to meet many residents' local needs, the fact that much of the town centre is given over to more niche uses does not mean that expenditure loss to large surrounding centres is inevitable. The vacancy rates here are extremely low, and the centre appears well supported throughout the length of the linear High Street. Overall, the centre is performing well and does not present any significant areas of concern.

**3.137** Laindon is a purpose-built district centre on the western side of Basildon urban area, in need of regeneration. The centre meets some resident's day to day needs but many residents are likely to look elsewhere for their shopping needs. 35% of retail units in the centre are vacant, compared to the current UK average of 12.3%. Furthermore pedestrian flows in the centre are generally poor. Overall, the environmental quality of the centre is a significant concern in that it suffers from a dated, uninviting external appearance and the lack of public realm and poor visual appearance does not encourage visitors to stay in the centre. Whilst planning permission exists for the redevelopment of the centre, it is unknown whether implementation is likely to be realised.

**3.138** Pitsea Town Centre lies on the eastern side of Basildon urban area, at the intersection of a number of major intra and inter-urban roads. The centre is dominated by the presence of a Tesco Extra supermarket – the largest supermarket in the Borough and one of the 20 largest supermarkets in the county. A significant programme of regeneration is underway in the ‘traditional’ element of the town centre. Once complete, these redevelopment works are expected to significantly enhance the town centre. At present, the retail offer in the Town is skewed towards convenience good retailing as well as meeting some day-to-day comparison and service needs. There are a large number of take-away/fast food restaurants in the centre, which limits the diversity of uses and also serves to bring the overall feel of the centre somewhat downmarket. The proportion of vacant property stands at 1.8% which is significantly lower than the current UK average of 12.3%.

**3.139** Wickford Town Centre, in the north-east of the Borough, has also been subject to a number of recent regeneration initiatives. The retail offer in the town centre is particularly limited. There are a number of independent retailers and a good range of service providers such as banks and chemists. Leisure options are limited to a small number of restaurants and take away establishments, and the town centre is unlikely to have a significant evening economy. The proportion of vacant properties at 5% is lower than the national average. Pedestrian flows are good as the town centre is linear in shape although the northern section of the town centre has less pedestrian footfall than the south.

**3.140** The short-term implications of the current global pandemic are well known: intermittent social and economic ‘lockdowns’ and their social-economic implications, pressure on public services, including the NHS and online retailers. However, the medium to long term implications of the COVID-19 pandemic on town and local centres is uncertain. Some of the most relevant are an increased and lasting dependence on online retail and services and more home working, reducing the need for physical retail and office premises in the Borough. Although these implications are yet to be confirmed, they generally support the move towards increasing the number of residents in the town centres by generally improving sustainable and active accessibility.

## Waste

**3.141** Essex's landfill sites are rapidly filling up and will continue to be a source of local greenhouse gas emissions for many years to come. There has been a steady fall in the amount of waste being collected per head in the Borough, which can be partially attributed to the increase in the availability of doorstep recycling schemes to Borough households, which have encouraged residents to separate and recycle elements of their general domestic waste. In 2019-2020, 23.9% of household waste was reused or recycled in Basildon [See reference 116]. This is the fourth lowest rate in Essex, after Tendering District Council (20.5%), Chelmsford City Council (22.5% and Braintree (23.2%).

## Material Assets – Key Sustainability Issues

51. Basildon Town Centre offers very limited leisure and evening economy options, operating solely as a retail destination and Laindon Town Centre is in significant need of regeneration.
52. The COVID-19 pandemic has resulted in an increased dependence on online retail and services and therefore reduced the need for physical retail and office premises, both of which could threaten the vitality of town centres within the Borough.
53. Maximising the use of Previously Developed Land or Derelict Land in the Borough whilst recognising that brownfield sites may include Priority Habitats and/or support significant biodiversity interest.
54. Improving the quality and availability of the open spaces, social, leisure and cultural facilities in the Borough, based on local needs and demands and recognising localised disparities within the Borough.
55. Reducing domestic waste generation in the Borough and increasing access to recycling.

## Transport

**3.142** Prior to the COVID-19 pandemic, 16% of residents travelled to work by train, London being the predominant location. This demonstrates the Borough's reliance on the City of London as an employment base for residents [See reference 117]. Most residents travel to work by car or private vehicle, despite fewer residents than the national average owning their own car or van. Only 47% of employed people living in Basildon work within the Borough. This evidently represents a relatively low level containment. The data also indicates that over 40% of those commuting to work from Basildon travel to areas outside of the Thames Gateway South Essex (TGSE) authorities. This is a trend that is common across the housing market area, with over one in three people commuting elsewhere to work. The scale of commuting trips into London represents a significant contribution to this statistic, with a quarter of employed residents in TGSE commuting to work in the capital. A significant proportion of the Borough's workforce travel in from neighbouring areas (e.g. Castle Point, Rochford and Southend) and this can lead to congestion, particularly at peak times on parts of the Borough's road network. However, with the introduction of 'work from home' arrangements in the onset of the COVID-19 pandemic, the number of commuters is anticipated to have reduced. With many employers adopting hybrid working arrangements, the number of commuters is not anticipated to reach the same level as prior to the pandemic.

**3.143** Basildon Borough's Local Plan Transport and Highway Impact Assessment [See reference 118] assesses the final level of growth associated with the Revised Publication Local Plan 2018. The paper reports that many of the junctions in Basildon are currently close to or at capacity and there is a need for significant mitigation measures to accommodate growth in the settlements of Billericay and Wickford. An addendum [See reference 119] was published in 2018 which provides a high level assessment of the highway impacts expected from the following potential modifications:

- South West Billericay – a reduction of 300 residential units within the Billericay area, located adjacent to the proposed western link road;

- Noak Bridge – a reduction of 300 residential units within the Basildon area, located north of the A127/A176 Noak Bridge Interchange North (Junction Ba1); and
- East Basildon Urban Extension – relocation of development proposals and revisions to the transport network and access routes within the Bowers Gifford and North Benfleet (BGandNB) Neighbourhood Area, located to the east of Basildon, as detailed within the proposed Draft Masterplan.

**3.144** The Basildon Parking Capacity and Intervention Study [\[See reference 120\]](#) highlights a surplus of parking capacity in Basildon town centre and a shortfall in Billericay and Wickford town centres.

**3.145** The Lower Thames Crossing is a proposed new motorway connecting Kent, Thurrock and Essex through a tunnel beneath the river Thames. If permission is granted, the Project will provide over 90% additional road capacity across the Thames east of London. The new motorway will have three lanes in each direction, with a speed limit of 70mph. It will connect the tunnel to the A2 and M2 in Kent on the southern side and A13 and junction 29 of the M25 in the London Borough of Havering on the northern side. The crossing will also feature a 4km-long twin-tube tunnel under the Thames River, for southbound and northbound traffic. With a diameter of 16m, the tunnel will be one of the largest bored-tunnels in the world [\[See reference 121\]](#).

**3.146** After submitting a Development Consent Order (DCO) application to the Planning Inspectorate in October 2020, the application was withdrawn in November 2020. Further community impact consultation was carried out from 14<sup>th</sup> July to the 8<sup>th</sup> September 2021 to provide more detail about the project and how it would affect local communities and the environment, during its construction and after it opens. The planning application will be submitted in late 2021. If permission is granted, construction will begin in 2024 [\[See reference 122\]](#).



## Transport – Key Sustainability Issues

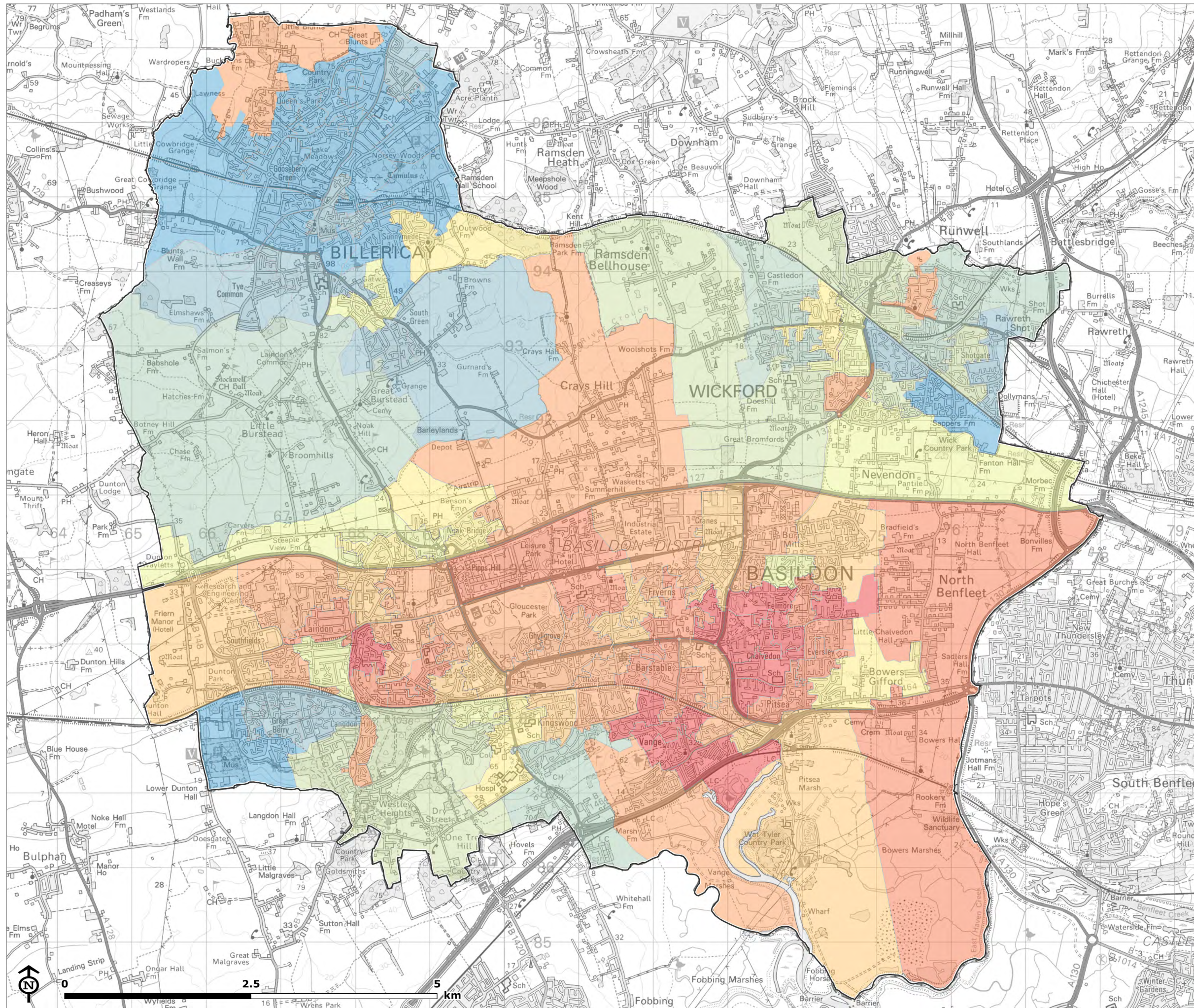
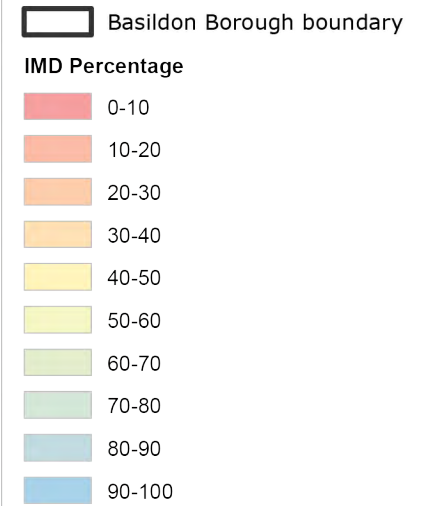
56. Almost half of the local workforce live outside the Borough (mostly Castle Point, Rochford and Southend) and travel by private vehicle, which leads to congestion at peak times across the Borough's road network. This is compounded by over half of the Borough's residents working outside of the Borough.

57. Many of the junctions in Basildon are currently close to or at capacity and there is a need for significant mitigation measures to accommodate growth in the settlements of Billericay and Wickford.

## Difficulties Encountered and Data Gaps

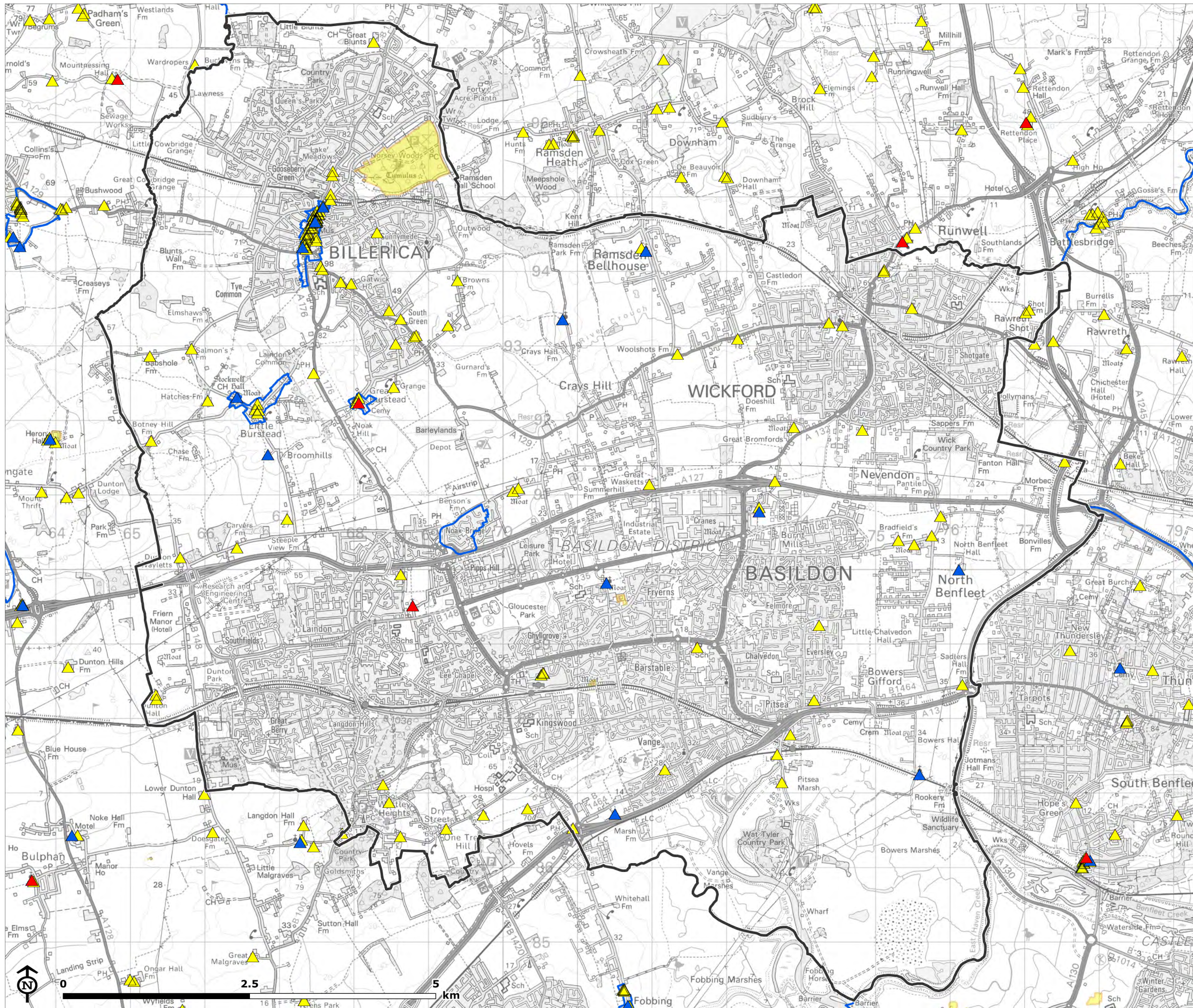
**3.147** Data and statistics provided by the Department for Transport relate to the Local Transport Plan (LTP). Basildon Borough is covered by the Essex LTP, prepared by Essex County Council (ECC). Most published data is therefore captured at a county level. Distances from key services are only available at a local level and data on modes of transport are not available on a Borough basis.

**Figure 3.1: Indices of Multiple Deprivation**



Map Scale @ A3: 1:50,000

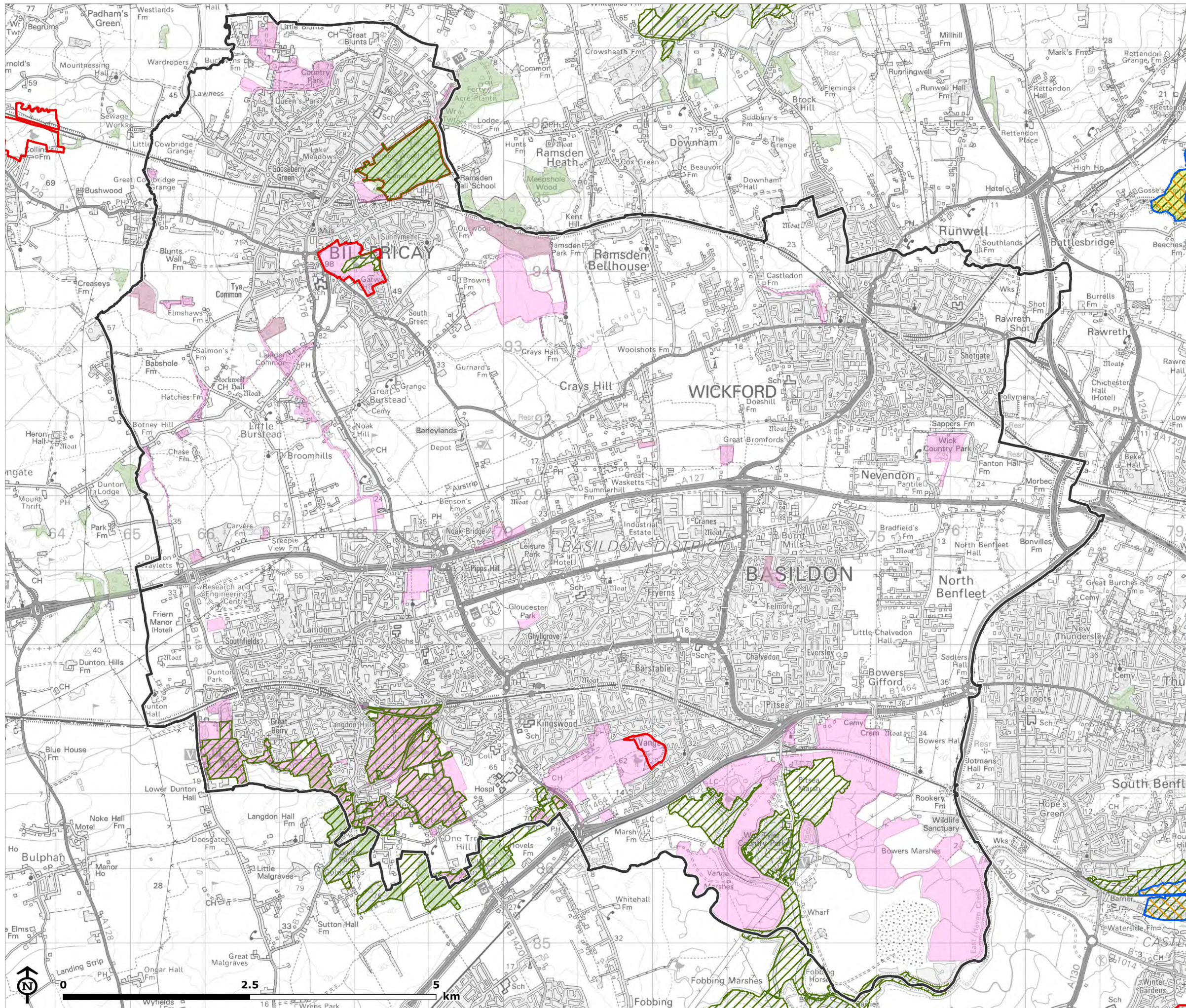
**Figure 3.2: Historic Environment**



- Basildon Borough boundary
- Conservation Area
- Scheduled Monument
- Listed Building (by grade)
- ▲ I
- ▲ II\*
- ▲ II

Map Scale @ A3: 1:50,000

**Figure 3.3: Nature Conservation**



- Basildon Borough boundary
- Ramsar
- Special Area of Conservation
- Special Protection Area
- Sites of Special Scientific Interest
- Local Nature Reserve
- Local Wildlife Sites
- Ancient Woodland

Map Scale @ A3: 1:50,000

## Likely Evolution of the Key Sustainability Issues without the Plan

**3.148** The key sustainability issues for Basildon have been drawn from those issues identified in the SA Scoping Report and reviewed drawing on the baseline information above. In recognition of the SEA Regulations requirement that the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme must be described in the Environmental Report, the likely evolution of these key sustainability issues if the Basildon Borough Local Plan were not adopted are shown below.

### Key Sustainability Issues and their Likely Evolution without the Plan

**Sustainability Issue 1: Recognising the likely impacts of climate change on the Borough's built and natural environment – ensuring that adaptation, design and siting and other mitigation measures can enhance energy efficiency, internal comfort, and lower carbon footprints.**

- In the absence of an up to date Local Policy Framework it will be difficult to command higher standards of building design. It will also be difficult to take a strategic approach to the siting of development ensuring that locations less vulnerable to the future effects of climate change can be chosen.

- However, emissions from new development are likely to be progressively reduced due to government initiatives.
- The National Planning Policy Framework requires local authorities to reduce greenhouse gas emissions and actively support energy efficiency improvements without the implementation of relevant DPDs.

## **Sustainability Issue 2: Ensuring that all new homes built in the Borough are zero carbon and adopt building designs that can adapt to a changing climate.**

- Carbon reduction is a national concern driven by national targets that are influencing the industry, for example zero carbon standards for new homes by 2016. The Local Plan has some role to play in increasing the rate of local mitigation and adaptation in the context of regional and national improvements.

## **Sustainability Issue 3: Reducing the reliance on non-renewable energy sources to meet the Borough's energy demands (mainly electricity), including using on-site renewables and improving efficiency.**

- National renewable energy and carbon reduction targets and the National Planning Policy Framework require local authorities to reduce greenhouse gas emissions and actively support energy efficiency and renewable energy.
- The Local Plan and subsequent LPDs can contribute to improved energy efficiency and increased take up of renewable energy through policies which require higher sustainability standards (e.g. for larger allocations)

where there is a demonstrated local need and provide a positive policy approach to the consideration renewable energy applications.

- Emissions from new development are likely to be progressively reduced due to government initiatives.

### **Sustainability Issue 4: Being able to manage and mitigate against all sources of flooding (fluvial, tidal, ground and surface water) and their different effects across the Borough.**

- Without the benefits of local spatial strategy it will be more difficult to manage the effects of developments on flood risk, although all developments would need to take account of National policy on flood risk.
- The National Planning Policy Framework would still apply without the implementation of the DPDs and states that “inappropriate development in areas at risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere” (paragraph 159).
- The severity and likelihood of flooding is likely to increase with current trends of climate change.

**Sustainability Issue 5: Concern over the long-term ability of all of man-made flood storage areas (washlands) to manage urban drainage and contain storm water across the drainage basin, particularly if some are affected by poor maintenance standards or the poor condition of related infrastructure.**

- Without an up to date local policy framework, it will be more difficult to take a strategic approach to siting development in areas of lower flood risk. . This may mean more development occurring in unsuitable locations, placing greater pressure on existing defences.
- The National Planning Policy Framework would still apply without the implementation of the DPDs and states that “inappropriate development in areas at risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere” (paragraph 159).
- The severity and likelihood of flooding is likely to increase with current trends of climate change.

**Sustainability Issue 6: Increasing demands placed on outdoor recreation and wildlife areas due to warmer and drier weather patterns.**

- With population of the Borough increasing, pressure on recreation and wildlife areas is likely to be exacerbated. Without an up to date Local Plan, there is less opportunity to adopt a co-ordinated, spatial approach to the development of open green spaces/green networks for recreation, walking and cycling networks, and wildlife.



- Strategic developments allocated through the Local Plan will provide capacity for new residential and employment developments without compromising the local integrity of the Borough's environmental assets.

**Sustainability Issue 7: Recognition that changes to the climate will bring new challenges to recreation and wildlife areas in the Borough due to extended growing seasons and increased vulnerability of some native species and the migration of new species (including the potential for alien introductions).**

- The severity and likelihood of adverse impacts on local ecosystems is likely to increase with current trends of climate change. Without an up to date Local Plan, there is less opportunity to adopt a co-ordinated, spatial approach to managing the effects of this change through careful site allocations and targeted wildlife conservation and enhancement initiatives.

**Sustainability Issue 8: Adverse environmental and health impacts associated with increases in air, soil and water pollution from human activities, made worse by increasing temperatures and less rainfall.**

- Climate change and a rising local population are in combination, at certain times of the year, likely to increase the sources, pathways and receptors of harmful pollutants independently of any local plan. However, without a planned approach to development through the Local Plan, there is less opportunity to adopt a co-ordinated, spatial approach that would manage and reduce the risk of further health impacts.

**Sustainability Issue 9: The Borough's varied urban, rural and natural landscapes are vulnerable to adverse effects from urban expansion, increasing recreational pressures, seasonal climate change as well as agricultural and land management practices.**

- The severity and likelihood of adverse impacts on local ecosystems and landscapes is likely to increase with current trends of climate change and the rising population of the Borough. These impacts are at risk of being exacerbated without a planned approach to development. Without the Local Plan, there is less opportunity to adopt a co-ordinated, spatial approach to the development of open green spaces/green networks for recreation, walking and cycling networks, and wildlife.
- Strategic developments allocated through the Local Plan will provide capacity for new residential and employment developments without compromising the local integrity of the Borough's environmental assets, including the Borough's most sensitive landscapes.

**Sustainability Issue 10: An adequate housing supply, incorporating a mix of housing types will be required to meet the growing population.**

- Housing shortfall likely to continue without a positive and proactive approach to delivery of local housing through an up to date Local Plan for the Borough. A coordinated spatial strategy to housing allocation is essential.

**Sustainability Issue 11: There may be changes in the demand for, as well as the operational impacts on key services, such as housing, health, education and social care. This is affected further by the changing demographic profile of the Borough's residents.**

- Likely to continue without appropriate policy responses. For example, responding to the needs of an ageing population may be less co-ordinated in the absence of the Plan. However, all new housing developments would need to meet the requirements of Lifetime Homes.

**Sustainability Issue 12: There are significant local health issues concerning the under 75 mortality rate, early deaths through cancer, emergency hospital admissions for intentional self-harm, alcohol-related hospital admissions, teenage pregnancies and levels of physical activity.**

- Likely to continue without appropriate policy responses at the national and local level. Consideration of healthy lifestyles (including responding to issues such as obesity) will occur at the National level. Local level initiatives e.g. family planning and public health strategies will seek to respond to Basildon-specific issues. An up to date Local Plan for the Borough can contribute to some of the wider determinants of health e.g. improvements to poor quality housing, access to suitable green spaces and the balance of use types in town centres (for example, minimising the likelihood of overconcentration of any one use type).

**Sustainability Issue 13: Tackling deprivation and achieving social inclusion will be challenging in parts of the Borough, given the disparities in how well some parts of the Borough perform over others.**

- The spatial distribution of deprivation and social exclusion in the Borough is likely to continue without an appropriate local policy response, linked to socio-economic regeneration, locating employment in areas of high deprivation, providing community services and facilities including education facilities. The issue of social exclusion in relation to Gypsies and Travellers specifically should also be addressed through specific Gypsy and Traveller site allocations.

**Sustainability Issue 14: There are poor levels of GCSE educational achievement, especially in schools in Basildon, which can affect entry into further education, skill levels and economic potential.**

- The spatial distribution of deprivation and social exclusion in the Borough is likely to continue without an appropriate local policy response, linked to socio-economic regeneration, locating employment in areas of high deprivation, providing community services and facilities including education facilities.

**Sustainability Issue 15: Comparably fewer qualifications/ training gained at ‘A’ Level or higher in the Borough than the region or country. If this continues it could have a negative impact on the economic competitiveness of the Borough and may lead to more jobs going to people from outside the Borough and affect local people’s long-term employability.**

- The spatial distribution of deprivation and social exclusion in the Borough is likely to continue without an appropriate local policy response, linked to socio-economic regeneration, locating employment in areas of high deprivation, providing community services and facilities including education facilities.

**Sustainability Issue 16: There are high local levels of working age benefit claimants.**

- The spatial distribution of deprivation and social exclusion in the Borough is likely to continue without an appropriate local policy response, linked to socio-economic regeneration, locating employment in areas of high deprivation, providing community services and facilities including education facilities.

**Sustainability Issue 17: There are income inequalities between local men and women, which could present difficulties to improving quality of life and reducing poverty particularly for single parents.**

- The spatial distribution of deprivation and social exclusion in the Borough is likely to continue without an appropriate local policy response, linked to increasing affordable housing, socio-economic regeneration, locating employment in areas of high deprivation, providing community services and facilities including education facilities. Gender inequality is more difficult to respond to at a local level. There are, however, national initiatives which seek to redress the balance.

**Sustainability Issue 18: Theft from and of vehicles is relatively high in the Borough, which affects general perceptions of the Borough, with regards to safety and crime.**

- The National Planning Policy Framework requires healthy, inclusive and safe places which are “safe and accessible, so that crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion” (paragraph 92).
- However, the spatial distribution of deprivation and social exclusion in the Borough is likely to continue without an appropriate local policy response, linked to socio-economic regeneration, locating employment in areas of high deprivation, providing community services and facilities including education facilities. This should have indirect, positive effects on actual crime and fear of crime.

### **Sustainability Issue 19: The safety of motorists and other road users must improve.**

- Local patterns and spatial distributions of road accidents, linked to age and social deprivation, require a coordinated local policy response linked to socio-economic regeneration and providing relevant community services and facilities including education facilities. National initiatives aimed at improving road safety for all road users are likely to continue.

### **Sustainability Issue 20: There is a high level of child poverty in the Borough which can lead to poor health outcomes.**

- Child poverty in the Borough is likely to continue without an appropriate local policy response, linked to socio-economic regeneration and interventions to reach children and families in need of help.

### **Sustainability Issue 21: Providing a mix of housing types and sizes for the differing demands of the local population.**

- Likely to continue without appropriate local policy responses. For example, responding to the needs of an ageing population may be less co-ordinated in the absence of the Plan. However, all new housing developments would need to meet the requirements of Lifetime Homes.

## **Sustainability Issue 22: The construction and delivery rate of housing, including affordable housing, is low compared to relatively high levels of local need.**

- A continued under delivery of new homes likely to continue without a positive and proactive approach to local housing through the Local Plan. A coordinated spatial strategy for housing allocation is essential ensuring there are sufficient sites to meet demand and respond to historically low rates of construction.
- Affordable housing shortfall is likely to continue without a positive and proactive approach to local housing through the Local Plan, which includes assessing the capacity and feasibility of regenerating existing brownfield land. A coordinated spatial strategy for housing allocation is essential ensuring there are sufficient sites to meet demand and respond to historically low rates of construction.

## **Sustainability Issue 23: Potential residential capacity from brownfield sites (e.g. town centres) could take longer to realise, particularly if there are site assembly issues, the sites affect significant biodiversity or cultural heritage interests, require existing uses to be relocated, or need to be decontaminated before new units can be built.**

- Housing shortfall likely to continue without a positive and proactive approach to local housing through the Local Plan, which includes assessing the capacity and feasibility of regenerating existing brownfield land. A coordinated local spatial strategy to housing allocation will help



select those sites which are both suitable (e.g. with fewer environmental constraints) and deliverable.

### **Sustainability Issue 24: The increase in house prices is not reflected in increasing wage levels in the Borough.**

- Likely to continue at the regional and national scale. Can be somewhat mitigated by a positive and proactive approach to local housing through the Local Plan, for example, through delivery of a range of dwelling types and tenures to meet need. A coordinated local spatial strategy to housing allocation is essential.

### **Sustainability Issue 25: There is a large number of unauthorised pitches for Gypsies and Travellers in the Borough.**

- Without the adoption of local Gypsy and Traveller site allocations through local development planning, there will be less certainty relating to the delivery of authorised pitches. Without the adoption of the Plan, the trend is therefore likely to continue.

### **Sustainability Issue 26: Homelessness in Basildon is higher than the Essex average, with a large number of homeless households in temporary accommodation awaiting a settled home.**

- Number of homeless households likely to continue increasing without a positive and proactive approach to delivery of local housing through an up to date Local Plan for the Borough.

## **Sustainability Issue 27: Local economy is not diverse and relies upon large multi-national companies.**

- Employment trends likely to continue in current economic climate without significant local intervention. In urban areas, local planning interventions can help improve access to a range of employment and increase delivery of affordable housing, which in turn can increase the available workforce which may encourage new employers to locate in Basildon Borough. A local plan response can also identify areas in need of regeneration and put forward a renewal programme to achieve this. This in turn may encourage new businesses to locate in Basildon.
- With regards to Basildon Borough's rural economy, paragraph 84 of the National Planning Policy Framework supports the rural economy by supporting the sustainable growth and expansion of all types of business and enterprise in rural areas, and promoting the development and diversification of agricultural and other land-based rural businesses.

## **Sustainability Issue 28: Requirement to make provisions for jobs growth in line with increases to housing provision, whilst having regard to biodiversity and the wider environment.**

- Employment trends likely to continue in current economic climate without significant local intervention. Local planning interventions can help improve access to a range of employment and increase delivery of affordable housing, which in turn can increase the available workforce which may encourage new employers to locate in Basildon Borough. A local plan response can also identify areas in need of regeneration and put forward a renewal programme to achieve this. This in turn may encourage new businesses to locate in Basildon Borough.

- Strategic developments allocated through the Local Plan will provide capacity for new residential and employment developments without compromising the local integrity of the Borough's environmental assets.

**Sustainability Issue 29: Basildon is within the national regeneration area of the Thames Gateway, and is identified, along with Castle Point, as the South Essex 'Business Hub', with specific development and regeneration aspirations that it is encouraged to achieve.**

- Basildon is likely to benefit from its inclusion in the Thames Gateway regeneration area without further local policy intervention. There is however opportunity to maximise the potential of its inclusion through local planning policy, through targeted socio-economic regeneration, locating employment in areas of high deprivation, providing necessary infrastructure and community services and facilities including education facilities.

**Sustainability Issue 30: The ability to enhance the vitality and viability of town centres, whilst meeting various development needs, regeneration aspirations, within social and environmental constraints.**

- With the exception of the Thames Gateway regeneration initiative, there is unlikely to be significant benefits from sub-regional and national policies, plans and programmes. The Local Plan can specify the balance and mix of uses which are appropriate in town centres. This is less to happen in a coordinated, planned way in the absence of the Plan.

**Sustainability Issue 31: There is a need to increase the take-up rates of further education courses and diversify the skills base of the local labour market, to ensure local business sectors are able to diversify and improve the long-term prosperity of residents.**

- Improving the education and skills base of Borough residents requires a range of interventions, some of which will happen in the absence of the Plan (for example, national initiatives in respect of education).
- However, a planned approach to development (e.g. targeting regeneration and new employment to areas of higher deprivation) which may indirectly improve education and skills levels is less likely in the absence of the Plan.
- The spatial distribution of deprivation and social exclusion in the Borough is likely to continue without an appropriate local policy response, linked to providing community services and facilities including education facilities.

**Sustainability Issue 32: The Borough's economy is threatened by the UK's departure from the European Union, which could shrink the Borough's economy by as much as 2% (£83m) over a 10-year period.**

- Some of the key employment sectors in the Borough are dependent on EU trade flows and any shift in these trade flows are likely to have adverse economic impacts. Further to this, migration rules will change following the UK's exit from the European Union and it is likely that rules will be stricter, leading to smaller immigration flows. This could potentially result in high numbers of job vacancies, particularly in the health service and provision of social care, with subsequent adverse effects on productivity and innovation.

**Sustainability Issue 33: The Borough's unemployment rate is higher than the regional average, particularly as a result of the COVID-19 pandemic.**

- The COVID-19 pandemic contributed towards unemployment as a result of lockdowns between 2020 and 2021, where many businesses had to close their doors. It is likely that with time, the unemployment rate will decrease. Local planning interventions can help improve access to a range of employment, and increase delivery of affordable housing, which in turn can increase the available workforce.

**Sustainability Issue 34: There is a need to protect the cultural heritage resource in the Borough from further destruction or degradation, and conserve and enhance heritage assets through a positive strategy for the historic environment in line with the National Planning Policy Framework.**

- Destruction or degradation trend would be likely to continue and may be exacerbated without a planned local approach to development. National policy should help to protect and enhance heritage assets but whether or not this will help specific sites is uncertain.

**Sustainability Issue 35: The Borough's varied urban, rural and natural landscapes are vulnerable to adverse effects from urban expansion, increasing recreational pressures, seasonal climate change, as well as agricultural and land management practices.**

- The severity and likelihood of adverse impacts on local ecosystems and landscapes is likely to increase with current trends of climate change and the rising population of the Borough. These impacts are at risk of being exacerbated without a planned approach to development. Without the Local Plan, there is less opportunity to adopt a co-ordinated, spatial approach to the development of open green spaces/green networks for recreation, walking and cycling networks, and wildlife.
- Strategic developments allocated through the Local Plan will provide capacity for new residential and employment developments without compromising the local integrity of the Borough's environmental assets, including the Borough's most sensitive landscapes.

**Sustainability Issue 36: There are International habitats and species of designated interest within 5km of the Basildon Borough administrative boundary.**

- Paragraph 174 of the National Planning Policy Framework seeks to minimise impacts on biodiversity and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- Strategic developments allocated through the Local Plan will provide capacity for new residential and employment developments without compromising the local integrity of the Borough's environmental assets,

including biodiversity. A Local Plan would strengthen national policy, further safeguarding nature sites. Adopting a strategic, local approach to the allocation of development will ensure that the impacts of development (both singularly and in combination) on all nature conservation interest can be better managed.

- Furthermore, without the Local Plan, there is less opportunity to adopt a co-ordinated, spatial approach to the development of green networks for wildlife.

### **Sustainability Issue 37: Unsympathetic grazing methods, ditch management and water level management are regarded as factors that have negative effects on existing SSSI units.**

- Paragraph 174 of the National Planning Policy Framework seeks to minimise impacts on biodiversity and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- However, strategic developments allocated through the Local Plan will provide capacity for new residential and employment developments without compromising the local integrity of the Borough's environmental assets. A Local Plan would strengthen national policy, further safeguarding nature sites.
- Without the Local Plan, there is less opportunity to adopt a co-ordinated, spatial approach to the development of green networks for wildlife. As Local Wildlife Sites are only afforded protection by the planning system (unless the need for development, outweighs their continued conservation), it may also result in adverse impacts on these sites from unregulated activities such as recreation or agriculture.

**Sustainability Issue 38: Local Wildlife Sites in the Borough are being negatively affected by actions such as agricultural practices, inappropriate management, road-widening, and recreational activities. If this continues, it could affect their wildlife value and the contribution they make to biodiversity, landscapes and the natural environment.**

- Paragraph 174 of the National Planning Policy Framework seeks to minimise impacts for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- However, strategic developments allocated through the Local Plan will provide capacity for new residential and employment developments without compromising the local integrity of the Borough's environmental assets. A local plan would strengthen national policy, further safeguarding nature sites.
- Without the Local Plan, there is less opportunity to adopt a co-ordinated, spatial approach to the development of green networks for wildlife.

**Sustainability Issue 39: There is a need for continued preservation and long-term management of Ancient Woodlands in the Borough.**

- Strategic developments allocated through the Local Plan will provide capacity for new residential and employment developments without compromising the local integrity of the Borough's environmental assets, such as ancient woodland.



- Without the Local Plan, there is less opportunity to adopt a co-ordinated, spatial approach to the development of green networks for wildlife.

**Sustainability Issue 40: The Thames Marshes and unimproved grasslands of Vange, Bowers and Pitsea represent 10% of this habitat type in Essex and are of national and international significance to the species they support. They must be suitably conserved from adverse impacts of development.**

- Strategic developments allocated through the Local Plan will provide capacity for new residential and employment developments without compromising the local integrity of the Borough's environmental assets, such the Thames Marshes and unimproved grasslands of Vange, Bowers and Pitsea.
- Without the Local Plan, there is less opportunity to adopt a co-ordinated, spatial approach to the development of green networks for wildlife.

**Sustainability Issue 41: A need to ensure Priority Habitats/Species and other locally endangered species are protected from destruction by inappropriate development or land management practice.**

- Paragraph 174 of the National Planning Policy Framework seeks to minimise impacts for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

- A coordinated approach to strategic development through the Local Plan will provide capacity for new residential and employment developments without compromising the local integrity of the Borough's environmental assets (including protected species). A Local Plan approach would strengthen national policy, further safeguarding nature conservation sites and habitats of local importance.
- Without the Local Plan, there is less opportunity to adopt a co-ordinated, spatial approach to the development of green networks for wildlife.

### **Sustainability Issue 42: Water Quality and Foul Water Capacity can have significant impacts on the status of SSSI's and other designated / sensitive sites and the water environment in general.**

- Paragraph 174 of the National Planning Policy Framework seeks to minimise impacts for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability, which may afford some protection to the SSSIs, local designations and protected species in the Borough.
- A coordinated approach to strategic development through the Local Plan will provide a more structured framework for managing foul water capacity and in turn water quality capacity without compromising the local integrity of the Borough's environmental assets (including protected species). A Local Plan approach would strengthen national policy, further safeguarding nature conservation sites and habitats of local importance from water pollution.

### **Sustainability Issue 43: Need to continue to minimise and contain excess noise from domestic and industrial sources in the Borough.**

- The Building Regulations aim to manage the impact of noise from new domestic and industrial developments through good design. Furthermore, the increasing prevalence of sustainability standards such as BREEAM will also have a positive contribution. Development of an up to date local planning framework will ensure that Local Plan and development management policies seek to address the current sustainability issues (including noise).

### **Sustainability Issue 44: Air pollution associated with Basildon's road network has exceeded statutory NO<sub>2</sub> levels and needs active monitoring and management.**

- Without the Local Plan and its planned approach to development, air pollution issues may continue. The new Local Plan could act to improve air quality, rather than just ensuring it does not deteriorate further.

### **Sustainability Issue 45: Not all surface and groundwater bodies currently meet 'Good' status in respect of water quality (required through the Water Framework Directive).**

- This pressure will continue in the absence of Local Plan.

### **Sustainability Issue 46: Need to provide adequate foul water capacity to meet existing and future domestic and commercial needs to ensure the water environment is protected.**

- Paragraph 174 of the National Planning Policy Framework seeks to prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability, which may afford some protection to the water environment in and around the Borough. A Local Plan would strengthen national safeguards by adding an important strategic spatial dimension to this local issue.
- Part of the local plan approach will be to liaise with utility companies over the level of growth proposed to ensure that wastewater infrastructure can be adequately upgraded/enhanced in advance of new development.

### **Sustainability Issue 47: Need to provide an adequate water supply available to meet the domestic consumption needs of existing and future residents.**

- Without the Plan it will be more difficult to adopt a co-ordinated approach to adapting to climate change, including the need to use water sustainably. Conversely, new development needs to meet higher water efficiency standards and water companies must plan to reduce leaks from the water supply network as well as improve water efficiency.
- Part of the local plan approach will be to liaise with utility companies over the level of growth proposed to ensure that water resources are adequate to supply the needs of new development.

### **Sustainability Issue 48: Ensure that Groundwater Vulnerability Areas in the north of the Borough are protected, directly or indirectly, from adverse development impacts.**

- Strategic developments allocated through the Local Plan will provide capacity for new residential and employment developments without compromising the local integrity of groundwater vulnerability areas. A Local Plan would strengthen national safeguards by adding an important strategic spatial dimension to this local issue.

### **Sustainability Issue 49: Improve the efficiency of water use and reduce local water wastage.**

- Without the Plan it will be more difficult to adopt a co-ordinated approach to adapting to climate change, including the need to use water sustainably. Conversely, new development needs to meet higher water efficiency standards and water companies must plan to reduce leaks from the water supply network as well as improve water efficiency.

### **Sustainability Issue 50: Minimise the amount of development located on Grade 3a agricultural land and on important mineral reserves.**

- Minerals and waste planning is undertaken by Essex County Council who would be statutory consultees in respect of development in Basildon Borough which is on or close to minerals safeguarding areas.
- National Policy (the National Planning Policy Framework) restricts development on higher grade agricultural land, however there is understood to be limited Grade 3a land in the Basildon.

- Adopting a strategic approach to development planning through the Revised Local Plan should enable adverse impacts on minerals and higher grade agricultural land to be minimised.

**Sustainability Issue 51: Basildon Town Centre offers very limited leisure and evening economy options, operating solely as a retail destination and Laindon Town Centre is in significant need of regeneration.**

- Local Plan policies identify and make provisions for areas in most need of regeneration.
- Without a Local Plan, Basildon Town Centre could go into decline due to its lack of leisure/cultural facilities whilst Laindon Town Centre would deteriorate further.

**Sustainability Issue 52: The COVID-19 pandemic has resulted in an increased dependence on online retail and services and therefore reduced the need for physical retail and office premises, both of which could threaten the vitality of town centres within the Borough.**

- The recent dependence on online retail and services is likely to continue following the UK's recovery from the pandemic. However, more people working from home in the long-term could potentially enhance the vitality of local and district centres near to where they live. Without a Local Plan, the town centres within the Borough could continue to decline.

**Sustainability Issue 53: Maximising the use of Previously Developed or Derelict Land in the Borough, whilst recognising that brownfield sites may include Priority Habitats and/or support significant biodiversity interest.**

- Housing shortfall is likely to continue without a positive and proactive approach to local housing through the Local Plan, which includes assessing the capacity and feasibility of developing existing brownfield land. A coordinated local spatial strategy to housing allocation would maximise the use of previously developed land, whilst protecting and enhancing priority habitats and species.

**Sustainability Issue 54: Improving the quality and availability of the open spaces, social, leisure and cultural facilities in the Borough, based on local needs and demands and recognised localised disparities within the Borough.**

- With the rising population of the Borough, pressures on the quality and availability of open space are likely to continue without a planned approach to development. Without the Local Plan there is less opportunity to adopt a co-ordinated, spatial approach to the development of open green spaces/green networks for recreation, walking and cycling networks, and wildlife.

### **Sustainability Issue 55: Reducing domestic waste generation in the Borough and increasing access to recycling.**

- The Basildon Local Plan is unlikely to make a significant contribution to this issue. Essex County Council is the Waste Planning Authority for the County, which includes Basildon Borough. The requirements of national sustainability standards such as BREEAM will also have a positive contribution.

### **Sustainability Issue 56: Almost half of the local workforce live outside the Borough (mostly Castle Point, Rochford and Southend) and travel in by private vehicles which leads to congestion at peak times across the Borough's road network. This is compounded by over half of the Borough's residents working outside of the Borough.**

- Such a sub-regional, cross-boundary issue requires a coordinated approach between Basildon Borough and its neighbouring local authorities. The Local Plan provides a mechanism to prioritise improvements to the public transport in order to discourage reliance on the private car. This would be coordinated in conjunction with County-wide transport planning undertaken by Essex County Council.



**Sustainability Issue 57: Many of the junctions in Basildon are currently close to or at capacity and there is a need for significant mitigation measures to accommodate growth in the settlements of Billericay and Wickford.**

- The Local Plan provides a mechanism to prioritise improvements to junctions at or nearing capacity and improve the provision of sustainable public transport in order to discourage reliance on the private car. This would be coordinated in conjunction with County-wide transport planning undertaken by Essex County Council.

## Chapter 4

# Evolution of Options

**4.1** This chapter of the SA Report summarises the work undertaken to date on the Local Plan, and how it has evolved. The preparation of the Local Plan has taken many years, and has involved a considerable amount of options testing (including through the SA process), both formally during the public consultation process and also informally during each version of the plan preparation stage.

**4.2** The account below summarises the work undertaken. Further details of the previous stages of the plan-making and accompanying Sustainability Appraisal process can be found within previous iterations of the SA Report published on the Council's website [[See reference 123](#)].

## Core Strategy Issues Paper (Autumn 2007) (Regulation 18 Consultation)

**4.3** Preparatory work began on the Local Development Framework in 2006, following the withdrawal of the Basildon District Replacement Local Plan – 2<sup>nd</sup> Deposit.

**4.4** A Core Strategy Issues Paper was published in August 2007. The Council also launched its first Call for Sites for landowners to submit sites to the Local Planning Authority for consideration for development. One of the main conclusions from the 'Issues' consultation was that the Core Strategy needed to be more strategic and focussed in future iterations.

**4.5** No SA work on the Issues Paper was undertaken at this stage, although a SA Scoping Report was prepared and consulted upon (and subsequently updated in 2011 and 2013).

**4.6** Between 2008 and 2012, the Council carried out a further Call for Sites and several studies/evaluations of the local environment and development requirements to assemble a robust and credible evidence base. This looked at cross boundary issues such as the water cycle and flood risk, as well as Borough specific matters such as open space provision, historic character and biodiversity.

## **Core Strategy Development Plan Document (February 2012) (Regulation 18 Consultation)**

**4.7** In February 2012 the Council approved for consultation the Basildon Borough Core Strategy Preferred Options Report which set out three alternative high-level growth options for the Borough for the period 2011-2031, drawing on three potential population growth forecasts. The 2012 Core Strategy was consulted upon for 6 weeks until 11<sup>th</sup> April 2012 and included eight public road shows, focus groups and forums.

**4.8** The 2012 Core Strategy set out the Council's preferred options in respect of the quantum and spatial distribution of development, preferred 'Policy Areas of Development Change' (PADCs) and through a set of preferred Core Policies to manage development in the PADCs. The preferred spatial option in this version of the Core Strategy (Option A) sought to provide a minimum of 6,500 additional dwellings between 2011 and 2031, split between the Major Urban Area of Basildon (80%), and the towns of Billericay (1.5%) and Wickford (15.5%) with no encroachment into the Green Belt. Two alternative spatial options proposed different amounts of new housing and employment development that would have required development within the Borough's Green Belt over the next 20 years (these were Option B which sought to deliver 10,100 additional dwellings and up to 14 ha of additional economic land, and Option C which sought to deliver 21,600 additional dwellings and up to 26 ha of employment land).

**4.9** The Core Strategy was accompanied by a Sustainability Report, prepared by Basildon Borough Council, which set out the likely effects of delivering the preferred options and the reasonable alternatives to these (please refer to the SA Report February 2012 which is available on the Council's website).

**4.10** The SA tested the Core Strategy Preferred Options and Reasonable Alternatives against the SA framework, seeking to identify compatibilities and incompatibilities which were denoted using a  $\sqrt{X}$  approach (with a  $\sqrt{}$  suggesting a policy or development area was compatible with an SA objective and an X suggesting incompatibility).

## Summary of SA of Core Strategy 2012 Spatial Options

**4.11** The appraisal of the Spatial Options concluded the following:

- “Option A’s main purpose is to protect the Borough’s environmental assets, especially the Green Belt. Its overall lower growth rate means it will have less impact on the natural environment of the Borough.
- The three Options perform well economically, with Option B and C having a better impact on economic development.
- Socially, Options B and C perform better than Option A, which could have negative impacts on housing, health and education.
- Overall, Options B and C perform better than Option A which is the least sustainable option, particularly in relation to economic growth, although Option A performed well in relation to environmental issues due to the lower level of growth and complete protection of the Green Belt.
- Whilst Option B and C offer similar measures, the high level of housing densities promoted in Option C could lead to more negative impacts on the conservation of existing natural features...”

**4.12** The 2012 SA Report also included a table summarising the sustainability effects of the Core Policies and the PADCs.

## **Core Strategy Revised Preferred Options Report (December 2013)**

**4.13** A revised Core Strategy Preferred Options Report was prepared in 2013 to respond to the extensive consultation responses. This included updates to respond to national policy requirements (notably the need to identify an objectively assessed housing need for the Borough), taking account of Census 2011 data and economic change. A suite of new evidence documents were also prepared.

**4.14** The format of the Core Strategy Revised Preferred Options Report was similar to the 2012 version. The Plan was underpinned by a vision and strategic objectives and the overall spatial strategy for the Borough was supported by 15 PADCs and a set of Core Policies. There were a number of changes to the Vision, Strategic Objectives, Spatial Strategy, and Core Policies.

**4.15** In terms of quantum of development, the 2013 Draft Local Plan Core Strategy provided for 16,000 new dwellings and 49ha of new employment land, representing the up-to-date objectively assessed need for the Borough. Three spatial options were considered:

- Option 2a (the preferred option at this stage), which was a proportionate distribution of the 16,000 dwellings and 49ha of new employment land relative to the size of the Borough's Main Towns – Basildon (including Laindon and Pitsea), Billericay and Wickford. 6,900 homes and 38ha of industrial land were planned for within the settlements' existing urban areas. 9,100 homes and 11ha of industrial land were planned for within the Borough's Green Belt, split into urban extensions around the towns, between the serviced villages of Crays Hill, Bowers Gifford and Ramsden Bellhouse and infill development in the fifteen Plotland settlements scattered around the Borough.

- Option 2b, which focussed the 16,000 dwellings and 49ha of new employment land towards Billericay and Wickford where feasible, with Basildon taking less than a proportionate scale of growth. The remainder of growth would be split between the serviced settlements of Crays Hill, Ramsden Bellhouse and Bowers Gifford and some allowance for infill in the Plotlands.
- Option 2c, which focussed the 16,000 dwellings and 49ha of new employment land towards Basildon, with a smaller proportion of the remaining growth directed to Billericay and Wickford. A small proportion would be split between the serviced settlements of Crays Hill, Ramsden Bellhouse and Bowers Gifford and some allowance for infill in the Plotlands.

**4.16** The 2013 Draft Local Plan Core Strategy also included changes to the PADCs in terms of scale and type of development proposed, plus new PADCs in the Green Belt at Basildon, Billericay and Wickford.

**4.17** In order to identify the PADCs, Broad Locations for urban capacity were identified using SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis for each settlement and the SHLAA's urban capacity data. The urban Broad Locations with opportunities for growth were identified as:

- Basildon Town Centre.
- Laindon Town Centre.
- Nethermayne Urban Extension, Basildon.
- Wickford Town Centre.

**4.18** To identify PADCs in the Green Belt, the Council used 73 Green Belt areas identified through the Green Belt Study 2013 to determine the boundaries of Broad Locations for growth in the Green Belt. 26 Broad Locations were identified as suitable using the findings from various complete and emerging evidence base documents at the time. This resulted in 26 areas being identified as possible locations for development needs (the remaining 47 locations were

not considered reasonable by the Council). A map of the Broad Locations is provided in Figure 4.1.

**4.19** The 26 Broad Locations were used by the Council to consider alternative ways of distributing the required dwellings, with advice on how to go about this task provided by the LUC team who had been appointed at this stage to carry out the SA work on behalf of the Council. Each of the 26 Broad Locations was appraised by LUC on its own merits, using the SA Framework, and without considering any mitigation. The Broad Locations were considered as possible mixed use sites using possible housing capacities proposed by the Council.

**4.20** The Council cross-matched the Broad Locations with the spatial findings from the evidence base considering the following:

- Environmental constraints/characteristics (landscape sensitivity, historic context, Green Belt, nature designations).
- Infrastructure provision (flood risk, surface water management, water supply, waste water treatment works capacity, waste water network, power network, education provision, health).
- Delivery factors (viability, landownership, recent promotion).
- The outcomes of the Sustainability Appraisal.

**4.21** The findings helped the Council to rule out Broad Locations with the lowest potential for development and focus consideration as to which Broad Locations should be considered as PADCs. Three of the Broad Locations with lowest potential (7, 12 and 19) were considered as potential alternatives to the PADCs. Broad Locations 25 and 26 together and part of 17 were also considered as alternatives.

**4.22** 15 PADCs in total were included in the 2013 Draft Local Plan Core Strategy, including three PADCs to deliver town centre regeneration (PADC 1: Basildon Town Centre; PADC2: Laindon Town Centre and PADC 8: Wickford Town Centre). The other PADCs were:

- PADC 3: A127 Enterprise Corridor to deliver new and achieve intensification of existing employment along the A127 corridor, as well as a mixed use development to the west of Gardiners Lane South.
- PADC 4: Nethermayne Urban Extension to deliver a sustainable urban extension to the south of Basildon on a greenfield location.
- PADCs 5 and 6 (West Basildon and North East Basildon Urban Extension) to deliver 2,300 and 2,000 homes respectively as well as 5.5ha of employment land in each location.
- PADC 7: South Essex Marshes to transform this vast marshland complex into a publicly accessible Thameside wilderness connected to nature reserves in neighbouring Castle Point, Thurrock and Greater London by a new Thames Estuary Pathway.
- PADCs 9-12 to develop urban extensions for housing to the North East, South, West and North West of Wickford.
- PADCs 13 and 14 to develop urban extensions for housing to the South East and East of Billericay.
- PADC 15 proposed a 'Deferred Area of Search' to the West of Billericay for at least 1,400 homes subject to highway mitigation testing.

**4.23** The 2013 Draft Local Plan Core Strategy also included 20 Core Policies to manage development including policies on Housing (affordable housing and housing mix); Gypsy, Traveller and Travelling Showpeople Needs; Conservation and the Natural Environment, Green Belt, Health and Wellbeing, Supporting and Sustaining the Local Economy and Transport Infrastructure.

## Summary of SA of the Draft Local Plan Core Strategy 2013

**4.24** The SA carried out by LUC found that the effects between the three Spatial Options (2A, 2B and 2C) did not differ markedly in many respects. The SA objectives relating to landscape, cultural heritage and biodiversity were the ones



that were most likely to be affected negatively, because of the permanent loss of greenfield land to development, although it is recognised that development can also offer opportunities to deliver investment in green infrastructure and also in community facilities and services. The likelihood of significant adverse effects increased depended on which town was being considered under which Spatial Option. The SA found that focusing development on a particular town (or to the north or south of the Borough) would be more likely to have significant adverse effects against the environmental SA objectives in relation to that part of the Borough.

**4.25** At this stage of the plan preparation process, the Council selected the proportionate growth option (Spatial Option 2A) to underpin the Revised Preferred Options Report as the most balanced and appropriate strategy – in effect, it spread both the positive effects and the negative effects, rather than concentrating them on one or two towns in the Borough. The SA found that this option performed as well as the other two options against many of the SA objectives, although inevitably there were some differences. There remained concerns over traffic issues, and potential congestion, which needed to be resolved, and further work was also required on water issues although it was thought that these can be addressed. Flood risk was a concern in some locations, which would need careful assessment, planning and design to ensure that avoid it becoming an issue in the future.

**4.26** Provision of development through the Core Strategy Revised Preferred Options Report was found to have the potential to result in a number of cumulative significant positive effects on the social and economic SA objectives, especially:

- Objective 4: Economic Growth and Regeneration.
- Objective 5: Town Centres.
- Objective 6: Education and Social Inclusion.
- Objective 7: Meeting Housing Need.
- Objective 8: Health and Wellbeing.
- Objective 9: Vibrant Communities.

- Objective 10: Regeneration and Renewal of Disadvantaged Areas.

**4.27** Provision of up to 16,000 homes and 49ha of employment land in Basildon was found likely to result in a number of significant adverse cumulative effects. These were predicted in respect of:

- Objective 13: Flood Risk, although this was uncertain.
- Objective 15: Air, Land and Noise Pollution (although effects are anticipated to be short term only).
- Objective 19: Traffic Congestion.

**4.28** Significant mixed effects (++) were predicted in respect of the following SA objectives:

- Objective 1: Landscape, Countryside and Green Spaces.
- Objective 2: Cultural Heritage.
- Objective 3: Biodiversity.
- Objective 11: Access to Services and Facilities.
- Objective 12: Re-use of Previously Developed Land and Buildings.
- Objective 14: Greenhouse Gas Emissions.

**4.29** The Council identified a range of alternatives to the preferred policies in the 2013 Draft Local Plan Core Strategy, and where these were considered to be reasonable alternatives they were also subject to SA by LUC.

## **Draft Local Plan (January 2016) (Regulation 18 Consultation)**

**4.30** The Draft Local Plan identified specific site allocations whereas the previous Core Strategy identified broad areas for growth. The change in the

type of Plan being prepared led to additional detailed evidence gathering being undertaken so that site boundaries could be determined.

**4.31** Between the publication of the 2013 Draft Local Plan Core Strategy and the 2016 Draft Local Plan a number of new land parcels were submitted to the Housing and Economic Land Availability Assessment (HELAA) for consideration for their development potential. There were also a number of updates to the Local Plan evidence base, such as the Landscape Study, Green Belt Study and LUC's Ecology Study. As such the Council undertook a review of broad areas of search renaming the new versions Strategic Sites to avoid confusion with the previous work undertaken.

### Strategic Sites

**4.32** The starting point for this exercise was the HELAA evidence base followed by the specific findings of the revised landscape study and Green Belt study, in contrast to the earlier exercise for identifying Broad Locations which looked at a broad range of evidence and spatial areas.

**4.33** Individual sites or clusters of sites promoted through the Council's HELAA with an initial combined capacity of 200 homes or more were identified as strategic sites where (a) they were considered within the HELAA to be suitable and available for development or (b) they were considered within the HELAA to be available for development, and were only not considered suitable for Green Belt and/or landscape reasons. Those sites falling under definition (b) were appraised as part of this assessment to ensure that the findings of the earlier Landscape Sensitivity and Capacity Assessment could be applied to smaller development sites within the larger Green Belt areas appraised in 2013.

**4.34** Of the 26 Broad Locations previously identified only two were not identified as Strategic Sites currently within the Green Belt. This was based on the lack of suitable and available HELAA sites in these locations to be able to accommodate 200+ dwellings. The remaining 24 Broad Locations were included, either fully or in part, in the 30 Strategic Sites. Strategic Site 18

covered a larger area than Broad Location 6 and Strategic Sites 9, 10 and 20 were new locations that had not previously been considered but reflected the updated evidence base.

**4.35** The strategic sites are shown on Figure 4.1.

## Allocations

**4.36** Following a similar method to the identification of PADCs the Strategic Sites were cross-matched with the spatial findings from the evidence base to identify the development site allocations. The following evidence was taken into consideration:

- Environmental constraints/characteristics, including the findings from ecology site appraisals and landscape sensitivity site appraisals.
- Infrastructure provision.
- HELAA.
- The Sustainability Appraisal.

**4.37** This exercise identified specific draft site allocations. The draft site allocations form smaller areas than the full extent of the Strategic Sites. This is because the evidence identified constraints within the majority of the Strategic Sites, such as landscape sensitivities, which made parts of them less/not suitable for development. The exceptions in the Draft Local Plan were Strategic Sites 22, 23 and 24 which formed the West Basildon Urban Extension and Strategic Sites 12 and 13 which formed the East of Basildon allocation. In the Draft Local Plan a total of 18 allocations were identified within the existing Green Belt as urban extensions to the three main settlements (Basildon, Wickford and Billericay).

**4.38** In general, the draft allocations correlated well with the PADCs identified in the Core Strategy Revised Preferred Options which were strategic growth areas with no defined boundaries. The key differences between the PADCs and the

allocations relate to the area identified to the east of Basildon which was PADC 6 and became H13 and the area to the east of Billericay which was PADC 14 and became H26. The location of the urban extension for east Basildon changed from being land to the north east of Basildon to land to the east. This was primarily due to the findings of the landscape appraisals which found Strategic Site 15 unsuitable on landscape grounds although the relationship of this site with existing residential communities also weighed against its selection. It was also the landscape appraisal findings that led to Strategic Site 11, formerly PADC 14, not being identified as an allocation. Again, the poor relationship of this site with the existing urban area also weighed against it.

**4.39** The draft site allocations consulted upon in January 2016 are shown alongside the reasonable alternatives in Figure 4.2.

## Distribution of Development

**4.40** Taking into account homes that had already been delivered, the Draft Local Plan provided for 8,835 homes at Basildon, 1,860 at Billericay, 3,300 at Wickford, and 908 homes elsewhere including a village extension to Bowers Gifford amounting to around 600 homes and 218 homes in the Plotland settlements. In total, this delivered the minimum housing requirement of the objectively assessed housing need range at the time: 15,260 to 16,740 homes.

**4.41** This represented a slight shift in distribution compared to the Core Strategy Revised Preferred Options Report (December 2013). Basildon and Billericay received fewer homes, both in terms of numbers as a proportion of the total, and Wickford received more homes, also in terms of numbers as a proportion of the total. Other settlements also received more (most notably Bowers Gifford and the Plotland settlements). The amount of employment land and its distribution between settlements remained unchanged.

**4.42** Appendix D of this SA Report presents the findings of the SA of the Draft Local Plan published in January 2016, including the updated draft site allocation appraisal findings in light of the updated evidence and new site allocation

options. Figure 4.2 illustrates the location of the draft site allocations alongside the reasonable alternatives, including the additional options referenced below. Detailed appraisal matrices setting out the significant effects and associated judgements for all preferred strategic, site allocation and development management policies and their reasonable alternatives can be found in previous iterations of the SA Report.

**4.43** The findings set out in Appendix D were used to inform the location and size of the site allocations set out in the Revised Publication Local Plan.

## **Revised Publication Local Plan (November 2018) (Regulation 19 Consultation)**

**4.44** In between the publication of the Draft Local Plan in 2016 and the publication of the Revised Publication Local Plan in November 2018, two key evidence base documents were published:

- Archaeological Assets Impact Assessment for Potential Growth Locations within Basildon Borough (2016).
- Updated national Indices of Multiple Deprivation data (2015).

**4.45** The evidence base updates were used to reappraise all draft site allocations and their reasonable alternatives in relation to SA objectives 2 (cultural heritage and local distinctiveness) and 10 (regeneration and renewal of disadvantaged areas) respectively. The updated SA Framework Assumptions are presented in Appendix C of this SA Report.

**4.46** Twenty-three new site options were appraised for comparison against the draft site allocations and the other reasonable alternatives. Thirteen of the new site options were tied to draft housing allocation policies either due to their similar size and/or location:

- An additional option to extend the size of draft housing allocation policy H9 (Land North and South of London road, Vange) to accommodate an additional 550 dwellings.
- An alternative location to draft housing allocation policy H12 (Land East of Noak Bridge, Basildon) to the east and west of Oak Lane, north of the A127.
- An alternative location to draft housing allocation Policy H13 (East Basildon Urban Extension) to the south in between the B1464 and A13.
- An additional option to extend the size of draft housing allocation Policy H13 (East Basildon Urban Extension) to include the land to the south in between the B1464 and the A13.
- An alternative location to draft housing allocation Policy H14 (Land South of Cranfield Park Road, Wickford) to the south of Nevendon.
- An additional option to extend the size of draft housing allocation Policy H21 (Land South of London Road, Billericay) to include a larger area of land to the west of Billericay.
- An additional option to extend the size of draft housing allocation policy H24 (Land South of Windmill Heights, Great Burstead and South Green) to accommodate an additional 170 dwellings.
- Two alternative locations to draft housing allocation Policy H25 (Land West of Kennel Lane, Great Burstead and South Green) to the south east of South Green.
- Three alternative locations to draft housing allocation Policy H27 (Land East of Southend Road, Great Burstead and South Green, Billericay), two to the south east of South Green and one to the east of South Green.
- An additional option to extend the size of draft housing allocation policy H27 (Land East of Southend Road, Great Burstead and South Green, Billericay) to include a larger area including land to the east of Stroud Green.

**4.47** Basildon Borough Council prepared a High Level Development Framework for the areas of land previously allocated in the Draft Local Plan 2016,

specifically housing allocations H20, H21, H22 and H23. Additional options were tested for consolidating the four individual allocations into a larger strategic allocation including a new relief road to alleviate current and mitigate future road congestion within Billericay. Following the Council's initial options testing, the preferred High Level Development Framework for consolidating and expanding the allocation to the South West of Billericay was appraised in the SA to inform the definition of the final housing allocation in the Revised Publication Local Plan. Two additional options were subsequently defined and appraised:

- Option 1 (illustrated in Figure 4.2) expanded the extent of the residential development in the Preferred High Level Development Framework to the west of Tye Common further south to the northern edge of Tye Common Road.
- Option 2 (illustrated in Figure 4.2) expanded the extent of the residential development in the Preferred High Level Development Framework to the west of Tye Common further south to the northern edge of Tye Common Road and reroutes the new relief road along the western edge of this extension, across Tye Common Road, before turning east and running along the southern edge of the development allocated as H18e in the emerging Publication Local Plan. This preferred route of the relief road cuts off the north western corner of Frith Wood, resulting in the loss of a small area of ancient woodland.

**4.48** Option 2 was initially selected for allocation in Policy H18 in the emerging Publication Local Plan. However, following the convening of the Council Infrastructure, Growth and Development Committee on 19<sup>th</sup> March 2018, Policy H18 was amended to reroute the relief road as planned in the Preferred High Level Development Framework, avoiding the loss of ancient woodland (allocated Policy H18 and illustrated in Figure 4.3).

**4.49** The remaining ten site options were not tied to draft housing allocation policies largely due to their relatively small sizes, i.e. each in isolation would not represent a reasonable alternative to any specific draft housing allocation policy. The additional small site options have the following references:

- Site SS0017 – Hannikins Farm, Linda Gardens.



## Chapter 4 Evolution of Options

- Site SS0093 – Land adjacent to 6 Lee Chapel Lane, Langdon Hills.
- Site SS0111 – Vange Hill Drive Open Space, Vange.
- Site SS0304 – Land adjacent to Bluebell Lodge, Billericay.
- Site SS0347 – Land opposite 193-203 Church Street, Great Burstead.
- Site SS0367 – Land North of Linda Gardens and Cherry Gardens, Billericay.
- Site SS0521 – Land North West of Church Street, Little Burstead.
- Site SS0530 – Land between 11 and 15 Church Street, Great Burstead.
- Site SS0569 – Land at Homestead Drive, Langdon Hills.
- Site SS0638 – Land to the west of Station Road and north of Barn Hall, Wickford.

**4.50** Three options for the expansion of Draft Local Plan Policy E8 were defined and appraised:

- Option 1 (illustrated in Figure 4.2 as E8\_A1) expanded the allocation to the south and east, increasing its size to 21ha.
- Option 2 (illustrated in Figure 4.2 as E8\_A2) expanded the allocation to the south and east, increasing its size to 48ha.
- Option 3 (illustrated in Figure 4.4 as E7) expanded the allocation to the west, increasing its size to 32ha.

**4.51** Following the convening of the Council's Strategic Planning and Infrastructure Committee on 19<sup>th</sup> March 2018 which considered the first publication version of the Local Plan, the Publication Local Plan, the following site allocation amendments were made:

- The provision of gypsy and traveller pitches allocated in Policy H5 was increased from 2 pitches to 10 pitches.
- The provision of gypsy and traveller pitches allocated in Policy H7 was removed.

- The provision of gypsy and traveller pitches allocated in Policy H12 was increased from 15 pitch to 16 pitches.

**4.52** These amendments to the allocation of gypsy and traveller pitches resulted in a small net reduction in the overall provision of gypsy and traveller pitches in the Borough over the plan period: 56 pitches in total instead of the original 59 pitches. The provision of 56 pitches still met the objectively assessed needs of the Borough.

**4.53** The Publication Local Plan, which was approved by Council for publication and submission to the Secretary of State in March 2018, was subsequently rescinded in June 2018. Following the convening of the Council's Strategic Planning and Infrastructure Committee on 8<sup>th</sup> June 2018, the following policy amendments to the Publication Local Plan were made:

- Policies SD1 and SD2 were revised to reflect changes to the total provision of homes and employment land following changes to the site allocations identified within the Local Plan, including the provision of a new Broad Location for unallocated land South of Crays Hill.
- A new strategic policy which sets out the ways in which the Council will support neighbourhood planning bodies in the preparation of their Neighbourhood Plans was added to the Plan: Policy SD3. All subsequent policy numbers were revised accordingly.
- Employment site allocation Policy E6 was revised to make provision for 3 plots for travelling showpeople.
- Town centre Policy R2 relating to the regeneration of Basildon town centre was revised to make provision additional homes up to around 2,128 residential units, an increase of 128 homes.
- Development management Policy T7 concerned with managing safe and sustainable access was revised to remove the wording in conflict with Policy NE6, which is concerned with pollution control and residential amenity. Specific revisions include requirements for planning applications requiring Transport Statements to be accompanied with Air Quality Assessments and an associated Mitigation Strategy if required.

- Housing Policy H1 has been revised to reflect changes to total provision of homes following changes to the site allocations identified within the Local Plan.
- Housing Policy H3 was updated with revised pitch/plot numbers.
- Housing site allocation Policy H4 was updated with revised locations for pitch/plot provision.
- Housing site allocation Policy H9 was revised to include a requirement for contributions to a local primary school extension in combination with site allocation Policy H10.
- Housing site allocation Policy H10 was revised to include a requirement for contributions to a local primary school extension in combination with site allocation Policy H9.
- Housing site allocation Policy H11 was removed from the Plan. All subsequent policy numbers were revised accordingly.
- Housing site allocation Policy H12 (now Policy H11) was rewritten to only refer to the Pitsea residential extension and the community hub. The allocation no longer refers to land within the Bowers Gifford and North Benfleet Neighbourhood Area, as a separate figure of 1,350 homes will now be allocated for delivery through the Bowers Gifford and North Benfleet Neighbourhood Plan.
- The provision of 15 gypsy and traveller pitches allocated in Policy H13 (now Policy H12) was removed.
- The provision of gypsy and traveller pitches in the site and 300 homes in development area H18c allocated in Policy H18 (now Policy H17) was removed, limiting development to the north of the new link road.
- Housing site allocation Policy H23 was removed from the Plan. All subsequent policy numbers were revised accordingly.
- Development management Policy H26 (now Policy H24) concerned with the location and design of new gypsy and traveller sites was revised to remove the maximum number of 15 gypsy and traveller pitches that can be delivered through a strategic housing site (750+ homes) in favour of a

more generalised criterion which requires that the number of pitches be of a scale appropriate.

- Site allocation Policy DES2 concerned with the Borough's Areas of Special Development Control was revised to make reference to the policy's application to proposals within Neighbourhood Plan Areas, until such time that Neighbourhood Plans have been adopted.
- The wording within Green Belt Policy GB1, concerned with protecting the openness and permanence of Green Belt land, was revised to state that development within the Green Belt will also be permitted if it is in accordance with an adopted Neighbourhood Plan.
- The total area of land identified for release in the Green Belt was revised in Green Belt Policy GB2 to reflect changes to the site allocations identified within the Local Plan.
- Development management Policy GB4 concerned with the locations within the Borough's Green Belt land which may be appropriate for residential infill development was revised to state that residential infill development is not applicable in the Hovefields and Honiley Neighbourhood Areas due to highway restrictions. The revision results in the estimated number of homes the policy will deliver over the plan period being reduced from 145 to 135.

**4.54** The Publication Local Plan was renamed the Revised Publication Local Plan following the amendments above and presented to the Council's Strategic Planning and Infrastructure Committee on 3<sup>rd</sup> October 2018. At this Committee meeting the following policy amendments were made:

- Policies SD1 and SD2 were amended to reflect changes to the total provision of employment land following changes to employment site allocation Policy E6 (see below). Overall employment land provision has increased from 75.5ha to 92ha. In addition, Policy SD2 has been amended to include an additional Broad Location for unallocated land South of Wickford.

- Policy E1 has been amended to reflect changes to the total provision of employment land following changes to employment site allocation Policy E6 (see below).
- Employment site allocation Policy E6 has been increased in size from 32ha to 48ha and amended to secure a mix of B-class employment uses, a hotel and three Travelling Showpeople plots and requirement of a Masterplan to deliver a mix of uses in a way which reflects and manages constraints around the historic environment and flood risk and delivers required highway infrastructure. Associated amendments to the Green Belt boundary have also been made.
- Policies H3 and H4 have been amended, removing the allocation of unauthorised gypsy and traveller sites in favour of criteria-based test set out in Policy H24 designed to regularise and permit unauthorised sites that meet the criteria. This change has not affected the Plan's commitment to deliver a minimum of 29 new pitches through unauthorised sites.
- The boundary of housing site allocation Policy H8 has been expanded. Consequently, the site has increased in size by 1.5ha, but remains delivering around 300 homes with a new signalised junction from West Mayne.
- The location of the Cricket Club in housing site allocation Policy H17 has been moved to the north of London Road, west of H17a.
- Policy H24 has been amended to include new criteria for the determination of Gypsy and Traveller status and whether the site is occupied at a specific date.
- Policy H26 has been amended to no longer make exception of housing site allocation H11 (Land East of Basildon) by reducing its affordable housing requirement. Following updated viability evidence for the allocation the affordable housing requirement for all housing allocations and applications of 11 units or more will be 31%.

**4.55** The evidence base updates set out above were used to reappraise all draft site allocations and their reasonable alternatives in relation to SA objectives 2

(cultural heritage and local distinctiveness) and 10 (regeneration and renewal of disadvantaged areas) respectively.

**4.56** Appendix E presents the appraisal findings of the contents of the Revised Publication Local Plan, including the combined effects of delivering 15,465 homes and 51ha of employment land over the Plan period across all site allocations. Figure 4.3 illustrates the location of the Revised Publication Local Plan site allocations.

## **Post Submission Local Plan (January 2022) (Technical Consultation)**

**4.57** In between the publication of the Revised Publication Local Plan in November 2018 and the Basildon Local Plan in January 2022, additional omission sites promoted during consultation on the Revised Publication Local Plan in 2018 were appraised in 2019. Details on these additional sites and their effects can be found in Appendix F of this SA Report. No new site allocation policies were allocated as a result of this exercise, but the Council did undertake further detailed assessment work in 2020 and 2021 in and around the site allocations identified in the Revised Publication Local Plan:

- Transport modelling and junction capacity studies **[See reference 124]**.
- Town Centre Urban Capacity Study and a new Basildon Town Centre Regeneration Strategy **[See reference 125]**.
- Site heritage impact assessments **[See reference 126]**.
- Local Wildlife Site boundary Review **[See reference 127]**.
- Site flood risk assessments **[See reference 128]**.

**4.58** The council also updated the Local Plan Gypsy and Traveller Accommodation Assessment and Housing Needs Assessment (based on the national standard methodology) in 2020 and 2021, respectively.

**4.59** In 2020, work on the Basildon Town Centre Strategy informed the identification of an additional housing capacity of over 2,000 units over the level specified by Policy R2 in the Revised Publication Local Plan (2018). In addition, engagement with landowners indicated ambitions to increase delivery rates in Basildon Town Centre to between 5,440 units and 7,233 units, offering the potential to significantly increase the town centre's contribution to meeting the Borough's objectively assessed housing need (OAN). The SA was therefore updated to appraised three scales of growth for Basildon Town Centre:

- Option 1: Up to around 2,128 residential units as identified in the existing Local Plan Policy R2.
- Option 2: Up to 4,200 residential units as proposed in the Basildon Town Centre Regeneration Strategy 2020.
- Option 3: A range of 5,440-7,233 residential units as identified through developer aspirations (i.e. capacity of all current town centre planning applications and pre-applications, as well as all other potential town centre sites).

**4.60** The effects of these Basildon Town Centre growth options can be found in Chapter 5 alongside the appraisal of the Basildon Local Plan 2022 Policy R2 (Basildon Town Centre). Note these options were superseded by Scenarios A, B, C and D from the Urban Capacity Study (2021), which are described in full in Chapter 5.

**4.61** Together, these focussed evidence updates were used to amend the detailed boundaries and scale of growth allocated within the Revised Publication Local Plan 2018 for the Basildon Local Plan 2022 site allocations. The following amendments were made to the site allocations:

- The scale of growth within Basildon town centre has increased from 2,128 to 4,738 homes.
- The scale of growth within Wickford town centre has increased from 15 to 100 homes to around 350 homes. This is because around 100 homes have already been delivered during the plan period and a further 242 homes have planning consent. Therefore, the previous figure for the town centre has been exceeded.





- The gypsy and traveller sites allocated in Policy H4 have been updated. The previously allocated land at Readers Yard and Willows, Fobbing has been removed due to an extant planning permission on this site. Thirteen sites have now been allocated. In addition to sites previously allocated in the Revised Publication Local Plan (2018), nine existing sites are being allocated either through the regularisation of existing unauthorised and temporary sites currently known to be occupied by gypsies and travellers who meet the planning definition or the intensification/expansion of existing sites.
- Site allocation H7a south of Basildon has been removed from the Local Plan. This is due to the findings of a Heritage Impact Assessment which identified that the allocation would have less than substantial harm on a Grade II\* Listed Church. In addition, the housing number for site allocation H7 has been reduced further to 390 dwellings to retain more land for green infrastructure.
- The southern and northern portions of housing allocation Policy H11 east of Basildon have been merged. The leisure centre and some sports pitches within the area were to be relocated in the Revised Publication Plan allocation to a community hub in the northern portion of the site, but the policy is now more flexible on where these facilities and other facilities, such as education facilities, are to be provided within the site through a masterplan approach. Consequently, the scale of growth allocated in this area has decreased from around 650 homes to a minimum of 460 homes.
- The south eastern extent and therefore scale of housing growth allocated to the north west of Wickford in Policy H14 has been scaled back slightly, resulting in an overall reduction in the scale of growth allocated in this area from 540 homes to 500 homes. This is because part of the development has been developed into an educational facility.
- Policy H8 has been updated to include a new multi modal link road to connect to the new access route secured from Lower Dunton Road to access the western section of the site.
- The Hovefields and Honiley Neighbourhood Plan Area referenced under Policy SD3 was removed from following the disbanding of the neighbourhood forum in 2021.

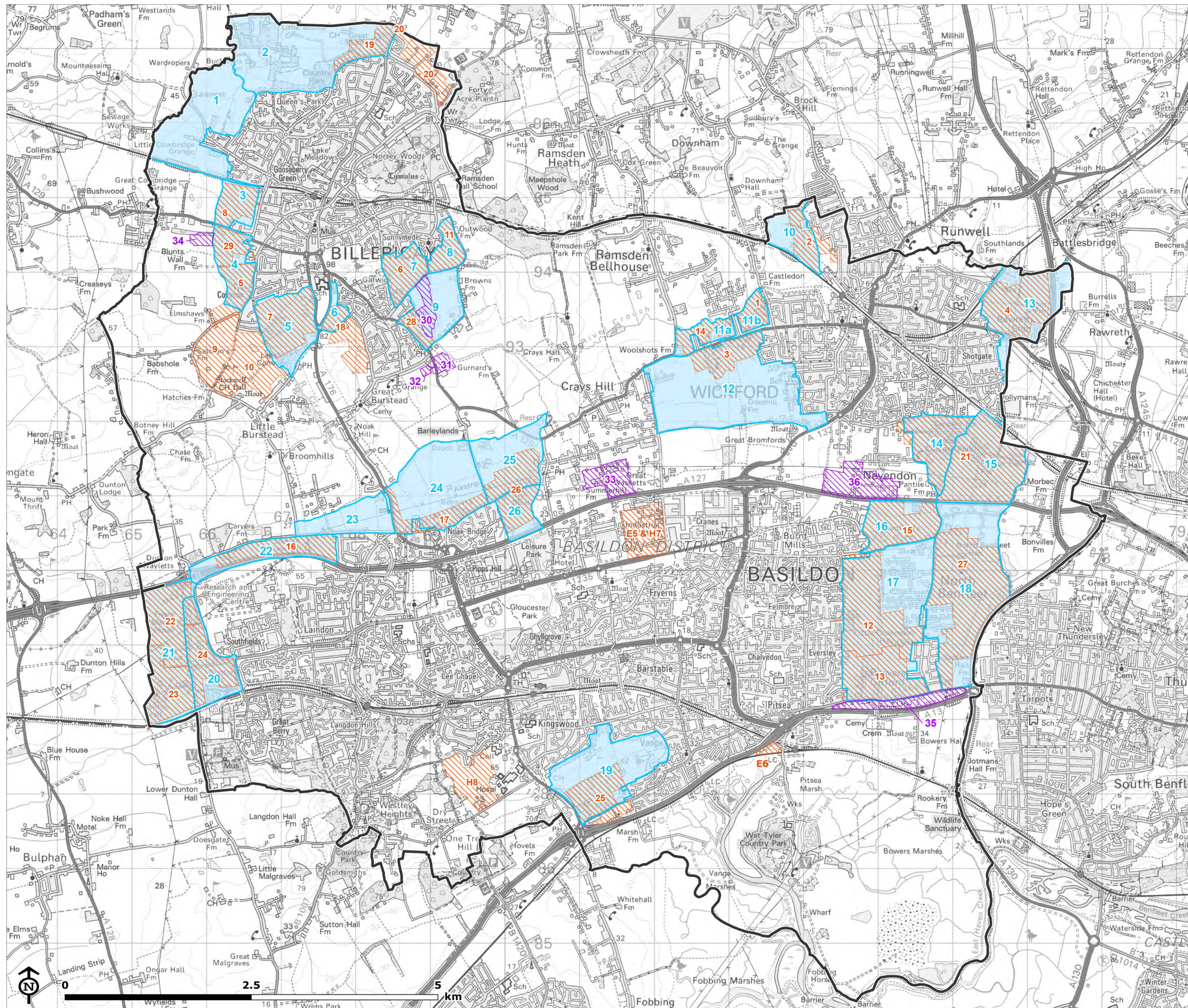


**4.62** These changes result in an overall increase in housing provision from 17,791 to 20,190 in the Local Plan and an overall increase in gypsy and traveller pitches from 15 to 38. There has been a decrease in the overall provision of employment land within the Basildon Local Plan 2022 from 92ha to 80ha, although additional capacity equating to over 60ha has been referenced in Policy E3 within the existing employment site at Ford Dunton Campus, covering Use Classes E (g)(i) Offices and E(g)(ii) Research and Development, F1(a) Provision of education, F2(e) Exhibition Halls, E(f) Nursery, B2 General Industrial and B8 Storage and Distribution. The hectareage description of the existing Ford Dunton Campus employment area in Policy E3 has been amended to reflect the full extent of the site identified on the Policies map. This represents a point of clarification and not an extension to the campus.

**4.63** Figure 4.4 illustrates the location of the 2022 Local Plan site allocations, including established employment and gypsy and traveller sites and new residential, gypsy and traveller and employment sites. The effects of the 2022 Local Plan are set out in Chapter 5. A summary of the evolution in the identification of the Basildon Local Plan 2022 allocations over the various plan-making stages is provided in Table 4.1.

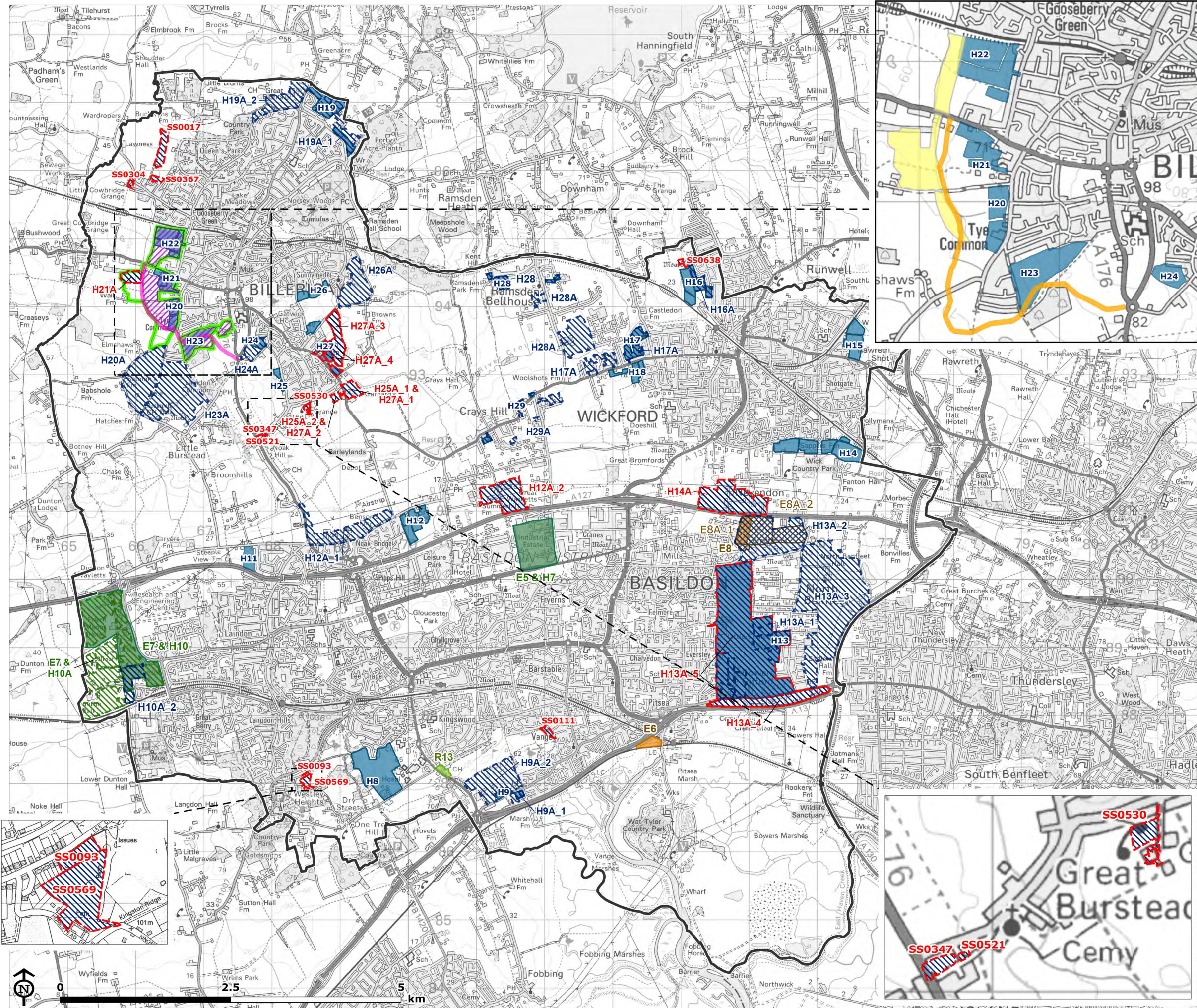
**Figure 4.1: Broad Locations (2013) and Strategic Sites (2016)**

-  Basildon Borough boundary
-  Broad location
-  Strategic site
-  Additional strategic sites considered post Reg 18 consultation



Map Scale @ A3: 1:50,000

**Figure 4.2: Allocations (2018) & Reasonable Alternatives**

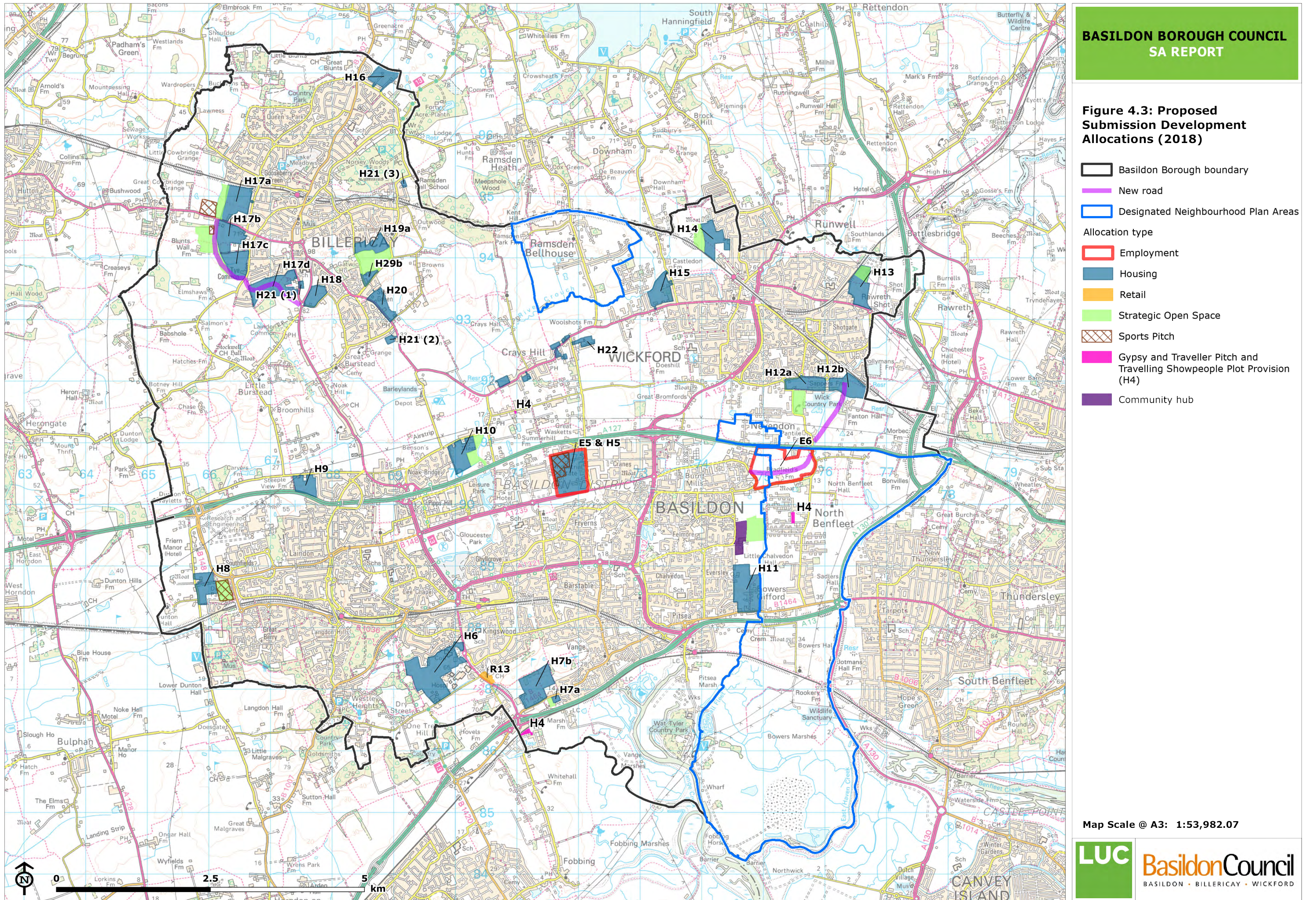


- Basildon Borough boundary
- Preferred South West Billericay High Level Development Framework (Option 1)
- Alternative South West Billericay Development Area (Option 2)
- South West Billericay relief road option 1
- South West Billericay relief road option 2 (see inset)
- Strategic Open Space

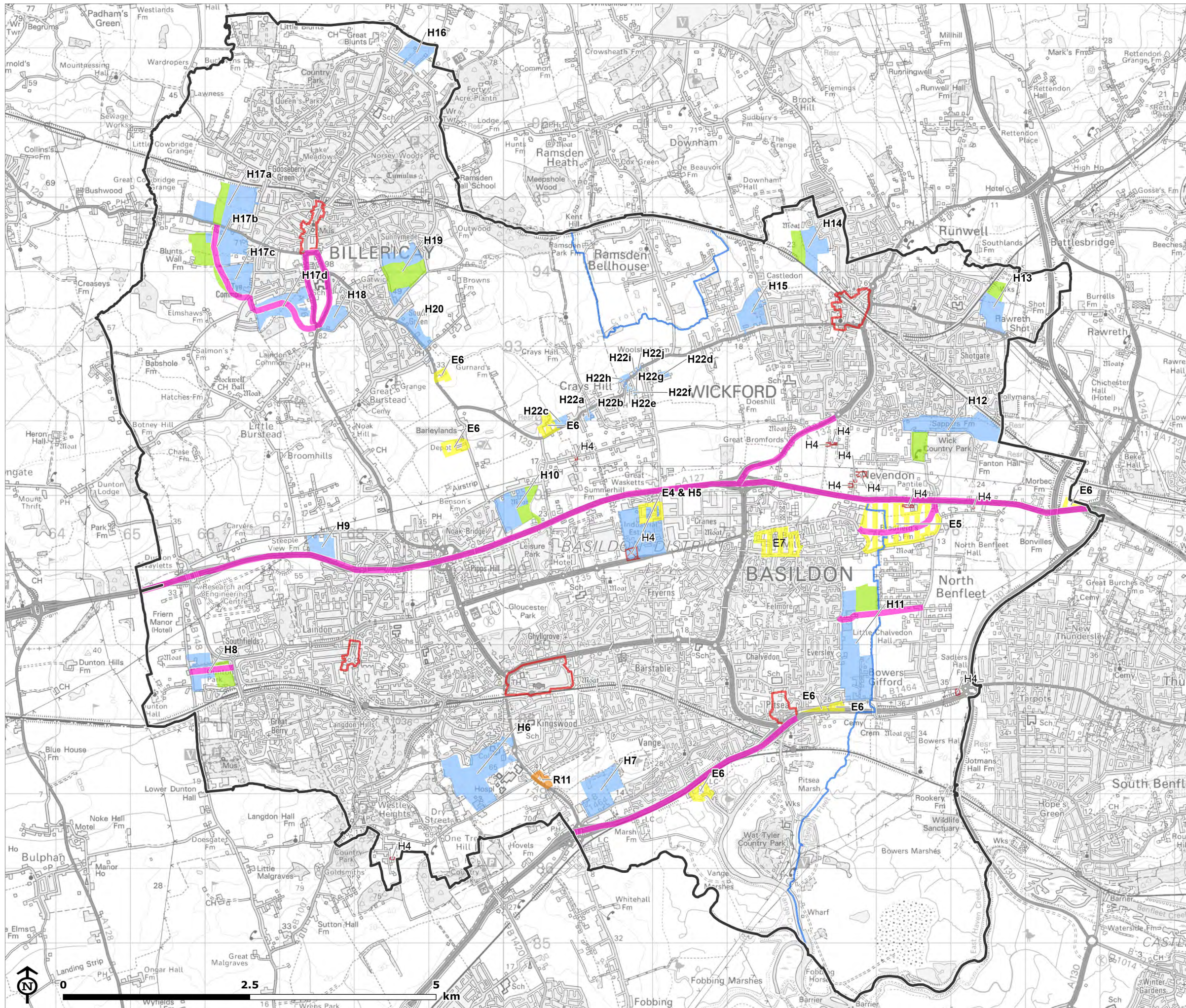
- Allocation type**
- Housing site
  - Employment site
  - Mixed-use site
  - Hotel site
  - Alternative housing site
  - Alternative mixed-use site
  - Alternative employment site
  - Additional alternatives considered post Reg 18 consultation

Main Map Scale @ A3: 1:55,000

**Figure 4.3: Proposed Submission Development Allocations (2018)**



**Figure 4.4: Proposed Submission Development Allocations (2022)**



- Basildon Borough boundary
  - Designated Neighbourhood Area
  - Town centre boundary
  - Location for hotel
  - New gypsy and traveller pitch and travelling showpeople plot provision
  - Road improvement
- Allocation type**
- Employment
  - Housing allocation
  - Strategic Open Space

Please note site E5 includes a small new gypsy and traveller pitch allocation.

Map Scale @ A3: 1:50,000

**Table 4.1: Evolution in the definition of the 2022 Local Plan Site Allocations** [See reference 129]

Core Strategy Revised Preferred Options Report (December 2013) – Broad Locations	Core Strategy Revised Preferred Options Report (December 2013) – Preferred Areas of Development Change	Core Strategy Revised Preferred Options Report (December 2013) – Preferred Areas of Development Change Alternatives	Draft Local Plan (January 2016) – Strategic Sites	Draft Local Plan (January 2016) – Allocation Policy	Revised Publication Local Plan (November 2018) – Allocation Policy	2022 Local Plan (January 2022) – Allocation Policy
1	15 – Deferred Area of Search	No site option at this stage.	No site option at this stage.	No site option at this stage.	No site option at this stage.	No site option at this stage.
2	15 – Deferred Area of Search	No site option at this stage.	19	Reasonable alternative to Policy H19	No site option at this stage.	No site option at this stage.
3	15 – Deferred Area of Search	No site option at this stage.	8	H22 – Housing development site – Land west of Mountnessing Road, Billericay	H17 – Housing development site – South west, Billericay	H17 – Housing development site – South west, Billericay
4	15 – Deferred Area of Search	No site option at this stage.	5 – extends south outside of BL4	H20 – Housing development site – Land west of Tye Common Road, Billericay	H17 – Housing development site – South west, Billericay	H17 – Housing development site – South west, Billericay
4	15 – Deferred Area of Search	No site option at this stage.	29	H21 – Housing development site – Land south of London Road, Billericay	H17 – Housing development site – South west, Billericay	H17 – Housing development site – South west, Billericay
5	15 – Deferred Area of Search	No site option at this stage.	7	H23 – Housing development site – Land east of Frithwood Lane, Billericay	H17 – Housing development site – South west, Billericay	H17 – Housing development site – South west, Billericay
No site option at this stage.	15 – Deferred Area of Search	No site option at this stage.	34	Reasonable alternative to H21	H17 – Housing development site – South west, Billericay	H17 – Housing development site – South west, Billericay
No site option at this stage.	No site option at this stage.	No site option at this stage.	20	H19 – Housing development site – Land north of Potash Road, Billericay Also includes reasonable alternatives to H19	H16 – Housing development site – Land North East of Potash Road, Billericay	H16 – Housing development site – Land North East of Potash Road, Billericay

Core Strategy Revised Preferred Options Report (December 2013) – Broad Locations	Core Strategy Revised Preferred Options Report (December 2013) – Preferred Areas of Development Change	Core Strategy Revised Preferred Options Report (December 2013) – Preferred Areas of Development Change Alternatives	Draft Local Plan (January 2016) – Strategic Sites	Draft Local Plan (January 2016) – Allocation Policy	Revised Publication Local Plan (November 2018) – Allocation Policy	2022 Local Plan (January 2022) – Allocation Policy
6	No site option at this stage.	No site option at this stage.	18	H24 – Housing development site – Land south of Windmill Heights, Great Burstead and South Green	H18 – Housing development site – Land South of Windmill Heights, Billericay	H18 – Housing development site – Land South of Windmill Heights, Billericay
No site option at this stage.	No site option at this stage.	No site option at this stage.	18	H25 – Housing development site – Land west of Kennel Lane, Great Burstead and South Green	No site option at this stage.	No site option at this stage.
7	No site option at this stage.	Urban extension on land adjacent to Mill Meadows (Snails Hall Farm) – Alternative to PADC 13 and 14	6	H26 – Housing development site – Land east of Greens Farm Lane, Billericay	H19 – Housing development site – Land East of Greens Farm Lane, Billericay	H19 – Housing development site – Land East of Greens Farm Lane, Billericay
8	14 – East Billericay Urban Extension	No site option at this stage.	11	Reasonable alternative to H26	No site option at this stage.	No site option at this stage.
30	13 – South Billericay Urban Extension	No site option at this stage.	28	H27 – Housing development site – Land east of Southend Road, Great Burstead and South Green	H20 – Housing development site – Land East of Southend Road, Billericay	H20 – Housing development site – Land East of Southend Road, Billericay
30	13 – South Billericay Urban Extension	No site option at this stage.	30	Reasonable alternative to H27	No site option at this stage.	No site option at this stage.
No site option at this stage.	No site option at this stage.	No site option at this stage.	9	Reasonable alternative to H20	Contains a section of a new Billericay link road allocated as part of H17 – Housing development site – South West, Billericay	Contains a section of a new Billericay link road allocated as part of H17 – Housing development site – South West, Billericay
No site option at this stage.	No site option at this stage.	No site option at this stage.	10	Reasonable alternative to H23	Contains a section of a new Billericay link road allocated as part of H17 – Housing development site – South West, Billericay	Contains a section of a new Billericay link road allocated as part of H17 – Housing development site – South West, Billericay
10	12 – North West Wickford Urban Extension	No site option at this stage.	2	H16 – Housing development site – Land	H14 – Housing development site – Land	H14 – Housing development site – Land

Core Strategy Revised Preferred Options Report (December 2013) – Broad Locations	Core Strategy Revised Preferred Options Report (December 2013) – Preferred Areas of Development Change	Core Strategy Revised Preferred Options Report (December 2013) – Preferred Areas of Development Change Alternatives	Draft Local Plan (January 2016) – Strategic Sites	Draft Local Plan (January 2016) – Allocation Policy	Revised Publication Local Plan (November 2018) – Allocation Policy	2022 Local Plan (January 2022) – Allocation Policy
				east and south of Barn Hall, Wickford	South of Barn Hall, Wickford	South of Barn Hall, Wickford
11a	11 – West Wickford Urban Extension	No site option at this stage.	14	Reasonable alternative to H17	No site option at this stage.	No site option at this stage.
11b	11 – West Wickford Urban Extension	No site option at this stage.	1	H17 – Housing development site – Land north of London Road, Wickford	H15 – Housing development site – Land north of London Road, Wickford	H15 – Housing development site – Land north of London Road, Wickford
12	No site option at this stage.	South West Wickford Urban Extension – Alternative to PADC 9, 10, 11 and 12	3	H18 – Housing development site – Land south of London Road, Wickford	No site option at this stage.	No site option at this stage.
13	9 – North West Wickford Urban Extension	No site option at this stage.	4	H15 – Housing development site – Land north of Southend Road, Shotgate	H13 – Housing development site – Land North of Southend Road, Shotgate	H13 – Housing development site – Land North of Southend Road, Shotgate
14	10 – South Wickford Urban Extension	No site option at this stage.	21	H14 – Housing development site – Land south of Cranfield Park Road, Wickford	H12 – Housing development site – Land south of Wickford	H12 – Housing development site – Land south of Wickford
15	10 – South Wickford Urban Extension	No site option at this stage.	21	H14 – Housing development site – Land south of Cranfield Park Road, Wickford	H12 – Housing development site – Land south of Wickford	H12 – Housing development site – Land south of Wickford
16	6 – North East Basildon Urban Extension	No site option at this stage.	15	E8 – Employment Allocation on land East of Burnt Mills Also includes reasonable alternatives to H13	Policy E6 – Employment Allocation Land – East of Burnt Mills, Basildon	Policy E5 – Employment Allocation Land – East of Burnt Mills, Basildon
17	Partly included within 6 – North East Basildon Urban Extension	No site option at this stage.	12	H13 – Housing development site – East of Basildon Also includes reasonable alternatives to H13	H11 – Housing development site – East of Basildon	H11 – Housing development site – East of Basildon



Core Strategy Revised Preferred Options Report (December 2013) – Broad Locations	Core Strategy Revised Preferred Options Report (December 2013) – Preferred Areas of Development Change	Core Strategy Revised Preferred Options Report (December 2013) – Preferred Areas of Development Change Alternatives	Draft Local Plan (January 2016) – Strategic Sites	Draft Local Plan (January 2016) – Allocation Policy	Revised Publication Local Plan (November 2018) – Allocation Policy	2022 Local Plan (January 2022) – Allocation Policy
17	No site option at this stage.	South East Extension – between Pitsea and Bowers Gifford – Alternative to PADC 5 and 6	12	H13 – Housing development site – East of Basildon Also includes reasonable alternatives to H13	H11 – Housing development site – East of Basildon	H11 – Housing development site – East of Basildon
17	No site option at this stage.	No site option at this stage.	13	H13 – Housing development site – East of Basildon Also includes reasonable alternatives to H13	H11 – Housing development site – East of Basildon	H11 – Housing development site – East of Basildon
18	Included part of 6 – North East Basildon Urban Extension	No site option at this stage.	27	Reasonable alternative to H13	No site option at this stage.	No site option at this stage.
18	No site option at this stage.	No site option at this stage.	27	Reasonable alternative to H13	No site option at this stage.	No site option at this stage.
19	No site option at this stage.	Southern Extension Vange – Alternative to PADC 5 and 6	25	Reasonable alternative to H9	H7b – Housing development site – Land North of London Road, Vange	H7 – Housing development site – Land North of London Road, Vange
No site option at this stage.	No site option at this stage.	No site option at this stage.	25	H9 – Housing development site – Land north and south of London Road, Vange	H7a – Housing development site – Land South of London Road, Vange	H7a - Housing development site – Land South of London Road, Vange removed from Plan.
20	5 – West Basildon Urban Extension	No site option at this stage.	24	H10 – Mixed use development site – West Basildon Urban Extension Site includes employment allocation E7 – Dunton Extension	H8 – Housing development site – West of Basildon	H8 – Housing development site – West of Basildon
20	5 – West Basildon Urban Extension	No site option at this stage.	22	H10 – Mixed use development site – West Basildon Urban Extension Site includes employment allocation E7 – Dunton Extension	No site option at this stage.	No site option at this stage.

Core Strategy Revised Preferred Options Report (December 2013) – Broad Locations	Core Strategy Revised Preferred Options Report (December 2013) – Preferred Areas of Development Change	Core Strategy Revised Preferred Options Report (December 2013) – Preferred Areas of Development Change Alternatives	Draft Local Plan (January 2016) – Strategic Sites	Draft Local Plan (January 2016) – Allocation Policy	Revised Publication Local Plan (November 2018) – Allocation Policy	2022 Local Plan (January 2022) – Allocation Policy
21	5 – West Basildon Urban Extension	No site option at this stage.	22	H10 – Mixed use development site – West Basildon Urban Extension Site includes employment allocation E7 – Dunton Extension	No site option at this stage.	No site option at this stage.
21	5 – West Basildon Urban Extension	No site option at this stage.	23	H10 – Mixed use development site – West Basildon Urban Extension Site includes employment allocation E7 – Dunton Extension	No site option at this stage.	No site option at this stage.
22	5 – West Basildon Urban Extension	No site option at this stage.	16	H11 – Housing development site – Land west of Steeple View, Dunton Road, Laindon	H9 – Housing development site – Land West of Steeple View, Laindon	H9 – Housing development site – Land West of Steeple View, Laindon
23	No site option at this stage.	No site option at this stage.	No site option at this stage.	No site option at this stage.	No site option at this stage.	No site option at this stage.
24	No site option at this stage.	No site option at this stage.	17	Reasonable alternative to H12	No site option at this stage.	No site option at this stage.
25	No site option at this stage.	Northern Extension – North and east of Noak Bridge and Steeple View – Alternative to the amount of development in PADC 5	28	H12 – Housing development site – Land east of Noak Bridge, Wash Road, Basildon	H10 – Housing development site – Land East of Noak Bridge, Basildon	H10 – Housing development site – Land East of Noak Bridge, Basildon
26	No site option at this stage.	Northern Extension – North and east of Noak Bridge and Steeple View – Alternative to the amount of development in PADC 5	28	H12 – Housing development site – Land east of Noak Bridge, Wash Road, Basildon	H10 – Housing development site – Land East of Noak Bridge, Basildon	H10 – Housing development site – Land East of Noak Bridge, Basildon
No site option at this stage.	No site option at this stage.	No site option at this stage.	31	Reasonable alternative to H25 and H27	No site option at this stage.	No site option at this stage.
No site option at this stage.	No site option at this stage.	No site option at this stage.	32	Reasonable alternative to H25 and H27	H22 – Housing development site – Self-Build Allocations	H22 – Housing development site – Self-Build Allocations.

Core Strategy Revised Preferred Options Report (December 2013) – Broad Locations	Core Strategy Revised Preferred Options Report (December 2013) – Preferred Areas of Development Change	Core Strategy Revised Preferred Options Report (December 2013) – Preferred Areas of Development Change Alternatives	Draft Local Plan (January 2016) – Strategic Sites	Draft Local Plan (January 2016) – Allocation Policy	Revised Publication Local Plan (November 2018) – Allocation Policy	2022 Local Plan (January 2022) – Allocation Policy
No site option at this stage.	No site option at this stage.	No site option at this stage.	33	Reasonable alternative to H12	No site option at this stage.	No site option at this stage.
No site option at this stage.	No site option at this stage.	No site option at this stage.	35	Reasonable alternative to H13	No site option at this stage.	No site option at this stage.
No site option at this stage.	No site option at this stage.	No site option at this stage.	36	Reasonable alternative to H14	No site option at this stage.	No site option at this stage.
No site option at this stage.	No site option at this stage.	No site option at this stage.	No site option at this stage.	H7 – Mixed use development site – Land west of Gardiners Lane South Site includes employment development allocation E5 – Land west of Gardiners Lane South	H5 – Mixed use development site – Land West of Gardiners Lane South Site includes employment development allocation E5 – Land West of Gardiners Lane South	H5 – Mixed use development site – Land West of Gardiners Lane South Site includes employment development allocation E4 – Land West of Gardiners Lane South
No site option at this stage.	No site option at this stage.	No site option at this stage.	No site option at this stage.	H8 – Housing development site – Land north of Dry Street	H6 – Housing development site – Land North of Dry Street, Basildon	H6 – Housing development site – Land North of Dry Street, Basildon
No site option at this stage.	No site option at this stage.	No site option at this stage.	No site option at this stage.	H28 – Housing development site – Housing growth in Ramsden Bellhouse Also includes reasonable alternative locations to H28	No site option at this stage.	No site option at this stage.
No site option at this stage.	No site option at this stage.	No site option at this stage.	No site option at this stage.	H29 – Housing development site – Housing growth in Crays Hill Also includes reasonable alternative locations to H29	H22 – Housing development site – Housing Growth in Crays Hill	H22 – Housing development site – Housing Growth in Crays Hill
No site option at this stage.	No site option at this stage.	No site option at this stage.	No site option at this stage.	E6 – Employment Allocation at Terminus Drive	Gained planning consent on appeal during the intervening period.	No site option at this stage.
No site option at this stage.	No site option at this stage.	No site option at this stage.	No site option at this stage.	R13 – Hotel Allocation on land adjacent to Basildon Golf Course	R13 – Hotel Allocation – Locations for Hotel/Visitor Accommodation	R13 – Hotel Allocation – Locations for Hotel/Visitor Accommodation

## **Chapter 5**

# Sustainability Appraisal Findings of Publication Local Plan: Post Submission Modification (January 2022)

**5.1** This chapter describes the findings of the SA of each strategic policy, allocation policy and development management policy in the 2022 Local Plan.

**5.2** The effects of the reasonable alternatives to the 2022 Local Plan policies, including the preferred policies in the Revised Publication Local Plan (2018) and the Draft Local Plan (2016) are set out in Appendices D and E, respectively.

**5.3** Relatively few new reasonable alternatives were identified and appraised in the preparation of the 2022 Local Plan. This is due to the fact that the vast majority of the changes to the earlier Revised Publication Local Plan (2018) have been driven by updates in the Council's Local Plan evidence base, which have generally pointed towards policy changes set out in the 2022 Local Plan policies – for example, Site allocation H7a has been removed in response to new Heritage Impact Assessment Work. The one notable exception are the changes to Policy R2: Basildon Town Centre to reflect the Council's updated urban capacity study and to take advantage of associated new growth opportunities.

**5.4** In late 2021, the Council produced an Urban Capacity Study which supersedes the evidence behind the 2020 Basildon Town Centre Regeneration Strategy. The Regeneration Strategy identified three scales of development in Basildon Town Centre, which were appraised through the SA as reasonable alternatives to Policy R2, as follows:

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- Option 1: Up to around 2,128 residential units as identified in the existing Local Plan Policy R2.
- Option 2: Up to 4,200 residential units as proposed in the Basildon Town Centre Strategy in 2020.
- Option 3: A range of 5,440-7,233 residential units as identified through developer aspirations (i.e. capacity of all current town centre planning applications and pre-applications, as well as all other potential town centre sites).

**5.5** The 2021 Urban Capacity Study identified three new scenarios for growth within the town centre (Scenarios A, B and C), followed by a fourth 'optimised' growth scenario (Scenario D):

- Scenario A: around 3,900 homes, 35,770sqm of retail space and 37,920sqm of workspace.
- Scenario B: around 5,900 homes, 35,770sqm of retail space and 56,200sqm of workspace.
- Scenario C: around 7,800 homes, 35,770sqm of retail space and 74,480sqm of workspace.
- Scenario D: around 4,500 homes, 35,770sqm of retail space and 31,996sqm of workspace.

**5.6** Due to the time scales involved in producing this SA report alongside the evidence reports informing the 2022 Local Plan and given how close these growth figures are to those appraised in 2020 (i.e. Option 2 is close to Scenarios A and D and Option 3 covers Scenarios B and C), it is assumed that the appraisal findings for Scenarios A and D would be the same as Option 2 and Scenarios B and C the same as Option 3. Furthermore, given the strategic nature of the SA, the marginal differences in scales of growth between the scenarios and options tested in the SA in 2020 leads to the conclusion that the effects identified in 2020 for the options will apply to the scenarios tested within the Urban Capacity Study (2021).

**5.7** These reasonable alternatives to Policy R2 are appraised alongside the 2022 Local Plan Chapter 8: Town Centre policies further ahead in this chapter.

**5.8** Summary tables of the 2022 Local Plan policy SA effects are provided at the end of each sub-section. These tables are accompanied by text descriptions of:

- The sustainability effects of the policies (significant/minor, positive/negative).
- Mitigation and enhancement measures outlined in the 2022 Local Plan that contribute towards mitigating any significant adverse effects.
- A comparison of the sustainability effects of the 2022 Local Plan policies and the reasonable alternatives (as set out in Appendices D and E).

## 2022 Local Plan Chapter 5 – Vision and Objectives

**5.9** The overall Vision for Basildon sets a general aspiration to become a fair and inclusive Borough where communities have a healthy and safe place to live and work and an improving quality of life now and for future generations. The Vision is likely to have a positive effect on all of the SA objectives as shown in Table 5.1. The general wording of the Vision is unlikely to lead to any significant adverse effects on the SA objectives. The success of the Vision in helping to achieve the sustainability objectives depends on the implementation of the policies in the Local Plan.

**5.10** In developing this Vision the Council has identified specific ambitions under five headings: (1) Education and Skills; (2) Employment and Business; (3) Housing; (4) Infrastructure; and (5) Environment, Health and Well-Being. The Council intends to work with its partners through South Essex 2050 to meet these ambitions, particularly the education and employment ambitions.

**5.11** The Local Plan contains 10 Strategic Objectives that are unlikely to have an effect or are compatible with minor positive effects on the SA objectives (as

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shown in Table 5.1). The majority of the Strategic Objectives (SOs) have at least one significant positive effect where they directly address SA objectives (SAs).

**5.12** Increases in waste and car travel associated with increased housing (SO6: Delivering new homes), development of employment and tourism (SO5: Strengthening the competitiveness of local economy and SO7: Capitalising on local tourism opportunities) may have negative effects on SA objectives relating to greenhouse gas emissions (SA14) and pollution (SA15), although there may be opportunities for new sustainable waste management and other supporting infrastructure (SO10: Securing the delivery of supporting infrastructure) to be incorporated into the design of new homes, which would have minor positive effects against SA16 (Improve water efficiency and water resource management); however, the positive effects associated with new sustainable infrastructure are uncertain.

**5.13** The release of Green Belt for development is likely to have a negative effect against SA1, SA2 and SA3 which relate to the conservation and enhancement of nature, cultural heritage and landscape. However, overall, this effect is mixed with significant positive effects associated with aspirations to improve the quality and value of the remaining Green Belt in the Borough. Focusing development in town centres (SO4) and capitalising on tourism opportunities (SO7) may increase travel from rural areas and from further away, which may have negative effects associated with car traffic on SA objectives relating to traffic congestion (SA19), greenhouse gas emissions (SA14) and air and noise pollution (SA15). However, focusing development in urban areas may also offer more sustainable transport choices, which would benefit residents and tourists alike, with minor positive effects. Similarly, increases in employment land (SO5), residents (SO6) and tourists (SO7) could have negative effects on SA objectives aimed at conserving and enhancing local landscapes (SA1), protected species and habitats (SA3). As with the Vision, the success of the Strategic Objectives depends on the implementation of the policies in the 2022 Local Plan.

**5.14** Table 5.1 overleaf summarises the SA effects for the appraisal of the Vision and Strategic Objectives for the latest Basildon Borough Publication Local Plan.

## Mitigation of Significant Adverse Effects

**5.15** Although the Sustainability Appraisal identified some potentially adverse effects, none of these were identified as significant adverse effects.

## Reasonable Alternatives

**5.16** The 2022 Local Plan Vision and Strategic Objectives scored the same as the versions published in the earlier Publication Local Plan (2018). Although it should be noted that the amendments included in the earlier Publication Local Plan (2018) were considered to generate slightly more positive effects than the Draft Local Plan (2016). The SA findings for the Revised Publication Local Plan (2018) and Draft Local Plan (2016) Vision and Strategic Objectives can be found in Appendices D and E, respectively.



**Table 5.1: Summary of SA effects for the Vision and Strategic Objectives**

SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19
Local Plan Vision and Ambitions	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
SO1: Protecting and enhancing the quality of the local environment	++	++	++	0	0	0	0	+	0	0	0	+	+	0	+	0	+	0	+
SO2: Improve the quality and value of the Green Belt	++/-	++/-	++/-	0	0	0	0	+	0	0	0	+	0	0	+	0	0	0	+
SO3: Minimise our impact on the environment	++	+	++	0	0	0	0	+	0	0	0	++	++	++	++	++	++	++	++
SO4: Creating vibrant and thriving town centres	0	0	0	+	++	0	0	+	++	++	++	++	0	+/-/?	+/-/?	0	+	0	+/-/?
SO5: Strengthening the competitiveness of the local economy	-/?	0	-/?	++	+	0	0	+	+	++	+	0	0	+/-/?	+/-/?	0	0	-/?	-/?
SO6: Deliver new homes	-/?	0	-/?	+	0	0	++	0	+	++	0	0	0	+/-/?	0	+/?	+	-/?	-/?
SO7: Capitalising on local tourism opportunities	-/?	+	-/?	++	+	0	0	0	+	+	+	0	0	-/?	-/?	0	0	-/?	-/?
SO8: Help local people maintain healthier lifestyles	+	+	+	+	0	0	0	++	+	+	+	0	0	0	+	0	0	0	+
SO9: Enhancing the quality of life of all	+	0	+	+	+	+	+	+	++	++	++	0	0	0	+	0	0	0	+
SO10: Securing the delivery of supporting infrastructure	+/?	0	+/?	0	+	+	+	+	+	+	++	0	0	+	+/?	0	0	0	+/?

## 2022 Local Plan Chapter 6 – Achieving Sustainable Development

### Policies Appraised

**5.17** Chapter 6 of the 2022 Local Plan sets out the Council’s policies on achieving sustainable development:

- Policy SD1: A Strategic Approach to Sustainable Development in Basildon Borough.
- Policy SD2: Settlement Hierarchy and the Distribution of Growth.
- Policy SD3: Designated Neighbourhood Areas.
- Policy SD4: Presumption in Favour of Sustainable Development.

### Effects of Policies

**5.18** The appraisal of the 2022 Local Plan policies SD1 and SD2 identified the following significant effects:

- Significant adverse effects are identified for policies SD1 and SD2 against SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness) and 3 (biodiversity) as the Plan is seeking to deliver a significant amount of growth, a large proportion of which is to be accommodated on greenfield land outside the existing urban areas of the Borough’s settlements. These effects are coupled with the potential for minor positive effects associated with the potential for enhancements to the landscape, historic environment and ecology of the Borough in and around specific site allocations. These effects are uncertain until the detailed design and layout of development and landscaping are known.

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- Significant positive effects have been recorded against SA objectives 4 (economic growth and regeneration) and 7 (meeting housing needs) for both policies SD1 and SD2 in acknowledgement of the significant amount of growth (housing and employment) being accommodated within the Borough.
- Significant positive effects are also identified against SA objectives 5 (town centres) and 9 (vibrant communities) due to both policies committing to the delivery of new housing and employment land in the existing urban areas of the Borough, including in and around the Borough's town centres. Furthermore, the policies ensure development is adequately phased to help create and sustain vibrant communities and support development in the larger settlements, followed by growth in the serviced settlements and limited growth in the un-serviced settlements. This should ensure that the existing well-served settlements are supported and maintained.
- Significant adverse effects are identified for both policies SD1 and SD2 against SA objective 12 (re-use of previously developed land and buildings) and 13 (flood risk) due to the fact that a significant proportion of the Borough's housing and employment needs are to be accommodated on greenfield land outside the existing urban areas of the Borough's settlements. These effects are coupled with a significant positive effect in acknowledgement of the fact that every effort has been made to prioritise the development of brownfield land in the Borough's existing urban areas before greenfield land is developed. The effect recorded against SA objective 13 (flood risk) is recorded as uncertain until the detailed design and flood risk management measurements are identified and their full implications are realised.

**5.19** The appraisal of Policy SD3 has been split in the summary table below to draw out in greater detail the potential effects of development in each of the Neighbourhood Plan Areas: the allocation of 1,350 dwellings within the Bowers Gifford and North Benfleet Neighbourhood Plan Area is appraised as SD3a; and the allocation of 39 homes within the Ramsden Bellhouse Neighbourhood Plan Area is appraised as SD3b. The appraisal of 2022 Local Plan Policy SD3 identified the following significant effects:

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- Significant adverse effects against SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness) and 3 (biodiversity) due to the fact that the policy allocates housing numbers to two Neighbourhood Plan areas which contain sensitive landscapes, biodiversity and historic assets. These effects are uncertain until the detailed location, design and layout of development are set out within each area's Neighbourhood Plan.
- Significant positive effects are identified against SA objectives 6 (education and social inclusion), 7 (meeting housing needs), 8 (health and wellbeing) and 10 (regeneration and renewal of disadvantaged areas) in acknowledgement of the scale of dwellings allocated for delivery within the North Benfleet and Bowers Gifford Neighbourhood Plan Area (1,350 dwellings). The delivery of such a significant number of homes will meet a significant proportion of the Borough's housing needs including new local services and facilities such as schools, open spaces and health care facilities, helping to regenerate areas of the Borough known to be deprived and in need of investment and regeneration.
- Significant adverse effects are identified against SA objective 12 (re-use of previously developed land and buildings) due to the fact that the policy allocates housing numbers to two Neighbourhood Plan areas which are largely made-up of open greenfield land classified as at least Grade 3 agricultural land. Therefore, the development of dwellings within the Neighbourhood Plan Areas has the potential to result in the loss of some of the Borough's Best and Most Versatile agricultural land.

**5.20** In addition to the significant positive and significant adverse effects outlined above, minor positive effects are identified for Policy SD4 against all SA objectives because the policy seeks to secure development that improves the social, economic and environmental conditions in Basildon Borough and therefore covers all of the topics contained within the SA objectives. Minor positive effects against SA objectives 4 (economic growth and regeneration), 6 (education and social inclusion), 8 (health and wellbeing), 10 (regeneration and renewal of disadvantaged areas) and 11 (access to services and facilities) are recorded because new services and facilities, including education and

healthcare, are likely to be secured in the delivery of housing – some of which will be located in more deprived areas.

**5.21** Policy SD3a [See reference 130] is expected to have minor positive effects in relation to SA objectives 5 (town centres), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion) because the Bowers Gifford and North Benfleet Neighbourhood Area is within easy walking distance of more sustainable and active travel modes, which will help decrease congestion and associated air pollution, whilst also increasing demand for town centre uses, goods and services. However, development in this location is also likely to have a minor negative effect in relation to SA objective 13 (flood risk) because the area falls within flood zones 2 and 3, as well as a Critical Drainage Area with portions of land susceptible to surface water and groundwater flooding.

**5.22** Policy SD3b is expected to have minor negative effects in relation to SA objectives 1 (landscape, countryside and green space), 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion). This is because the Ramsden Bellhouse Neighbourhood Area is not located within close proximity to a good range of services and facilities, including education and healthcare facilities. Therefore, people will be more reliant on use of the private car, which is likely to increase congestion and associated air pollution, although the relatively small scale of growth planned in this area is unlikely to result in significance adverse effects against these SA objectives. Development is also likely to result in an adverse effect on local character due to the area's landscape sensitivity.

**5.23** Policies SD1 and SD2 are expected to have mixed minor positive and minor negative effects in relation to SA objectives 14 (greenhouse gas emissions), 15 (air, land and noise pollution), 16 (water resources), 17 (preparedness for the effects of climate change), 18 (waste) and 19 (traffic congestion). This is because although development is directed towards existing urban areas, where services and facilities are available, the amount of development proposed is likely to result in an increase in the number of people and therefore cars on the road. This may contribute towards greenhouse gas emissions, in addition to air pollution. There may also be a temporary increase

in air and noise pollution during the construction phase of development but the policy offers scope to remediate contaminated land. The growth proposed by these policies will be supported by infrastructure, including water supply and waste management, whilst offering the opportunity to improve the resilience of the Borough's settlements to the effects of climate change.

**5.24** Uncertain effects are expected for Policy SD3 against SA objectives 16 (water resources), 17 (preparedness for the effects of climate change) and 18 (waste) because they make no provision for such issues and effects on these SA objectives are particularly dependent on the detailed proposals in the Neighbourhood Plans and at the planning application stage. Negligible effects are expected against the remaining SA objectives.

## Mitigation of Significant Adverse Effects

**5.25** The significant adverse effects identified under SA objectives 1, 2, 3, 12, 13, 14 and 19 are likely to be mitigated in part if not completely through the detailed mitigation measures outlined within the individual strategic site allocation policies and the implementation of other strategic and development management policies in the 2022 Local Plan, notably Policies SD4, DES1 and DES2, GB1 and GB3, CC1-CC5, NE1-NE9, HE1-HE5 and T1-T11. The use of greenfield land to accommodate development to meet the objectively assessed housing and economic needs of the Borough cannot be mitigated, notwithstanding the prioritisation given to development within the existing urban areas.

## Reasonable Alternatives

**5.26** The 2022 Local Plan policies outlined in Chapter 6 score the same or better than the previous iterations and reasonable alternatives appraised in the Revised Publication Local Plan (2018) and the Draft Local Plan (2016) for the majority of the SA objectives. However, the increased amount of growth within the 2018 Revised Publication Local Plan and the 2022 Local Plan further

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increases the significant adverse effects identified previously and, at a strategic scale, increases the potential for more minor adverse effects against SA objectives where minor adverse effects were not previously identified, for example SA objective 19 (traffic congestion). The SA findings for the Revised Publication Local Plan and Draft Local Plan can be found in Appendices D and E, respectively.

**Table 5.2: Summary of SA effects for the 2022 Local Plan**  
**Chapter 6 – Achieving Sustainable Development** [See reference 131]

SA Objectives	SD1	SD2	SD3a	SD3b	SD4
1. Landscape, countryside and green space	--/+/?	--/+/?	--/?	-/?	+
2. Cultural heritage	--/+/?	--/+/?	--/?	--/?	+
3. Biodiversity	--/+/?	--/+/?	--/?	--/?	+
4. Economic growth and regeneration	++	++	+	+	+
5. Town centres	++	++	+/?	0	+
6. Education and social inclusion	+/?	+/?	++	+	+
7. Meeting housing need	++	++	++	0	+
8. Health and wellbeing	+/?	+/?	++/?	+	+
9. Vibrant communities	++	++	0	0	+
10. Regeneration and renewal of disadvantaged areas	+	+	++	+	+
11. Access to services and facilities	+/?	+/?	+/?	-/?	+
12. Re-use of previously developed land and buildings	++/--	++/--	--/?	--/?	+
13. Flood risk	--/+/?	--/+/?	-	0	+
14. Greenhouse gas emissions	+/-/?	+/-/?	+/?	-/?	+
15. Air, land and noise pollution	+/-	+/-	+/?	-/?	+



SA Objectives	SD1	SD2	SD3a	SD3b	SD4
16. Water resources	+/-/?	+/-/?	?	?	+
17. Preparedness for the effects of climate change	+/-/?	+/-/?	?	?	+
18. Waste	+/-/?	+/-/?	?	?	+
19. Traffic congestion	+/-/?	+/-/?	+/?	-/?	+

## 2022 Local Plan Chapter 7 – Building a Strong, Competitive Economy

### Policies Appraised

**5.27** Chapter 7 of the 2022 Local Plan sets out the Council’s planning policies for building a strong, competitive economy (including employment allocations shown on Figure 4.4 in the previous chapter):

- Policy E1: Economic Growth Strategy.
- Policy E2: Existing Employment Areas
- Policy E3: Ford Dunton Campus
- Policy E4: Land West of Gardiners Lane South.
- Policy E5: Land East of Burnt Mills.
- Policy E6: Rural Enterprise Sites.
- Policy E7: Untidy Industry Zone, Burnt Mills.
- Policy E8: Locations for Employment Development.
- Policy E9: Non B-Class Uses in Employment Areas.
- Policy E10: Aligning Skills and Jobs.

## Effects of Policies

**5.28** The appraisal of the 2022 Local Plan's 10 policies within this chapter identified the following significant effects [\[See reference 132\]](#):

- Significant adverse effects are identified for policies E2 and E3 against SA objective 1 (landscape, countryside and green spaces). Policies E2 and E3 promote the expansion, diversification and intensification of existing employment sites including existing open and green spaces which will be lost, reducing the area available to the public for recreation. Policy E5 allocates several hectares of greenfield land to the east of Basildon.
- Significant adverse effects are identified for policies E2 and E3 against SA objective 3 (biodiversity). Both policies E2 and E3 promote the expansion, diversification and intensification of existing employment sites, some of which is designated as BAP Priority Habitat and Protected Species Alert Areas.
- Significant positive effects are identified for policies E1-E3 against SA objective 4 (economic growth and regeneration) as all four policies deal specifically with promoting and facilitating economic growth and the delivery of sufficient new jobs to meet the Borough's needs of the Plan period.
- Significant positive effects are identified for policy E1 and E10 against SA objective 6 (education and social inclusion). Policy E1 seeks to facilitate training and education of local people and establish and maintain relationships between local businesses and local training and education. Policy E10 supports increased opportunities for local people to be engaged in the local economy through skills and training to avoid low skilled residents becoming marginalised in the labour market, promoting educational attainment and social inclusion.
- Significant positive effects are identified for policies E1-E3 against SA objective 12 (re-use of previously developed land and buildings) as all four policies seek to encourage the use of land within the exiting employment areas, intensification of previously developed land and the realisation of vacant sites or land uses.

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**5.29** In addition to the significant positive and significant adverse effects outlined above, the economic policies are expected to have minor positive effects against SA objectives 4 (economic growth and regeneration), 5 (town centres), 6 (education and social inclusion), 8 (health and wellbeing), 9 (vibrant communities), 10 (regeneration and renewal of disadvantaged areas), 11 (access to services and facilities), 12 (re-use of previously developed land and buildings) and 19 (traffic congestion). This is because they support economic growth, including within town centres, as well as work-based training and skills development, which will sustain vibrant communities and improve health and wellbeing. Economic growth is likely to help support regeneration across the Borough, particularly the replacement or expansion of existing employment uses, at the same time as supporting enhancements to local services and facilities – many of which provide local employment opportunities.

**5.30** A minor positive effect is expected for Policy E1 against SA objective 13 (flood risk) because the Plan's general strategy is to encourage the use of land within the existing employment areas, limiting loss of permeable greenfield land and helping to maintain water infiltration. Many of the minor positive effects against SA objectives 8 (health and wellbeing) and 19 (traffic congestion) are coupled with minor negative effects because although the policies support economic development in sustainable locations, the scale of growth is likely to result in an increase in cars on the road and associated greenhouse gas emissions, in addition to contributing towards air pollution. This can have adverse effects on people's health and wellbeing. Minor negative effects are also expected in relation to SA objectives 14 (greenhouse gas emissions) and 15 (air, land and noise pollution) for similar reasons. Economic development is likely to increase the number of cars on the road and associated emissions, in addition to contributing towards air pollution. A small number of these effects are mixed with minor positive effects because the policies support economic development in sustainable locations and therefore discourage use of the private car.

**5.31** Policies E2 and E3 are expected to have minor negative effects in relation to SA objectives 13 (flood risk) and 17 (preparedness for the effects of climate change) because development under these two policies would result in a reduction of permeable greenfield land and an increase in impermeable hard

standing, which could increase flood risk. Policy E3 is expected to have minor negative effects in relation to SA objective 19 (traffic congestion) because the employment development proposed by this policy is likely to result in an increase in road traffic, leading to the possibility for greater congestion. Negligible effects are expected against the majority of the remaining SA objectives. For example, Policy E5 includes provision for a Travelling Showpeople yard comprising of 3 plots. Although this policy has a positive effect on SA objective 7 (meeting housing needs), the relatively small size of the allocation means it is considered to have a negligible effect on this objective.

## Effects of Employment Site Allocations

**5.32** Policies E4 – Land West of Gardiners Lane South and E5 – Land East of Burnt Mills represent two new employment site allocations the Borough. Policy E4 represents the employment component of a mixed-use allocation also allocated in Chapter 11 in Policy H5 Land West of Gardiners Lane South. Significant effects associated with this mixed-use allocation are described in the section on Chapter 11 of the 2022 Local Plan below.

**5.33** Policy E5 allocates a significant area of new employment generating significant positive effects against SA objective 4 (economic growth and regeneration). Three significant adverse effects are identified for Policy E5 against SA objectives 1 (landscape and green spaces), 12 (re-use of previously developed land and buildings) and 13 (flood risk). This is because all the land within this strategic site allocation is open greenfield land classified as Grade 3 agricultural land (moderate to good agricultural land). Furthermore, the eastern half of the site falls within flood zones 2 and 3. The effects (with the exception of SA objective 13) are uncertain as it is not known whether detailed design of the development could minimise harm to the openness of the countryside or indeed whether the land is Grade 3a (i.e. Best and Most Versatile Agricultural Land) or Grade 3b (which is not Best and Most Versatile Agricultural Land).

**5.34** In addition to the significant positive and significant adverse effects outlined above, Policy E5 is expected to have minor positive effects in relation

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to SA objectives 6 (education and social inclusion), 8 (health and wellbeing) and 10 (regeneration and renewal of disadvantaged areas) because the allocation would deliver employment land and provide opportunities for work-based training and skills development in an existing deprived area, which would have indirect health benefits. Minor negative effects are expected in relation to SA objectives 2 (cultural heritage and local distinctiveness), 3 (biodiversity), 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion) because development of the site could have an adverse effect on local historic assets and biodiversity and is not located within close proximity of a town or local centre, or educational facilities. Therefore, people may be more reliant on the private car, which would contribute to greenhouse gas emissions. The minor negative effects are recorded as uncertain due to the lack of information about capacity and potential to expand services and facilities. The minor negative effect against SA objective 19 (traffic congestion) is mixed with a minor positive effect because development must not take place until improved access to the strategic road network at the junction of Pound Lane with the A127 has been secured and must be subject to a Traffic Impact Assessment. The potential for significant adverse effects on SA objective 2 (cultural heritage and local distinctiveness) have been avoided through the inclusion of policy wording agreed with Historic England to avoid and mitigate adverse effects on the setting and significance of the Grade II listed buildings in the area and appropriate archaeological evaluation. Again, this effect is still uncertain as it is not known whether detailed design of the development could minimise all harm to the historic assets at this stage.

**5.35** A number of mixed minor positive and minor negative effects are expected against SA objectives 8 (health and well-being), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion) because although the allocation policies support development in existing accessible locations the scale of growth proposed is likely to increase the number of private cars on the road and associated emissions, in addition to air pollution.

**5.36** Uncertain effects are recorded against Policy E5 in relation to SA objectives 16 (water), 17 (preparedness for the effects of climate change) and

18 (waste). This is because this allocation policy does not identify any specific design requirements which will influence these objectives.

## Mitigation of Significant Adverse Effects

**5.37** The significant adverse effects identified under SA objectives 1, 3, 12 and 13 are likely to be mitigated through the detailed mitigation measures outlined within the individual strategic site allocation policies and the implementation of other strategic and development management policies in the 2022 Local Plan, notably Policies SD4, DES1-DES5, CC2 and CC4, GB1 and GB3, HE1–HE5 and NE1-NE10. However, the use of greenfield land to accommodate employment uses cannot be mitigated, notwithstanding the prioritisation given to development within the existing urban areas.

## Reasonable Alternatives

**5.38** The majority of the 2022 policies score the same or better than the equivalent preferred policies presented in the Revised Publication Local Plan (2018) and Draft Local Plan (2016). However, Policy E5 (previously referred to as E6 in the Revised Publication Plan 2018 and E8 in the Draft Local Plan) scores a more significant adverse effect against SA objective 1 (landscape, countryside and green spaces), SA objective 2 (cultural heritage and local distinctiveness) and SA objective 13 (flood risk). These effects are in recognition of the fact that the site allocation has increased in size from 5.5ha to 48ha, significantly increasing the area of open countryside being lost to development, narrowing the gap between the development and neighbouring heritage assets and falling within flood zones 2 and 3. Policy E5 makes reference to the need to minimise environmental harm; however, all adverse effects (with the exception of SA objective 13) are recorded as uncertain until the detailed design, landscaping and layout of the site are known.

**5.39** An allocation of 21ha and 32ha of employment land were considered as alternatives to Policy E8 at the draft planning stage (now Policy E5). Both

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options would deliver less employment land than the 2018 and 2022 Local Plan allocation. Option 1 does not fall within flood zones 2 and 3 and both alternatives do not sit directly adjacent to listed buildings. However, these options were not selected as they would not guarantee the provision of a new connection into both the new employment provision or the existing employment area from the new junction at Pound Lane. This would have implications for the capacity of the highway network.

**5.40** It should be noted that the expansion of the site allocation to the east of the Burnt Mills Industrial Estate offsets the removal of the employment site allocation to the west of Basildon in Draft Local Plan Policy E7. Consequently, overall, there has been no net increase in significant adverse effects – the location of the adverse effects has just changed.

**5.41** Finally, the increase in the size of the allocation to the east of the Burnt Mills Industrial Estate significantly increases its capacity to generate jobs, with significant positive effects against SA objective 4 (economic growth and regeneration).

**5.42** The SA findings for the Revised Publication Local Plan (2018) and Draft Local Plan (2016) can be found in Appendices D and E, respectively.

**Table 5.3: Summary of SA effects for the 2022 Local Plan Chapter 7 – Building a Strong, Competitive Economy**

SA Objectives	E1	E2	E3	E5	E6	E7	E8	E9	E10
1. Landscape, countryside and green space	0	--	--	--/?	0	0	0	0	0
2. Cultural heritage	0	0	0	-/?	0	0	0	0	0
3. Biodiversity	0	--	--	-/?	0	0	0	0	0
4. Economic growth and regeneration	++	++	++	++	+	0	+	0	+
5. Town centres	+	0	0	0	0	0	+	0	0
6. Education and social inclusion	++	0	0	+	+	0	0	0	++
7. Meeting housing need	0	0	0	0	0	0	0	0	0
8. Health and wellbeing	+	+/-	+/-	+	+	0	0	0	0
9. Vibrant communities	+	0	0	0	+	0	+	0	0
10. Regeneration and renewal of disadvantaged areas	+	+	0	+	0	0	+	0	0
11. Access to services and facilities	+	+	0	-/?	+	0	+	0	0



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SA Objectives	E1	E2	E3	E5	E6	E7	E8	E9	E10
12. Re-use of previously developed land and buildings	++	++	++	--/?	+	0	0	+	0
13. Flood risk	+	-	-	--	0	0	0	0	0
14. Greenhouse gas emissions	+/-	-	-	-/?	+/-	0	0	0	0
15. Air, land and noise pollution	-	-	-	-/?	-	+/-/?	0	0	0
16. Water resources	0	0	0	?	0	0	0	0	0
17. Preparedness for the effects of climate change	0	-	-	?	0	0	0	0	0
18. Waste	0	0	0	?	0	0	0	0	0
19. Traffic congestion	+/-	+/-	-	+/-/?	+/-	+	+	0	0

For E4, see appraisal of mixed-use site H5 in the appraisal of Local Plan Chapter 11 below.

## 2022 Local Plan Chapter 8 – Ensuring the Vitality of Town Centres

### Policies Appraised

**5.43** Chapter 8 of the 2022 Local Plan sets out the Council’s planning policies on maintaining and enhancing the Borough’s town centres as centres for retail and leisure:

- Policy R1: Retail and Commercial Leisure Strategy.
- Policy R2: Basildon Town Centre Regeneration.
- Policy R3: Laindon Town Centre Regeneration.
- Policy R4: Pitsea Town Centre Regeneration.
- Policy R5: Wickford Town Centre Regeneration.
- Policy R6: Billericay Town Centre Enhancement.
- Policy R7: Town Centre Boundaries.
- Policy R8: Local Centres.
- Policy R9: Out of Centre Retail Areas.
- Policy R10: Festival Leisure Park and Surroundings.
- Policy R11: Locations for Hotel/Visitor Accommodation.
- Policy R12: Locations for Town Centre Uses.
- Policy R13: Existing Local Shops.
- Policy R14: Hot Food Takeaways.
- Policy R15: Betting Offices.

## Effects of Policies

**5.44** The appraisal of the 2022 Local Plan's 15 policies identified the following significant effects:

- Significant positive effects are identified for policies R2, R3 and R5 against SA objective 1 (landscape, countryside and green spaces) due to their promotion of the need to enhance existing public realm within town centres and create new public green spaces. All three significant positive effects are mixed overall as there is potential for the policies to have adverse effects on the existing character of the Borough's townscapes due to the provision of new dwellings and employment uses.
- Significant positive effects are identified for policies R1-R6 and R8 against SA objective 4 (economic growth and regeneration) due to the role these policies will play in regenerating existing centres, creating new centres and significantly increasing the provision of retail, leisure and entertainment uses and supporting the diversification of uses.
- Significant positive effects are identified for policies R1-R7 and R12 against SA objective 5 (town centres) because of the role that these policies will play in promoting the Borough's existing town centres as sustainable locations for living, retail, leisure and related commercial development, contributing to their vitality and viability in the long term.
- Significant positive effects are identified for policies R2 and R15 against SA objective 6 (education and social inclusion) due to the former supporting the provision of a new further education college in a town centre, significantly contributing to education and the later significantly contribution to social inclusion by ensuring that new betting offices are not permitted within 400m of existing ones.
- A significant positive effect is identified for Policy R2 against SA objective 7 (meeting housing needs) because of the policy's plans to deliver at least 4,738 dwellings within Basildon town centre.
- A significant positive effect is identified for Policy R14 against SA objective 8 (health and wellbeing) due to the policy's focus on inhibiting the densification and expansion of hot food takeaways within town and local

centres. However, this effect is uncertain, as it is ultimately dependent on individual's behaviour.

- Significant positive effects are identified for policies R1–R6, and R15 against SA objective 9 (vibrant communities) because of the general role that these policies play in promoting the Borough's centres, and therefore its communities, as vibrant places to live, work and enjoy leisure activities in the long term by encouraging diversity of uses, etc.
- Significant positive effects are identified for policies R1–R5 against SA objective 10 (regeneration and renewal of disadvantaged areas) due to the general role that these policies play in promoting the regeneration of the Borough's deprived and disadvantaged centres and communities.
- Significant positive effects are identified for policies R2, R3, R8 and R12 against SA objective 11 (access to services and facilities). Policies R2 and R3 seek to significantly improve the quality, quantity and accessibility of local services and facilities in Basildon's and Laindon's town centres, respectively. Policy R8 outlines criteria supporting the establishment of new local centres where appropriate and promotes residential, business or community uses on the upper floors of units within local centres where there will be no adverse effects on the functioning of the ground floor retail. Policy R12 seeks to ensure town centre uses are predominantly located within existing town centres, and if not, then a sequential test will be applied to applications where edge of centre locations would be considered next and only if suitable sites are not available would out of centre sites be considered. For proposals out of centres, preference will be given to accessible sites well connected to the town centre. However, this significant positive effect is mixed overall due to the potential for the restriction of town centre uses outside of centres, where there might be a local need, with minor adverse effects.
- Significant positive effects are identified for policies R2 and R3 against SA objective 12 (re-use of previously developed land and buildings) as both policies specifically encourage the redevelopment and modernisation of existing premises, increasing the density of development in Basildon and Laindon before developing on greenfield land.

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- A significant adverse effect is identified for Policy R11 against SA objective 12 (re-use of previously developed land and buildings) because the entire strategic site is considered to be greenfield.
- Uncertain mixed significant positive and minor adverse effects are identified for Policies R2, R3 and R5 against SA objective 14 (greenhouse gas emissions). This is because the policies require the provision of a number of key services and improvements to environmental quality. Having an improved range of services and facilities in the centre of the town will enable existing and new residents to access facilities on foot or by public transport, reducing the reliance on the car and thus reducing car-based greenhouse gas emissions. However, all three policies support more people and growth to the centres which will increase the daily volume of greenhouse gas emissions in the town centres, due to heating more homes and increasing the number of vehicles on roads. Given the town centre is aiming only to meet the District's growth needs, the concentration of this growth in the town centres will serve to minimise greenhouse gas emissions elsewhere in the Borough, and the relatively sustainable location of the centre means that growth in this location compared to others is likely to help minimise the need to travel by private car.
- An uncertain mixed significant positive and minor adverse effect is identified for Policy R2 against SA objectives 15 (pollution) and 19 (traffic congestion) for the same reasons outlined for SA objective 14 above. The scale of growth planned in Policy R2 maximises the sustainable potential of this central location offering greater scope to reduce pollution and congestion elsewhere on the network.

**5.45** In addition to the significant positive and significant adverse effects outlined above, minor positive effects are expected against SA objectives 1 (landscape, countryside and green space), 2 (cultural heritage and local distinctiveness), 3 (biodiversity), 4 (economic growth and regeneration), 5 (town centres), 7 (housing), 8 (health and wellbeing), 9 (vibrant communities), 10 (regeneration and renewal of disadvantaged areas), 11 (access to services and facilities), 12 (re-use of previously developed land and buildings) and 17 (preparedness for the effects of climate change). This is because focusing

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development within the town centres is likely to increase accessibility to town centre uses, increasing footfall, reducing road congestion and supporting economic growth, with beneficial effects on community vibrancy. Furthermore, investment and regeneration will benefit the character of the Borough's townscapes. This is likely to improve people's quality of life, particularly in more disadvantaged areas. Some of these policies may also support biodiversity through the provision of green space and limiting development on greenfield land, which may also help reduce flood risk.

**5.46** Several mixed minor positive and minor negative effects are recorded against SA objectives 14 (greenhouse gas emissions), 15 (pollution) and 19 (traffic congestion) because several of the policies promote town centres and central sustainable locations for growth with enhancement of sustainable transport facilities within town centres. This should also help to encourage uptake of active travel modes of transport which would minimise traffic congestion and air pollution. However, more growth is likely to result in increased emissions and traffic congestion, which may also be influenced by the policies which facilitate parking facilities.

**5.47** Similarly, a mixed minor positive and minor negative effect is recorded for Policy R2 against SA objective 17 (preparedness for the effects of climate change). This is because the policy and accompanying Basildon Town Centre Regeneration Strategy seek to provide new and improved public realm and green spaces. This will help to alleviate the impacts of climate change, principally minimising surface water flood risks and the urban heat island effect. However, the scale of development proposed in Basildon Town Centre increases the potential for exacerbating the urban heat island effect in the town centre. The greater density will be accommodated through higher building heights rather than the development of a wider area, meaning that the loss of more permeable surfaces in the centre is less significant.

**5.48** The uncertain minor negative effects recorded against SA objective 13 (flood risk) highlight that surface water flood risk is a potential issue in some town centre locations, although the plans outlined in Flood Risk Sequential Test for the Basildon Borough Local Plan and the Basildon Town Centre Regeneration Strategy avoid such adverse effects in this location.

**5.49** Negligible effects are expected against the majority of the remaining SA objectives.

## Effects of Development Allocations

**5.50** Policy R11 (Locations for Hotel/Visitor Accommodation) represents the only development allocation within Chapter 8. A significant adverse effect is identified for Policy R11 against SA objective 12 (re-use of previously developed land and buildings). This is because R11 supports the allocation of a new hotel development on wooded greenfield land. However, this effect is uncertain as it is not known whether the location is Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b).

**5.51** In addition to the significant adverse effect outlined above, Policy R11 is expected to have minor positive effects in relation to SA objectives 4 (economic growth and regeneration), 5 (town centres), 8 (health and wellbeing) and 10 (regeneration and renewal of disadvantaged areas). This is because the policy supports hotel provision in town centres, including disadvantaged areas, which will contribute towards economic growth. Additionally, the policy supports new or redeveloped leisure uses on the remaining part of the land adjacent to Basildon Golf Course, which could have a positive effect on people's health. The policy is expected to have minor negative effects in relation to SA objectives 1 (landscape, countryside and green space), 2 (cultural heritage and local distinctiveness), 3 (biodiversity), 13 (flood risk), 14 (greenhouse gas emissions) and 15 (air, land and noise pollution) because its development could have an adverse effect on the character of the area. The policy requires the scale, massing and layout of the proposal to be sympathetic to local character, including the setting of listed buildings but there is still potential for some adverse effects. A minor adverse effect is identified against SA objective 3 (biodiversity) due to this strategic allocation being located on wooded land recognised for its ecological value. However, the policy and supporting text does require the policy to have regard to biodiversity and the other relevant policies in the Plan, which will contribute to mitigating the significance of adverse effects on the natural environment. This effect is considered uncertain until such time as the detailed design, scale and layout of the new development

are known. The site is at risk from flooding and not within close proximity to town or local centres, which is likely to increase greenhouse gas emissions and air pollution associated with use of the private car.

**5.52** Mixed minor positive and minor negative effects are expected in relation to SA objectives 11 (access to services and facilities) and 19 (traffic congestion) because although it is not located within close proximity of town and local centres, it is within close proximity of local services and facilities. The effects are recorded as uncertain due to the lack of information about capacity and the potential to expand services and facilities if required.

**5.53** Uncertain effects are expected against SA objectives 17 (preparedness for the effects of climate change) and 18 (waste) because the allocation does not identify any specific design requirements that will ensure the development is prepared for the impacts of climate change. Negligible effects are expected against the majority of the remaining SA objectives.

## Mitigation of Significant Adverse Effects

**5.54** The significant adverse effects identified under SA objective 12 for Policy R11 are likely to be mitigated through the implementation of other policies in the 2022 Local Plan, notably policies SD4, DES1-DES5, GB1 and GB3 and NE1-NE9 and T1, T3, T4 and T6. It is unlikely that the loss of greenfield land for the hotel development adjacent to Basildon Golf Course can be mitigated, although it is recognised that it is on the edge of the urban area.



## Reasonable Alternatives

### Appraisal of New Policy R2 Reasonable Alternatives

**5.55** In 2020, work on a new Basildon Town Centre Strategy identified an additional housing capacity of over 2,000 units over the level specified by Policy R2 in the earlier Publication Local Plan (2018), potentially boosting the town centre capacity up to 4,200 residential units, although some of the housing would likely be delivered after 2034 (i.e. following the end of the Local Plan period). In addition, developers indicated ambitions to increase delivery rates in Basildon Town Centre to between 5,440 units and 7,233 units, offering the potential to significantly increase the town centre's contribution to meeting the Borough's minimum housing need.

**5.56** In light of this, three housing delivery options in Basildon Town Centre were tested through the SA:

- Option 1: Up to around 2,128 residential units as identified in the existing Local Plan Policy R2.
- Option 2: Up to 4,200 residential units as proposed in the Basildon Town Centre Regeneration Strategy 2020.
- Option 3: A range of 5,440-7,233 residential units as identified through engagement with landowners (i.e. capacity of all current town centre planning applications and pre-applications, as well as all other potential town centre sites).

**5.57** Although these three housing growth options do not identify specific levels of employment growth accompanying the relative scales residential growth it can be generally assumed that the greater the scale of residential growth the greater the localised need for workspaces in the town centre. The appraisal of the three options therefore assumes that the greater the scale of residential development the greater the scale of employment space accompanying it.

**5.58** Additional growth on non-Green Belt, town centre sites in Wickford was promoted. However, investigation of these site options is still ongoing as part of the update to the HELAA. There is therefore currently insufficient information to make a robust judgement on whether the additional housing growth opportunities in Wickford could be delivered alongside the 2022 Local Plan allocations in the town. Therefore, it has been decided by the Council to rule out considering this option as a reasonable and realistic alternative to Basildon Town Centre until more information becomes available. As such, additional growth at Wickford has not been appraised.

**5.59** The three new reasonable growth options for Basildon Town Centre were subject to SA in November 2020. Table 5.4 below presents the summary of SA effects followed by justification for the effects identified. The SA was undertaken in the context of the contents of the Basildon Regeneration Strategy.

**5.60** In late 2021 Basildon published a Basildon Town Centre Urban Capacity Study [See reference 133]. This study tested three scenarios for growth within the town centre (Scenarios A, B and C), followed by a fourth 'optimised' growth scenario (Scenario D):

- Scenario A: around 3,900 homes, 35,770sqm of retail space and 37,920sqm of workspace.
- Scenario B: around 5,900 homes, 35,770sqm of retail space and 56,200sqm of workspace.
- Scenario C: around 7,800 homes, 35,770sqm of retail space and 74,480sqm of workspace.
- Scenario D: around 4,500 homes, 35,770sqm of retail space and 31,996sqm of workspace.

**5.61** Given the strategic nature of the SA, i.e. its ability to only draw out broad differences in the effects of low, medium and high growth scenarios, the marginal difference in the scales of growth identified in the Basildon Town Centre Urban Capacity Study's growth scenarios compared to the options tested in the SA in 2020 means the effects identified in 2020 also apply to the equivalent scenarios tested in the Urban Capacity Study (2021) as follows:

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- Scenarios A and D would produce similar effects to those of Option 2.
- Scenarios B and C would produce similar effects to those of Option 3.

**Table 5.4: Summary of SA effects for the Basildon Town Centre options**

SA Objectives	Option 1 – Policy R2	Option 2 – Up to 4,200 homes (equivalent to Scenarios A and D)	Option 3 – A range of 5,440 to 7,233 homes (equivalent to Scenarios B and C)
1. Landscape, countryside and green space	++/-	++/-	++/-
2. Cultural heritage	+/-	+/-	+/-
3. Biodiversity	+	+	+
4. Economic growth and regeneration	++	++	++
5. Town centres	++	++	++
6. Education and social inclusion	++	++	++
7. Meeting housing need	++	++	++
8. Health and wellbeing	+	+	+
9. Vibrant communities	++	++	++
10. Regeneration and renewal of disadvantaged areas	++	++	++
11. Access to services and facilities	++	++	++

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SA Objectives	Option 1 – Policy R2	Option 2 – Up to 4,200 homes (equivalent to Scenarios A and D)	Option 3 – A range of 5,440 to 7,233 homes (equivalent to Scenarios B and C)
12. Re-use of previously developed land and buildings	++	++	++
13. Flood risk	0	0	0
14. Greenhouse gas emissions	++/-	++/-	++/-
15. Air, land and noise pollution	+/-	++/-	++/-
16. Water resources	0	0	0
17. Preparedness for the effects of climate change	+/-	+/-	+/-
18. Waste	0	0	0
19. Traffic congestion	+/-	++/-	++/-

**5.62** The three town centre growth options tested have the potential to generate similar significant effects against the SA framework. These effects are likely to be similar for the four scenarios outlined above. This is unsurprising given that all three options and four scenarios cover the same location and aspire to achieve the same regeneration goals. However, the delivery of double the number of homes under Option 2 (Scenarios A and D) and potentially triple the number of homes under Option 3 (Scenarios B and C) increase the potential likelihood and/or significance of certain effects identified.

**5.63** Option 1 delivers a significant number of homes in the town centre (up to 2,128) but forms part of the growth and spatial strategy set out in the 2018 Publication Local Plan that does not allocate enough land to meet the Borough's objectively assessed housing needs. Conversely, Options 2 (Scenarios A and D) and 3 (Scenarios B and C), in the context of the wider growth and spatial strategy of the Local Plan, have the potential to increase the delivery of homes in the town centre by enough to meet the Borough's housing needs within the Plan period, and build in flexibility and resilience in delivery over the long term (including beyond the plan period).

**5.64** Given the highly accessible and relatively environmentally unconstrained nature of the town centre, increasing the scale of growth in the town centre offers to minimise environmentally adverse effects elsewhere in the Borough in the longer term. Greater scales of growth in the town centre offer greater scope to maximise the efficient use of brownfield land and existing buildings before greenfield land is allocated, and access the economies of scale necessary to deliver highly affordable, climate change resilient and energy efficient homes.

**5.65** The higher density of development proposed under Options 2 (Scenarios A and D) and 3 (Scenarios B and C) increases the likelihood of traffic congestion and pollution in the short term during the construction of the development, and potentially reduces the climate change resilience of the town centre. However, the greater the scale of growth in such a central and accessible location the greater the potential to minimise the need for residents, workers and visitors to

travel by private car in favour of more sustainable and active modes of transport, helping to reduce air and noise pollution in the medium to long term.

**5.66** The appraisal of the three new reasonable alternatives to Policy R2 identified the following significant effects:

- Significant positive effects are identified for all three options and four scenarios against SA objective 1 (landscape, countryside and green spaces) as all the options would seek to regenerate Basildon Town Centre, helping to improve the urban landscape. Furthermore, they would promote an enhanced public realm with new public green spaces. The greater the number of homes, the greater the potential significant adverse effects on the special character of the town centre; however, there is already high density development in the town centre and there is no evidence to suggest that the largest scale of homes proposed under Option 3 (Scenarios B and C) would result in particularly significant adverse effects compared to the current baseline. It should also be noted that the greater the number of homes delivered on existing brownfield land in the town centre the less need to consider the development of greenfield land elsewhere in the Borough to meet the Borough's housing needs of the Plan period.
- Significant positive effects are identified for all three options and four scenarios against SA objective 4 (economic growth and regeneration) as all options would seek to regenerate the town centre of Basildon, including significantly increasing the provision of retail, leisure and entertainment uses and supporting the diversification of uses. Options 2 (Scenarios A and D) and 3 (Scenarios B and C) aim to deliver more homes than Option 1 through a combination of densification and the allocation of less space for retail, leisure and entertainment uses. However, this capacity for greater residential development has been partly driven by new evidence suggesting changes to the level of requirement for retail and other ancillary uses in Basildon town centre. Therefore, as long as Options 2 (Scenarios A and D) and 3 (Scenarios B and C) continue to meet the Borough's economic growth needs, albeit to a less significant degree than Option 1, significant positive effects are also recorded for Options 2 (Scenarios A and D) and 3 (Scenarios B and C). It should also be noted that the delivery

of more homes in the town centre will increase footfall in the town centre for the businesses, services and facilities that remain and are provided in the regenerated town centre, helping to sustain them in the long term.

- Significant positive effects are identified for all three options against SA objective 5 (town centres) as all options would seek to reinforce Basildon's role and function as the highest-order centre in the Borough. Options 2 (Scenarios A and D) and 3 (Scenarios B and C) aim to deliver more homes than Option 1 through a combination of densification and the allocation of less space for retail, leisure and entertainment uses. However, this capacity for greater residential development has been partly driven by new evidence suggesting less need for such uses in Basildon town centre. Therefore, as long as Options 2 (Scenarios A and D) and 3 (Scenarios B and C) continue to meet the Borough's retail, leisure and related commercial needs, albeit to a less significant degree than Option 1, significant positive effects are also recorded for Options 2 (Scenarios A and D) and 3 (Scenarios B and C). It should also be noted that the delivery of more homes in the town centre will increase footfall in the town centre for the businesses, services and facilities that remain and are provided in the regenerated town centre, helping to sustain them in the long term. For example, this will support the new multi-screen cinema (opening in 2022), which is seeking to reverse the outward migration of such leisure facilities to the Festival of Leisure Park and promote the "new" town centre as a sustainable option for new and existing residents.
- Significant positive effects are identified for all three options against SA objective 6 (education and social inclusion) as all options and scenarios would support the provision of a further education college in the town centre.
- Significant positive effects are identified for all three options against SA objective 7 (meeting housing needs). Option 1 seeks to provide up to around 2,128 dwellings within the town centre. Options 2 (Scenarios A and D) and 3 (Scenarios B and C) aim to provide up to 4,200 and between 5,400 – 7,233 residential units, respectively. As such, each option and scenario is likely to make a significant contribution to the Borough's housing needs over the Plan period, with a significant positive effect on this objective. It should be noted that Options 2 (Scenarios A and D) and 3



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(Scenarios B and C) have more significant positive effects as they would contribute to the delivery of more and greater variety of homes, helping to address the 2018 Revised Publication Local Plan's shortfall in meeting the Borough's objectively assessed housing need. The greater the number and range of homes delivered, the greater the significance of the positive effect against this SA objective.

- Significant positive effects are identified for all three options and scenarios against SA objective 9 (vibrant communities) as all options would support the regeneration of the town centre, which will help to create and sustain its vibrancy. The greater the density of residential development, the greater the general level of footfall in the town centre, contributing to overall vibrancy and level of public surveillance. However, all three options and scenarios include a significant amount of development.
- Significant positive effects are identified for all three options and scenarios against SA objective 10 (regeneration and renewal of disadvantages areas) as all options aim to regenerate the town centre of Basildon. The greater the scale of investment, the greater the potential for positive effects against this SA objective, but all three options and scenarios include plans for significant regeneration.
- Significant positive effects are identified for all three options and scenarios against SA objective 11 (access to services and facilities) as all options seek to significantly improve the quality and increase the quantity of local services and facilities in Basildon's town centre. For example, there are on-going discussions with partners (i.e. NHS) to deliver a phlebotomy service in the town centre from 2021. Options 2 (Scenarios A and D) and 3 (Scenarios B and C) aim to deliver more homes than Option 1 through a combination of densification and the allocation of less space for retail, leisure and entertainment uses. However, this capacity for greater residential development has been partly driven by new evidence suggesting less need for such uses in Basildon town centre. Therefore, as long as Options 2 (Scenarios A and D) and 3 (Scenarios B and C) continue to meet the Borough's need for local services and facilities, albeit to a less significant degree than Option 1, significant positive effects are also recorded for Options 2 (Scenarios A and D) and 3 (Scenarios B and C). It should also be noted that the delivery of more homes in the town

centre will generally improve the proportion of local residents in the Borough within walking distance of the town centre and all the services and facilities it provides. Furthermore, the town centre's new residents will have access to some of the Borough's best sustainable transport routes to London and the wider area.

- Significant positive effects are identified for all three options and scenarios against SA objective 12 (re-use of previously developed land and buildings) as all options focus on the regeneration of Basildon Town Centre, which is an existing built-up area. The policy also specifically encourages the redevelopment and modernisation of existing premises. Increasing the density of development in this urban location before developing on greenfield land, re-using materials and previous buildings where possible is likely to have a significant positive effect on this objective. Options 2 (Scenarios A and D) and 3 (Scenarios B and C) aim to deliver more homes in the same location. The greater the number of homes delivered in the Basildon Town Centre the fewer that will need to be delivered elsewhere and the less the likelihood for the need to lose further greenfield to development. Therefore, Option 3 (Scenarios B and C) is likely to generate the most significant positive effects against this SA objective.
- Significant positive effects are identified for all three options and scenarios against SA objective 14 (greenhouse gas emissions) as all options requires the provision of a number of key services including employment, open space and education facilities. Having an improved range of services and facilities in the centre of the town will enable existing and new residents to access facilities on foot or by public transport, reducing the reliance on the car and thus reducing car-based greenhouse gas emissions. Furthermore, the delivery of a significant number of homes and other land uses in the Borough offers the potential to access economies of scale and diverse heat and electricity demand to invest in more energy efficiency and low carbon and/or renewable schemes, offering greater potential to reduce the carbon footprint of new residents and workers in the town centre. The greater the scale of development in the town centre the greater the ability to access these economies of scale and technology efficiencies. However, more people and growth will increase the daily volume of greenhouse gas emissions in the town centre, heating more

homes and increase the number of vehicles on roads. Given the town centre is aiming only to meet the District's growth needs, the concentration of this growth in the town centre will serve to minimise greenhouse gas emissions elsewhere in the Borough, and the relatively sustainable location of the centre means that growth in this location compared to others is likely to help minimise the need to travel by private car. Therefore, overall, a mixed significant positive and minor negative effect is recorded for all three options against this SA objective.

- Significant positive effects are identified for Options 2 (Scenarios A and D) and 3 (Scenarios B and C) against SA objective 15 (air, land and noise pollution). Given the town centre is aiming only to meet the District's growth needs, the concentration of this growth in the town centre will only serve to avoid road-based travel elsewhere in the Borough. The relatively sustainable location of the centre ensures that the allocation of more homes and improving the range of services and facilities in the centre of the town has greater potential to reduce the need for local residents to travel by private car when compared to more remote locations where access to many of the services and facilities in the town centre are more limited. The positive effects associated with locating more growth in such a central and sustainably accessible location offers greater scope for significant positive effects against this SA objective for Options 2 (Scenarios A and D) and 3 (Scenarios B and C). These significant positive effects are coupled with a minor negative effect in acknowledgement of the fact that the construction of this new development is likely to result in an increase in noise and air pollution for a temporary period. However, this development will be required to implement noise and air quality management strategies during construction (including noise and dust management plans). Therefore, these adverse effects are only recorded as minor.
- Significant positive effects are identified for Options 2 (Scenarios A and D) and 3 (Scenarios B and C) against SA objective 19 (traffic congestion). Given the town centre is aiming only to meet the District's growth needs, the concentration of this growth in the town centre will only serve to avoid road-based travel elsewhere in the Borough. The relatively sustainable location of the centre ensures that the allocation of more homes and improving the range of services and facilities in the centre of the town has

greater potential to reduce the need for local residents to travel by private car when compared to more remote locations where access to many of the services and facilities in the town centre are more limited. The positive effects associated with locating more growth in such a central and sustainably accessible location offers greater scope for significant positive effects against this SA objective for Options 2 (Scenarios A and D) and 3 (Scenarios B and C). These significant positive effects are coupled with a minor negative effect in acknowledgement of the significant amount of new development within the centre of Basildon, which will increase traffic in the centre of the town during its construction, as well as longer term through a general increase in its base population density.

**5.67** In addition to the above significant positive effects, the following additional minor effects are identified:

- All three options and scenarios record a minor adverse effect against SA objective 1 (landscape, countryside and greenspaces). This is acknowledgement that the significant densification and urbanisation of the town centre also has the potential to affect the existing character and local distinctiveness of certain sensitive elements of the town centre. Acknowledging the policy's focus on regeneration, this adverse effect is only recorded as minor, resulting in a mixed significant positive minor negative effect for the options overall.
- All three options and scenarios generate mixed minor positive and minor negative effects against SA objective 2 (cultural heritage and local distinctiveness). This is because they seek to regenerate Basildon Town Centre which should help to enhance the character of the town centre, including its features of historic and cultural significance, with at least minor positive effects on this SA objective. Although Policy R2 does not directly require the safeguarding of the setting and significance of the historic assets in the town centre, it does require that development be delivered as guided by the most up to date Town Centre Masterplan. Even though Options 2 (Scenarios A and D) and 3 (Scenarios B and C) would provide significantly more homes than Option 1, the same regeneration aspirations and safeguards set out in the future masterplan would apply.

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- All three options and scenarios generate minor positive effects against SA objective 3 (biodiversity). This is because they deal with the existing built-up area of Basildon, which is less valuable for biodiversity. However, the provision of new squares and green spaces is required as part of development, which has the potential to have a positive effect on urban biodiversity. Furthermore, Policy R2 requires development be delivered as guided by the most up to date Town Centre Masterplan. Given the predominantly urban character of the area and the proposals the potential for positive effects against this SA objective are limited to minor positive effects. Even though Options 2 (Scenarios A and D) and 3 (Scenarios B and C) would provide significantly more homes than Option 1, the same regeneration aspirations and safeguards would apply. It should also be noted that the greater the number of homes delivered on existing brownfield land in the town centre the less need to consider the development of greenfield land elsewhere in the Borough, which may have ecological value and/or sensitivities, to meet the Borough's housing needs of the Plan period.
- All three options and scenarios generate minor positive effects against SA objective 8 (health and wellbeing). This is because each option directly contributes to the regeneration of the town centre. Contributing to economic growth and the diversification of uses in the town centre, job creation and improving the quality of local resident's lives. Furthermore, the options and scenarios would seek to enhance the town centre's public and green spaces. The greater the scale of development in the town centre the greater the potential for adverse effects on the amenity of existing residents, workers and visitors, particularly during the construction phase; however, all three options include a significant amount of development and safeguards will be put in place in accordance with future masterplan work, so no adverse effects are recorded against any of the options in this regard.
- Option 1 is likely to have a mixed minor positive and minor adverse effect against SA objective 15 (air, land and noise pollution). The minor positive effect is acknowledgement of the aim to deliver more homes in the town centre serving to avoid road-based travel elsewhere in the Borough, albeit to a lesser extent than Options 2 (Scenarios A and D) and 3 (Scenarios B and C) that offer more growth in the relatively sustainable location of the

centre. Like Options 2 (Scenarios A and D) and 3 (Scenarios B and C), the minor positive effect is coupled with a minor negative effect in acknowledgement of the fact that the construction of this new development is likely to result in an increase in noise and air pollution for a temporary period. However, this development will be required to implement noise and air quality management strategies during construction (including noise and dust management plans). Therefore, these adverse effects are recorded as minor.

- All three options and scenarios generate minor positive effects against SA objective 17 (preparedness for the effects of climate change). This is because they seek to provide new and improved public realm and green spaces. This will help to alleviate the impacts of climate change, principally minimising surface water flood risks and the urban heat island effect. However, all three options result in the development of buildings of a significantly greater mass, increasing the potential for exacerbating the urban heat island effect in the town centre. Generally, these greater densities will be accommodated through higher building heights rather than the development of a wider area, meaning that the loss of more permeable surfaces in the centre is less significant. It should however be noted that options 2 (Scenarios A and D) and 3 (Scenarios B and C) double and potentially triple the number of homes being delivered in the town centre, respectively. Therefore, the potential for these options and scenarios to generate adverse effects against this SA objective are relatively greater.
- Option 1 is likely to have a mixed minor positive and minor adverse effect against SA objective 19 (traffic congestion). The minor positive effect is acknowledgement of the aim to deliver more homes in the town centre serving to avoid road-based travel elsewhere in the Borough, albeit to a lesser extent than Options 2 (Scenarios A and D) and 3 (Scenarios B and C) that offer more growth in the relatively sustainable location of the centre. Like Options 2 (Scenarios A and D) and 3 (Scenarios B and C), the minor positive effect is coupled with a minor negative effect in acknowledgement of the fact that new development within the centre of Basildon will increase traffic in the centre of the town during its construction, as well as longer term through a general increase in its base population density.

## **Comparison of Chapter 8 2022 Local Plan and Reasonable Alternative Effects**

**5.68** The majority of the policies in Chapter 8 of the 2022 Local Plan are likely to have the same or slightly better effects than the equivalent preferred versions consulted upon in the Revised Publication Local Plan (2018) and Draft Local Plan (2016), and the three options and scenarios for Policy R2 appraised above. There are two exceptions:

- Policy R1 has mixed minor positive and minor negative effects against SA objectives 14 (climate change mitigation) and 15 (pollution), whereas the original iteration of the Policy consulted upon in the 2016 Draft Local Plan had minor positive effects against these objectives.
- Policy R9 now has minor adverse effects against SA objectives 14 (climate change mitigation), 15 (pollution) and 19 (traffic congestion), whereas the original iteration of the Policy consulted upon in the 2016 Draft Local Plan had negligible effects against these objectives.

**5.69** The additional adverse effects recorded against Policy R1 are attributed to the policy's commitment to maintain sufficient car parking capacity across each town centre, which will facilitate and maintain private car use in the Borough's centres of growth. Appropriate car parking facilities are essential to maintaining accessibility of the Borough's town centres. Although their continued use will have some adverse effects, these effects are offset by other measures in the Local Plan to increase active and sustainable travel across the Borough and increase infrastructure for electric vehicles.

**5.70** The additional adverse effects recorded against Policy R9 are attributed to the deletion of some text in the previous iteration of the policy in the Draft Local Plan which explicitly required proposals for the expansion and intensification of out of centre retail areas to demonstrate such additions can be accessed by walking, cycling and public transport and does not harm amenity. The new adverse effects are recorded as minor in acknowledgement that the policy still requires sequential and impact assessments for such proposals.

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**5.71** The SA findings for the Revised Publication Local Plan (2018) and Draft Local Plan (2016) can be found in Appendices D and E, respectively.



**Table 5.5: Summary of SA effects for the 2022 Local Plan Chapter 8 – Ensuring the Vitality of Town Centres**

SA Objectives	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15
1. Landscape, countryside and green space	+	++/-	++/-	+	++/-	+	+	+	+	+	-/?	+	+	+	+
2. Cultural heritage	+	+/-	+/-/?	+	+/-	+	+	+	+	+	-/?	+	+	+	+
3. Biodiversity	0	+/?	0	0	0	0	0	0	+	0	-?	0	0	0	0
4. Economic growth and regeneration	++	++	++	++	++	++	+	++	+	0	+	+/-	+	+/-	+/-
5. Town centres	++	++	++	++	++	++	++	+	+/?	0	+	++	0	+/-	+
6. Education and social inclusion	0	++	0	0	0	0	0	+	0	0	0	0	0	0	++
7. Meeting housing need	+	++	+	0	+	0	+/-	+/?	0	0	0	0	+/-	0	0
8. Health and wellbeing	0	+	+	0	+/?	0	0	+/?	0	0	+	0	0	++/?	+
9. Vibrant communities	++	++	++	++	++	++	+	+	0	+	0	+/-	+	+	++
10. Regeneration and renewal of disadvantaged areas	++	++	++	++	++	+	+	+	0	0	+	+/-	0	+/?	+
11. Access to services and facilities	+	++	++	+	+	+	+/-/?	++	0	0	+/-/?	++/-	0	+	+
12. Re-use of previously developed land and buildings	+	++	++	+	+	+	+	+/?	0	0	--/?	0	+	0	0
13. Flood risk	0	0	-/?	0	-/?	0	0	0	0	0	-	0	0	0	0
14. Greenhouse gas emissions	+/-	++/-/?	++/-/?	+/-/?	++/-/?	+/-	0	0	-	0	-/?	0	0	0	0
15. Air, land and noise pollution	+/-	++/-?	+/-	+/-/?	+/-	+/-	+/-/?	0	-	0	-/?	0	0	0	0
16. Water resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17. Preparedness for the effects of climate change	0	+/-	+	0/?	0/?	0/?	0	0	0	0	?	0	0	0	0
18. Waste	0	0	0	0	0	0	0	0	0	0	?	0	0	0	0
19. Traffic congestion	+/-?	++/-?	+/-	+/-/?	+/-	+/-/?	+/-/?	0	-	0	+/-/?	0	0	0	0

## 2022 Local Plan Chapter 9 – Promoting Sustainable Transport

### Policies Appraised

**5.72** Chapter 9 of the 2022 Local Plan sets out the Council’s planning policies on promoting sustainable transport:

- Policy T1: Transport Strategy.
- Policy T2: Improvements to Highway Infrastructure.
- Policy T3: Improvements to Footpaths, Cycling and Bridleway Infrastructure.
- Policy T4: Improvements to Public Transport Infrastructure and Services.
- Policy T5: Transport Improvement Areas.
- Policy T6: Managing Congestion.
- Policy T7: Safe and Sustainable Access.
- Policy T8: Parking Standards.
- Policy T9: Town Centre, Employment Areas and Railway Station Parking Provision.
- Policy T10: Electric Vehicle Charging Infrastructure Standards.
- Policy T11: Access for Servicing.

### Effects of Policies

**5.73** The appraisal of this chapter’s eleven policies identified the following significant effects:

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- A significant positive effect is identified for policy T1 against SA objective 4 (economic growth and regeneration). This is because the policy seeks to deliver an enhanced and better integrated transport network which is particularly important to support and promote economic growth and investment, especially as commercial developments often require improved transport infrastructure connections for their establishment and subsequent success.
- A significant positive effect is identified for policy T4 against SA objective 6 (education and social inclusion). This is because the policy states that the enhancement and delivery of a public transport network will be delivered by improving equality of access to transport for everyone. This is likely to be of particular benefit to those who currently do not have reasonable access to public transport routes/services and those who are reliant on private car to gain access to services and facilities.
- A significant positive effect is identified for policy T4 against SA objective 8 (health and wellbeing). This is because the policy seeks to protect and enhance pedestrian routes, cycle networks and Public Rights of Way as a means of improving public transport infrastructure. This is likely to encourage people to lead more active lifestyles. Moreover, by encouraging public transport use through improved transport infrastructure and providing greater access to such, there is likely to be less need to travel by private car which would have indirect benefits on health through reduced traffic emissions.
- A significant positive effect is identified for policy T7 against SA objective 9 (vibrant communities). This is because the policy seeks to improve road safety and a safe travelling environment in the Borough. As this policy is directly related to this objective a significant positive effect is likely.
- Significant positive effects are identified for policies T1, T3 and T4 against SA objective 11 (access to services and facilities). This is because the main purpose of Policy T1 is to deliver an enhanced and better integrated transport network that provides accessibility to key services and facilities across the Borough; Policy T3 encourages the development and improvement of footpath and cycle infrastructure which facilitates access to nearby residential, commercial, retail, educational and leisure facilities; and Policy T4 seeks to ensure that everyone in the Borough has access to

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public transport which would provide everyone with access to services and facilities such as education, healthcare and jobs. In addition, Policy T4 also seeks to protect and enhance pedestrian routes, cycle networks and Public Rights of Way, and this would provide people in the Borough with a wider range of access options.

- Significant positive effects are identified for policies T2/T5, T4 and T6 against SA objective 19 (traffic congestion). This is because the primary purpose of Policies T2 and T5 is to alleviate congestion and support proposed development in the Local Plan. However, overall, both effects on this objective for T2 and T5 are mixed as improvements to the road network have the potential to make the road network more attractive for car journeys that otherwise would not have taken place, offsetting some of these benefits, with minor adverse effects on this objective. The effect on SA objective 19 for Policies T4 and T6 is recorded as significant positive. This effect is recorded for Policy T4 because the policy seeks to deliver improvements to public transport and services. This effect is recorded for Policy T6 because the policies ensure that new developments do not contribute to traffic congestion and ensure that mitigation measures are put in place to offset any impacts on the transport network.

**5.74** In addition to the significant positive effects outlined above, minor positive effects are expected in relation to SA objectives 4 (economic growth and regeneration), 5 (town centres), 6 (education and social inclusion), 8 (health and wellbeing), 9 (vibrant communities), 10 (regeneration and renewal of disadvantaged areas), 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion). This is because the transport improvements, including sustainable transport measures, such as walking and cycling paths, will help relieve congestion in and around town centres, and support economic growth at the same time as addressing inequality. This would have health benefits and also improve road safety, with beneficial effects on community vibrancy. Improvements in transport, including more active and sustainable transport modes, would also ensure easy access to services and facilities, at the same time as helping to reduce emissions associated with use of the private car and air pollution.

**5.75** Policies T2 and T5 are expected to have minor negative effects in relation to SA objectives 1 (landscape, countryside and green space), 2 (cultural heritage and local distinctiveness), 3 (biodiversity), 12 (re-use of previously developed land and buildings), 13 (flood risk) and 16 (water resources). This is because the policies support a number of improvements to the highway network, which are likely to take place on greenfield land and could result in adverse effects on the landscape, historic and natural environment. This may also increase surface water run-off. However, it is noted that Policy T2 requires detailed assessment of any potential impact and furthermore mitigation measures must be identified and undertaken. Policy T9 is expected to have minor negative effects against SA objectives 8 (health and wellbeing), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion) because it supports proposals that will increase parking provision within town centres and employment areas and could therefore encourage use of the private car, which can generate greenhouse gas emissions and adversely affect air quality.

**5.76** Mixed minor positive and minor negative effects are expected against SA objectives 8 (health and wellbeing), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion) because although the transport policies support walking, cycling and improvements to the road network, which may reduce congestion, the improvements may also encourage use of the private car and associated emissions and air pollution. Negligible effects are expected against the majority of the remaining SA objectives.

## Mitigation of Significant Adverse Effects

**5.77** The Sustainability Appraisal of the Plan's eleven policies within Chapter 9 identified no significant adverse effects.

## Reasonable Alternatives

**5.78** The policies in Chapter 9 score the same or better than all the reasonable alternatives in the Revised Publication Local Plan SA Report (2018) and the Draft Local Plan SA Report (2016). The SA findings for the Revised Publication Local Plan (2018) and Draft Local Plan (2016) can be found in Appendices D and E, respectively.

**Table 5.6: Summary of SA effects for the 2022 Local Plan Chapter 9 – Promoting Sustainable Transport**

SA Objective	T1	T2/T5	T3	T4	T6	T7	T8	T9	T10	T11
1. Landscape, countryside and green space	+	-/?	0	0	0	0	0	0	0	0
2. Cultural heritage	?	+/-/?	0	0	0	0	0	0	0	0
3. Biodiversity	+	-/?	0	0	0	0	0	0	0	0
4. Economic growth and regeneration	++	+	0	+	+	+	0	+	0	+
5. Town centres	+	+	+	+	+	0	0	+	0	+/-
6. Education and social inclusion	+	0	+	++	0	+	+	0	0	0
7. Meeting housing need	0	0	0	0	0	0	0	0	0	0
8. Health and wellbeing	+/-	+/-	+	++	+	+/-	+/-	-	+/-	0
9. Vibrant communities	0	+/-	+	+	+	++	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	+/?	0	0	+/?	0	0	0	0	0	0
11. Access to services and facilities	++	+	++	++	+	+	+	+	+	+
12. Re-use of previously developed land and buildings	0	-/?	+	0	0	0	0	0	0	0

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SA Objective	T1	T2/T5	T3	T4	T6	T7	T8	T9	T10	T11
13. Flood risk	0	-/?	0	0	0	0	0	0	0	0
14. Greenhouse gas emissions	+/-	+/-	+	+	+	+/-	+/-	-	+	+
15. Air, land and noise pollution	+/-	+/-	+	+	+	+	+/-	-	+	+
16. Water resources	0	-/?	0	0	0	0	0	0	0	0
17. Preparedness for the effects of climate change	0	?	0	0	0	0	0	0	0	0
18. Waste	0	0	0	0	0	0	0	0	0	0
19. Traffic congestion	+/-	++/-	+	++	++	+/-	+/-	-	+/-	+



## 2022 Local Plan Chapter 10 – Supporting High Quality Communications Infrastructure

### Policies Appraised

**5.79** Chapter 10 of the 2022 Local Plan sets out the Council's planning policies on supporting high quality communications infrastructure:

- Policy COM1: Digital Communications Infrastructure Strategy.
- Policy COM2: Determining Applications for Digital Telecommunications Equipment.
- Policy COM3: Digital Communications Infrastructure in New Residential and Commercial Developments.

### Effects of Policies

**5.80** The appraisal of the 2022 Local Plan's three policies identified no significant effects. However, minor positive effects were identified against SA objectives 1 (landscape, countryside and green space), 2 (cultural heritage and local distinctiveness), 4 (economic growth and regeneration), 5 (town centres), 6 (education and social inclusion), 8 (health and wellbeing), 10 regeneration and renewal of disadvantaged areas, 11 (access to services and facilities), 12 (re-use of previously developed land and buildings), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion). This is because the policies support high quality digital communications infrastructure across the Borough and in areas not currently served by reliable mobile and broadband networks, which will support the economy and provide greater service accessibility. The policies support working from home, which will help

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reduce the need to travel and adverse effects associated with the private car, whilst also preventing any adverse effects on the landscape and historic environment. The minor positive effects recorded against SA objectives 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion) are recorded as uncertain as their benefits are dependent on the working and travel patterns of individuals. Policy COM2 is expected to have minor negative effects against SA objectives 4 (economic growth and regeneration), 6 (education and social inclusion) and 11 (access to services and facilities) because it restricts the development of communications infrastructure in certain areas, with adverse effects on the economy and service accessibility. These effects are recorded as uncertain because they are dependent on the location of proposed sites for communications infrastructure. Negligible effects are expected against the majority of the remaining SA objectives.

## Mitigation of Significant Adverse Effects

**5.81** The Sustainability Appraisal of the Plan's three policies within Chapter 10 identified no significant adverse effects, therefore mitigation is not necessary.

## Reasonable Alternatives

**5.82** The policies in Chapter 10 of the 2022 Local Plan score the same or better than the previous iterations included in the Revised Publication Local Plan (2018) and the Draft Local Plan (2016). The SA findings for the Revised Publication Local Plan (2018) and Draft Local Plan (2016) can be found in Appendices D and E, respectively.

**Table 5.7: SA effects for policies in the 2022 Local Plan Chapter 10 – Supporting High Quality Communications Infrastructure**

SA Objectives	COM1	COM2	COM3
1. Landscape, countryside and green space	0	+	0
2. Cultural heritage	0	+	0
3. Biodiversity	0	0	0
4. Economic growth and regeneration	+	-/?	+
5. Town centres	+	0	+
6. Education and social inclusion	+	-/?	+
7. Meeting housing need	0	0	0
8. Health and wellbeing	0	+	0
9. Vibrant communities	0	0	0
10. Regeneration and renewal of disadvantaged areas	+	0	0
11. Access to services and facilities	+	-/?	+
12. Re-use of previously developed land and buildings	0	+	0
13. Flood risk	0	0	0
14. Greenhouse gas emissions	+/?	0	0
15. Air, land and noise pollution	+/?	0	0
16. Water resources	0	0	0
17. Preparedness for the effects of climate change	0	0	0
18. Waste	0	0	0
19. Traffic congestion	+/?	0	0

## **2022 Local Plan Chapter 11 – Delivering a Wide Choice of High Quality Homes**

### **Policies Appraised**

**5.83** Chapter 11 of the 2022 Local Plan sets out the Council’s planning policies on delivering a wide choice of high quality homes for the Borough’s growing population:

- Policy H1: Housing Strategy.
- Policy H2: Specialist Accommodation Strategy for Older People and Adults with Disabilities.
- Policy H3: Gypsy, Traveller and Travelling Showpeople Accommodation Strategy.
- Policy H4: New Gypsy and Traveller Pitch and Travelling Showpeople Plot Provision.
- Policy H5: Land West of Gardiners Lane South, Basildon.
- Policy H6: Land North of Dry Street, Basildon.
- Policy H7: Land North of London Road, Vange.
- Policy H8: West of Basildon.
- Policy H9: Land West of Steeple View, Laindon.
- Policy H10: Land East of Noak Bridge, Basildon.
- Policy H11: East of Basildon.
- Policy H12: Land south of Wickford.
- Policy H13: Land North of Southend Road, Shotgate.
- Policy H14: Land South of Barn Hill, Wickford.
- Policy H15: Land north of London Road, Wickford.

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- Policy H16: Land North East of Potash Road Billericay.
- Policy H17: South West Billericay.
- Policy H18: Land South of Windmill Heights, Billericay.
- Policy H19: Land East of Greens Farm Lane, Billericay.
- Policy H20: Land East of Southend Road, Billericay.
- Policy H21: Self-Build Allocations.
- Policy H22: Housing Growth in Crays Hill.
- Policy H23: The Location of Residential Development.
- Policy H24: The Location of New Gypsy and Traveller Sites and Travelling Showpeople Yards.
- Policy H25: The Size and Type of Homes.
- Policy H26: Affordable Housing Provision.
- Policy H27: Houses in Multiple Occupation and the Subdivision of Family Homes.
- Policy H28: Maximising the Housing Stock.

## Effects of Policies

**5.84** The appraisal of the three strategic policies (H1 to H3) and six development management policies (H23 to H28) identified the following significant effects:

- Significant adverse effects are identified for policies H1 and H25 against SA objective 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness) and 3 (biodiversity). Policies H1 and H23 provide the Borough's overall strategy for the delivery and location of new housing development in the Borough over the Plan period. As already set out in Policy SD1, a significant proportion of these will be on greenfield land within the Borough's Green Belt, resulting in the potential for significant adverse effects on the Borough's wildlife, including protected

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species and habitats, natural and historic landscapes, townscapes and countryside. Overall, the effects of Policy H1 are mixed because criterion 3d of the policy supports the provision of integrated formal public open space and the enhancement of the green infrastructure network as part of development proposals and criteria 3b and 3c support high quality design, which could result in minor positive effects. These effects are uncertain until the detailed design, form and layout of new housing proposals are known.

- A significant positive effect is recorded for Policy H1 against SA objective 4 (economic growth and regeneration). This is because the policy sets out a strategy for the delivery of a significant number of new homes, which will attract and retain the Borough's local workforce, including first-time buyers and higher skilled professional workers. The effect is mixed in acknowledgement of the fact that the Borough's objectively assessed housing need is higher than the figure planned for. This effect is uncertain in acknowledgement of the historic poor delivery of new housing in the Borough.
- Significant positive effects are identified for policies H1, H2, H3, H23–H26 and H28 for SA objective 7 (meeting housing needs). This is because these policies facilitate and promote the delivery of a significant number of new homes, as well as pitches/plots for Gypsies, Travellers and Travelling Showpeople across the Borough over the Plan period. Overall, the effects of policy H3 are mixed and uncertain against this objective. This is because there is still a shortfall of 47 Gypsy, Traveller pitches and Travelling Showpeople accommodation to be delivered over the Plan Period. This effect is uncertain in acknowledgement of the fact that the Council aims to work proactively to identify sites to make up the shortfall. Furthermore, Policy H26 seeks to provide affordable housing on sites of 11 units or more, it's possible to provide a full financial contribution in lieu of no/limited on-site provision. This may adversely impact on the delivery of mixed housing. Policy H28 seeks to ensure that residential properties are not redeveloped. However, there will be circumstances under which redevelopment can be supported, with the potential to have minor adverse effects.

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- A significant positive effect is identified for Policy H1 against SA objective 9 (vibrant communities). This is because Policy H1 is likely to make a significant positive contribution to creating and sustaining vibrant communities through delivery of a significant number and range of housing types. Criterion 5 of policy H1 specifically seeks to ensure new homes respond to the needs of local residents, and contribute towards the creation of sustainable communities. However, overall, this effect is mixed due to the fact that private developers may not be required to deliver affordable homes on-site, potentially resulting in development locations which solely comprise market housing and other areas with solely affordable housing.
- A significant positive effect is recorded against SA objective 11 (access to services and facilities) for Policy H1. Criterion 1c of the policy states that the Council will create “sustainable communities supported by sufficient infrastructure”. Criterion 3e goes further and supports “high levels of accessibility by public transport and active modes of travel to employment, education, services and recreation opportunities in order to promote inclusion and encourage community cohesion”. Delivered at the scale of the housing provision planned for, these new facilities and services are likely to have a significant a significant positive effect against this objective.
- Mixed significant positive and significant adverse effects are identified for policies H1, H3 and H23 against SA objective 12 (re-use of previously developed land and buildings). This is because the policies set out the Borough’s overall strategy for delivery of housing and Gypsy, Traveller and Travelling Showpeople pitches/plots. This effect reflects the fact that a significant proportion of the homes and pitches are to be located on greenfield land classified for its agricultural quality, resulting in significant adverse effects. However, delivering housing within existing urban areas, particularly on brownfield land has been prioritised, which is acknowledged with a significant positive effect for both policies H1 and H3.
- A significant positive effect is identified for Policy H28 against SA objective 12 (re-use of previously developed land and buildings) because the policy supports bringing empty homes back into residential use and the

redevelopment of residential properties for alternative uses only in exceptional circumstances.

- Significant adverse effects are identified for Policy H1 against SA objective 13 (flood risk). This is because the policy set out the Borough's overall strategy for delivery of housing and Gypsy, Traveller and Travelling Showpeople pitches/plots. As already specified in Policy SD1, a significant proportion of these homes will be on greenfield land in the Borough's Green Belt, resulting in the significant loss of permeable land and the extension of urban areas into parts of the Borough vulnerable to surface water flooding and poor drainage, particularly in the Borough's Critical Drainage Areas. A mixed effect is recorded overall in acknowledgement that flood risk is likely to be improved in certain locations where significant management works are required. This effect is recorded as uncertain until the detailed design, layout and landscaping works on each allocation are identified.

**5.85** In addition to the significant positive and significant adverse effects outlined above, minor positive effects are expected in relation to SA objectives 4 (economic growth and regeneration), 5 (town centres), 6 (education and social inclusion), 7 (meeting housing need), 8 (health and wellbeing), 9 (vibrant communities), 10 (regeneration and renewal of disadvantaged areas), 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion). This is because the housing policies support housing growth, sometimes within or on the edge of town centres, which will ensure there is accommodation available for workers in the area. This will support economic growth and skills development, in addition to social inclusion and community vibrancy, particularly because the affordable housing will be indistinguishable from the market housing. Locating development in sustainable locations will ensure people have access to services and facilities, which will reduce their reliance on the private car and associated greenhouse gas emissions and pollution.

**5.86** The housing policies are expected to have minor negative effects in relation to SA objectives 1 (landscape, countryside and green space), 2 (cultural heritage and local distinctiveness), 3 (biodiversity) and 13 (flood risk) because they could result in adverse effects against the landscape, in addition to the



natural and historic environments. With regard to flood risk, the development of new homes or pitches on greenfield locations is likely to increase flood risk due to the loss of permeable surfaces.

**5.87** Mixed minor positive and minor negative effects are expected in relation to SA objectives 9 (vibrant communities), 15 (air, land and noise pollution) and 19. Policy H26 makes provision for affordable housing, if viable. If not viable, a financial contribution could be made instead which could adversely impact on the delivery of mixed communities. Policy H27, on the other hand, supports the conversion of houses into flats, bedsits or houses in multiple and therefore helps provide affordable accommodation. However, the loss of large family sized homes may have an adverse effect on community vibrancy. With regard to SA15, some of the policies may result in air, land and noise pollution during construction but may also enable the remediation of contaminated land. Some of the policies support housing delivery and supporting infrastructure but the scale of development proposed is likely to increase the number of cars on the road and result in traffic congestion, particularly if located in a rural location away from town centres. Negligible effects are expected against the majority of the remaining SA objectives.

## Effects of Development Allocations

**5.88** Chapter 11 contains 19 allocation policies, one of which is a mixed-use development (see Policy H5 and Policy E4). The appraisal of these 19 housing allocations including one mixed-use development identified the following potential significant effects:

- Policy H4 New Gypsy and Travelling Showpeople Plot Provision is expected to have significant adverse effects against SA objectives 3 (biodiversity) and 7 (meeting housing need). This is because the two new sites contain priority habitats and the amount of new pitches does not meet the identified local need. This policy also has mixed significant positive and adverse effects against SA objective 12 (re-use of previously developed land and buildings) in acknowledgement of the fact that the

majority of the identified sites are on brownfield land, but that some sites are also on greenfield land.

- Policy H5 Land West of Gardiners Lane South, Basildon is expected to have significant adverse effects against SA objective 12 (re-use of previously developed land and buildings) and significant positive effects against SA objectives 6 (education and social inclusion) and 10 (regeneration). This is because roughly half of the allocation falls on Grade 3 agricultural land. Despite this, the allocation falls within an area considered to be deprived in relation to the 'Barriers to Housing' criterion in the national Indices of Multiple Deprivation, creating the opportunity for significant regeneration. The allocation will deliver a significant area of new employment land, which should generate new jobs and contribute significantly to the local economy and the skills of the local population. Furthermore, the policy makes provision for education and childcare facilities and open space including sport pitches and amenity space which will be provided on-site with significant direct and indirect benefits on the health of the local population.
- Policy H6 Land North of Dry Street, Basildon is likely to have significant adverse effects against SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness) and 3 (biodiversity), and significant positive effects against SA objectives 6 (education and social inclusion), 8 (health and wellbeing), 10 (regeneration), 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion). This is because the allocation is located on a large area of greenfield land recognised for its ecological value and within 1km of Langdon Ridge SSSI and in close proximity to heritage assets. These adverse effects are uncertain until the exact design, form and layout of new housing proposals are known. Despite these adverse effects, significant positive effects are likely to be generated through the development's contributions to the relocation of Basildon College. The allocation falls within an area considered deprived with regard to Barriers to Housing which gives it potential for regeneration. The allocation is located in close proximity to existing and planned local services and facilities, including health and recreation facilities. This makes it easier for new residents to access them via less carbon intensive, more healthy and less noisy modes of transport than the private car,

contributing to reducing greenhouse gas emissions, local air and noise pollution and traffic congestion.

- Policy H7 Land North of London Road, Vange is expected to have significant adverse effects against SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness) and 12 (re-use of previously developed land and buildings) and a significant positive effect against SA objectives 6 (education and social inclusion), 8 (health and well-being), 10 (regeneration) and 11 (access to services and facilities). This is because the policy plans to deliver homes on greenfield land in an area of landscape and ecological sensitivity, which contains existing open green spaces and is in close proximity to designated biodiversity assets. However, multifunctional landscape buffers will be provided to limit any harm to the landscape and wildlife designations. Furthermore, the site lies within an area where there is potential for sensitive below ground archaeological deposits. However, to protect the designated heritage assets, a Heritage Impact Assessment will be required. Therefore, most of these adverse effects are uncertain until the exact design, form and layout of new housing proposals are known. However, the allocation falls within an area considered deprived with regard to the 'Barriers to Housing' criterion in the national Indices of Multiple Deprivation, creating the opportunity for significant regeneration. In addition, the new development will allocate land for education and childcare use at the same time as being within close proximity to a good range of health and recreation facilities.
- Policy H8 West Basildon is expected to have significant adverse effects against SA objectives 1 (landscape, countryside and green spaces) and 12 (re-use of previously developed land and buildings) and significant positive effects against SA objectives 8 (health and wellbeing) and 10 (regeneration). This is because the policy plans to deliver homes on greenfield land that has a low capacity for development due to its openness and there is limited provision within the policy to minimise harm on landscape character. Most of these adverse effects are uncertain until the exact design, form and layout of new housing proposals are known. However, the allocation falls within an area considered deprived with regard to the 'Barriers to Housing' criterion in the national Indices of Multiple Deprivation, creating the opportunity for significant regeneration.

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Furthermore, Policy H8 makes provision for open space that will provide a new sports hub, at the same time as being within close proximity to a good range of health and recreation facilities.

- Policy H9 Land West of Steeple View, Laindon is expected to have a significant adverse effect against SA objective 12 (re-use of previously developed land and buildings) and a significant positive effect against SA objective 10 (regeneration and renewal of disadvantaged areas). This is because land within the allocation is greenfield land. However, the allocation falls within an area considered deprived with regard to the 'Barriers to Housing' criterion in the national Indices of Multiple Deprivation, creating the opportunity for significant regeneration.
- Policy H10 Land East of Noak Bridge, Basildon is expected to have significant adverse effects against SA objective 12 (re-use of previously developed land and buildings) and a significant positive effect against SA objectives 6 (education and social inclusion), 8 (health and wellbeing) and 10 (regeneration). This is because the allocation is located on greenfield land. Significant positive effects are likely to be generated through the development's close proximity to existing and planned health and recreation facilities and provision of a nursery. Furthermore, the allocation falls within an area considered deprived with regard to the 'Barriers to Housing' criterion in the national Indices of Multiple Deprivation, creating the opportunity for significant regeneration.
- Policy H11 East of Basildon is expected to have significant adverse effects against SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness), 3 (biodiversity) and 12 (re-use of previously developed land and buildings) and significant positive effects on SA objectives 6 (education and social inclusion), 8 (health and wellbeing) and 10 (regeneration). This is because the allocation is located on greenfield land with ecological value and in close proximity to heritage assets. Furthermore, the landscape sensitivity of the area is considered to be too high to accommodate the number of homes proposed without significant change to the character of the area. Most of these adverse effects are uncertain until the exact design, form and layout of new housing proposals are known. Additionally, the allocation falls within an area considered deprived with regard to the 'Barriers to Housing' criterion

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in the national Indices of Multiple Deprivation, creating the opportunity for significant regeneration. The site's proximity to existing and planned education facilities has the potential to generate significant opportunities for local education. Furthermore, the new development will provide a strategic open space, at the same as being within close proximity to a good range of health and recreation facilities.

- Policy H12 Land South of Wickford is expected to have a significant adverse effect on SA objective 12 (re-use of previously developed land and buildings) and significant positive effects on SA objectives 6 (education and social inclusion), 7 (meeting housing need) and 8 (health and wellbeing). This is because the land allocated is greenfield land. However, this large allocation would deliver a significant number of new homes within the Plan period. The site's proximity to existing and planned education facilities and provision of land for education and childcare use has the potential to generate significant opportunities for local education. Furthermore, the new development would provide open space and be in close proximity to a good range of health and recreation facilities.
- Policy H13 Land North of Southend Road, Shotgate is expected to have a significant adverse effect on SA objectives 2 (cultural heritage and local distinctiveness) and significant positive effects on SA objectives 8 (health and wellbeing), 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion). This is because the allocation is located in an area where the historic landscape and below ground deposits are considered highly sensitive to change. Despite this, significant positive effects are likely to be generated due to the provision of strategic open space and the allocation's close proximity to existing and planned local services and facilities, including health and recreation facilities. The development's close proximity to these facilities are likely to make it easier for new residents to access them via less carbon intensive, healthier and noisier modes of transport than the private car, contributing to reducing greenhouse gas emissions, local air and noise pollution and traffic congestion.
- Policy H14 Land South of Barn Hall, Wickford is expected to have significant adverse effects on SA objectives 2 (cultural heritage and local distinctiveness) and 12 (re-use of previously developed land and buildings)

and a significant positive effect on SA objectives 8 (health and wellbeing) and 10 (regeneration). This is because the land allocated for development is greenfield land located in a historic landscape sensitive to change. Most of these adverse effects are uncertain until the exact design, form and layout of new housing proposals are known. However, the allocation falls within an area considered deprived with regard to the 'Barriers to Housing' criterion in the national Indices of Multiple Deprivation, creating the opportunity for significant regeneration. Furthermore, the new development would provide open space and be in close proximity to a good range of health and recreation facilities.

- Policy H15 Land North of London Road, Wickford is expected to have significant adverse effects on SA objectives 2 (cultural heritage and local distinctiveness), 3 (biodiversity) and 12 (re-use of previously developed land and buildings). This is because the allocation is located on greenfield land with ecological value and in close proximity to heritage assets. These adverse effects are uncertain until the exact design, form and layout of new housing proposals are known.
- Policy H16 Land North East of Potash Road, Billericay is expected to have significant adverse effects on SA objectives 3 (biodiversity) and 12 (re-use of previously developed land and buildings). This is because the allocation is located on greenfield land with ecological value, within 1km of Norsey Wood SSSI. These adverse effects are uncertain until the exact design, form and layout of new housing proposals are known.
- Policy H17 South West Billericay is expected to have significant adverse effects on SA objectives 1 (landscape, countryside and green spaces), 3 (biodiversity) and 12 (re-use of previously developed land and buildings) and significant positive effects on SA objectives 6 (education and social inclusion), 7 (meeting housing need), 8 (health and wellbeing), 11 (access to services and facilities), 14 (climate change), 15 (pollution) and 19 (traffic congestion). This is because portions of the greenfield land allocated in Policy H17 have no/very low capacity for development, and are located within 1km of Mill Meadows SSSI. These adverse effects are uncertain until the exact design, form and layout of the developments are known. Significant positive effects are likely to be generated through the development's close proximity to existing and planned health and

recreation facilities, as well as the provision of a new primary school and an early year and childcare facility. The developments location makes it easier for new residents to access them via less carbon intensive, healthier and noisier modes of transport than the private car, contributing to reducing greenhouse gas emissions, local air and noise pollution and traffic congestion. The policy provides a significant amount of housing, as well as a new link road and walking and cycling route improvements which will help reduce traffic congestion and encourage active travel.

- Policy H18 Land South of Windmill Heights, Billericay is expected to have a significant adverse effect on SA objectives 3 (biodiversity) and 12 (re-use of previously developed land and buildings) because these allocations are located on greenfield land designated as a Species Alert Area and within 1km of Mill Meadows SSSI and 1-2km of Norsey Wood SSSI. Significant positive effects on SA objectives 8 (health and wellbeing), 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion) are expected to arise. The significant positive effects are likely to be generated through the developments' close proximity to existing and planned local services and facilities, including health and recreation facilities making it easier for new residents to access them via less carbon intensive, healthier and noisier modes of transport than the private car, contributing to reducing greenhouse gas emissions, local air and noise pollution and traffic congestion.
- Policy H19 Land East of Greens Farm Lane, Billericay is expected to have significant adverse effects on SA objectives 2 (cultural heritage and local distinctiveness), 3 (biodiversity) and 12 (re-use of previously developed land and buildings) and a significant positive effect on SA objectives 8 (health and wellbeing) and 10 (regeneration). This is because the allocation is located within 1km of Mill Meadows SSSI and Norsey Wood SSSI, as well as containing a Grade II listed building. These adverse effects are uncertain until the exact design, form and layout of new housing proposals are known. Significant positive effects are likely to be generated through the development's close proximity to existing and planned health and recreation facilities. Furthermore, the allocation falls within an area considered deprived with regard to the 'Barriers to Housing' criterion in the

national Indices of Multiple Deprivation, creating the opportunity for significant regeneration.

- Policy H20 Land East of Southend Road, Billericay is expected to have significant adverse effects on SA objectives 2 (cultural heritage and local distinctiveness) and 3 (biodiversity) and a significant positive effect on SA objective 8 (health and wellbeing). This is because the allocation is located within 1km of Mill Meadows SSSI, 1-2km of Norsey Wood SSSI, and contains two listed buildings. These adverse effects are uncertain until the exact design, form and layout of new housing proposals are known. Despite these adverse effects, significant positive effects are likely to be generated through the development's close proximity to existing and planned health and recreation facilities.
- Policy H21 Self-Build Allocations is expected to have significant adverse effects on SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness) and 3 (biodiversity). This is because two of the allocations within the policy (21a and 21b) sit within landscapes that are highly sensitive to development and change. Furthermore, 21c is located directly adjacent to Norsey Wood SSSI and 21a lies within 1km of Mill Meadows SSSI.
- Policy H22 Housing Growth in Crays Hill is expected to have a significant adverse effect on SA objective 12 (re-use of previously developed land and buildings) and a significant positive effect on SA objective 10 (regeneration and renewal of disadvantaged areas). This is because the allocations are largely located on greenfield land. However, the allocation falls within an area considered deprived with regard to the 'Barriers to Housing' criterion in the national Indices of Multiple Deprivation, creating the opportunity for significant regeneration.

**5.89** In addition to the significant positive and significant adverse effects, minor positive effects are expected against SA objectives 2 (cultural heritage and local distinctiveness), 3 (biodiversity), 4 (economic growth and regeneration), 5 (town centres), 6 (education and social inclusion), 7 (meeting housing need), 8 (health and wellbeing), 9 (vibrant communities), 10 (regeneration and renewal of disadvantaged areas), 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion).



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This is because the housing allocations support new dwellings and pitches and plots in existing urban areas, which is expected to help stimulate economic growth and an increase in demand for town centre uses, goods and services, including healthcare and education. This may reduce reliance on the private car and associated greenhouse gas emissions and air pollution. The design and layout of new development must respect the designated heritage assets and biodiversity sites within the area of each site.

**5.90** Minor negative effects are expected against SA objectives 1 (landscape, countryside and green space), 2 (cultural heritage and local distinctiveness), 3 (biodiversity), 11 (access to services and facilities), 12 (re-use of previously developed land and buildings), 13 (flood risk), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion). This is because development is likely to take place on greenfield land and could have adverse effects on the landscape, local wildlife and historic and cultural environment. The potential for significant adverse effects on SA objective 2 (cultural heritage and local distinctiveness) have been avoided through the inclusion of policy wording within Policies H7, H10 and H17 – H21 agreed with Historic England to avoid and mitigate adverse effects on the setting and significance of the heritage assets in the area and appropriate archaeological evaluation. This effect is still uncertain as it is not known whether detailed design of the development could minimise all harm to the historic assets at this stage. The new dwellings, pitches and plots are also likely to result in an increase in cars on the road, which could contribute towards greenhouse gas emissions and air pollution. With regard to flooding, development on greenfield land is likely to reduce the amount of permeable land available and therefore increase flood risk.

**5.91** Mixed minor positive and minor negative effects are expected in relation to SA objectives 1 (landscape, countryside and green space), 2 (cultural heritage and local distinctiveness) and 3 (biodiversity) because some of the sites may have adverse effects on the landscape and natural and historic environments, but include mitigation measures so as to avoid any significant adverse effects. Uncertain effects are expected against SA objectives 16 (water resources), 17 (preparedness for the effects of climate change) and 19 (waste) because the allocations do not identify any specific design requirements as these will be

determined through the detailed proposals for each development at planning application stage. Negligible effects are expected against the majority of the remaining SA objectives.

## Mitigation of Significant Adverse Effects

**5.92** Although the policies acknowledge the sensitivities of the surrounding landscape, historic and natural environment, significant adverse effects are identified under SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness), 3 (biodiversity). Significant adverse effects are also recorded against SA objectives 6 (education and social inclusion), 7 (meeting housing need), 8 (health and wellbeing), 12 (re-use of previously developed land and buildings), 13 (flood risk) and 19 (traffic congestion). These adverse effects are likely to be mitigated through the implementation of the measures outlined within the individual development draft allocation policies and draft strategic and development management policies, notably policies SD4, T1–T11, DES1–DES6, HC1–HC12, GB1–GB11, CC1–CC7, NE1–NE10 and HE1–HE5. The 2022 Local Plan therefore ensures that planning applications for all development allocations in the Plan provide area-based and detailed measures to avoid and minimise harm and enhance.

**5.93** The adverse effects generated by the scale of development planned for in Policy H1 against SA objectives 14 (climate change) and 19 (traffic congestion) are likely to be mitigated through the implementation of the measures outlined within the individual allocation policies and strategic and development management policies, notably policies T1–T11 and CC1–CC7.

**5.94** The significant adverse effects generated on SA objective 12 (re-use of previously developed land and buildings) will be difficult to mitigate for those allocations on greenfield land.

## Reasonable Alternatives

**5.95** The policies in Chapter 11 are generally likely to have the same or better effects than their reasonable alternatives contained within the Revised Publication Local Plan (2018) and Draft Local Plan (2016). However, there are a number of exceptions where the reasonable alternatives perform better:

- Policy H8 (previously referred to as H10 in the Draft Local Plan) performs less well than the majority of its reasonable alternatives, particularly against SA objectives 6 (education and social inclusion) and 7 (meeting housing need) because the site being developed is now much smaller than the area allocated in the Draft Local Plan. The reduction in the size of the allocation has resulted in a proportionate reduction in the number of homes provided. Furthermore, the policy no longer includes an employment allocation, which would have otherwise provided opportunities for work-based training and skills development. This original, larger option was not however included within the 2022 Local Plan due to the potential risk of settlement coalescence which would arise if this option went ahead alongside the proposal in the emerging Brentwood Local Plan for the Dunton Hills Garden Village, adjacent to the Borough boundary. Work was undertaken to identify if, and how the landscape could be used and designed to create a visual separation between the two proposals. However, Brentwood Borough Council has not incorporated that work into their evidence base, and consequently the risk of settlement coalescence remains.
- Policy H10 (previously referred to as H12 in the Draft Local Plan) performs less well than one of its reasonable alternatives: 3 – land north of Wash Road. Policy H10 performs worse than reasonable alternative 3, particularly against SA objectives 11 (access to services and facilities), 14 (greenhouse gas emissions) and 15 (air, land and noise pollution). This is because unlike alternative option 3, Policy H10 is not within easy walking distance of as good a range of existing and planned local services and facilities, including a local or neighbourhood centre. This is likely to increase the number of cars on the road, with adverse effects on pollution. The inclusion of H9 and H10 within the 2022 Local Plan was for the purpose of ensuring that there was a sufficient pupil product in the Noak

Bridge area to support the provision of additional primary school facilities. A lower level of provision would have failed to support the growth in provision needed, and would have resulted in the need for school children to travel out of the area.

- Policy H16 (previously referred to as H19 in the Draft Local Plan) performs less well than one of its reasonable alternatives (3 – land to the west of Stock Road) against SA objectives 4 (economic regeneration) and 10 (regeneration). This is because Policy H16 covers a smaller area than alternative option 3, limiting its ability to deliver the same number of homes, facilities and services. Furthermore, the chosen allocation does not sit within an area considered to be below average on the indices of multiple deprivation, limiting its potential to contribute to the regeneration of the immediate area. However, it should be noted that alternative option 3 scored particularly poorly against SA objective 1 (landscape, countryside and green spaces) due to the particular sensitivity of the landscape in this location. Located further to the west and covering a smaller area, Policy H16 is therefore considered to perform better in this regard.
- Policy H20 (previously referred to as H27 in the Draft Local Plan) has six reasonable alternatives: 1 – no allocation; 2 – lower density of development for 145 homes; 3 – land to the south east of South Green (site 31); 4 – land to the south east of South Green (site 32); 5 – land to the east of South Green; and 6 – an extension to include land to the east of Stroud Green. Policy H20 scores lower than alternative options 3 and 4 against SA objectives 3 (biodiversity) and 13 (flood risk). This is because alternative options 3 and 4 do not contain or sit adjacent to designated wildlife sites whereas Policy H20 does. Furthermore, alternative options 3 and 4 do not fall within Critical Drainage Areas. However, alternative option 3 has since been allocated as a self-build allocation under Policy H22. In isolation, alternative option 4 could not deliver the number of homes proposed within Publication Policy H20 without significantly increasing the scale/size of the area identified for potential development. Increasing the scale of development in this location would likely generate more significant adverse effects against SA objective 1 (landscape, countryside and green spaces), being in a more open location and would narrow the gap between Billericay and Basildon to the south. It was the location of the site considered under option 4, and its potential impact on

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the openness of the Green Belt which resulted in it not been selected for inclusion.

**5.96** The SA findings for the Revised Publication Local Plan (2018) and Draft Local Plan (2016) can be found in Appendices D and E, respectively.

**Table 5.8: SA effects for policies in the 2022 Local Plan Chapter 11 – Delivering a Wide Choice of High Quality Homes**

SA Objectives	H1	H2	H3	H4	H5	H6	H7	H8	H9	H10	H11	H12	H13	H14
1. Landscape, countryside and green space	--/+/?	0	-/?	-/?	+/-/?	--/?	--/?	--/?	-/?	-/?	--/+/?	+/-/?	-/?	+/-/?
2. Cultural heritage	--/+/?	0	-/?	-/?	0/?	--/?	-/?	-/?	+/?	-/?	--/?	0/?	--/?	--/?
3. Biodiversity	--/+/?	0	-/?	--/?	-/?	--/?	+/-/?	-/?	-/?	+/-/?	--/+/?	+/-/?	--/+/?	+/-/?
4. Economic growth and regeneration	++/-/?	0	+	+	+	+	+	+	+	+	+	+	+	+
5. Town centres	+/?	0	0	0	+/?	+/?	+/?	+/?	0/?	+/?	+/?	+/?	+/?	+/?
6. Education and social inclusion	+	+	+	+	++	++	++	+	+	++	++	++	+	+
7. Meeting housing need	++	++	++/--/?	--/+/?	+	+	+	+	+	+	+	++	+	+
8. Health and wellbeing	+	+	+	+	++/?	++/?	++/?	++/?	+	++/?	++/?	++/?	++/?	++/?
9. Vibrant communities	++/-/?	+	+	+	0	0	0	0	0	0	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	+	0	+	+	++	++	++	++	++	++	++	+	+	++
11. Access to services and facilities	++	+/?	+/-	+/-	+/?	++/?	++/?	+/?	-/?	-/?	+/?	+/?	++/?	+/?
12. Re-use of previously developed land and buildings	++/--	0	++/--/?	++/--/?	--/?	-	--/?	--/?	--/?	--/?	--/?	--/?	-	--/?
13. Flood risk	--/+/?	0	-/?	-/?	-	-	-	0	-	-	-	-	0	0
14. Greenhouse gas emissions	+/-/?	0	-/?	-/?	+/?	++/?	+/?	+/?	-/?	-/?	+/?	+/?	++/?	+/?
15. Air, land and noise pollution	+/-	0	+/-/?	+/-/?	+/?	++?	+/?	+/?	-/?	-/?	+/?	+/?	++/?	+/?
16. Water resources	+/-/?	0	0/?	0/?	?	?	?	?	?	?	?	?	?	0
17. Preparedness for the effects of climate change	+/-/?	0	0	0	?	?	?	?	?	?	?	?	?	?
18. Waste	+/-/?	0	0/?	0/?	?	?	?	?	?	?	?	?	?	?
19. Traffic congestion	+/-/?	+/?	-/?	-/?	+/?	++/?	+/?	+/-?	-/?	-/?	+/?	+/?	++/?	+/?

**Table 5.9: SA effects for policies in the 2022 Local Plan Chapter 11 – Delivering a Wide Choice of High Quality Homes (continued)**

SA Objectives	H15	H16	H17	H18	H19	H20	H21	H22	H23	H24	H25	H26	H27	H28
1. Landscape, countryside and green space	0/?	-/?	--/?	-/?	-/?	-/?	--/?	-/?	--/?	-/?	0	0	0	0
2. Cultural heritage	--/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	--/?	-/?	0	0	0	0
3. Biodiversity	--/+/?	--/+/?	--/+/?	--/+/?	--/+/?	--/+/?	--/+/?	+/-/?	--/?	-/?	0	0	0	0
4. Economic growth and regeneration	+	+	+	+	+	+	0	+	+	+	+	+	0	+
5. Town centres	+/?	+/?	+/?	0/?	+/?	0/?	0	0	+	0	0	+	0	+
6. Education and social inclusion	+	+	++	+	+	+	0	+	0	+	+	+	0	0
7. Meeting housing need	+	+	++	+	+	0	0	0	++	++	++	++/-/?	+/-	++/-
8. Health and wellbeing	+	+	++/?	++/?	++/?	++/?	0	+	0	+	+/?	+/?	0	0
9. Vibrant communities	0	0	0	0	0	0	0	0	+	+	+	+/-/?	+/-	+
10. Regeneration and renewal of disadvantaged areas	+	+	+	+	++	0	+	++	+	0	0	0	0	+
11. Access to services and facilities	-/?	-/?	++/?	++/?	+/?	+/?	0	-/?	0	+	0	0	0	0
12. Re-use of previously developed land and buildings	--/?	--/?	--/?	--/?	--/?	-	-/?	--/?	++/--	+/-/?	0	0	0	++
13. Flood risk	-/?	-	-/?	-	-	-	-	-	-/?	-/?	0	0	0	0
14. Greenhouse gas emissions	-/?	-/?	++/?	++/?	+/?	+/?	0	-/?	0/?	?	0	0	0	0
15. Air, land and noise pollution	-/?	-/?	++/?	++/?	+/?	+/?	0	-/?	0	0	0	0	+	0
16. Water resources	?	?	?	?	?	?	?	0	0	+	0	0	0	0
17. Preparedness for the effects of climate change	?	?	?	?	?	?	?	?	0/?	0/?	0	0	0	0
18. Waste	?	?	?	?	?	?	?	?	0	0	0	0	0	0
19. Traffic congestion	-/?	-/?	++/-/?	++/?	+/?	+/?	0	-/?	+/-	?	0	0	+	0

## 2022 Local Plan Chapter 12 – Requiring Good Design

### Policies Appraised

**5.97** Chapter 12 of the 2022 Local Plan sets out the Council’s planning policies on good design standards:

- Policy DES1: Achieving Good Design.
- Policy DES2: Areas of Special Development Control.
- Policy DES3: Urban Character Areas.
- Policy DES4: High Quality Buildings.
- Policy DES5: High Quality Landscaping and Public Realm Design.
- Policy DES6: Managing Advertisements.

### Effects of Policies

**5.98** The appraisal of Chapter 12’s design policies identified the following significant effects:

- Significant positive effects are identified for policies DES2, DES4 and DES5 against SA objective 1 (landscape, countryside and green spaces). This is because these policies ensure that new developments protect local character, new public realm and landscaping contribute to conserving and enhancing townscape, and the provision of high quality public art is encouraged.
- Significant positive effects are identified for policies DES1, DES4, DES5 and DES6 against SA objective 2 (cultural heritage and local



distinctiveness). This is because these policies specifically mention the important contribution that the design of development proposals should be making to conserving and enhancing the historic quality of an area, including all heritage assets and their settings. As set out in these policies, development proposals should correspond and integrate with the historic environment.

- A significant positive effect is identified for policy DES1 against SA objective 8 (health and wellbeing). This is because the policy requires developments to incorporate a network of multifunctional open space to encourage a range of different active uses as well as promote healthy lifestyles. This will help to encourage more people to make use of active modes of transport and partake in informal recreation.
- A significant positive effect is identified for policies DES1 and DES6 against SA objective 9 (vibrant communities). This is because these policies recognise the importance of good design in contributing to shaping attractive, vibrant, social and safe environments for the public to enjoy without fear of injury, crime or anti-social behaviour.

**5.99** In addition to the significant positive effects outlined above, most of the design policies are likely to have minor positive effects against SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness), 9 (vibrant communities) and 10 (regeneration and renewal of disadvantaged areas) because they give consideration to local character, which will benefit the protection and enhancement of the character and vibrancy of the area. Community vibrancy and safety are promoted through public realm enhancements (e.g. active frontages) and greater permeability, whilst high quality development is likely to help regenerate more deprived areas. Minor positive effects are also expected against SA objectives 3 (biodiversity), 5 (town centres), 8 (health and wellbeing), 11 (access to services and facilities), 12 (re-use of previously developed land and buildings), 13 (flood risk), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 17 (preparedness for the effects of climate change) because the design policies, particularly DES1 and DES5, support the integration of natural features that benefit biodiversity and reduce flood risk, in addition to promoting more active and sustainable travel

choices. The provision of a mix of uses makes optimum use of land and will support different user activity, attracting investment into the town centres.

**5.100** Minor positive effects are also expected against SA objective 7 (meeting housing needs) because design policies DES1 and DES4 support high quality development and the subsequent delivery of decent homes. However, these effects are mixed with minor negative effects because the design criteria may not be met or may result in housing development becoming less viable. Policy DES3 is expected to have a minor positive effect against SA7 because housing development must effectively respond to local character, whereas policy DES2 is likely to have a minor negative effect because it restricts housing development in Areas of Special Development Control. Negligible effects are expected against the majority of the remaining SA objectives.

## Mitigation of Significant Adverse Effects

**5.101** The sustainability appraisal of the Plan's six policies within Chapter 12 identified no significant adverse effects.

## Reasonable Alternatives

**5.102** The policies in Chapter 12 of the 2022 Local Plan score the same or better than their equivalent policies in the Revised Publication Local Plan (2018) and the Draft Local Plan (2016). The SA findings for the Revised Publication Local Plan (2018) and Draft Local Plan (2016) can be found in Appendices D and E, respectively.

**Table 5.10: SA effects for policies in the 2022 Local Plan Chapter 12 – Requiring Good Design**

SA Objectives	DES1	DES2	DES3	DES4	DES5	DES6
1. Landscape, countryside and green space	+	++	+	++	++	+
2. Cultural heritage	++	+	+	++	++	++
3. Biodiversity	+	0	0	0	+	0
4. Economic growth and regeneration	+	0	0	0	0	0
5. Town centres	+	0	0	0	+	0
6. Education and social inclusion	0	0	0	0	0	0
7. Meeting housing need	+/-	-	+	+/-	0	0
8. Health and wellbeing	++	0	0	0	+	+
9. Vibrant communities	++	0	+	+	+	++
10. Regeneration and renewal of disadvantaged areas	+/?	0	+/?	+/?	+/?	0
11. Access to services and facilities	+	0	0	0	+	0
12. Re-use of previously developed land and buildings	+	0	0	0	0	0

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SA Objectives	DES1	DES2	DES3	DES4	DES5	DES6
13. Flood risk	+	0	0	0	+	0
14. Greenhouse gas emissions	+	0	0	0	+	0
15. Air, land and noise pollution	+	0	0	0	0	0
16. Water resources	0	0	0	0	0	0
17. Preparedness for the effects of climate change	+/?	0	0	0	+	0
18. Waste	0	0	0	0	0	0
19. Traffic congestion	+	0	0	0	+	0

## 2022 Local Plan Chapter 13 – Promoting Healthy Communities

### Policies Appraised

**5.103** Chapter 13 of the 2022 Local Plan sets out the Council’s planning policies on promoting healthy communities in the Borough:

- Policy HC1: Health and Wellbeing Strategy.
- Policy HC2: Strategic Approach to Leisure and Recreation.
- Policy HC3: Strategic Approach to Education, Skills and Learning.
- Policy HC4: Community Facilities.
- Policy HC5: Public Open Spaces.
- Policy HC6: Local Green Spaces.
- Policy HC7: Allotment Gardens.
- Policy HC8: Playing Fields Associated with Education Facilities.
- Policy HC9: Private Open Spaces – Conditional Access.
- Policy HC10: New and Enhanced Community Facilities.
- Policy HC11: Loss of Community Facilities.
- Policy HC12: Loss of Open Space.

### Effects of Policies

**5.104** The appraisal of Chapter 13’s policies identified the following significant effects:

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- Significant positive effects are identified for policies HC1, HC2 and HC5-HC9 against SA objective 1 (landscape, countryside and green spaces). This is because these policies highlight the importance of protecting and enhancing the Borough's open spaces, maintaining their open character and improving their multifunctionality.
- A significant positive effect is identified for policies HC5 and HC6 against SA objective 3 (biodiversity), due to the fact Policy HC5 requires public open space to be retained for its use and the fact that Policy HC6 resists development on Local Green Space.
- Significant positive effects are identified for policies HC1, HC3 and HC10 against SA objective 6 (education and social inclusion). Policy HC1 supports development that has a positive impact on people's health and wellbeing, particularly in areas of deprivation where they will contribute positively to the wellbeing and social cohesion of the community. Policy HC3 seeks to provide new, continued and enhanced provision of schools and other educational facilities to improve the quality and choice of education and learning opportunities within the Borough. Policy HC10 supports new and enhanced community facilities, including educational facilities.
- Significant positive effects are identified for policies HC1, HC5, HC6 and HC8 against SA objective 8 (health and wellbeing). Policy HC1 supports development that has a positive impact on people's health and wellbeing by ensuring access to high quality open spaces, opportunities to engage in sports and recreation, opportunities to be more physically active and the provision of healthcare services. Policy HC5 serves to protect and enhance open spaces whilst Policy HC6 aims to resist development on Local Green Space unless it enhances the use of the space for outdoor sport/recreation purposes. Policy HC8 aims to retain, improve and encourage the shared use of playing fields and indoor sports facilities.
- A significant positive effect was identified for HC8 against SA objective 9 (vibrant communities). This is because HC8 aims to encourage the shared use of playing fields and other community spaces within the Borough, outside of school hours. This could increase the sense of vibrancy within the community.

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- A significant positive effect is identified for HC1 against SA objective 10 (regeneration and renewal of disadvantaged areas). This is because HC1 focuses on supporting development that has a positive impact on people's health and wellbeing in areas of identified deficiencies or known deprivation, significantly contributing to the regeneration and renewal of the Borough.
- Significant positive effects were identified for policies HC1-HC6, HC8 and HC10 against SA objective 11 (access to services and facilities). This is because these policies outline plans to encourage and facilitate the provision of new or enhanced leisure and recreation facilities, community facilities, public open spaces, schools and other educational facilities and healthcare facilities, as well as healthy and sustainable access routes to them.

**5.105** In addition to the significant positive effects outlined above, minor positive effects are expected in relation to SA objectives 2 (cultural heritage and local distinctiveness), 3 (biodiversity), 4 (economic growth and regeneration), 5 (town centres), 6 (education and social inclusion), 8 (health and wellbeing), 9 (vibrant communities), 10 (regeneration and renewal of disadvantaged areas), 11 (access to services and facilities), 12 (re-use of previously developed land and buildings), 13 (flood risk), 14 (greenhouse gas emissions), 15 (air, land and noise pollution), 17 (preparedness for the effects of climate change) and 19 (traffic congestion). This is because the healthy communities policies seek to ensure development has a positive impact on people's health and wellbeing, particularly in areas of deprivation. Provision is made to facilitate more walking and cycling, which will have beneficial effects on people's health. This will also help reduce reliance on the private car and associated congestion and air pollution, including greenhouse gas emissions. The policies also seek to improve open spaces, which has the potential to protect and enhance both the historic and natural environment, in addition to contributing towards community vibrancy. With regard to flood risk, expanding and enhancing green open spaces is likely to protect permeable land from development and improve the Borough's climate change resilience.

**5.106** Minor negative effects are expected for policies HC5 and HC6 against SA objective 7 (meeting housing needs) because both policies protect public open

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space from development, resulting in less land being available for housing development. Policy HC12 is expected to have a minor negative effect against SA objective 1 (landscape, countryside and green spaces) because it could result in a loss of some open spaces. Negligible effects are expected against the majority of the remaining SA objectives.

## Mitigation of Significant Adverse Effects

**5.107** The Sustainability Appraisal of the preferred policies within Chapter 13 identified no significant adverse effects.

## Reasonable Alternatives

**5.108** The policies in Chapter 13 of the 2022 Local Plan score the same or better than their equivalent policies in the Revised Publication Local Plan (2018) and Draft Local Plan (2016). The SA findings for the Revised Publication Local Plan (2018) and Draft Local Plan (2016) can be found in Appendices D and E, respectively.



**Table 5.11: SA effects for policies in the 2022 Local Plan Chapter 13 – Promoting Healthy Communities**

SA Objectives	HC1	HC2	HC3	HC4	HC5	HC6	HC7	HC8	HC9	HC10	HC11	HC12
1. Landscape, countryside and green space	++	++	0	0	++	++	++	++	++	0	0	-
2. Cultural heritage	0	+	0	0	+	+	0	0	0	0	0	+
3. Biodiversity	0	+	0	0	++	++	+	+	+	0	0	+
4. Economic growth and regeneration	0	0	+	0	+	+	0	0	0	0	0	0
5. Town centres	+	+	0	0	+	+	0	0	0	0	0	0
6. Education and social inclusion	++	+	++	+	+	+	+	+	+	++	0	+
7. Meeting housing need	0	0	0	0	-	-	0	0	0	0	0	0
8. Health and wellbeing	++	+	+	+	++	++	+	++	+	+	0	+
9. Vibrant communities	+	+	+	+	+	+	+	++	+	+	+	+
10. Regeneration and renewal of disadvantaged areas	++	+	+	+	+	+	0	+	+	+	+	+
11. Access to services and facilities	++	++	++	++	++	++	+	++	+	++	+	+

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SA Objectives	HC1	HC2	HC3	HC4	HC5	HC6	HC7	HC8	HC9	HC10	HC11	HC12
12. Re-use of previously developed land and buildings	0	0	0	0	0	0	0	0	0	0	+	+
13. Flood risk	0	0	0	0	+	+	0	0	0	0	0	0
14. Greenhouse gas emissions	+	+	0	0	0	0	0	0	0	0	0	0
15. Air, land and noise pollution	+	+	0	0	0	0	+	0	0	0	0	0
16. Water resources	0	0	0	0	0	0	0	0	0	0	0	0
17. Preparedness for the effects of climate change	0	0	0	0	+	+	0	0	0	0	0	0
18. Waste	0	0	0	0	0	0	0	0	0	0	0	0
19. Traffic congestion	+	+	0	0	0	0	0	0	0	0	0	0

## 2022 Local Plan Chapter 14 – Protecting Green Belt Land

### Policies Appraised

**5.109** Chapter 14 of the 2022 Local Plan sets out the Council’s planning policies on protecting Green Belt land:

- Policy GB1: Strategic Approach to Green Belt Protection.
- Policy GB2: Green Belt Extent.
- Policy GB3: New Development in the Green Belt.
- Policy GB4: Green Belt Residential Infill Development.
- Policy GB5: Extensions and Alterations to Buildings in the Green Belt.
- Policy GB6: Replacement Buildings in the Green Belt.
- Policy GB7: Change of Use of Buildings and Land in the Green Belt.
- Policy GB8: Ancillary Buildings and Structures in the Green Belt.
- Policy GB9: Extensions to Residential and Other Curtilages, and Boundary Treatments in the Green Belt.
- Policy GB10: Agricultural Worker Dwellings in the Green Belt.
- Policy GB11: Positive Uses of Land in the Green Belt.

### Effects of Policies

**5.110** The appraisal of Chapter 14’s Green Belt policies identified the following significant effects:

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- Significant positive effects are identified for policies GB1, GB5 and GB6, GB8 and GB11 against SA objective 1 (landscape, countryside and green spaces). This is because these policies all seek to protect the openness and permanence of Green Belt land by resisting development within it and maintaining key strategic gaps between the Borough's and neighbouring Districts' towns and villages. In doing this the policies help to protect the characteristics of the existing countryside within the Borough and the relationship this countryside has with the Borough's settlements, maintaining the Borough's sense of place. The significant positive effects recorded for policies GB5, GB6 and GB8 are more uncertain due to the fact that these policies focus on managing specific types of development in the Green Belt and their contribution to the protection and enhancement of the Green Belt is ultimately dependent on the detailed design, siting and location of each scheme. Policy GB11 goes further than the other policies by encouraging the delivery of opportunities to enhance the positive uses of the Green Belt.
- Significant adverse effects are identified for policies GB2 and GB4 against SA objective 1 (landscape, countryside and green spaces). Policy GB2 outlines plans for a significant reduction in the extent of the Green Belt land defined in the 1998 Basildon District Local Plan (over 350ha) to accommodate the Borough's housing and employment needs within and beyond the plan period. Policy GB4 allows limited residential infill in the Borough's Green Belt where such developments comply with a detailed list of criteria aimed at protecting the character of the Borough and the openness of the Green Belt. In certain locations, such infill development has the potential to adversely affect the landscape by increasing the density of areas in key strategic gaps with significant adverse effects on this objective. Overall, policy GB4's effect against SA objective 1 (landscape, countryside and green spaces) is mixed because the policy only encourages the development of new homes on vacant plots instead of in open land resulting in minor positive effects. These effects are uncertain until the detailed design, location and layout of each development is known.
- Significant positive effects are identified for policies GB1, GB5, GB6, GB8 and GB11 against SA objective 2 (cultural heritage and local distinctiveness). Again, the significant positive effects recorded for policies

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GB5, GB6 and GB8 are more uncertain due to the fact that these policies focus on managing specific types of development in the Green Belt and their contribution to the protection and enhancement of the Green Belt is ultimately dependent on the detailed design, siting and location of each scheme.

- A significant positive effect is identified for Policy GB11 against SA objective 3 (biodiversity). This is because policy GB11 encourages the delivery of opportunities to enhance the positive uses of the Green Belt, which could provide opportunities to improve its nature conservation value.
- A significant adverse effect is identified for Policy GB2 against SA objective 3 (biodiversity). This is because Policy GB2 provides for a significant reduction in the extent of the Green Belt to accommodate the Borough's housing and employment needs within and beyond the plan period. This will result in the loss of a significant area of the Borough's greenfield habitats with, potentially, significant adverse effects on the biodiversity of the Borough.
- A significant positive effect is identified for Policy GB10 against SA objective 4 (economic growth and regeneration). This is because Policy GB10 supports agricultural and forestry activities in the Green Belt by recognising new dwellings may be required in the Green Belt to support these rural land uses.
- A significant positive effect is identified for policy GB1 against SA objective 5 (town centres). This is because policy GB1 seeks to protect the openness and permanence of Green Belt land by resisting development within it. This will indirectly help to concentrate development within the Borough's existing settlements, including in and around their town centres. Furthermore, the policy states that development within the Green Belt that undermines the regeneration of the Borough's five town centres and other urban areas will be refused.
- Significant positive effects were identified for policies GB2, GB4 and GB10 against SA objective 7 (meeting housing needs). Policy GB2 provides for a significant reduction in the extent of the Green Belt to accommodate a significant proportion of the Borough's housing needs within and beyond the plan period. This new development will contribute significantly to the

delivery of new dwellings in the Borough, including affordable homes. Policy GB4 allows limited residential infill in the Borough's Green Belt, which will maximise the potential of settlements to accommodate the Borough's growing population. These new properties are likely to be relatively affordable when compared to other housing schemes within the Borough. Policy GB10 supports agricultural and forestry activities in the Green Belt by facilitating the provision of affordable dwellings for agricultural and forestry workers. Protecting the dwellings for use by agricultural and forestry workers will help to maintain their affordability.

- Significant positive effects are identified for policies GB1 and GB3 against SA objectives 10 (regeneration and renewal of disadvantaged areas) and 12 (re-use of previously developed land and buildings). Policies GB1 and GB3 seek to protect the openness and permanence of Green Belt land by resisting development within it, indirectly encouraging the recycling of derelict and other urban land. This is likely to focus economic regeneration within the Borough's existing settlements, contributing to regenerating and renewing disadvantaged areas and the efficient re-use of previously developed land.
- A significant positive effect is identified for Policy GB11 against SA objective 12 (re-use of previously developed land and buildings). Policy GB11 encourages the delivery of opportunities for enhancement identified within the study, including opportunities to improve damaged and derelict land.
- Significant adverse effects are identified against policies GB2 and GB4 against SA objective 13 (flood risk). Policy GB2 outlines plans for a significant reduction in the extent of the Green Belt to accommodate the Borough's housing and employment needs. Policy GB4 allows limited residential infill in the Borough's Green Belt. Such development on greenfield land is likely to result in a significant increase in impermeable surfaces in the Borough, which when compared to retaining permeable greenfield land is likely to increase the risk of surface water flooding in the Borough, particularly in the areas of the Borough designated as Critical Drainage Zones.

**5.111** In addition to the significant positive and significant adverse effects outlined above, many of the Green Belt policies are likely to have minor positive effects against SA objectives 1 (landscape countryside and green space), 2 (cultural heritage and local distinctiveness), 3 (biodiversity), 4 (economic growth and regeneration), 10 (regeneration and renewal of disadvantaged areas), 12 (re-use of previously developed land and buildings) and 19 (traffic congestion). This is because these policies protect the character of the Borough by preventing inappropriate development in the Green Belt unless very special circumstances exist. This helps protect and enhance both the historic and natural environment by minimising development or requiring development to meet certain design criteria. Green Belt presence encourages the recycling of derelict and other urban land before greenfield land and therefore focuses regeneration within the Borough's existing settlements, which are more accessible via sustainable transport modes than elsewhere. However, the minor positive effects against SA objective 4 (economic growth and regeneration) are mixed with minor negative effects because protecting the Green Belt from development restricts the land available for development, particularly greenfield land, which is often the most economically viable to develop. Policy HB7 is expected to have a minor negative effect only in relation to SA objective 4 because there is limited opportunity to diversify economic uses within the Green Belt.

**5.112** Policies GB1 and GB11 are expected to have minor positive effects against SA objective 8 (health and wellbeing) because both policies encourage the beneficial use of the Green Belt, specifically its role in outdoor recreation. Policy GB11 is also expected to have a minor positive effect against SA objective 15 (air, land and noise pollution), alongside policy GB7, because neither policy would generate unacceptable levels of noise or other pollution. SA objective

**5.113** Policies GB2 and GB4 are expected to have minor negative effects against SA objectives 2 (cultural heritage and local distinctiveness), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion) because development in the Green Belt could have an adverse effect on the historic environment in parts of the Borough's countryside, whilst also requiring residents to travel long distances in order to reach the Borough's

town and local centres. This is likely to generate more traffic congestion and contribute towards greenhouse gas emissions, in addition to air and noise pollution. Minor negative effects are also expected for policies GB1, GB3 and GB5 against SA objective 7 (meeting housing needs) because restricting development in the Green Belt restricts areas suitable for development, which could restrict the supply of affordable homes. Lastly, policy GB4 is expected to have a minor negative effect against SA objective 3 (biodiversity) because it supports infill development which could have adverse indirect effects on designated biodiversity sites. Negligible effects are expected against the majority of the remaining SA objectives.

## Mitigation of Significant Adverse Effects

**5.114** The significant adverse effects identified under SA objectives 1 (landscape, countryside and green spaces), 3 (biodiversity) and 13 (flood risk) for Policy GB2 and SA objectives 1 (landscape, countryside and green spaces) and 13 (flood risk) for Policy GB4 are likely to be mitigated through the implementation of other policies in the Local Plan, notably policies SD4, DES1, GB1, GB3 and GB11, CC1-CC5 and NE1.

## Reasonable Alternatives

**5.115** The policies in Chapter 14 of the 2022 Local Plan score the same or better than their equivalent policies in the Revised Publication Local Plan (2018) and the Draft Local Plan (2016). The SA findings for the Revised Publication Local Plan (2018) and Draft Local Plan (2016) can be found in Appendices D and E, respectively.



**Table 5.12: SA effects for policies in the 2022 Local Plan Chapter 14 – Protecting Green Belt Land**

SA Objectives	GB1	GB2	GB3	GB4	GB5	GB6	GB7	GB8	GB9	GB10	GB11
1. Landscape, countryside and green space	++	--	+/?	--/+/?	++/?	++/?	+/?	++/?	+/?	+/?	++
2. Cultural heritage	++	-	+/?	-	++/?	++/?	+/?	++/?	+/?	+/?	++
3. Biodiversity	+	--	+/?	-	+/?	+/?	+/?	+/?	0	0	++
4. Economic growth and regeneration	+/-	+	+/-	+	+/-	+/-	-	+/-	0	++	0
5. Town centres	++	0	+	0	0	0	0	0	0	0	0
6. Education and social inclusion	0	0	0	0	0	0	0	0	0	0	0
7. Meeting housing need	-	++	-/?	++	-	+/?	0	0	0	++	0
8. Health and wellbeing	+	0	0	0	0	0	0	0	0	0	+
9. Vibrant communities	0	0	0	+	0	0	0	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	++	0	++	+	+	+	0	+	0	0	++
11. Access to services and facilities	0	0	0	0	0	0	0	0	0	0	+

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SA Objectives	GB1	GB2	GB3	GB4	GB5	GB6	GB7	GB8	GB9	GB10	GB11
12. Re-use of previously developed land and buildings	++	0	++	+	+	+	+	+	0	0	++
13. Flood risk	+	--/?	0	--/?	0	0	0	0	0	0	0
14. Greenhouse gas emissions	0	-/?	0	-/?	0	0	0	0	0	0	0
15. Air, land and noise pollution	0	-/?	0	-/?	0	0	+	0	0	0	+
16. Water resources	0	0	0	?	0	0	0	0	0	0	0
17. Preparedness for the effects of climate change	0	0	0	0	0	0	0	0	0	0	0
18. Waste	0	0	0	0	0	0	0	0	0	0	0
19. Traffic congestion	+	-/?	+	-/?	0	0	+	0	0	0	+

## 2022 Local Plan Chapter 15 – Meeting the Challenge of Climate Change and Flooding

### Policies Appraised

**5.116** Chapter 15 of the 2022 Local Plan sets out the Council's planning policies on meeting the challenge of climate change and flooding:

- Policy CC1: Responding to Climate Change.
- Policy CC2: Flood Risk and Drainage Management.
- Policy CC3: Washlands.
- Policy CC4: Managing Flood Risk in New Development.
- Policy CC5: Sustainable Buildings – New Builds.
- Policy CC6: Sustainable Buildings – Extensions, Alterations and Conversions.
- Policy CC7: Renewable Energy Infrastructure.

### Effects of Policies

**5.117** The appraisal of the chapter's seven policies identified the following significant effects:

- Significant positive effects are identified for policies CC1 and CC2 against SA objective 3 (biodiversity). Policy CC1 promotes the delivery of green infrastructure with specific reference to green roofs, green walls, street trees, increased tree cover and waterways, all of which will support

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biodiversity, whilst Policy CC2 seeks to develop a riverside strategy covering the marshlands to the south of the Borough, with the aim of protecting and enhancing important habitats.

- A significant positive effect is identified for Policy CC1 against SA objective 8 (health and wellbeing). This policy requires development, particularly for vulnerable people, to be constructed in a way that provides comfort, health and wellbeing as a result of expected climate change impacts, with an emphasis on overheating. Additionally, it seeks to manage flood risk which can have beneficial effects on the physical and mental health and wellbeing of residents affected by flooding. Policy CC1 also promotes uptake of more active and sustainable travel modes and therefore encourages more physical exercise.
- A significant positive effect is identified for Policy CC1 against SA objective 11 (access to services and facilities). This policy seeks to ensure that development locations are identified that have good access to services and public transport provision in order to reduce carbon emissions and encourage more sustainable forms of travel that minimises the Borough's contribution to climate change.
- Significant positive effects are identified for policies CC1-CC4 against SA objective 13 (flood risk). These policies seek to reduce the impacts of climate change on the Borough through flood risk and drainage management, thus reducing the risk to people and buildings. Policy CC4 permits development in areas of flood risk under certain circumstances; therefore the significance of this positive effect is uncertain.
- Significant positive effects are identified for policies CC1, CC5 and CC7 against SA objective 14 (greenhouse gas emissions). These policies seek to reduce the impacts of the Borough on climate change by encouraging the development of high quality sustainable and energy efficient homes and commercial and industrial buildings, as well as using the "fabric first" approach and encouraging the incorporation of on-site renewable energy equipment to reduce carbon emissions. Policy CC1 also encourages development locations with good access to local services and public transport which would reduce the need to rely on the private car helping to reduce the associated greenhouse gas emissions. In Policy CC5, the minimum requirement for the design of all new developments is in line with

the most up to date Building Regulations which would need to be met regardless. However, the policy requires developments over 500m<sup>2</sup> to incorporate further energy efficiency improvements or on-site renewable energy equipment that reduces predicted emissions by a further 20%, once building regulation compliant energy efficiency measures have been taken into account.

- Significant positive effects are identified for policies CC1 and CC5 against SA objective 16 (water resources). Policy CC1 seeks to reduce the impacts of the Borough on climate change by encouraging the development of high quality sustainable and water efficient homes and commercial and industrial buildings. Policy CC5 seeks to ensure that the design of all new developments incorporates measures for achieving high levels of water efficiency.
- A significant positive effect is identified for Policy CC1 against SA objective 17 (preparedness for the effects of climate change). This policy seeks to encourage the delivery of multi-functional green infrastructure which has the potential to help increase permeable land which would reduce the risk of flooding as a result of climate change. Green infrastructure provision would also help in addressing the urban heat island effect. Further to this, the policy requires buildings to be constructed to provide for comfort, health and wellbeing in response to expected climate change impacts, including overheating.
- A significant positive effect is identified for Policy CC5 against SA objective 18 (waste). Policy CC5 requires that the waste resulting from the construction of all new buildings should be managed in a way that maximises the re-use and recycling of materials, including aggregates, on-site where possible. The policy also states that space should be provided in new builds which allows for the segregation of waste.
- A significant positive effect is identified for Policy CC1 against SA objective 19 (traffic congestion). This policy seeks to deliver improvements to public transport and a wider range of active modes of transport to reduce the impact of the Borough on climate change. These measures, along with encouraging development locations that have good access to services, are likely to reduce the need to rely on private cars which in turn should help to reduce levels of congestion and pollution in the Borough.

**5.118** In addition to the significant positive effects outlined above, many of the climate change policies are likely to have minor positive effects against SA objectives 2 (cultural heritage and local distinctiveness), 4 (economic growth and regeneration), 7 (meeting housing need), 8 (health and wellbeing), 16 (water resources) and 17 (preparedness for the effects of climate change). This is because the policies support development that protects the historic environment and where a policy does not specifically mention the historic environment, incorporates flood risk mitigation measures which are likely to help avoid adverse effects associated with flooding on heritage assets (e.g. listed buildings). Mitigating flood risk and ensuring that development is appropriately located will ensure decent housing is provided, at the same time as reducing the potential for economic loss as a result of flooding. Flood risk mitigation can also help reduce the physical and mental effects that flooding can have on people's health, in addition to improving water efficiency and sustainable water resource management – the latter of which has the potential to reduce the likelihood of water contamination from flooding events. The minor positive effects against SA objective 4 (economic growth and regeneration) for policies CC1 and CC4 and SA objective 7 (meeting housing needs) for policies CC1, CC4 and CC5 are mixed with minor negative effects because they set out CO<sup>2</sup> emissions reduction targets and high design standards, to ensure that properties and people are safe from flooding but which could have an adverse effect on affordability and viability of developments. Lastly, Policy CC7 is likely to have minor negative effects against SA objectives 1 (landscape, countryside and green space), 2 (cultural heritage and local distinctiveness), 3 (biodiversity) and 8 (health and wellbeing) because the development of renewable and low carbon energy schemes could have an adverse effect on the landscape, in addition to cultural and natural heritage, whilst also generating pollution. Although these minor negative effects are uncertain depending on the nature, scale, location and mitigation measures defined by each scheme. Negligible effects are expected against the majority of the remaining SA objectives.

## Mitigation of Significant Adverse Effects

**5.119** The Sustainability Appraisal of Chapter 15's policies identified no significant adverse effects.

## Reasonable Alternatives

**5.120** All but one of the policies in Chapter 15 of the 2022 Local Plan perform the same or better than their equivalent policies in the Revised Publication Local Plan (2018) and the Draft Local Plan (2016). The exception is Policy CC7. The Draft Local Plan version of the policy included explicit reference to the need to demonstrate that proposals for new renewable energy infrastructure have no harm to landscape or significant features in the landscape, ecology or historic assets, local communities or the openness of the Green Belt. This text was removed from the Revised Publication Local Plan (2018) and this amendment has been followed through into this 2022 Local Plan. The new adverse effects are recorded as minor in acknowledgement that the policy requires that such proposals comply with all other relevant policies within the Plan. The SA findings for the Revised Publication Local Plan (2018) and Draft Local Plan (2016) can be found in Appendices D and E, respectively.

**Table 5.13: SA effects for policies in the 2022 Local Plan Chapter 15 – Meeting the Challenge of Climate Change and Flooding**

SA Objectives	CC1	CC2	CC3	CC4	CC5	CC6	CC7
1. Landscape, countryside and green space	0	0	0	0	+	0	-/?
2. Cultural heritage	+	+	+	0	+	+	-/?
3. Biodiversity	++	++	+/?	0	0	0	-/?
4. Economic growth and regeneration	+/-	+	+	+/-	0	0	0
5. Town centres	0	0	0	0	+/?	0	0
6. Education and social inclusion	0	0	0	0	0	0	0
7. Meeting housing need	+/-/?	+	+	+/-	+/-	0	0
8. Health and wellbeing	++	+	+	+	+	+	-/?
9. Vibrant communities	0	0	0	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	0	0	0	0	+/?	0	0
11. Access to services and facilities	++	0	0	0	0	0	0



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SA Objectives	CC1	CC2	CC3	CC4	CC5	CC6	CC7
12. Re-use of previously developed land and buildings	0	0	0	0	0	0	0
13. Flood risk	++	++	++	++/?	0	+	0
14. Greenhouse gas emissions	++	0	0	0	++	+	++
15. Air, land and noise pollution	+	0	0	0	0	0	0
16. Water resources	++	+	+	+	++	+	0
17. Preparedness for the effects of climate change	++	+	0	+	0	+	0
18. Waste	0	0	0	0	++	+	0
19. Traffic congestion	++	0	0	0	0	0	0

## **2022 Local Plan Chapter 16 – Conserving and Enhancing the Natural Environment**

### **Policies Appraised**

**5.121** Chapter 16 of the 2022 Local Plan sets out the Council's planning policies on conserving and enhancing the natural environment:

- Policy NE1: Green Infrastructure Strategy.
- Policy NE2: Country Parks.
- Policy NE3: Local Wildlife Sites.
- Policy NE4: Development Impacts on Ecology and Biodiversity.
- Policy NE5: Development Impacts on Landscape and Landscape Features.
- Policy NE6: Pollution Control and Residential Amenity.
- Policy NE7: Air Quality
- Policy NE8: Development on Contaminated Land.
- Policy NE9: Ensuring Health and Safety in Development.
- Policy NE10: Development of Agricultural Land.

### **Effects of Policies**

**5.122** The appraisal of the Chapter 16 policies identified the following significant effects:

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- Significant positive effects are identified for policies NE1-NE5 and NE10 against SA objective 1 (landscape, countryside and green spaces). This is because policies NE1-NE5 aim to protect, extend and enhance the Borough's Green Infrastructure network, including Areas of Higher Landscape Value, Country Parks and Local Wildlife Sites. The policies also aim to preserve and enhance landscape and landscape features, securing strategic landscaping on all new major housing and employment development proposals, and secure new green infrastructure alongside new development, where appropriate. The urban landscape will be improved through provision of green infrastructure including parks, gardens, allotments, trees and green roofs. Policy NE10 diverts development away from greenfield land, which helps conserve and enhance the natural landscape and countryside of the Borough.
- A significant positive effect is recorded for Policy NE10 against SA objective 2 (cultural heritage and local distinctiveness). This is because policy NE10 prevents development on the best and most versatile agricultural land, unless it can be demonstrated that the land is the most sustainable choice for reasonable alternatives.
- Significant positive effects are identified for policies NE1-NE4 and NE10 against SA objective 3 (biodiversity). This is because policies NE1-NE4 aim to protect, extend and enhance the Borough's Green Infrastructure network alongside new development. The urban landscape will be improved through provision of green infrastructure including parks, gardens, allotments, trees and green roofs. Policy NE10 prevents development on the best and most versatile agricultural land, unless it can be demonstrated that the land is the most sustainable choice for reasonable alternatives.
- Significant positive effects are identified for policies NE6 and NE7 against SA objective 8 (health and wellbeing). This is because policy NE6 specifies that all development proposals must be located and designed so as to not cause significant adverse effects upon the health of residents. In addition residential amenity must not be compromised by pollution to land, air or water. Policy NE7 seeks to reduce exposure to poor air quality, particularly for vulnerable people, and where possible enhance air quality, in the interests of protecting public health.

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- A significant positive effect is identified for Policy NE10 against SA objective 10 (regeneration and renewal of disadvantaged areas) because Policy NE10 prevents development on the best and most versatile agricultural land, indirectly encouraging the recycling of derelict and other urban land before greenfield land. This is likely to focus economic regeneration within the Borough's existing settlements, contributing to regenerating and renewing disadvantaged areas with significant positive effects on this objective.
- Significant positive effects are identified for policies NE8 and NE10 against SA objective 12 (re-use of previously developed land and buildings). This is because Policy NE8 may improve efficiency of land use through the utilisation of previously contaminated land, following remediation. Policy NE10 prevents development on the best and most versatile agricultural land, indirectly encouraging the recycling of derelict and other urban land before greenfield land.
- A significant positive effect is identified for policy NE1 against SA objective 14 (greenhouse gas emissions). This is because policy NE1 seeks the provision of Green Infrastructure which is multi-functional and incorporates measures that will help to reduce the extent of climate change and/or enable the Borough's communities to adapt better to a changing climate. This will involve the incorporation of green infrastructure within new development, through measures such as the provision of footpaths, cycleways, green links, parks, gardens, trees, allotments and green roofs. Measures such as these are likely to reduce the local contribution to climate change.
- Significant positive effects are identified for policies NE1, NE6 and NE7 against SA objective 15 (air, land and noise pollution). Policy NE1 seeks to secure the provision of Green Infrastructure alongside development which achieves a reduction in pollution to air, water and soil. Policy NE6 requires all development proposals to be located and designed in such a manner so as to not cause significant adverse effects upon the environment, the health of residents or residential amenity by reason of pollution to land, air or water, or as a result of any form of disturbance including, but not limited to noise, light, odour, heat, dust, vibrations and littering. Policy NE7's primary focus is to reduce air pollution by ensuring that development does

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not negatively impact on existing air quality levels and where possible should be designed to enhance it. Policy NE7 also requires development involving significant demolition, construction or earthworks to assess the risk of dust and emissions and include appropriate mitigation.

- A significant positive effect is identified for policy NE6 against SA objective 16 (water resources). This is because policy NE6 states that Sustainable Drainage Systems should be incorporated wherever practical to minimise impacts on water quality.
- A significant positive effect is identified for policy NE1 against SA objective 17 (preparedness for the effects of climate change). This is because policy NE1 seeks the provision of Green Infrastructure which is multi-functional and incorporates measures that will help to reduce the extent of climate change and/or enable the Borough's communities to adapt better to a changing climate. This includes incorporating green infrastructure into new development and the urban environment, where appropriate. This will help to ensure that buildings and public realm areas are prepared for the impacts of climate change.

**5.123** In addition to the significant positive effects outlined above, many of the natural environment policies are likely to have minor positive effects against SA objectives 2 (cultural heritage and local distinctiveness), 3 (biodiversity), 7 (meeting housing need), 8 (health and wellbeing), 11 (access to services and facilities), 13 (flood risk), 14 (greenhouse gas emissions) and 15 (air, land and noise pollution) because they support the delivery of green infrastructure, which will help protect and enhance the historic and natural environment, including in major housing and employment proposals. This will ensure people live in decent homes and measures are incorporated to reduce the extent of climate change impacts. Enhancements to the Green Infrastructure network could also improve access to footpaths, which will ensure easy access to services and facilities, including open space for recreation, whilst also reducing reliance on the private car.

**5.124** Policies NE2 and NE3 are expected to have minor positive effects against SA objectives 6 (education and social inclusion) and 9 (vibrant communities) because Country Parks and Local Wildlife Sites can be utilised for a range of

activities and increase community vibrancy and social inclusion. Policies NE6 and NE7 are expected to have minor positive effects against SA objectives 17 (preparedness for the effects of climate change) and 19 (traffic congestion) because they make provision for mitigation against climate change impacts, in addition to reducing different forms of pollution associated with traffic. SA objective

**5.125** A number of minor negative effects are expected in relation to SA objectives 4 (economic growth and regeneration) and 7 (meeting housing need) because most of the natural environment policies may impact on the ability of the Borough to deliver economic growth due to the restrictive policy criteria, whilst limiting the amount of land available for residential development. The effect against policy NE10 for SA objective 4 (economic growth and regeneration) is mixed with a minor positive effect because preventing development of greenfield land will encourage the brownfield land, focusing economic regeneration within the Borough's existing settlements. The effect against policy NE6 for SA objective 7 (meeting housing needs) is also mixed with a minor positive effect because residential proposals must not result in unacceptable living standards if located within close proximity of noise, odour or light generating uses. Policy NE9 is expected to have minor negative but uncertain effects against SA objectives 1 (landscape, countryside and green space), 2 (cultural heritage and local distinctiveness) and 3 (biodiversity) because it focuses on hazardous developments and developments in the vicinity of hazardous installations but does not make provision for protection of the landscape, historic or natural environment. Negligible effects are expected against the majority of the remaining SA objectives.

## Mitigation of Significant Adverse Effects

**5.126** The Sustainability Appraisal of the policies in Chapter 16 identified no significant adverse effects.

## Reasonable Alternatives

**5.127** The policies in Chapter 16 of the 2022 Local Plan score the same or better than their equivalent policies in the Revised Publication Local Plan (2018) and the Draft Local Plan (2016). The SA findings for the Revised Publication Local Plan (2018) and Draft Local Plan (2016) can be found in Appendices D and E, respectively.

**Table 5.14: SA effects for policies in the 2022 Local Plan Chapter 16 – Conserving and Enhancing the Natural Environment**

SA Objectives	NE1	NE2	NE3	NE4	NE5	NE6	NE7	NE8	NE9	NE10
1. Landscape, countryside and green space	++	++	++	++	++	+	0	0	-/?	++
2. Cultural heritage	+	+	+	+	+	0	0	0	-/?	++
3. Biodiversity	++	++	++	++	+	+	+	0	-/?	++
4. Economic growth and regeneration	-	-	-	-	0	0	0	0	0	+/-
5. Town centres	0	0	0	0	0	0	0	0	0	+
6. Education and social inclusion	0	+	+	0	0	0	0	0	0	0
7. Meeting housing need	+	-	-	-	-	+/-	0	+	+	-
8. Health and wellbeing	+	+	+	0	+	++	++	0	0	+
9. Vibrant communities	0	+	+	0	0	0	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	+	0	0	-	0	0	0	0	0	++



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SA Objectives	NE1	NE2	NE3	NE4	NE5	NE6	NE7	NE8	NE9	NE10
11. Access to services and facilities	+	+	+	0	0	0	0	0	0	0
12. Re-use of previously developed land and buildings	0	0	0	0	0	0	0	++	0	++
13. Flood risk	+	+	+	+	+	+	0	0	0	+
14. Greenhouse gas emissions	++	+	+	+	+	+	+	0	0	0
15. Air, land and noise pollution	++	+	+	+	+	++	++	+	+	0
16. Water resources	+	0	0	0	0	++	0	0	0	0
17. Preparedness for the effects of climate change	++	0	0	0	0	+	+	0	0	0
18. Waste	0	0	0	0	0	0	0	0	0	0
19. Traffic congestion	0	0	0	0	0	+	+/?	0	0	0

## **2022 Local Plan Chapter 17 – Conserving and Enhancing the Historic Environment**

### **Policies Appraised**

**5.128** Chapter 17 of the 2022 Local Plan sets out the Council's planning policies on conserving and enhancing the historic environment:

- Policy HE1: Strategy for Conserving and Enhancing the Historic Environment.
- Policy HE2: Conservation Areas.
- Policy HE3: Listed Buildings.
- Policy HE4: Scheduled Monuments and Archaeology.
- Policy HE5: Locally Identified Heritage Assets.

### **Effects of Policies**

**5.129** The appraisal of the 2022 Local Plan's five policies identified significant positive effects for SA objectives 1 (landscape, countryside and green spaces) and 2 (cultural heritage and local distinctiveness). These significant positive effects can be attributed to the fact that all five draft policies seek to ensure that development proposals enhance the character, setting and local distinctiveness of designated and non-designated heritage assets and make a positive contribution to local character.

**5.130** In addition to these significant positive effects, policy HE2 is expected to have minor positive effects against SA objectives 3 (biodiversity), 8 (health and wellbeing) and 13 (flood risk) because it supports open space retention and soft landscape features in Conservation Areas, which will help maintain permeable surfaces. Minor positive but uncertain effects are expected for policy HE3 against SA objectives 10 (regeneration and renewal of disadvantages areas) and 12 (re-use of previously developed land and buildings) because it supports the change of use of listed buildings, which may help in an area's regeneration although this is dependent on the change of use proposed. Negligible effects are expected against the majority of the remaining SA objectives.

## Mitigation of Significant Adverse Effects

**5.131** The Sustainability Appraisal of the five Chapter 17 policies in the 2022 Local Plan identified no significant adverse effects.

## Reasonable Alternatives

**5.132** The policies in Chapter 17 of the 2022 Local Plan score the same or better than their equivalent policies in the Revised Publication Local Plan (2018) and the Draft Local Plan (2016). The SA findings for the Revised Publication Local Plan (2018) and Draft Local Plan (2016) can be found in Appendices D and E, respectively.

**Table 5.15: SA effects for policies in the 2022 Local Plan Chapter 17 – Conserving and Enhancing the Historic Environment**

SA Objectives	HE1	HE2	HE3	HE4	HE5
1. Landscape, countryside and green space	++	++/?	++/?	++/?	++/?
2. Cultural heritage	++	++/?	++/?	++/?	++/?
3. Biodiversity	0	+	0	0	0
4. Economic growth and regeneration	0	0	0	0	0
5. Town centres	0	0	0	0	0
6. Education and social inclusion	0	0	0	0	0
7. Meeting housing need	0	0	0	0	0
8. Health and wellbeing	0	+	0	0	0
9. Vibrant communities	0	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	0	0	+/?	0	0
11. Access to services and facilities	0	0	0	0	0

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SA Objectives	HE1	HE2	HE3	HE4	HE5
12. Re-use of previously developed land and buildings	0	0	+/?	0	0
13. Flood risk	0	+	0	0	0
14. Greenhouse gas emissions	0	0	0	0	0
15. Air, land and noise pollution	0	0	0	0	0
16. Water resources	0	0	0	0	0
17. Preparedness for the effects of climate change	0	0	0	0	0
18. Waste	0	0	0	0	0
19. Traffic congestion	0	0	0	0	0

## 2022 Local Plan Chapter 18 – Implementation

### Policies Appraised

**5.133** Chapter 18 of the 2022 Local Plan sets out the Council’s policies on the implementation, monitoring and review of the Plan’s policies:

- Policy IMP1: Implementation Strategy.
- Policy IMP2: Use of Planning Obligations.
- Policy IMP3: Phasing of Development.
- Policy IMP4: Piecemeal Development.

### Effects of Policies

**5.134** The appraisal of the 2022 Local Plan’s four policies in Chapter 18 identified only one significant positive effect. This is for Policy IMP2 against SA objective 11 (access to services and facilities). The policy seeks to ensure that new developments contribute to the impact on infrastructure, local services and the environment (including European sites beyond the Borough’s boundary) through a Community Infrastructure Levy (CIL) or a planning condition. The policy specifically mentions that contributions may be required to provide community services and facilities as well as transport, which will improve accessibility to them. Such a framework allows the pooling of multiple contributions to tackle community infrastructure/services provision at a strategic level rather than on a site-by-site basis, resulting in significant positive effects on this SA objective.

**5.135** In addition to the single significant positive effect, minor positive effects are expected against SA objectives 1 (landscape, countryside and green space), 2 (cultural heritage and local distinctiveness), 3 (biodiversity), 4 (economic growth and regeneration), 5 (town centres), 6 (education and social inclusion), 7 (meeting housing need), 8 (health and wellbeing), 9 (vibrant communities), 10 (regeneration and renewal of disadvantaged areas), 11 (access to services and facilities), 13 (flood risk), 14 (greenhouse gas emissions) 15 (air, land and noise pollution), 16 (water resources), 17 (preparedness for the effects of climate change), 18 (waste) and 19 (traffic congestion). This is because the implementation policies seek to ensure the delivery of infrastructure and growth takes into account the requirements of the Local Plan and any measures needed to secure the mitigation of environmental harm in a timely manner. Policy IMP4 is the only policy expected to have a minor positive effect against SA objective 12 (re-use of previously developed land and buildings). This is because it is focussed on bringing forward allocated sites comprehensively where possible, but putting in place requirements for piecemeal development where appropriate, delivering the most appropriate portions of sites first. Several of the positive effects recorded for IMP4 are recorded as uncertain in acknowledgement of the fact that several of the allocations are in multiple ownership. The remaining effects are expected to be negligible. SA objective

## Mitigation of Significant Adverse Effects

**5.136** The Sustainability Appraisal of the four Chapter 18 policies in the 2022 Local Plan identified no significant adverse effects.

## Reasonable Alternatives

**5.137** The policies in Chapter 18 of the 2022 Local Plan score the same or better than their equivalent policies in the Revised Publication Local Plan (2018) and the Draft Local Plan (2016). The SA findings for the Revised Publication

**Chapter 5** Sustainability Appraisal Findings of Publication Local Plan: Post Submission Modification (January 2022)

Local Plan (2018) and Draft Local Plan (2016) can be found in Appendices D and E, respectively.

**Table 5.16: SA effects for policies in the 2022 Local Plan  
Chapter 18 – Implementation**

SA Objectives	IMP1	IMP2	IMP3	IMP4
1. Landscape, countryside and green space	+	+	+	0
2. Cultural heritage	+	0	+	0
3. Biodiversity	+	+	+	0
4. Economic growth and regeneration	+	+	0	+/?
5. Town centres	+	+	0	+/?
6. Education and social inclusion	+	+	+	+
7. Meeting housing need	+	+	+	+/?
8. Health and wellbeing	+	+	+	+
9. Vibrant communities	+	+	0	0
10. Regeneration and renewal of disadvantaged areas	+	+	0	+/?
11. Access to services and facilities	+	++	+	+
12. Re-use of previously developed land and buildings	0	0	0	+
13. Flood risk	+	+	+	0
14. Greenhouse gas emissions	+	+	+	0
15. Air, land and noise pollution	+	+	+	0
16. Water resources	+	+	+	0
17. Preparedness for the effects of climate change	+	+	+	0



SA Objectives	IMP1	IMP2	IMP3	IMP4
18. Waste	+	+	+	0
19. Traffic congestion	+	+	+	0

## Duration and Scale of Sustainability Effects

**5.138** The 2022 Basildon Publication Local Plan sets out how development within the Borough should look and function and how development needs will be met up to 2034, meaning that the timescales for effects resulting from policies within the Local Plan could be up to 15-20 years. In reality, some of the policies may have short-term effects (over the next 5 years), medium-term effects (over the next 10 years), or long-term effects (over the whole plan period and beyond).

### Short-Term Effects of the 2022 Local Plan

**5.139** The impacts of the 2022 Local Plan in the short-term would mostly relate to the initial impacts of construction, including housing, employment land, and transport schemes where these are already in progress or planned for the early part of the plan period. This could include the removal of vegetation, top soil, sub soil, and provision of infrastructure required. Such works could have negative impacts on biodiversity, local amenity (possible disruption to rights of way, traffic flows, noise generation etc.), soil quality, and the landscape. However, these impacts would be temporary in nature and should be minimised through implementation of the safeguards set out in a number of the 2022 Local Plan development management policies and the safeguards incorporated into the site allocation policies.

## Medium-term Effects of the 2022 Local Plan

**5.140** Negative impacts in the medium-term include the potential implications of developments on health and local amenity (e.g. noise, dust, increased traffic etc.), although as noted above, these should be minimised through implementation of the requirements in the 2022 Local Plan. In addition, there are likely to be positive medium-term effects on health and quality of life by delivering improved affordable housing availability, healthcare facilities and green infrastructure. Medium-term positive impacts also relate to the employment and economic benefits of delivering new employment land.

## Long-Term Effects of the 2022 Local Plan

**5.141** Long-term, permanent benefits that would result from the 2022 Local Plan include the provision of housing, employment, improved transport infrastructure which would positively impact employment, the economy and quality of life. Green infrastructure may have some long-term, permanent positive impacts for biodiversity, landscape and flooding through the creation of new habitats, enhancement of degraded sites, implementation of sustainable drainage systems and enhancement of townscape and landscape through well designed facilities.

**5.142** Long-term, permanent negative impacts of the 2022 Local Plan are potentially increased waste generation overall from a growing population, climate change implications of the energy required in new housing and employment and greenhouse gas emissions from traffic, and the disturbance and/or removal of archaeological remains. However, these effects could be mitigated to some extent through implementation of the requirements in the 2022 Local Plan development management policies and the safeguards incorporated into the site allocation policies.

## Cumulative Effects

**5.143** Provision of development through the 2022 Local Plan has potential to result in a number of cumulative significant positive effects on the social and economic SA objectives, especially:

- Objective 4: Economic Growth and Regeneration.
- Objective 5: Town Centres.
- Objective 6: Education and Social Inclusion.
- Objective 7: Meeting Housing Need.
- Objective 8: Health and Wellbeing.
- Objective 9: Vibrant Communities.
- Objective 10: Regeneration and Renewal of Disadvantaged Areas.

**5.144** Delivery of 20,190 homes in Basildon will meet the local housing needs of the Borough over the Local Plan period, which is why SA objective 7 has been given a significant positive effect.

**5.145** The provision of at least 20,190 homes and 80ha of employment land supply in Basildon is likely to result in a number of significant adverse cumulative effects. These are predicted in respect of:

- Objective 13: Flood Risk, although none of the individual allocations are considered to have significant adverse effects on this objective on their own, cumulatively, the significant amount of greenfield development proposed within the Plan has the potential to increase surface water run-off, which could generate significant effects. This is uncertain as the Plan's policies aim to manage flood risk arising from development.
- Objective 15: Air, Land and Noise Pollution (although many of these effects are anticipated to be short term, especially during construction, but also due to anticipated technological advances leading to reduced pollution over the plan period).

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- Objective 19: Traffic Congestion, although this is uncertain as the plan contains improvements to the highway network to address congestion issues identified through the detailed mitigation modelling of future transport scenarios.

**5.146** Significant mixed effects (++) are predicted in respect of the following SA objectives:

- Objective 1: Landscape, Countryside and Green Spaces.
- Objective 2: Cultural Heritage.
- Objective 3: Biodiversity.
- Objective 11: Access to Local Services and Facilities.
- Objective 12: Re-use of Previously Developed Land and Buildings.
- Objective 14: Greenhouse Gas Emissions.

**5.147** A significant proportion of the growth planned within the Borough will be on greenfield land within the Borough's Green Belt, potentially resulting in significant adverse effects on the Borough's wildlife, including protected species and habitats, natural and historic landscapes, townscapes and countryside. However, the 2022 Local Plan prioritises the development and regeneration of previously developed land in the existing urban areas of the Borough's settlements, including 4,738 homes in Basildon town centre, and many of the strategic allocations promote and offer opportunities to enhance the setting and special characteristics of the Borough's historic and natural environment. The opportunities extend to actively managing and reducing the Borough's greenhouse gas emissions in the face of sustained and significant population growth through the construction of energy efficient and decentralised energy networks.

**5.148** Delivery of the homes and employment land will be dependent upon improvements to the transport infrastructure to address congestion issues, and the need for upgrades to wastewater treatment/foul network/surface water treatment facilities.

**5.149** The results of the Highway Impact Assessment showed that significant parts of the road network in the Borough would operate at or above capacity as a consequence of growth. Most of the existing junctions in both Billericay and Wickford are shown to be over capacity in future years as a consequence of the levels of growth proposed in the 2022 Local Plan. Both improvements to the highway network and a modal shift towards more sustainable travel modes is therefore required in both of these settlements to enable further growth without exacerbating congestion levels. Basildon (including Laindon and Pitsea), is more able to accommodate growth within the existing road network. Nonetheless, there are still likely to be capacity issues as some junctions need to be improved in order to accommodate projected growth.

**5.150** The Council has been engaged with Anglian Water Services (AWS), which is responsible for the Water Recycling Centres (WRCs), formerly known as Waste Water Treatments Works, and sewerage network within the Borough, to understand the capacity of this wastewater infrastructure to accommodate different scales and distributions of residential development. The cumulative effect of all of the growth planned within the 2022 Local Plan is likely to require enhancement to capacity and should all the available capacity be taken up at the WRC then upgrades to the works may be required.

**5.151** Planned residential development within the Borough is split roughly 55% to Basildon, 15% to Billericay and 20% to Wickford, with other extensions to the smaller settlements that lie in between and in the east of the Borough. Employment growth is largely focussed in Basildon. Consequently, it is expected that cumulative effects in terms of the scale of development described above will be most pronounced in and around the town of Basildon, followed by Billericay and Wickford and, finally, the remaining rural areas. However, even though Basildon will receive more homes than Billericay and Wickford combined, in proportion to the existing size of the settlements the increase in Billericay and Wickford will be just as significant, including their effects.

## In-Combination Effects

**5.152** In addition to the potential effects arising from development in Basildon Borough through the 2022 Local Plan, there is also potential for the same sort of effects to arise in combination with other development planned in neighbouring boroughs and districts as well as county-wide initiatives such as transport infrastructure projects and mineral and waste development within and adjacent to Basildon Borough.

**5.153** Basildon is bordered by the boroughs of Chelmsford, Brentwood, Thurrock, Castle Point and Rochford, all of which are at varying stages in their plan making. In addition, Southend-on-Sea is within the South Essex Housing Market Area. Transport and Minerals and Waste Planning is undertaken by Essex County Council. The section below sets out the current status regarding the amount of growth planned by each local authority, the relative stage in plan preparation and identifies development that could have sustainability impacts in combination with the Basildon 2022 Local Plan and discusses these effects.

## Summary of In-Combination Effects

### Brentwood Borough Council Local Plan

#### Progress

- Brentwood Local Plan: Main Modifications consulted on between 30th September and 11<sup>th</sup> November 2021.

#### Objectives

- 7,752 new homes needed in Brentwood Borough over the plan period 2016-2033 at an average rate of 300 dwellings per year to 2023/24,

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followed by 400 dwellings per year to 2029/30 and then 984 dwellings per year to 2032/33.

- Provision is made for 5,000 additional jobs over the plan period at an average rate of 250 new jobs per year. Job growth will be provided for by a total of 46.64ha of employment land allocations and continued support for existing employment sites and appropriate redevelopment where appropriate, in addition to retail floorspace provision.

## **Castle Point Borough Council Local Plan**

### **Progress**

- The New Castle Point Local Plan: Pre-submission Plan 2018-2033 was submitted to the Secretary of State on 2<sup>nd</sup> October 2020 for examination.

### **Objectives**

- 5,284 new homes needed in Castle Point Borough over the plan period 2018-2033.
- New employment land is proposed at three sites: Extension to Manor Trading Estate (3.7ha), Extension to Charfleets Industrial Estate (10.5ha) and South of Northwick Road (9.7ha). An additional 1ha of land and 6,505m<sup>2</sup> of floorspace elsewhere in the Borough is identified for employment development falling within the B Use Classes Order. Existing employment land will be protected.

## **Chelmsford City Council Local Plan**

### **Progress**

- The Chelmsford Local Plan 2013-2036 was adopted in May 2020.

## Objectives

- The Council's objectively assessed housing need has been calculated at 805 homes per year (18,515 homes over the plan period). To ensure flexibility in delivery and help significantly boost housing supply over the plan period, the Local Plan provides for a total of 21,843 new homes. This represents nearly 20% more homes than the total objectively assessed housing need.
- Employment growth of 725 jobs per year is considered a robust number to sustain the local economy and for use in the new Local Plan period. To accommodate this growth a minimum of 55,000m<sup>2</sup> of business employment floorspace will be allocated in the Local Plan for the period up to 2036 to ensure there is a sustainable balance between jobs and the available labour force taking into account population growth.
- Provision is also made to meet the need for additional convenience retail floorspace of 11,500m<sup>2</sup> either within the City Centre or Designated Centres within Chelmsford's Urban Area and additional convenience retail floorspace of 1,900m<sup>2</sup> at South Woodham Ferrers.

## Rochford District Local Development Plan up to 2025

### Progress

- The Rochford District Core Strategy was formally adopted by the Council on 13<sup>th</sup> December 2011.
- The Rochford District Allocations Plan was formally adopted by the Council on 25<sup>th</sup> February 2014.
- The Rochford District Development Management Plan was formally adopted by the Council on 16<sup>th</sup> December 2014.
- Rochford District Council is currently in the process of preparing a new Local Plan, which will set the strategy for the District to 2040. Their



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consultation on the Spatial Options document closed on 22<sup>nd</sup> September 2021, following the Issues and Options consultation in 2018. The new Local Plan will replace the adopted policy documents listed above.

### Objectives

- To meet their growth needs, Rochford District Council is likely to need to plan for 7,200-10,800 new homes, 7-40 hectares of new employment space and up to 20,000m<sup>2</sup> of new retail space.

## Southend-on-Sea Local Plan

### Progress

- Southend-on-Sea Council's Core Strategy DPD was adopted in 2007.
- Southend-on-Sea Council finished consulting on the Refining the Plan Options document on 26<sup>th</sup> October 2021, following their consultation on the Issues and Options Local Plan between February and April 2019. The new Local Plan will provide the planning framework for Southend-on-Sea to 2036, beyond the current plan period of 2021.

### Objectives

- The number of new homes and jobs has not been confirmed and the Council are currently exploring four spatial strategy options: (1) increasing urban capacity; (2) facilitating urban change; (3) including a new neighbourhood; and (4) development outside the Borough and new neighbourhoods.
- 13,000 new jobs and 6,500 new dwellings across the District in between 2001-2021.

## Thurrock Council Local Plan

### Progress

- Thurrock Council's Issues and Options (Stage 2) Local Plan was consulted on between 12<sup>th</sup> December 2018 and 8<sup>th</sup> March 2019.
- The growth plans outlined in the Core Strategy still represent the latest figures.

### Objectives

- 13,550 new dwellings between 1<sup>st</sup> April 2009 and 31<sup>st</sup> March 2021.
- 26,000 additional jobs (at 456ha (gross) of employment land allocations) over the period 2001-2026 and beyond.

## Essex Minerals Local Plan

### Progress

- The current Essex Minerals Local Plan was adopted on 8<sup>th</sup> July 2014 and provides up-to-date planning policy for minerals development in Essex until 2029.

### Objectives

- Plans for future minerals supply to support sustainable development in the County.

## **Essex County Council and Southend-on-Sea Borough Council Joint Replacement Waste Local Plan**

### Progress

- The Joint Replacement Waste Local Plan was adopted in July 2017 and sets a strategy for waste development up until 2032.

### Objectives

- Preferred key strategic waste sites in the Borough of Basildon include the Tovi EcoPark Integrated Waste Management facility on Courtauld Road, additional biological waste treatment along Courtauld Road, including adjacent to the Waste Water Treatment Works.

## **Essex Local Transport Plan 3 2011-2026 (LTP3)**

### Progress

- Essex Transport Strategy: the Local Transport Plan for Essex, June 2011.

### Objectives

- Seeks to improve the economic, social and environmental well-being of the county.

## South East Marine Plan

### Progress

- Published in June 2021, the South East Inshore Marine Plan provides guidance for sustainable development from Felixstowe in Suffolk to near Folkestone in Kent.

### Objectives

- The Plan seeks to manage and improve the Thames as a place for recreation and shipping, while conserving the shallow estuarine habitats and species, protecting the remoteness of the coastline and its communities.

**5.154** The development locations being allocated in neighbouring authorities' Local Plans, discussed above, could give rise to similar significant adverse and positive effects as described above in the Cumulative Effects section for the Basildon 2022 Local Plan. It is apparent from the section above that a significant amount of development is proposed around Basildon Borough. This includes potentially around 75,000 additional dwellings, albeit over different plan periods. This is likely to result in increased indirect pressure on Basildon's landscapes, green spaces and countryside, the Borough's biodiversity and could lead to further pressure on the historic environment. Development outside the Borough would not directly affect the Borough's assets, however, there could be indirect impacts e.g. development close to the Borough boundary could affect the setting of designated historic assets; new residents from neighbouring boroughs and districts could result in increased recreational pressure on designated biodiversity assets in Basildon and ecological networks could be further eroded.

**5.155** The combined increase in traffic flows in Basildon and in neighbouring authorities could result in an intensification in noise and air pollution (including increased greenhouse gas emissions), which could in turn affect the health of

existing and new residents. There is also potential for additional traffic congestion in the Borough.

**5.156** Increased development outside the Borough could also exacerbate flood risk within the Borough, particularly to the north of the Borough.

**5.157** It is assumed that the additional development would not adversely affect water resource availability in the Borough which can be met through expansion of the Abberton Reservoir. Furthermore, new development outside the Borough would be required to meet higher levels of water efficiency in line with requirements set down in the Buildings Regulations.

**5.158** There is a need for the Council to work with Anglian Water, the Environment Agency and neighbouring authorities to ensure that the planned growth is taken into account in future rounds of Asset Management Planning to ensure that there is scope for the existing wastewater treatment works within and outside the Borough to be upgraded to respond to growth in Basildon and neighbouring authorities.

**5.159** Additional waste will be generated through development in neighbouring boroughs and in Basildon; however this will be managed through the adopted Essex Waste Plan.

**5.160** In addition, Highways England is proposing the construction of new tunnel under the Thames, called the 'Lower Thames Crossing'. The Lower Thames Crossing will almost double road capacity across the River Thames, east of London, whilst also easing congestion on the Dartford Crossing every year [See reference 134]. According to National Highways, the Lower Thames Crossing will also provide better access to existing jobs for Gravesham, Thurrock and Havering as improved journey times would bring over 400,000 more jobs within a 60-minute commute. There will no longer be a need for 470,000 HGV vehicle movements on local roads and there would be 46km of new, realigned or improved footpaths, cycleways and bridleways. Seven new green bridges will also connect footpaths, bridleways and ecological habitats. National Highways is currently running a public 'Community Impacts

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Consultation', whereby stakeholders and members of the public can review and comment on the proposed plans and how the impact on the local community and environment will be reduced. This national infrastructure project is likely to cause significant disruption during its construction, but in the long term make a significant positive contribution to the accessibility of the region.

**5.161** The NPPF expects local planning authorities to work together to address strategic, cross-boundary matters which impact on the ability to achieve sustainable levels of growth and development in an area. In 2017 the Leaders and Chief Executives (or their equivalents) of the six local planning authorities in South Essex (including Brentwood Borough), and Essex County Council, came together to create a shared vision for South Essex – South Essex 2050. The vision identified key policy themes to be supported, and six growth areas within South Essex where it is expected development will be focused. In order to deliver the vision new joint working arrangements have been established at a political and executive level covering strategic planning, industry, education and skills, infrastructure and communications.

**5.162** A key task arising from the new joint working arrangements is the preparation of the of the South Essex Plan. The South Essex Plan will be non-statutory and set out principles and good practice examples, rather than policies. It will provide the strategic framework for development in the area up to 2038, focusing on housing numbers, type and distribution, as well as economic development needs. Sitting within the context of the South Essex Strategic Vision 2050 it will lay the foundations for further sustainable growth and investment to 2050.

**5.163** Once the South Essex Plan is adopted it may be necessary to review the Basildon Local Plan, at least in parts, to ensure any opportunities for further growth and infrastructure provision in Basildon Borough identified in the South Essex Plan can be realised.

**5.164** This joint working is likely to have positive effects on the future growth and management of development of Basildon and surrounding areas.

## Findings of the Habitats Regulations Assessment

**5.165** The Habitats Regulations Assessment (HRA) Report [See reference 135] which accompanies the 2022 Local Plan and this SA Report Consultation considers the likely in combination effects of development in Basildon alongside development in neighbouring boroughs on internationally designated nature conservation sites. The initial HRA Screening ruled out the potential for significant effects as a result of changes in air quality as a result of the distances between road and European Sites, and for water quality and quantity (increased flood risk) in light of the safeguards provided within the Local Plan, and on the basis that the recommendations are implemented successfully, including the phasing of development in parallel with any necessary infrastructure upgrades.

**5.166** However, the HRA of the 2022 Local Plan updated the previous assessment in light of a recent Court of Justice of the European Union ruling [See reference 136], which ruled that Article 6(3) of the Habitats Directive should be interpreted as meaning that mitigation measures, specifically measures which avoid or reduce adverse effects, should be assessed as part of an Appropriate Assessment, and should not be taken into account at the screening stage. As a result, the HRA of the 2022 Local Plan concluded that likely significant effects on European sites as a result of changes in water quality and quantity (increased flood risk) and recreational pressures could not be ruled out, because the previous conclusions were dependent on the successful implementation of avoidance and mitigation measures.

**5.167** Recreational pressures are complex and given the extensive zones of influence affecting each of the sites, a strategic approach to avoiding such impacts is required. The Screening assessment was not able to rule out the potential for the 2022 Local Plan to result in likely significant effects on: Essex Estuaries SAC; Crouch and Roach Estuaries SPA and Ramsar; Thames Estuary and Marshes SPA and Ramsar Site; and Benfleet and Southend Marshes SPA and Ramsar Site, as a result of increases in recreation,

particularly as a result of in-combination effects with population increases associated with other plans.

**5.168** Therefore, an Appropriate Assessment was undertaken to determine whether the 2022 Local Plan would adversely affect the integrity of these European Sites as a result of changes in water quality and quantity, flood risk, increases in recreational pressure and loss of offsite habitat, either alone or in-combination.

**5.169** With regards to recreational pressures, the implementation of recreational avoidance and mitigation strategies (RAMS) is now a widely advocated means of mitigating impacts associated with recreation at European sites. In light of this, and given that Basildon Council have prepared and adopted the Essex Coast RAMS in close consultation with Natural England and other key stakeholders, and have embedded the delivery and monitoring of the RAMS in specific policy commitments, there is sufficient certainty that the 2022 Local Plan will not result in adverse effects on the integrity of the Thames Estuary and Marshes SPA and Ramsar Site, Crouch and Roach Estuaries SPA and Ramsar, Essex Estuaries SAC and Blackwater Estuary SPA and Ramsar either alone, or in-combination with other plans and projects as a result of recreational impacts.

**5.170** With regards to water quality and quantity (flood risk), the provision of mitigation and avoidance safeguards committed to in the 2022 Local Plan were considered sufficient to provide assurance that new phases of development would only be delivered when the necessary infrastructure upgrades and provisions are in place. This was considered suitably robust to ensure that adverse effects on the integrity of European sites as a result of change in water quality or quantity arising from 2022 Local Plan would be avoided, either alone or in-combination.



## Reasons for Choosing the 2022 Local Plan

**5.171** The 2022 Local Plan builds on the earlier work undertaken in respect of the Core Strategy, the Draft Local Plan (2016) and Revised Publication Local Plan (2018). Consequently, the scale and spatial distribution do not vary significantly from that earlier work, and the general locations of development have remained broadly the same, although there are variations around specific sites in relation to their allocation and the extent of land to be provided. There are a number of matters that have contributed to the variations arising and the Council's decisions taken in formulating the 2022 Local Plan. These are as follows:

- The housing need in Basildon has increased since that earlier work was undertaken. This has given rise to the Council having to scrutinise the deliverability of sites in more detail.
- Given the increased need for housing the capacity of the urban area and the densities applied on development sites has been reviewed. The urban capacity has increased as a consequence, whilst the land take from the current extent of the Green Belt has remained similar to that set out in the Draft Local Plan. Whilst the 2022 Local Plan does not score well in relation to the use of Previously Developed Land as a consequence of the greenfield land take, the objective of the Sustainability Appraisal in this regard has driven the decision making process to ensure land is used effectively.
- Considerations of Green Belt harm and settlement coalescence have resulted in the extent of development to the west of the Basildon Urban area being reduced. This is largely to off-set the potential impact of the Dunton Hills Garden Village proposals adjacent to the Borough's boundary in Brentwood Borough.
- Infrastructure delivery has also been a significant consideration. The proposals for Gardiners Lane South (H5), West Basildon (H8), Noak Bridge (H10), East Basildon (H11 and E5), South Wickford (H12) and South West Billericay (H17) are all aligned and predicated upon the delivery of key pieces of infrastructure including highways, schools and sports facilities. There are therefore instances where in order to create the

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critical mass or opportunities for infrastructure provision some environmental harm, primarily to the landscape has been accepted to enable this to occur.

- Overall, however, the Council has sought to limit environmental harm to that of landscape harm through consideration of the Sustainability Appraisal, and other site specific assessments. Proposals within the 2022 Local Plan therefore avoid areas of flood risk, historic and nature conservation designations, for example. Additionally, the site selection process has considered matters of sustainable accessibility, as detailed in the Sustainability Appraisal, in order to direct development to places where residents do not have to rely on the private car for every journey undertaken.
- This is not to say, however, that poor development would not still give rise to harm. Consequently, the 2022 Local Plan has been used to introduce new requirements on development around good quality design, and mitigation of environmental harm. The recommendations of earlier versions of the Sustainability Appraisal have helped direct that policy development.
- To incorporate changes in national Use Classes and Sustainable Urban Drainage Guidance.
- To reflect updates in the Council's Local Plan evidence base, in particular further transport modelling and mitigation work, an updated Retail Study, new Local Cycling and Walking Improvement Plan proposals, an updated Gypsy and Traveller Availability Assessment, the Council's Climate Change and Air Quality Topic Paper and Local Wildlife Site Review.
- The removal of site allocation H7a (35 homes) was due to its impact on a nearby listed building as recommended in a new Heritage Impact Assessment. Furthermore, the update to the housing number of Site H7b is to accommodate requirements of the allocation's Green Infrastructure Strategy.
- Policy E4: Protection of Existing Employment Areas for B2 Manufacturing and Industrial Uses has been removed as it is covered by Policy E2: Existing Employment Areas.

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- Policy DES6: Public Art and Cultural Interpretation has been removed and incorporated into the remaining 2022 Local Plan Design Policies.
- Policy NE7: Air Quality has been added as a new policy to reflect the Climate Change and Air Quality Topic Paper.

# Chapter 6

## Monitoring

**6.1** The SEA Regulations require that “the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage, and being able to undertake appropriate remedial action” (Regulation 17) and that the environmental report should provide information on “a description of the measures envisaged concerning monitoring” (Schedule 2(10)). Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.

**6.2** The Planning Policy Guidance on SA states that it is not necessary to monitor everything. Instead, monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken.

**6.3** A number of significant adverse and significant positive effects have been identified in relation to the 2022 Local Plan (including significant mixed effects). These are set out in Chapter 5.

**6.4** The Council has prepared a monitoring framework to monitor implementation of the policies in the 2022 Local Plan [\[See reference 137\]](#). The indicators included in the section below have regard to the indicators in the Council's monitoring framework. The source of the indicator is provided in brackets after each reference. The acronym AMR refers to indicators that Basildon Council uses for its Authority Monitoring Report or related reports. Other indicators are suggested as an output of this Sustainability Appraisal.

## **Framework of Indicators for Monitoring Potential Significant Effects Arising from Implementation of the Basildon Borough Publication Local Plan**

SA Objective 1: Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough

- Area of country park provision (Annual Monitoring Report (AMR))
- Ha of new green infrastructure secured through development (S.106 Contribution report)
- S.106 contributions to open space (AMR)
- Area of open space provision (AMR)
- Ha of Green Belt land (AMR)
- Ha of open space located in the Green Belt (AMR)
- Net dwelling completions on Green Belt infill (Residential Land Availability Monitoring)

SA Objective 2: Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough

- Ha of ancient woodland (Natural England)

- Number of scheduled monuments (Historic England)
- Number of listed buildings (Historic England)
- Number of listed buildings on the Essex Heritage at Risk Register (Historic England and Essex County Council Heritage at Risk Registers)
- Number of heritage assets on the Essex Heritage at Risk Register for more than five years (Historic England and Essex County Council Heritage at Risk Registers)
- S.106 contributions secured for investment in art and culture (Essex County Council)

### SA Objective 3: Protect, conserve and enhance the Borough's biodiversity and the habitats which support it

- Number and hectares of Sites of Special Scientific Interest (SSSIs) (Natural England)
- % of Boroughs SSSIs in a favourable stable/improving condition (Natural England)
- % of Boroughs SSSIs in a unfavourable declining condition (Natural England)
- Ha of Ancient Woodland (Natural England)
- Number and Ha of Local Wildlife Sites (LoWS) (Essex Wildlife Trust)
- % of LoWs under positive management (AMR)
- Area of new (additional) land brought under management for nature conservation purposes (AMR)

## SA Objective 4: Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration

- Net additional square metres of office space (B1a) (Non Residential Land Availability Monitoring)
- Net square metres of B1b research and development (Non Residential Land Availability Monitoring)
- Net square metres of general industrial development (Non Residential Land Availability Monitoring)
- Net square metres of B class uses lost to Non B-Class Uses in B class employment areas (Non Residential Land Availability Monitoring)
- Economic productivity – GVA (Office of National Statistics (ONS))
- Unemployment rates (ONS)
- Net Square metres of hotel (C1) floor space (Granted Planning Permission) (Non Residential Land Availability Monitoring)

## SA Objective 5: Ensure the Borough's town centres are promoted as sustainable locations for living, retail, leisure and related commercial development

- Number of town centre vacant retail units (Shopping frontage/Retail Survey)
- Net additional square metres of total retail floor space (Non Residential Land Availability Monitoring)
- Net additional square metres of retail floor space outside town centres (Non Residential Land Availability Monitoring)

- Net additional square metres of retail floor space within town centres (Non Residential Land Availability Monitoring)
- Gross additional food and drink (A3, A4 and A5) establishments (Non Residential Land Availability Monitoring)
- % of shop units that comprise hot food takeaways (use class A3) within town and local centres (Shopping frontage/Retail Survey)
- % of A1 use class within town centre retail frontage (Shopping frontage/Retail Survey)
- Distance between betting offices (Applies to new applications only) (Non Residential Land Availability Monitoring)
- Net Dwelling completions per annum within town centres (Residential Land Availability Monitoring)
- Town centre residential population (AMR)

## SA Objective 6: Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough

- Net additional square metres of educational floor space by primary, secondary, further, higher, and vocational levels (AMR)
- Capacity in primary and secondary schools (Commissioning School Places Report – Essex County Council)
- S.106 contributions secured for a) education, b) health and c) communities services (Essex County Council)
- Average minimum travel time to 8 key services by public transport (ONS)
- Performance against relevant indices of multiple deprivation indicators (ONS)



## SA Objective 7: Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally

- Performance against relevant indices of multiple deprivation indicators (ONS)
- 5 Year Housing Land Supply (Expressed as a % and Years) (5 Year Housing Land Supply Report)
- Net dwelling completions per annum (Residential Land Availability Monitoring)
- Net dwelling completions by area (Residential Land Availability Monitoring)
- Net dwelling completions by housing allocation (Residential Land Availability Monitoring)
- Units of specialist accommodation (use class C3) completed for vulnerable adults (excluding older people) (Essex County Council – Adult Social Care)
- Units of specialist housing accommodation (use class C2) completed for older people and disabled adults (Residential Land Availability Monitoring)
- Residential care / nursing beds (use class C2) provided for older people (Residential Land Availability Monitoring)
- Affordable dwelling completions expressed as a percentage of total dwelling completions on developments of 11 units or more (Residential Land Availability Monitoring)
- Affordable homes secured via S106 expressed as a percentage of total homes granted permission on sites of 11 units or more (Residential Land Availability Monitoring)
- Affordable housing need (Basildon Borough Council – Housing Strategy Evidence Base Annual Review)

- Gypsy and traveller pitches granted consent (Residential Land Availability Monitoring)
- Travelling show people plots granted consent (Residential Land Availability Monitoring)
- Total number of traveller pitches with permanent planning permission (Residential Land Availability Monitoring)
- Net affordable dwellings per annum outside town centres (AMR)
- Net affordable dwellings per annum within town centres (AMR)
- Homelessness (AMR)

## SA Objective 8: Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment

- % of adult participation in sport (Sport England Local Sport Profiler)
- Obesity rates of adults and children (Sport England Local Sport Profiler)
- S.106 contributions secured for a) education, b) health and c) communities services (Essex County Council)
- Average minimum travel time to 8 key services by public transport (Office of National Statistics)
- Performance against relevant indices of multiple deprivation indicators (ONS)

## SA Objective 9: Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced

- Crime rates (ONS)
- Fear of crime rates (ONS)
- Traffic accident rates (ONS)
- Performance against relevant indices of multiple deprivation indicators (ONS)

## SA Objective 10: Regenerate and renew disadvantaged areas where people live or work in the Borough

- Unemployment rates (ONS)
- Performance against relevant indices of multiple deprivation indicators (ONS)

## SA Objective 11: Improve accessibility to and enhance local services and facilities

- % of adult participation in sport (Sport England Local Sport Profiler)
- S.106 contributions secured for investment in leisure facilities (AMR)
- Change in Ha of open space/ 1000 people (AMR)
- Change in the provision of community facilities (sqm) (AMR)

- Performance against relevant indices of multiple deprivation indicators (ONS)
- % of population within 30 minute public transport time of a) educational, b) healthcare, and c) communities facilities (Essex County Council)
- S.106 contributions accumulated per annum for Improvements to a) public transport infrastructure b) leisure facilities c) education, d) health and e) communities services (Essex County Council)
- % of new residential developments within walking distance of a) educational, b) healthcare, and c) communities facilities and d) leisure facilities (Essex County Council)
- S.106 contributions secured for a) education, b) health and c) communities services (Essex County Council)
- Average minimum travel time to 8 key services by public transport (Office of National Statistics)
- Performance against relevant indices of multiple deprivation indicators (ONS)

## SA Objective 12: Improve efficiency of land use, through the re-use of previously developed land and existing buildings, including the re-use of materials from previous buildings

- Proportion of net dwelling completions on brownfield sites (Residential Land Availability Monitoring)
- Proportion of net dwellings completed at densities of 30 dph or more (Residential Land Availability Monitoring)
- Employment completions on brownfield sites (Non Residential Land Availability Monitoring)

## SA Objective 13: Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring

- Major planning applications where the Environment Agency has an outstanding objection on flood risk grounds (Environment Agency)
- Major planning applications approved, where the lead local flood authority has an outstanding objection on flood risk grounds (Basildon Borough Council)
- Ha of green infrastructure with flood defence role provided through development (AMR)

## SA Objective 14: Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels

- Permissions for renewable energy installations (MW) (AMR)
- Average energy ratings of new developments (AMR)
- Borough carbon emissions (AMR)

## SA Objective 15: Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures

- Contaminated land remediated (AMR)
- Air pollution data (nitrogen dioxide concentrations) (Basildon Council Air Quality Annual Status Report (ASR))
- Noise complaints (AMR)

## SA Objective 16: Improve water efficiency and achieve sustainable water resource management

- Water use per household (AMR)
- Water pollution incidents recorded by Environment Agency (Environment Agency)

## SA Objective 17: Adopt building and public realm designs which ensure the Borough is prepared for the effects of climate change

- Ha of green infrastructure with flood defence role provided through development (AMR)
- Urban day time temperatures (averages and extremes) (AMR)
- Numbers of trees planted within urban areas (AMR)
- Proportion of new homes completed on sites with an approved SUDs scheme (AMR)

## SA Objective 18: Reduce waste generation and increase the amount of waste which is recycled or re-used

- Non-recyclable waste generation per capita (Essex County Council)
- Recycling rates per capita (Essex County Council)
- Re-use of construction and demolition waste (Essex County Council)

## SA Objective 19: Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations

- S.106 contributions accumulated per annum for highway works (Essex County Council)
- List of key routes where work is underway or completed, compared to IDP (AMR)
- % of journeys to work by public transport, cycle or walking (AMR)
- Traffic congestion (AMR)
- CIL contributions (Basildon Borough Council)

# Chapter 7

## Conclusions and Next Steps

### Conclusions

**7.1** This SA report has been prepared to accompany the Technical Consultation for the Basildon Borough 2022 Local Plan. The SA has sought to identify significant effects emerging from the 2022 Local Plan in line with the SEA Regulations.

**7.2** The 2022 Local Plan allocates sufficient homes to meet the Borough's needs (20,190). In addition to the allocation of specific sites within the Local Plan, Policy SD2 of the Local Plan identifies two broad areas for potential housing growth which will be considered in the next review of the Local Plan once sustainable development proposals have been identified that incorporate, and are supported by, the necessary infrastructure provision emerging through the forthcoming South Essex Plan.

**7.3** The 2022 Local Plan makes provision for the delivery of at least 20,000 additional jobs, including 14,150 full time equivalent jobs in office, industrial and warehouse sectors (the Borough's employment needs and a small portion of London's unmet employment needs) during the plan period. In acknowledgement of how the employment land market works, the Council has identified a need to provide a contingency allowance to account for 'windfall losses' and 'churn'. Therefore, the 2022 Local Plan plans to deliver a total land supply of 80ha to meet the need.

**7.4** Delivering at least 20,190 dwellings and 80ha of employment land supply cannot be accommodated within the Borough without the release of Green Belt land. Therefore, the 2022 Local Plan recognises that the majority of the Borough's housing needs and a significant proportion of the Borough's



employment needs will need to be provided on sites on edge of the Borough's main settlements, requiring the extent of the Green Belt to be amended.

**7.5** The 2022 Local Plan allocates roughly 55% of the housing development allocated in Basildon, 15% to Billericay and 20% to Wickford, with other extensions to the smaller settlements that sit in between and in the east of the Borough. Employment growth is largely focussed in Basildon.

**7.6** Although the 2022 Local Plan seeks to maximise the amount of development to be delivered within the existing urban areas, the scale of development needed inevitably means that a significant amount of greenfield land, including Green Belt land, will need to be developed, leading to potential significant adverse effects on the landscape, biodiversity and cultural heritage, depending on the characteristics and sensitivity of the location of the site allocation. However, the alternatives to the allocations in the 2022 Local Plan generally did not perform better against the SA objectives than those selected, and in many instances did not perform as well. The exceptions were those alternatives that proposed no or reduced development, which would result in no or fewer adverse environmental effects, but also none of the social and economic benefits of the development would be delivered.

**7.7** The allocation policies include delivery criteria that are designed to ensure that any significant adverse effects are minimised as far as possible. These delivery criteria are of particular importance:

- In Basildon Town Centre outlined in Policy R2, which is earmarked for the greatest scale and density of development over the Plan period (4,738 dwellings).
- To the east of Basildon within and around the development allocation outlined in Policy H11 and SD3 (1,350 homes in the Bowers Gifford and North Benfleet Neighbourhood Plan Area), where the delivery of a landscape buffer between the settlements of Pitsea and Bowers Gifford is essential to avoid coalescence of these settlements by maintaining the integrity of this strategic gap as Green Belt, green infrastructure and open space.

- To the south west of Billericay within and around the consolidated development allocations outlined in Policy H17a-H17d, where the significant scale of development in this location will facilitate the delivery of a much needed link road to alleviate congestion.

**7.8** The larger scale developments will, in many instances, be capable of delivering a wider range of benefits than smaller developments, such as the inclusion of new community facilities or investment in existing community facilities (e.g. local schools and healthcare), support for public transport, and in some allocations the incorporation of employment land to allow for mixed-uses.

**7.9** The 2022 Local Plan provides policy guidance and criteria on how development will be planned, delivered and managed, in order to ensure that the social, economic and environmental benefits that the Local Plan aims to deliver are actually delivered in practice. There will need to be considerable investment in infrastructure, including green infrastructure, transport and community services and facilities, and also water and sewerage services. The funding and timing of this investment will influence the phasing of delivery of the housing and employment land.

**7.10** It also needs to be borne in mind that Basildon does not exist in isolation. Like Basildon, neighbouring districts and boroughs are also planning to deliver considerable amounts of development. This will result in in-combination effects, which will give the impression of increased urbanisation including the generation of additional traffic, and put pressure on resources, such as water, air quality, tranquillity and on ecological networks. It is therefore important that the districts and boroughs continue to work closely together on the South Essex Plan to make sure that their plans are co-ordinated to provide an integrated approach to maintaining and enhancing quality of life for all their residents, and to ensure that a rich, high quality and resilient environment is created.

## Next Steps

7.11 Following the technical consultation on the 2022 Local Plan, all consultation comments received will be forwarded to the independent Planning Inspector, Paul Griffiths, to be considered as part of the ongoing Examination, along with the proposed modifications and new evidence. Assuming the Local Plan is found sound by the independent Planning Inspector, and subject to modifications which may need to be subject to further SA work and public consultation, the Council expect the Local Plan to be adopted towards the end of 2022.

LUC

December 2021

## **Appendix A**

# Review of Relevant National and International Plans, Policies and Programmes

## **Overarching Policy Objectives**

### International

**A.1** United Nations Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters (the 'Aarhus Convention') (1998) establishes a number of rights of the public (individuals and their associations) with regard to the environment. The Parties to the Convention are required to make the necessary provisions so that public authorities (at national, regional or local level) will contribute to these rights to become effective.

### National

**A.2** The National Planning Policy Framework (NPPF) **[See reference 138]** is the most significant national policy context for the Basildon Local Plan. The latest version of the NPPF, adopted in July 2018, with further updates in 2021, sets out the Government's planning policy for England and how these policies should be applied. The Basildon Local Plan must be consistent with the NPPF requirements. The NPPF sets out information about the purposes of local plan-making, stating that:

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“Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area ... So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.”

**A.3** The presumption in favour of sustainable development is to be given priority in plan-making and in the decision making process. Specific to the plan-making process this will mean that:

“Plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

Strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

- i. The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

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**A.4** In addition to contributing to the achievement of sustainable development the NPPF also requires Local Plans to be prepared positively in a way that is 'aspirational but deliverable'. This means that opportunities for appropriate development should be identified in order to achieve net gains across the three overarching objectives of sustainable development: that is to say achieving the economic, social and environmental objectives of the planning system. Significant adverse impacts on these objectives should be avoided however and, where possible, alternative options which reduce or eliminate these types of impacts should be taken forward. Where this is not possible mitigation followed by compensatory measures should be pursued.

**A.5** The Government has also set out goals for managing and improving the environment within its 25 Year Environment Plan [\[See reference 139\]](#). The document seeks to influence planning at a local level and is therefore relevant to the scope of the SA and the Basildon Local Plan. Reference has been included within each topic below to the relevant text from the 25 Year Environment Plan.

## Sub-National

**A.6** The South Essex Plan [\[See reference 140\]](#) is being produced by Basildon Council, Brentwood Borough Council, Castle Point Borough Council, Rochford District Council, Southend-on-Sea Borough Council and Thurrock Council (the Association of South Essex Local Authorities). The South Essex Plan will be non-statutory and set out principles and good practice examples, rather than policies. It will provide the strategic framework for development in the area up to 2038, focusing on housing numbers, type and distribution, as well as economic development needs. Sitting within the context of the South Essex Strategic Vision 2050 it will lay the foundations for further sustainable growth and investment to 2050. It therefore represents an effective mechanism for addressing any unmet needs arising from authorities in the South Essex Housing Market Area.

## Population, Health and Wellbeing

### International

**A.7** The United Nations Declaration on Sustainable Development (Johannesburg Declaration) (2002) sets the broad framework for international sustainable development, including building a humane, equitable and caring global society aware of the need for human dignity for all, renewable energy and energy efficiency, sustainable consumption and production and resource efficiency.

**A.8** United Nations Convention on Access to Information, Public Participation in Decision-Making and Access to Justice in Environmental Matters (the 'Aarhus Convention') (1998): Establishes a number of rights of the public (individuals and their associations) with regard to the environment. The Parties to the Convention are required to make the necessary provisions so that public authorities (at national, regional or local level) will contribute to these rights to become effective.

**A.9** The 2030 Agenda for Sustainable Development (2015) **[See reference 141]**: This initiative, adopted by all United Nations Member States, provides a shared blueprint for peace and prosperity for people and the planet and includes 17 Sustainable Development Goals (SDGs), designed to achieve a better and more sustainable future for all.

**A.10** Other topic based international policies relating to human health and wellbeing are described under the relevant topics below.

### National

**A.11** The NPPF includes as part of its social objective the promotion of “strong, vibrant and healthy communities” by:

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- “Ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and
- ‘By fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing.”

**A.12** Ultimately planning policies and planning decision making should “aim to achieve healthy, inclusive and safe places”.

**A.13** The document states that strategic policies should set out the pattern, scale and quality of development and make sufficient provision for “housing (including affordable housing) ... [as well as] community facilities (such as health, education and cultural infrastructure)”. Policies should reflect “the size, type and tenure of housing needed”. This policy approach is to include but should not be limited to housing requirements relating to affordable homes, families with children, older people, students, people with disabilities, service families, travellers, those who rent their homes and people wishing to commission the construction of their own homes. Major developments that involve the provision of new housing planning policies and decisions should expect at least 10% of the total number of homes to be delivered for affordable home ownership subject to conditions and exemptions.

**A.14** To help to diversify opportunities for builders, promote a better mix of site sizes and increase the number of schemes that can be built-out quickly to meet housing need, the NPPF states that at least 10% of the sites allocated for housing through a local authority’s plan should be no larger than one hectare.

**A.15** Where there is an identified need, development of sites not already allocated for housing to provide entry-level homes suitable for first-time buyers is to be supported by local planning authorities unless such need is already to be met at other locations within the authority area. These sites should comprise of entry-level homes that offer one or more types of affordable housing.



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**A.16** The document also promotes a theme of enhancing healthy and safe communities which is to be achieved by creating places which “promote social interaction... [and] enable and support healthy lifestyles....”.

**A.17** As part of this approach social, recreational and cultural facilities and services that the community needs should be provided guided by planning policies which:

- “Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;
- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.”

**A.18** Plan making through the guidance of the NPPF recognises the important role of access to open spaces and other facilities which provide opportunities for sport and physical activity has in terms of health and wellbeing of communities. The importance of delivering a sufficient choice of school places to meet the needs of existing and new communities is also recognised in the document and local planning authorities should take a “proactive, positive and collaborative approach to meeting this requirement”.

**A.19** The NPPF also sets out that the standard method provided in national planning guidance should be used to undertake a local housing need assessment identifying the minimum number of homes needed. The Housing Delivery Test [See reference 142] provides this standard method allowing for calculation of objectively assessed housing need using projected household growth and historic under-supply.

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**A.20** National Design Guide [\[See reference 143\]](#): sets out the Government’s priorities for well-designed places in the form of ten characteristics: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

**A.21** Fair Society, Healthy Lives [\[See reference 144\]](#) investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is “overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities”.

**A.22** Select Committee on Public Service and Demographic Change report Ready for Ageing? [\[See reference 145\]](#): warns that society is underprepared for the ageing population. The report states “longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises”. The report highlights the under provision of specialist housing for older people and the need to plan for the housing needs of the older population as well as younger people.

**A.23** Laying the foundations: a housing strategy for England [\[See reference 146\]](#): Aims to provide support to deliver new homes and improve social mobility.

**A.24** Homes England Strategic Plan 2018 to 2023 [\[See reference 147\]](#): Sets out a vision to ensure more homes are built in areas of greatest need, to improve affordability, and make a more resilient and diverse housing market.

**A.25** Planning Policy for Traveller Sites [\[See reference 148\]](#) sets out the Government’s planning policy for traveller sites. The Government’s overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.

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**A.26** Planning for the Future White Paper [\[See reference 149\]](#): Sets out a series of potential reforms to the English planning system, to deliver growth faster. The White Paper focuses on the following:

- Simplifying the role of Local Plans and the process of producing them.
- Digitising plan-making and development management processes.
- Focus on design, sustainability and infrastructure delivery.
- Nationally determined, binding housing requirements for local planning authorities to deliver through Local Plans.

**A.27** The Housing White Paper 2017 (Fixing our broken housing market) [\[See reference 150\]](#) sets out ways to address the shortfall in affordable homes and boost housing supply. The White Paper focuses on the following:

- Planning for the right homes in the right places – Higher densities in appropriate areas, protecting the Green Belt while making more land available for housing by maximising the contribution from brownfield and surplus public land, regenerating estates, releasing more small and medium-sized sites, allowing rural communities to grow and making it easier to build new settlements.
- Building homes faster – Improved speed of planning cases, ensuring infrastructure is provided and supporting developers to build out more quickly.
- Diversifying the Market – Backing small and medium-sized house builders, custom-build, institutional investors, new contractors, housing associations.
- Helping people now – supporting home ownership and providing affordable housing for all types of people, including the most vulnerable.

**A.28** Public Health England, PHE Strategy 2020-25 [\[See reference 151\]](#): identifies PHE’s priorities upon which to focus over this five-year period to protect people and help people to live longer in good health.

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**A.29** Healthy Lives, Healthy People: Our strategy for public health in England  
**[See reference 152]:** Sets out how our approach to public health challenges will:

- Protect the population from health threats – led by central government, with a strong system to the frontline.
- Empower local leadership and encourage wide responsibility across society to improve everyone’s health and wellbeing, and tackle the wider factors that influence it.
- Focus on key outcomes, doing what works to deliver them, with transparency of outcomes to enable accountability through a proposed new public health outcomes framework.
- Reflect the Government’s core values of freedom, fairness and responsibility by strengthening self-esteem, confidence and personal responsibility; positively promoting healthy behaviours and lifestyles; and adapting the environment to make healthy choices easier.
- Balance the freedoms of individuals and organisations with the need to avoid harm to others, use a ‘ladder’ of interventions to determine the least intrusive approach necessary to achieve the desired effect and aim to make voluntary approaches work before resorting to regulation.

**A.30** The 25 Year Environment Plan sets out goals for improving the environment over the next 25 years. It details how the Government will work with communities and businesses to leave the environment in a better state than it is presently. The document identifies six key areas upon which action will be focused. Those of relevance to the topics of population growth, health and wellbeing are using and managing land sustainably; and connecting people with the environment to improve health and wellbeing. These two key areas are of relevance to the Basildon Local Plan as follows:

- Using and managing land sustainably:
  - Embed an ‘environmental net gain’ principle for development, including housing and infrastructure.
- Connecting people with the environment to improve health and wellbeing:

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- Help people improve their health and wellbeing by using green spaces including through mental health services.
- Encourage children to be close to nature, in and out of school, with particular focus on disadvantaged areas.
- ‘Green’ our towns and cities by creating green infrastructure and planting one million urban trees.
- Make 2019 a year of action for the environment, working with Step Up To Serve and other partners to help children and young people from all backgrounds to engage with nature and improve the environment.

## Sub-National

**A.31 Thames Gateway South Essex Green Grid Strategy (2005) [See reference 153]:** Sets out a vision to achieve environmental infrastructure that protects, enhances and creates new; areas of outstanding landscape, riverscape, townscape character; biodiversity value; archaeological, cultural and built heritage; views and landmarks; and settings for development.

**A.32 Thames Gateway Parklands (2010) [See reference 154]:** The Thames Gateway Parklands programme aims to provide a network of accessible, high quality and sustainable landscapes and waterways, which capitalise on existing natural, built, historic and cultural assets. It supports their conservation, enhancement and ongoing use and is a key economic driver in the Gateway, encouraging investment and supporting regeneration. The programme started with five projects, 15 projects were set out in the 2010 document and the partnership continues to oversee new accessible environmental improvement projects.

**A.33 Essex Transport Strategy (2011) [See reference 155]:** The plan addresses the County Council’s priorities and strategic objectives for improving the transport network across Essex, including by encouraging the use of sustainable transport modes.

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**A.34** Draft Essex Walking Strategy (2019) **[See reference 156]**: This strategy sets out the key barriers, challenges and opportunities to increase levels of walking throughout the County. It identifies nine key objectives and outlines funding priorities and opportunities.

**A.35** Sustainable Modes of Travel Strategy (2019) **[See reference 157]**: The Sustainable Modes of Travel Strategy aims to reduce the number of private vehicles using the highway network and increase the use of more active and sustainable modes available to businesses, residents and schools within Essex.

**A.36** Essex Cycling Strategy (2016) **[See reference 158]**: This strategy outlines the overall aspiration to support cycling across the County. It sets out nine areas of strategic action that are necessary to delivering growth in cycling throughout the County. It also outlines funding priorities and opportunities.

**A.37** Green Essex Strategy (2019) **[See reference 159]**: This Strategy seeks to enhance, protect and create an inclusive and integrated network of high-quality green infrastructure in Greater Essex, to create a county-wide understanding of green infrastructure – its functions and values, and to identify opportunities for implementing green infrastructure.

**A.38** Greater Essex Growth and Infrastructure Framework 2016-2036 (2017) **[See reference 160]**: The Growth and Infrastructure Framework outlines the emerging development and infrastructure requirements, including education and health and social care, to support growth from 2016 to 2036.

**A.39** Net Zero: Making Essex Carbon Neutral (2021) **[See reference 161]**: In October 2019 Essex County Council announced the Essex Climate Change Action Plan and the creation of an independent cross-party commission on climate change. This document sets out the Essex Climate Action Commission's recommendations to reaching net zero by 2050. The recommendations are divided into the following topic areas: Land Use and Green Infrastructure; Energy; Built Environment; Transport; Waste; and Community Engagement. The document promotes the creation of Climate Focus Areas, which includes parts of Basildon Borough.

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**A.40** The Essex Forest Initiative [[See reference 162](#)]: In October 2019, Essex County Council committed to plant 375,000 trees over 150 hectares over the next five years. This is with the primary aim of offsetting carbon emissions, as well as improving air quality, encouraging biodiversity and reducing flooding.

**A.41** Essex Adapting to Climate Change Action Plan (2016) [[See reference 163](#)]: This plan looks at how severe climatic events could disrupt our services. By preparing for extreme weather, the plan seeks to build resilience into the County Council's services and aims to reduce potential damage and cost of extreme weather. Headline actions identified in the plan include preparation of a water management action plan, adhering to the winter maintenance plan for highways, allowing flexible working, providing alternative waste disposal options (e.g. for when closures are triggered by high winds) and identifying those most at risk from prolonged hot summers and colder weather.

**A.42** South Essex Playing Pitch Strategy Overarching Strategy (2018) [[See reference 164](#)]: This strategy assess outdoor sport facility needs across the individual authorities, as well as considering these needs in a wider context across the region. Its three main aims are to protect the existing supply of outdoor sports facilities where it is needed to meet current and future needs, enhance outdoor sports provision and ancillary facilities through improving quality and management of sites, and provide new outdoor sports facilities where there is current or future demand to do so. Note that many of the South Essex authorities also have their own, finer grain playing pitch strategies.

**A.43** South Essex Indoor Built Facilities Overarching Strategy and Action Plan (2018) [[See reference 165](#)]: This strategy sets out the South-Essex wide vision "to create high quality, sustainable leisure and sports facilities which meet community need, increase participation, help tackle health and age issues and provide accessible, inclusive activities for South Essex residents as part of an active lifestyle". It also identifies cross cutting themes to be addressed across local authority boundaries. This overarching strategy sits alongside more detailed, individual indoor and sport strategy and action plan documents, produced for each of the South Essex authorities.

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**A.44** Essex Sustainable Modes of Travel Strategy (2019) **[See reference 166]**: The Sustainable Modes of Travel Strategy aims to reduce the number of private vehicles using the highway network and increase the use of more active and sustainable modes available to businesses, residents and schools within Essex. A key objective is to improve health, welfare and safety of Essex residents by encouraging an active lifestyle through walking and cycling.

**A.45** Essex Joint Strategic Needs Assessment (JSNA) (2019) **[See reference 167]**: The JSNA includes a county-wide report, covering the whole of Essex, and profiles for each local authority area. Potential areas of future focus include reducing excess weight and obesity across all age groups, increasing physical activity in adults, close the gap in life expectancy between the highest and lowest performing areas, reduce the numbers of KSI (killed or seriously injured) in road traffic accident and reducing self-harm and suicide levels.

**A.46** South East Inshore Marine Plan (2021) **[See reference 168]**: The Plan introduces a strategic approach to planning within the inshore waters between Suffolk and Kent, including the Thames Estuary. The Plan includes policies to protect and enhance environmental quality and amenity, promote tourism and enhance access to and understanding of the marine environment.

**A.47** A127 – Corridor for Growth: An Economic Plan (2014) **[See reference 169]**: This strategy demonstrates the importance of the A127 corridor to the economic growth and financial well-being of the Thames Gateway South East (TGSE) region. It provides a coordinated approach to improve conditions along the length of the A127 including junction upgrades and improvements, maintenance, signing, lighting and safety camera installation.

**A.48** Air Quality Management Plan – A127 (2018) **[See reference 170]**: As a result of high volumes of traffic and congestion, three locations along the A127 route in Basildon Borough and Rochford District have been identified by the Department for the Environment, Food and Rural Affairs (Defra) Pollution Climate Mapping (PCM) model as likely exceeding EU air quality thresholds for Nitrogen Oxide (NO<sub>2</sub>). Due to increasing evidence that air quality has an important effect on public health, the economy, and the environment, this



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Strategic Outline Case (SOC) supports the proposed Air Quality Management Plan (AQMP) for the A127 route in Basildon and Rochford. The strategy seeks to deliver a scheme that leads to likely compliance with the annual mean NO<sub>2</sub> concentration Limit Value on the PCM network.

**A.49** Getting around in Essex [See reference 171]: A bus and passenger transport strategy summary (2015) : This strategy sets out the importance of buses in supporting the vitality of city centres and cultural and social activities, as well as commercial activity and the local economy. It also sets out priority areas for how Essex County Council plan to grow and improve the bus network.

**A.50** Essex Highways District Cycling Action Plans (2017/18) [See reference 172]: In order to support the Essex Cycling Strategy, Essex County Council have published Cycling Action Plans for all District areas of Essex to establish a coherent, comprehensive and advantageous cycle network in every major urban area.

**A.51** Essex Rail Strategy 2006-2011 and Beyond (2005) [See reference 173]: This strategy sets out four specific rail objectives that Essex County Council has developed to meet the high level strategic objectives of its 2006-2011 Local Transport Plan as a whole. These objectives will assist in promoting and improving the accessibility of rail travel as part of an integrated transport network.

## **Economy**

### **International and National**

**A.52** There are no specific international economic policy agreements relevant to the preparation of the Basildon Local Plan and the SA, although there are a large number of trading agreements, regulations and standards that set down the basis of trade with other countries, including the European Union.

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**A.53** The 2030 Agenda for Sustainable Development (2015) **[See reference 174]**: This initiative, adopted by all United Nations Member States, provides a shared blueprint for peace and prosperity for people and the planet and includes 17 Sustainable Development Goals (SDGs), designed to achieve a better and more sustainable future for all.

**A.54** The NPPF contains an economic objective to “help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity”.

**A.55** It also requires that planning seeks to “create the conditions in which businesses can invest, expand and adapt” with policies required to “set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth”. Policies addressing the economy should also seek “to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment”.

**A.56** Of particular relevance to Basildon is the requirement for planning policies to “recognise and address the specific locational requirements of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations”.

**A.57** Planning policies are also required specifically to address support for the rural economy. Sustainable growth and expansion of all types of business and enterprise in rural areas should be supported, both through conversion of existing buildings and well-designed new buildings, while the diversification of the rural economy and promotion of sustainable rural tourism and leisure developments is also supported.

**A.58** The NPPF also supports the role of town centres as functioning at the heart of local communities. This support is required to provide for a “positive approach to [town centres’] growth, management and adaptation”. Included

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within this support is a requirement to “allocate a range of suitable sites in town centres to meet the scale and type of development needed, looking at least ten years ahead”.

**A.59** Likewise, the PPG reiterates the importance for Local Plans to include a positive strategy for town centres to enable sustainable economic growth and provide a wide range of social and environmental benefits.

**A.60** The Local Growth White Paper (2010) [\[See reference 175\]](#) highlights the importance of economic policy that focusses on the delivery of strong, sustainable and balanced growth of income and employment over the long-term, growth which is broad-based industrially and geographically to provide equality of access and opportunity and build businesses that are competitive internationally.

**A.61** Build Back Better: Our Plan for Growth [\[See reference 176\]](#): Sets out a plan to ‘build back better’ tackling long-term problems to deliver growth that delivers high-quality jobs across the UK while supporting the transition to net zero. This will build on three core pillars of growth: infrastructure, skills and innovation.

**A.62** The Rural White Paper 2000 (Our Countryside: the future – A fair deal for rural England) [\[See reference 177\]](#) sets out the Government’s Rural Policy Objectives:

- To facilitate the development of dynamic, competitive and sustainable economies in the countryside, tackling poverty in rural areas.
- To maintain and stimulate communities, and secure access to services which is equitable in all the circumstances, for those who live or work in the countryside.
- To conserve and enhance rural landscapes and the diversity and abundance of wildlife (including the habitats on which it depends).
- To promote government responsiveness to rural communities through better working together between central departments, local government,

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and government agencies and better co-operation with non-government bodies.

**A.63** National Infrastructure Delivery Plan (2016-2021) sets out the government's plans for economic infrastructure over a five year period with those to support delivery of housing and social infrastructure.

**A.64** UK Industrial Strategy: building a Britain fit for the future (2018) lays down a vision and foundations for a transformed economy. Areas including: artificial intelligence and big data; clean growth; the future of mobility; and meeting the needs of an ageing society are identified as the four 'Grand Challenges' of the future.

**A.65** Marine and Coastal Areas Access Act (2009) [[See reference 178](#)]: The Act aims to create a new system of marine management in order to protect marine wildlife and manage seas and coasts more effectively. This includes the establishment of an Exclusive Economic Zone (EEZ), regarding the right for exploration and the use of marine resources such as fisheries and energy production from water and wind.

## Sub-National

**A.66** South Essex Economic Development Needs Assessment (2017) [[See reference 179](#)]: This assessment provides an evidenced, guidance compliant analysis of the economic and employment land opportunities and challenges for South Essex and establishes a strategic, multi-authority strategy for realising the area's economic opportunity.

**A.67** Economic Plan for Essex (2014) [[See reference 180](#)]: The Economic Plan for Essex sets out plans for unlocking economic growth across the County. The Plan seeks to improve workforce skills across Essex, focus infrastructure investment on strategic growth corridors, and enhance productivity within the Essex economy.

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**A.68** South Essex Productivity Strategy (2019): The strategy sets out four programmes to improve productivity across South Essex over a 5 year period. These programmes are as follows: Vibrant Places; Enterprise Growth; Future Work; and Data Transformation.

**A.69** South East Inshore Marine Plan (2021) **[See reference 181]**: The Plan introduces a strategic approach to planning within the inshore waters between Suffolk and Kent, including the Thames Estuary. The Plan includes policies on managing commercial activities in the marine area to achieve a sustainable marine economy.

**A.70** A127 – Corridor for Growth: An Economic Plan (2014) **[See reference 182]**: This strategy demonstrates the importance of the A127 corridor to the economic growth and financial well-being of the Thames Gateway South East (TGSE) region. It provides a coordinated approach to improve conditions along the length of the A127 including junction upgrades and improvements, maintenance, signing, lighting and safety camera installation.

**A.71** Greater Essex Growth and Infrastructure Framework 2016-2036 (2017) **[See reference 183]**: The Growth and Infrastructure Framework outlines the emerging development and infrastructure requirements, including education, to support growth from 2016 to 2036.

## **Transport**

### **International**

**A.72** The Trans-European Networks (TEN) was created by the European Union by Articles 154-156 of the Treaty of Rome (1957), with the stated goals of the creation of an internal market and the reinforcement of economic and social cohesion. These include the Trans-European Transport Networks (TEN-T), which includes High Speed 1, and the Trans-European Telecommunications Networks (eTEN).

## National

**A.73** The NPPF requires that “transport issues should be considered from the earliest stages of plan-making”. The scale, location and density of development should reflect “opportunities from existing or proposed transport infrastructure”. To help reduce congestion and emissions, and improve air quality and public health the planning system should focus significant development “on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes”. The draft revised framework also requires that planning policies support an appropriate mix of uses across an area to further help reduce the need to travel as well as the provision of high quality walking and cycling network. The PPG reiterates the requirement for local planning authorities to undertake an assessment of the transport implications of reviewing their Local Plan.

**A.74** While the framework promotes the use and development of sustainable transport networks it also requires that “where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development” should be identified and protected.

**A.75** The Road to Zero [\[See reference 184\]](#) sets out new measures towards cleaner road transport, aiming to put the UK at the forefront of the design and manufacturing of zero emission vehicles. It explains how cleaner air, a better environment, zero emission vehicles and a strong, clean economy will be achieved. One of the main aims of the document is for all new cars and vans to be effectively zero emission by 2040.

**A.76** Transport Investment Strategy [\[See reference 185\]](#): Sets out four objectives that the strategy aims to achieve:

- Create a more reliable, less congested, and better connected transport network that works for the users who rely on it.
- Build a stronger, more balanced economy by enhancing productivity and responding to local growth priorities.

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- Enhance our global competitiveness by making Britain a more attractive place to trade and invest.
- Support the creation of new housing.

**A.77** Door to Door: A strategy for improving sustainable transport integration [See reference 186]: Focuses on four core areas which need to be addressed so that people can be confident in choosing greener modes of transport. There are as follows:

- Accurate, accessible and reliable information about different transport options.
- Convenient and affordable tickets.
- Regular and straightforward connections at all stages of the journey and between different modes of transport.
- Safe and comfortable transport facilities.

**A.78** The strategy also includes details on how the Government is using behavioural change methods to reduce or remove barriers to the use of sustainable transport and working closely with stakeholders to deliver a better-connected transport system.

**A.79** Department for Transport, Decarbonising Transport: Setting the Challenge (2020) [See reference 187] sets out the strategic priorities for a new Transport Decarbonisation Plan (TDP), to be published later in 2020, will set out in detail what government, business and society will need to do to deliver the significant emissions reduction needed across all modes of transport, putting us on a pathway to achieving carbon budgets and net zero emissions across every single mode of transport by 2050. This document acknowledges that while there have been recently published strategies [See reference 188] to reduce greenhouse gas emissions in individual transport modes, transport as a whole sector needs to go further and more quickly, therefore the TDP will take a coordinated, cross-modal approach to deliver the transport sector's contribution to both carbon budgets and net zero.

## Sub-National

**A.80** Essex Transport Strategy (2011) **[See reference 189]**: The Essex Transport Strategy outlines the County Council's priorities and strategic objectives for improving the transport network across Essex, including by improving transport-related air quality. In order to achieve improvements to air quality, the plan encourages a modal shift towards public transport, walking and cycling over single occupancy car journeys. The Plan supports the use of cleaner, lower carbon transport technologies, and car share schemes.

**A.81** Draft Essex Walking Strategy (2019) **[See reference 190]**: This strategy sets out the key barriers, challenges and opportunities to increase levels of walking throughout the County. It identifies the following nine key objectives.

- Increase walking for everyday trips.
- Improve road safety for pedestrians.
- Better design and enhanced accessibility.
- Enabling physical activity and walking for health.
- Enabling more walking to schools.
- Promoting walking for leisure.

**A.82** Essex Cycling Strategy (2016) **[See reference 191]**: This strategy outlines the overall aspiration to support cycling across the County. It sets out nine areas of strategic action that are necessary to delivering growth in cycling throughout the County, and outlines funding priorities and opportunities. The key objectives are as follows.

- Double the number of cycling stages (trips) in Essex from 2014 levels by 2025 at monitored counter sites and other key routes.
- Cultivate a mind-set that sees cycling as a normal, enjoyable and everyday activity for the majority of short journeys.
- Establish cycling as an enjoyable participation activity for health gain and a popular competitive sport.



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**A.83** Essex Sustainable Modes of Travel Strategy (2019) [\[See reference 192\]](#): The Sustainable Modes of Travel Strategy seeks to reduce the number of private motor vehicles using the highway network during peak travel times. The key objective is to demonstrate the different methods used by ECC and partners to facilitate the increased use of more active and sustainable travel modes available to businesses, residents and schools within Essex; to meet the overarching aim of better managed congestion.

**A.84** Green Essex Strategy (2019) [\[See reference 193\]](#): This Strategy seeks to enhance, protect and create an inclusive and integrated network of high-quality green infrastructure in Greater Essex. The Strategy promotes the use of the green infrastructure network for sustainable and active modes of transport such as walking and cycling. Note that a Green and Blue Infrastructure Strategy has been commissioned for South Essex.

**A.85** South Essex Green and Blue Infrastructure Strategy: Resilient by Nature (2020) [\[See reference 194\]](#): This strategy sets out a vision for an integrated green and blue infrastructure (GBI) network across South Essex and sets out key objectives and projects to achieve this. This includes improving connectivity within and across the landscape through active travel links, such as walking and cycling.

**A.86** Asset management strategy (2019) [\[See reference 195\]](#): This Asset Management Strategy for Essex's highways seeks to ensure effective management of the Council's highways infrastructure assets. The strategy outlines 12 key strategic priorities which fall within four strategic aims:

- enable inclusive economic growth;
- help people get the best start and age well;
- help create great places to grow up, live and work; and
- transform the council to achieve more with less.

**A.87** Greater Essex Growth and Infrastructure Framework 2016-2036 (2017) [\[See reference 196\]](#): The Growth and Infrastructure Framework outlines the

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emerging development and infrastructure requirements, including transportation, to support growth from 2016 to 2036.

**A.88** Sustainable Modes of Travel Strategy (2019) [\[See reference 197\]](#): The Sustainable Modes of Travel Strategy aims to reduce the number of private vehicles using the highway network and increase the use of more active and sustainable modes available to businesses, residents and schools within Essex.

**A.89** A127 – Corridor for Growth: An Economic Plan (2014) [\[See reference 198\]](#): This strategy demonstrates the importance of the A127 corridor to the economic growth and financial well-being of the Thames Gateway South East (TGSE) region. It provides a coordinated approach to improve conditions along the length of the A127 including junction upgrades and improvements, maintenance, signing, lighting and safety camera installation.

**A.90** Air Quality Management Plan – A127 (2018) [\[See reference 199\]](#): As a result of high volumes of traffic and congestion, three locations along the A127 route in Basildon Borough and Rochford District have been identified by the Department for the Environment, Food and Rural Affairs (Defra) Pollution Climate Mapping (PCM) model as likely exceeding EU air quality thresholds for Nitrogen Oxide (NO<sub>2</sub>). Due to increasing evidence that air quality has an important effect on public health, the economy, and the environment, this Strategic Outline Case (SOC) supports the proposed Air Quality Management Plan (AQMP) for the A127 route in Basildon and Rochford. The strategy seeks to deliver a scheme that leads to likely compliance with the annual mean NO<sub>2</sub> concentration Limit Value on the PCM network.

**A.91** Getting around in Essex [\[See reference 200\]](#): A bus and passenger transport strategy summary (2015) : This strategy sets out the importance of buses in supporting the vitality of city centres and cultural and social activities, as well as commercial activity and the local economy. It also sets out priority areas for how Essex County Council plan to grow and improve the bus network.

**A.92** Essex Highways District Cycling Action Plans (2017/18) [\[See reference 201\]](#): In order to support the Essex Cycling Strategy, Essex County Council

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have published Cycling Action Plans for all District areas of Essex to establish a coherent, comprehensive and advantageous cycle network in every major urban area.

**A.93** Essex Rail Strategy 2006-2011 and Beyond (2005) [\[See reference 202\]](#): This strategy sets out four specific rail objectives that Essex County Council has developed to meet the high level strategic objectives of its 2006-2011 Local Transport Plan as a whole. These objectives will assist in promoting and improving the accessibility of rail travel as part of an integrated transport network.

# **Air, Land and Water Quality**

## **National**

**A.94** The NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued soil and the economic and other benefits of the best and most versatile agricultural land. Policies should also prevent new and existing development from “contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability”.

**A.95** The document also requires that strategic policies should seek to make the most effective use of land in meeting local requirements making as much use as possible of previously-developed or ‘brownfield’ land. Furthermore policies should “support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land”.

**A.96** The PPG requires local planning authorities to demonstrate every effort has been made to prioritise the use of poorer quality agricultural land for development where it has been demonstrated that significant development is required on agricultural land. The PPG reiterates that planning should ensure

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that non-minerals development does not needlessly prevent the future extraction of mineral resources. Development should also make suitable provision for waste management and not hinder existing waste management operations.

**A.97** Environmental Protection Act 1990 [\[See reference 203\]](#): makes provision for the improved control of pollution to the air, water and land by regulating the management of waste and the control of emissions. Seeks to ensure that decisions pertaining to the environment are made in an integrated manner, in collaboration with appropriate authorities, non-governmental organisations and other persons.

**A.98** The Environment Act 1995 [\[See reference 204\]](#): Sets standards for environmental management, including the contamination of land, water and air as well as the management of waste.

**A.99** The Environment Act 2021 [\[See reference 205\]](#): introduced a requirement that all applications for the development of land will have to deliver a 10% biodiversity net gain above the ecological baseline for the application site. The Act also introduces Local Nature Recovery Strategies which will guide the delivery of biodiversity net gain projects. Building Regulations [\[See reference 206\]](#): requires that reasonable precautions are taken to avoid risks to health and safety cause by contaminants in ground to be covered by building and associated ground.

**A.100** National Planning Policy for Waste (NPPW) [\[See reference 207\]](#): Key planning objectives are identified within the NPPW, requiring planning authorities to:

- Help deliver sustainable development through driving waste management up the waste hierarchy.
- Ensure waste management is considered alongside other spatial planning concerns.
- Provide a framework in which communities take more responsibility for their own waste.

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- Help secure the recovery or disposal of waste without endangering human health and without harming the environment.
- Ensure the design and layout of new development supports sustainable waste management.

**A.101** The Nitrate Pollution Prevention Regulations [\[See reference 208\]](#) provides for the designation of land as nitrate vulnerable zones and imposes annual limits on the amount of nitrogen from organic manure that may be applied or spread in a holding in a nitrate vulnerable zone. The Regulations also specify the amount of nitrogen to be spread on a crop and how, where and when to spread nitrogen fertiliser, and how it should be stored. It also establishes closed periods during which the spreading of nitrogen fertiliser is prohibited.

**A.102** The Urban Waste Water Treatment Regulations [\[See reference 209\]](#) protect the environment from the adverse effects of urban waste water discharges and certain industrial sectors, notably domestic and industrial waste water. The regulations require the collection of waste water and specifies how different types of waste water should be treated, disposed and reused.

**A.103** The Water Environment Regulations [\[See reference 210\]](#) protect inland surface waters, transitional waters, coastal waters and groundwater, and outlines the associated river basin management process.

**A.104** The Water Supply (Water Quality) Regulations [\[See reference 211\]](#) focus on the quality of water for drinking, washing, cooking and food preparation, and for food production. Their purpose is to protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring it is wholesome and clean.

**A.105** The Environmental Permitting Regulations [\[See reference 212\]](#) streamline the legislative system for industrial and waste installations into a single permitting structure for those activities which have the potential to cause harm to human health or the environment. They set out how to prevent or, where that is not practicable, to reduce emissions into air, water and land and to

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prevent the generation of waste, in order to achieve a high level of protection of the environment and human health.

**A.106** The Air Quality Standards Regulations [See reference 213] set out limits on concentrations of outdoor air pollutants that impact public health, most notably particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) and nitrogen dioxide (NO<sub>2</sub>). It also sets out the procedure and requirements for the designation of Air Quality Management Areas (AQMAs).

**A.107** The Environmental Noise Regulations [See reference 214] apply to environmental noise, mainly from transport. The regulations require regular noise mapping and action planning for road, rail and aviation noise and noise in large urban areas. They also require Noise Action Plans based on the maps for road and rail noise and noise in large urban areas. The Action Plans identify Important Areas (areas exposed to the highest levels of noise) and suggest ways the relevant authorities can reduce these. Major airports and those which affect large urban areas are also required to produce and publish their own Noise Action Plans separately. The Regulations do not apply to noise from domestic activities such as noise created by neighbours; at work places; inside means of transport; or military activities in military areas.

**A.108** The Waste (Circular Economy) Regulations [See reference 215] seek to prevent waste generation and to monitor and assess the implementation of measures included in waste prevention programmes. They set out requirements to justify not separating waste streams close to source for re-use, recycling or other recovery operations, prohibit incineration and landfilling of waste unless such treatment process represent the best environmental outcome in accordance with the waste hierarchy. The Regulations set out when waste management plans and in waste prevention programmes are required. The Regulations focus on the circular economy as a means for businesses to maximise the value of waste and waste treatment.

**A.109** Safeguarding our Soils – A Strategy for England [See reference 216] sets out how England's soils will be managed sustainably. It highlights those areas which Defra will prioritise and focus attention in tackling degradation

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threats, including: better protection for agricultural soils; protecting and enhancing stores of soil carbon; building the resilience of soils to a changing climate; preventing soil pollution; effective soil protection during construction and; dealing with contaminated land.

**A.110** The Water White Paper [\[See reference 217\]](#) provides out the Government's vision for the water sector including proposals on protecting water resources and reforming the water supply industry. It outlines the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources.

**A.111** National Policy Statement for Waste Water [\[See reference 218\]](#): sets out Government policy for the provision of major waste water infrastructure. The policy set out in this NPS is, for the most part, intended to make existing policy and practice in consenting nationally significant waste water infrastructure clearer and more transparent.

**A.112** Future Water: The Government's Water Strategy for England [\[See reference 219\]](#): Sets out how the Government wants the water sector to look by 2030, providing an outline of steps which need to be taken to get there. These steps include: improving the supply of water; agreeing on important new infrastructure such as reservoirs; proposals to time limit abstraction licences; and reducing leakage. The document also states that pollution to rivers will be tackled, whilst discharge from sewers will be reduced.

**A.113** The Air Quality Strategy for England, Scotland, Wales and Northern Ireland [\[See reference 220\]](#) sets out a way forward for work and planning on air quality issues by setting out the air quality standards and objectives to be achieved. It introduces a new policy framework for tackling fine particles, and identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives. The objectives of the Strategy are to:

- Further improve air quality in the UK from today and long term.

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- Provide benefits to health quality of life and the environment.

**A.114** The Road to Zero [See reference 221] sets out new measures towards cleaner road transport, aiming to put the UK at the forefront of the design and manufacturing of zero emission vehicles. It explains how cleaner air, a better environment, zero emission vehicles and a strong, clean economy will be achieved. One of the main aims of the document is for all new cars and vans to be effectively zero emission by 2040.

**A.115** The UK Plan for Tackling Roadside Nitrogen Dioxide Concentrations [See reference 222] provides the Government's ambition and actions for delivering a better environment and cleaner air, including £1 billion investment in ultra-low emission vehicles (ULESvs), a £290 million National Productivity Investment Fund, a £11 million Air Quality Grant Fund and £255 million Implementation Fund to help local authorities to prepare Air Quality Action Plans and improve air quality, an £89 million Green Bus Fund, £1.2 billion Cycling and Walking Investment Strategy and £100 million to help improve air quality on the National road network.

**A.116** Of the key areas in the 25 Year Environment Plan around which action will be focused, those of relevance to the Basildon Local Plan in terms of the protection of air, land and water quality are: using and managing land sustainably; recovering nature and enhancing the beauty of landscapes; and increasing resource efficiency, and reducing pollution and waste:

- Using and managing land sustainably:
  - Embed a 'net environmental gain' principle for development, including natural capital benefits to improved and water quality.
  - Protect best agricultural land.
  - Improve soil health, and restore and protect peatlands.
- Recovering nature and enhancing the beauty of landscapes:
  - Respect nature by using our water more sustainably.
- Increasing resource efficiency and reducing pollution and waste:



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- Reduce pollution by tackling air pollution in our Clean Air Strategy and reduce the impact of chemicals.

**A.117** Our Waste, Our Resources: A strategy for England (2018) aims to increase resource productivity and eliminate avoidable waste by 2050. The Strategy sets out key targets which include: a 50% recycling rate for household waste by 2020, a 75% recycling rate for packaging by 2030, 65% recycling rate for municipal solid waste by 2035 and municipal waste to landfill 10% or less by 2035.

**A.118** Clean Air Strategy 2019 **[See reference 223]**: This strategy sets out the comprehensive action that is required from across all parts of government and society to meet these goals. New legislation will create a stronger and more coherent framework for action to tackle air pollution. This will be underpinned by new England-wide powers to control major sources of air pollution, in line with the risk they pose to public health and the environment, plus new local powers to take action in areas with an air pollution problem. These will support the creation of Clean Air Zones to lower emissions from all sources of air pollution, backed up with clear enforcement mechanisms. The UK has set stringent targets to cut emissions by 2020 and 2030. The goal is to reduce the harm to human health from air pollution by half.

## Sub-National

**7.12** Essex Minerals Local Plan (2014) **[See reference 224]**: The Minerals Local Plan sets the vision and direction – the amounts, broad locations and priorities – for future mineral extraction in Essex. It will guide the more specific locations for any new quarries in the future. The 14 objectives of the Plan can be categorised into eight main aims, including the below:

- Promote sustainable development.
- Promote a reduction in greenhouse gas emissions and
- to ensure that new development is adaptable to changes

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- in climatic conditions.
- Promote social inclusion, human health and well-being.
- Promote the efficient use of minerals.
- Protect and safeguard existing mineral reserves.
- Protect and enhance the natural, historic and built environment in relation to mineral extraction.

### 7.13 Joint Municipal Waste Management Strategy for Essex (2007 to 2032)

**[See reference 225]:** This draft Joint Municipal Waste Management Strategy (JMWMS) has been developed by the thirteen waste authorities of Essex, comprising Essex County Council, as the Waste Disposal Authority (WDA), and the twelve District and Borough Councils, as the Waste Collection Authorities (WCAs), in Essex. The strategy sets out key targets and objectives for the Essex Waste Partnership, including to reduce the amount of waste produced and to achieve high levels of recycling.

**7.14 Essex and Southend Waste Local Plan (2017) [See reference 226]:** The plan sets out how Essex and Southend-on-Sea aim to manage waste for its duration. It also seeks to deal with waste more sustainably, encouraging recycling and reducing reliance on landfill. Waste planning in Thurrock is guided by the relevant policies in the adopted Core Strategy and Policies for Management of Development.

**A.119 Essex Transport Strategy (2011) [See reference 227]:** The Essex Transport Strategy outlines the County Council's priorities and strategic objectives for improving the transport network across Essex, including by improving transport-related air quality. In order to achieve improvements to air quality, the plan encourages a modal shift towards public transport, walking and cycling over single occupancy car journeys. The Plan supports the use of cleaner, lower carbon transport technologies, and car share schemes.

**A.120 Sustainable Modes of Travel Strategy (2019) [See reference 228]:** The Sustainable Modes of Travel Strategy aims to reduce the number of private

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vehicles using the highway network and increase the use of more active and sustainable modes available to businesses, residents and schools within Essex. A key objective is to manage congestion during peak times and improve the environment by reducing the need to travel by car and potentially reducing CO<sub>2</sub> and other emissions.

**A.121** Greater Essex Growth and Infrastructure Framework 2016-2036 (2017) **[See reference 229]**: The Growth and Infrastructure Framework outlines the emerging development and infrastructure requirements, including utilities and flooding and drainage, to support growth from 2016 to 2036.

**A.122** Essex Local Flood Risk Management Strategy (2018) **[See reference 230]**: The Essex Flood Risk Management Strategy (LFRMS) has been produced by Essex County Council as Lead Local Flood Authority (LLFA). The Flood Water Management Act places a legal duty on each LLFA to produce a LRMS and this document creates a framework around which flood risk management will be undertaken by the LLFA.

**A.123** Preliminary Flood Risk Assessment (2011) **[See reference 231]**: The Preliminary Flood Risk Assessment (PFRA) provides a high level overview of flood risk across Essex.

**A.124** South Essex Surface Water Management Plan (2012) **[See reference 232]**: The Surface Water Management Plan identifies and assesses surface water flood risk across South Essex, comprising the authorities of Basildon, Castle Point and Rochford. It recognises the importance of considering the potential impacts on flood risk that will arise from climate change. To better understand flood risk across the county, the Lead Local Flood Authority (LLFA) periodically updates the SWMP's and should be contacted directly for details of the most current information which was last updated in 2018, including the potential impacts arising from climate change. To better understand flood risk across the county, the Lead Local Flood Authorities (LLFA) periodically update the SWMP's and should be contacted directly for details of the most current information.

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**A.125** Essex Thames Gateway Water Cycle Study – Scoping Study (2009) [See reference 233] and Technical Report (2011) [See reference 234]: The Water Cycle Study (WCS) seek to ensure that future development does not have a damaging effect on the water environment across South Essex and the surrounding areas. It seeks to ensure that all the elements of the water cycle and water infrastructure can be addressed as part of the delivery of the long-term planning provision for growth in the area. The study identifies a clear programme of required water services infrastructure and its implementation to support the delivery of sustainable growth up to 2031. It defines the existing capacity of the water environment, identifies key ‘water’ constraints, and provides mitigation to facilitate future development.

**A.126** South Essex Level 1 Strategic Flood Risk Assessment (2018) [See reference 235]: The South Essex Strategic Flood Risk Assessment (SFRA) outlines a number of flood risk objectives that should be considered in development management policies, which can be broadly categorised into the following categories:

- Seeking flood risk reduction through spatial planning and site design.
- Reducing surface water runoff from new developments.
- Enhancing and restoring the river corridor.
- Protecting and promoting areas for future flood alleviation schemes.
- Improving flood awareness and emergency planning.

**A.127** South East Inshore Marine Plan (2021) [See reference 236]: The Plan introduces a strategic approach to planning within the inshore waters between Suffolk and Kent, including the Thames Estuary. The Plan includes policies seeking to protect and enhance environmental quality, including improving, avoiding, minimising and mitigating air pollution, marine litter and water quality.

**A.128** Essex and South Suffolk Shoreline Management Plan 2 (2010) [See reference 237]: The SMP aims to identify the best ways to manage flood and erosion risk to people and to the developed, historic and natural environment. This strategy has two key aims, which are to reduce the threat of flooding and

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erosion to people and their property, and to benefit the environment, society and the economy as far as possible, in line with the Government's 'sustainable development principles'.

**A.129** A127 – Corridor for Growth: An Economic Plan (2014) **[See reference 238]**: This strategy demonstrates the importance of the A127 corridor to the economic growth and financial well-being of the Thames Gateway South East (TGSE) region. It provides a coordinated approach to improve conditions along the length of the A127 including junction upgrades and improvements, maintenance, signing, lighting and safety camera installation.

**A.130** Air Quality Management Plan – A127 (2018) **[See reference 239]**: As a result of high volumes of traffic and congestion, three locations along the A127 route in Basildon Borough and Rochford District have been identified by the Department for the Environment, Food and Rural Affairs (Defra) Pollution Climate Mapping (PCM) model as likely exceeding EU air quality thresholds for Nitrogen Oxide (NO<sub>2</sub>). Due to increasing evidence that air quality has an important effect on public health, the economy, and the environment, this Strategic Outline Case (SOC) supports the proposed Air Quality Management Plan (AQMP) for the A127 route in Basildon and Rochford. The strategy seeks to deliver a scheme that leads to likely compliance with the annual mean NO<sub>2</sub> concentration Limit Value on the PCM network.

## Climate Change Mitigation and Adaptation

### International

**A.131** United Nations Paris Climate Change Agreement (2015) is an international agreement to keep global temperature rise this century well below 2 degrees Celsius above pre-industrial levels.

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**A.132** The 2030 Agenda for Sustainable Development (2015) [\[See reference 240\]](#): This initiative, adopted by all United Nations Member States, provides a shared blueprint for peace and prosperity for people and the planet and includes 17 Sustainable Development Goals (SDGs), designed to achieve a better and more sustainable future for all.

## National

**A.133** The Climate Change Act 2008 [\[See reference 241\]](#) sets targets for UK greenhouse gas emission reductions of at least 80% by 2050 and CO<sub>2</sub> emission reductions of at least 26% by 2015, against a 1990 baseline.

**A.134** Planning and Energy Act (2008) [\[See reference 242\]](#): enables local planning authorities to set requirements for carbon reduction and renewable energy provision. It should be noted that while the Housing Standards Review proposed to repeal some of these provisions, at the time of writing there have been no amendments to the Planning and Energy Act.

**A.135** The NPPF contains as part of its environmental objective a requirement to mitigate and adapt to climate change, “including moving to a low carbon economy”. The document also states that the “planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change”. To achieve these aims new development should be planned to ensure appropriate adaptation measures are included (including green infrastructure) and should be designed, located and orientated as to help to reduce greenhouse gas emissions.

**A.136** The revised framework also requires that development is directed away from areas which are at highest existing or future risk of flooding. Where development is required in such areas, the “development should be made safe for its lifetime without increasing flood risk elsewhere”.

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**A.137** The PPG promotes low carbon and renewable energy generation, including decentralised energy, the energy efficiency of existing and new buildings and sustainable transport.

**A.138** In relation to coastal change in England planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. Furthermore, plans should “reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast”.

**A.139** The Energy Performance of Buildings Regulations [\[See reference 243\]](#) seek to improve the energy efficiency of buildings, reducing their carbon emissions and lessening the impact of climate change. The Regulations require the adoption of a standard methodology for calculating energy performance and minimum requirements for energy performance, reported through Energy Performance Certificates and Display Energy Certificates.

**A.140** The UK Renewable Energy Strategy [\[See reference 244\]](#) describes out the ways in which we will tackle climate change by reducing our CO<sub>2</sub> emissions through the generation of a renewable electricity, heat and transport technologies.

**A.141** The Energy Efficiency Strategy [\[See reference 245\]](#) aims to realise the wider energy efficiency potential that is available in the UK economy by maximising the potential of existing dwellings by implementing 21<sup>st</sup> century energy management initiatives on 19<sup>th</sup> century homes.

**A.142** The UK Low Carbon Transition Plan: National Strategy for Climate and Energy [\[See reference 246\]](#): sets out a five point plan to tackle climate change. The points are as follows: protecting the public from immediate risk, preparing for the future, limiting the severity of future climate change through a new international climate agreement, building a low carbon UK and supporting individuals, communities and businesses to play their part.

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**A.143** UK Climate Change Risk Assessment 2017 [\[See reference 247\]](#): sets out six priority areas needing urgent further action over the next five years.

These include:

- Flooding and coastal change risks to communities, businesses and infrastructure.
- Health, well-being and productivity from high temperatures.
- Shortages in public water supply, and for agriculture, energy generation and industry with impacts on freshwater ecology.
- Natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity.
- Domestic and international food production and trade.
- New and emerging pests and diseases and invasive non-native species affecting people, plants and animals.

**A.144** The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting [\[See reference 248\]](#) sets out visions for the following sectors:

- People and the Built Environment – “to promote the development of a healthy, equitable and resilient population, well placed to reduce the harmful health impacts of climate change...buildings and places (including built heritage) and the people who live and work in them are resilient and organisations in the built environment sector have an increased capacity to address the risks and make the most of the opportunities of a changing climate”.
- Infrastructure – “an infrastructure network that is resilient to today’s natural hazards and prepared for the future changing climate”.
- Natural Environment – “the natural environment, with diverse and healthy ecosystems, is resilient to climate change, able to accommodate change and valued for the adaptation services it provides”.
- Business and Industry – “UK businesses are resilient to extreme weather and prepared for future risks and opportunities from climate change”.



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- Local Government – “Local government plays a central in leading and supporting local places to become more resilient to a range of future risks and to be prepared for the opportunities from a changing climate”.

**A.145** The Flood and Water Management Act 2010 [See reference 249] and The Flood and Water Regulations [See reference 250] sets out measures to ensure that risk from all sources of flooding is managed more effectively. This includes: incorporating greater resilience measures into the design of new buildings; utilising the environment in order to reduce flooding; identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere; rolling back development in coastal areas to avoid damage from flooding or coastal erosion; and creating sustainable drainage systems (SuDS). Understanding the risks, empowering communities, building resilience: The national flood and coastal erosion risk management strategy for England [See reference 251]: This Strategy sets out the national framework for managing the risk of flooding and coastal erosion. It sets out the roles for risk management authorities and communities to help them understand their responsibilities. The strategic aims and objectives of the Strategy are to:

- Manage the risk to people and their property.
- Facilitate decision-making and action at the appropriate level – individual, community or local authority, river catchment, coastal cell or national.
- Achieve environmental, social and economic benefits, consistent with the principles of sustainable development.

**A.146** The 25 Year Environment Plan sets out policy priorities with respect to: responding to climate change are using and managing land sustainably; and protecting and improving our global environment. Actions that will be taken as part of these two key areas are as follows:

- Using and managing land sustainably:
  - Take action to reduce the risk of harm from flooding and coastal erosion including greater use of natural flood management solutions.
- Protecting and improving our global environment:

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- Provide international leadership and lead by example in tackling climate change and protecting and improving international biodiversity.

### Sub-National

**A.147** Thames Estuary 2100 (2012) [\[See reference 252\]](#): the document sets out the Environment Agency's recommendations for flood risk management for London and the Thames Estuary through to the end of the century and beyond. The Plan sets out the future shape of flood risk management, strategic action that is needed and options to achieve this, local actions that are needed, and how the impact of rising sea levels needs to be addressed. Action Zones 5, 6, 7 and 8 covers the sub-region. Actions have been identified which include hard and soft measures including a floodplain management programme, partnership arrangements to ensure that new development is safe, review and maintain future partnership arrangements and principles and management of defences.

**A.148** The Thames Estuary 2100 Plan includes policy recommendations for public realm and access improvements, coinciding with other initiatives such as the Thames Gateway Parklands vision, which envisages improved access and connections with local communities. The Plan introduces the riverside strategy approach. This integrates improvements to flood risk management defences into wider redevelopment, enhancing the social, environmental and commercial aspects of the riverside.

**A.149** South East Inshore Marine Plan (2021) [\[See reference 253\]](#): The Plan introduces a strategic approach to planning within the inshore waters between Suffolk and Kent, including the Thames Estuary. The Plan includes policies to protect and enhance environmental quality and amenity, promote tourism and enhance access to and understanding of the marine environment.

**A.150** Essex Transport Strategy (2011) [\[See reference 254\]](#): The Essex Transport Strategy outlines the County Council's priorities and strategic objectives for improving the transport network across Essex, including by encouraging a modal shift towards public transport, walking and cycling over

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single occupancy car journeys. The Plan supports the use of cleaner, lower carbon transport technologies, and car share schemes.

**A.151** Essex Sustainable Modes of Travel Strategy (2019) **[See reference 255]**: The Sustainable Modes of Travel Strategy seeks to reduce the number of private motor vehicles using the highway network during peak travel times. The key objective is to demonstrate the different methods used by ECC and partners to facilitate the increased use of more active and sustainable travel modes available to businesses, residents and schools within Essex; to meet the overarching aim of better managed congestion.

**A.152** Essex Local Flood Risk Management Strategy (2018) **[See reference 256]**: The Essex Flood Risk Management Strategy (LFRMS) has been produced by Essex County Council as Lead Local Flood Authority (LLFA). The Flood Water Management Act places a legal duty on each LLFA to produce a LRMS and this document creates a framework around which flood risk management will be undertaken by the LLFA.

**A.153** South Essex Surface Water Management Plan (2012) **[See reference 257]**: The Surface Water Management Plan identifies and assesses surface water flood risk across South Essex. It recognises the importance of considering the potential impacts on flood risk that will arise from climate change. The Action Plan 2020 **[See reference 258]** sets out various actions to manage flood risk throughout South Essex.

**A.154** Surface Water Management Plan (2015) **[See reference 259]**: The Surface Water Management Plan for each of the Local Authorities identifies and assesses surface water flood risk across each respective Authority, including the potential impacts arising from climate change.

**A.155** Green Essex Strategy (2019) **[See reference 260]**: This Strategy seeks to enhance, protect and create an inclusive and integrated network of high-quality green infrastructure in Greater Essex. The Strategy promotes the use of the green infrastructure network for sustainable modes of transport such as public transport, walking and cycling.

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**A.156** South Essex Green and Blue Infrastructure Strategy: Resilient by Nature (2020) **[See reference 261]**: This strategy sets out a vision for and integrated green and blue infrastructure (GBI) network across South Essex and sets out key objectives and projects to achieve this. This includes improving connectivity within and across the landscape through active travel links, such as walking and cycling.

**A.157** South Essex Strategic Flood Risk Assessment (2018) **[See reference 262]**: The South Essex Strategic Flood Risk Assessment (SFRA) outlines how flood risk should be managed, taking climate change into account. It outlines several flood risk objectives that should be considered in development management policies, which can be broadly categorised into the following categories:

- Seeking flood risk reduction through spatial planning and site design.
- Reducing surface water runoff from new developments.
- Enhancing and restoring the river corridor.
- Protecting and promoting areas for future flood alleviation schemes.
- Improving flood awareness and emergency planning.

**A.158** Local Energy Strategy (2018) **[See reference 263]**: This Strategy covers South-east England, including Essex. The strategy seeks to maximise decarbonisation efforts by making targeted interventions to reduce emissions in the electricity, heat and transport sectors. It also seeks to foster 'clean growth' by supporting the use of low carbon technologies. The Strategy identifies 5 key themes:

- Low carbon heating.
- Energy saving and efficiency.
- Renewable generation.
- Smart energy system.
- Transport revolution.

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**A.159** Sustainable Modes of Travel Strategy (2019) [\[See reference 264\]](#): The Sustainable Modes of Travel Strategy aims to reduce the number of private vehicles using the highway network and increase the use of more active and sustainable modes available to businesses, residents and schools within Essex. A key objective is to manage congestion during peak times and improve the environment by reducing the need to travel by car and potentially reducing CO<sub>2</sub> and other emissions.

**A.160** Climate adaptation plans in relation to individual sectors such as the transport and power generation sectors are considered out of scope for this strategic assessment. These include Network Rail Climate Change Adaptation Report (2015) [\[See reference 265\]](#), Highways England Climate Adaptation Risk Assessment: Progress Update (2016) [\[See reference 266\]](#) and Climate change risks and adaptation responses for UK electricity generation [\[See reference 267\]](#).

**A.161** Air Quality Management Plan – A127 (2018) [\[See reference 268\]](#): As a result of high volumes of traffic and congestion, three locations along the A127 route in Basildon Borough and Rochford District have been identified by the Department for the Environment, Food and Rural Affairs (Defra) Pollution Climate Mapping (PCM) model as likely exceeding EU air quality thresholds for Nitrogen Oxide (NO<sub>2</sub>). Due to increasing evidence that air quality has an important effect on public health, the economy, and the environment, this Strategic Outline Case (SOC) supports the proposed Air Quality Management Plan (AQMP) for the A127 route in Basildon and Rochford. The strategy seeks to deliver a scheme that leads to likely compliance with the annual mean NO<sub>2</sub> concentration Limit Value on the PCM network.

**A.162** Although not a plan or policy, the Essex SuDS Design Guide (2020) [\[See reference 269\]](#) details the design requirements for sustainable drainage systems in Essex and what Essex County Council, as lead flood authority, would like to be included with regards to SuDS in a development application.

**A.163** Greater Essex Growth and Infrastructure Framework 2016-2036 (2017) [\[See reference 270\]](#): The Growth and Infrastructure Framework outlines the

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emerging development and infrastructure requirements, including green infrastructure and flooding and drainage, to support growth from 2016 to 2036.

# **Biodiversity**

## **International**

**A.164** International Convention on Wetlands (Ramsar Convention) (1976) is an international agreement with the aim of conserving and managing the use of wetlands and their resources.

**A.165** European Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) (1979) aims to ensure conservation and protection of wild plant and animal species and their natural habitats, to increase cooperation between contracting parties, and to regulate the exploitation of those species (including migratory species).

**A.166** International Convention on Biological Diversity (1992) is an international commitment to biodiversity conservation through national strategies and action plans.

**A.167** United Nations Declaration on Forests (New York Declaration) (2014) sets out international commitment to cut natural forest loss by 2020 and end loss by 2030.

## **National**

**A.168** A requirement of the NPPF's environmental objective is that the planning system should contribute to protecting and enhancing the natural environment including helping to improve biodiversity, and using natural resources prudently. In support of this aim the framework states that Local Plans should "identify,

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map and safeguard components of local wildlife-rich habitats and wider ecological networks” and should also “promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”. This is reiterated by the PPG, which requires Local Plans to include strategic policies that conserve and enhance the natural environment through sustainable development.

**A.169** The framework requires that plans should take a strategic approach in terms of “maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries”.

**A.170** The Conservation of Habitats and Species Regulations [\[See reference 271\]](#) protect biodiversity through the conservation of natural habitats and species of wild fauna and flora, including birds. The Regulations lay down rules for the protection, management and exploitation of such habitats and species, including how adverse effects on such habitats and species should be avoided, minimised and reported.

**A.171** The Natural Environment and Rural Communities Act 2006 [\[See reference 272\]](#) places a duty on public bodies to conserve biodiversity.

**A.172** England Biodiversity Strategy Climate Change Adaptation Principles [\[See reference 273\]](#): sets out principles to guide adaptation to climate change. The principles are: take practical action now, maintain and increase ecological resilience, accommodate change, integrate action across all sectors and develop knowledge and plan strategically. The precautionary principle underpin all of these.

**A.173** Biodiversity 2020: A strategy for England’s wildlife and ecosystem services [\[See reference 274\]](#) guides conservation efforts in England up to 2020 by requiring a national halt to biodiversity loss, supporting healthy ecosystems and establishing ecological networks. The Strategy includes 22 priorities which include actions for the following sectors: Agriculture, Forestry, Planning and

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Development, Water Management, Marine Management, Fisheries, Air Pollution and Invasive Non-Native Species.

**A.174** Biodiversity Offsetting in England Green Paper [See reference 275] sets out a framework for offsetting. Biodiversity offsets are conservation activities designed to compensate for residual losses.

**A.175** The key areas of the 25 Year Environment Plan of relevance in terms of the protection and promotion of biodiversity are recovering nature and enhancing the beauty of landscapes; securing clean, productive and biologically diverse seas and oceans; and protecting and improving our global environment. Actions that will be taken as part of these three key areas are as follows:

- Recovering nature and enhancing the beauty of landscapes:
  - Develop a Nature Recovery Network to protect and restore wildlife, and provide opportunities to re-introduce species that have been lost from the countryside.
- Securing clean, healthy, productive and biologically diverse seas and oceans:
  - Achieve a good environmental status of the UK's seas while allowing marine industries to thrive, and complete our economically coherent network of well-managed marine protected areas.
- Protecting and improving our global environment:
  - Provide international leadership and lead by example in tackling climate change and protecting and improving international biodiversity.
  - Support and protect international forests and sustainable agriculture.

## Sub-National

**A.176** Essex Biodiversity Action Plan (1999) [See reference 276]: Although now rather dated, the document provides an evidence base and framework for



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the protection and conservation of threatened species and habitats across Essex. The BAP includes 10 Habitat Plans, and 25 Species Plans.

**A.177** East of England Biodiversity Delivery Plan [\[See reference 277\]](#): The East of England Biodiversity Forum comprises public agencies, county partnerships, local authorities, conservation NGOs (see Glossary), professional and amateur experts. Its activities include auditing existing biodiversity assets, establishing biodiversity targets, overseeing biodiversity mapping, and encouraging projects. To co-ordinate activity the Forum has produced a detailed Delivery Plan and has adopted an integrated approach that combines habitat targets with key species considerations.

**A.178** Green Essex Strategy (2019) [\[See reference 278\]](#): This Strategy seeks to enhance, protect and create an inclusive and integrated network of high-quality green infrastructure in Greater Essex, to create a County-wide understanding of green infrastructure— its functions and values, and to identify opportunities for implementing green infrastructure. The Strategy recognises the importance of GI in terms of environmental benefits, including biodiversity. The Strategy highlights the importance of GI in providing ecological networks of all scales, from regional to neighbourhood scale.

**A.179** South East Inshore Marine Plan (2021) [\[See reference 279\]](#): The Plan introduces a strategic approach to planning within the inshore waters between Suffolk and Kent, including the Thames Estuary. The Plan has seeks to protect the marine environment, including direct protection and consideration of biodiversity assets, as well as avoiding, minimising and mitigating adverse impacts on air and water quality.

**A.180** South Essex Green and Blue Infrastructure Strategy: Resilient by Nature (2020) [\[See reference 280\]](#): This strategy sets out a vision for and integrated green and blue infrastructure (GBI) network across South Essex and sets out key objectives and projects to achieve this. This includes building landscape connectivity, celebrating unique landscape features and creating a sense of place.

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**A.181** Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) (2018) **[See reference 281]**: This Strategy aims to deliver the mitigation necessary to avoid significant adverse effects from ‘in-combination’ impacts of residential development that is anticipated across Essex; thus protecting the European sites on the Essex coast from adverse effect on site integrity. This includes a detailed programme of strategic mitigation measures which are to be funded by developer contributions from all new residential developments within the zone of influence.

## **Heritage**

### **International**

**A.182** United Nations (UNESCO) World Heritage Convention (1972) promotes co-operation among nations to protect heritage around the world that is of such outstanding universal value that its conservation is important for current and future generations.

**A.183** European Convention for the Protection of the Architectural Heritage of Europe (1985): defines ‘architectural heritage’ and requires that the signatories maintain an inventory of it and take statutory measures to ensure its protection. Conservation policies are also required to be integrated into planning systems and other spheres of government influence as per the text of the convention.

**A.184** Valletta Treaty, formerly the European Convention on the Protection of Archaeological Heritage (1992): agreed that the conservation and enhancement of an archaeological heritage is one of the goals of urban and regional planning policy. It is concerned in particular with the need for co-operation between archaeologists and planners to ensure optimum conservation of archaeological heritage.

## National

**A.185** Of relevance to the approach of the planning system to the historic environment the NPPF contains an environmental objective to contribute to the protection and enhancement of the built and historic environment. The document also sets out a strategy to seek “the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay and other threats”. Such a strategy is required to take into consideration the desirability of sustaining and enhancing the significance of heritage assets and bringing them into viable use. The PPG supports the NPPF by requiring Local Plans to include strategic policies for the conservation and enhancement of the historic environment, including a positive strategy for the conservation and enjoyment of the historic environment. It also states that local planning authorities should identify specific opportunities for conservation and enhancement of heritage assets,

**A.186** It should also be considerate of the wider benefits of conserving the historic environment, the contribution new development can make in terms of character and distinctiveness and the opportunity for the historic environment to contribute to this character and distinctiveness. Local authorities should also maintain or have access to a historic environment record which is to be supported by up to date evidence.

**A.187** Ancient Monuments and Archaeological Areas Act 1979 [**See reference 282**]: a law passed by the UK government to protect the archaeological heritage of England and Wales and Scotland. Under this Act, the Secretary of State has a duty to compile and maintain a schedule of ancient monuments of national importance, in order to help preserve them. It also creates criminal offences for unauthorised works to, or damage of, these monuments.

**A.188** Planning (Listed Buildings and Conservation Areas) Act 1990 [**See reference 283**]: An Act of Parliament that changed the laws for granting of planning permission for building works, with a particular focus on listed buildings and conservation areas.

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**A.189** Historic Buildings and Ancient Monuments Act 1953 **[See reference 284]**: An Act of Parliament that makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

**A.190** The Government's Statement on the Historic Environment for England **[See reference 285]** sets out the Government's vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life. It includes reference to promoting the role of the historic environment within the Government's response to climate change and the wider sustainable development agenda.

**A.191** The Heritage Statement **[See reference 286]** describes out how the Government will support the heritage sector and help it to protect and care for our heritage and historic environment, in order to maximise the economic and social impact of heritage and to ensure that everyone can enjoy and benefit from it.

**A.192** Sustainability Appraisal and Strategic Environmental Assessment, Historic England Advice Note 8 **[See reference 287]**: Sets out Historic England's guidance and expectations for the consideration and appraisal of effects on the historic environment as part of the Sustainability Appraisal/Strategic Environmental Assessment process.

## Sub-National

**A.193** Essex Historic Landscape Characterisation Project (2013) **[See reference 288]**: This project seeks to characterise the distinctive historic dimension of the current rural landscape. The project identifies 54 HLC types across Essex which are broadly categorised into 10 categories (enclosed land, open land, woodland, Parks and Gardens, coastal, settlement, industrial, horticulture, military and land use).

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**A.194** The Thames Gateway Delivery Plan (2007) **[See reference 289]**: seeks to celebrate the character and heritage of the Thames Gateway area, including the rivers and recognises that heritage assets can help build economic prosperity and create quality of life.

**A.195** South East Inshore Marine Plan (2021) **[See reference 290]**: The Plan introduces a strategic approach to planning within the inshore waters between Suffolk and Kent, including the Thames Estuary. This includes a policy on conserving and enhancing elements contributing to the significance of heritage assets.

## **Landscape**

### **International**

**A.196** The European Landscape Convention (2002) promotes landscape protection, management and planning. The Convention is aimed at the protection, management and planning of all landscapes and raising awareness of the value of a living landscape.

### **National**

**A.197** The Basildon Local Plan will be required to have consideration for the conservation and enhancement of landscape character in the Borough. The NPPF includes as part of its approach to protecting the natural environment, recognition for the intrinsic character and beauty of the countryside, and the wider benefits to be secured from natural capital. Importantly, great weight is to be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.

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**A.198** As part of the approach to achieving well-designed places the NPPF states that planning policies and decisions should ensure that developments “are sympathetic to local character and history, including the surrounding built environment and landscape setting”.

**A.199** National Parks and Access to the Countryside Act 1949 **[See reference 291]**: An Act of Parliament to make provision for National Parks and the establishment of a National Parks Commission; to confer on the Nature Conservancy and local authorities powers for the establishment and maintenance of nature reserves; to make further provision for the recording, creation, maintenance and improvement of public paths and for securing access to open country.

**A.200** Countryside and Rights of Way Act 2010 **[See reference 292]**: An Act of Parliament to make new provision for public access to the countryside.

**A.201** The key area in the 25 Year Environment Plan of relevance in terms of the conservation and enhancement of landscape character is recovering nature and enhancing the beauty of landscapes. Actions that will be taken as part of this key area are as follows:

- Working with AONB authorities to deliver environmental enhancements.

**A.202** Identifying opportunities for environmental enhancement of all England's Natural Character Areas, and monitoring indicators of landscape character and quality.

## Sub-National

**A.203** Essex Landscape Character Assessment (2003) **[See reference 293]**: The Essex Landscape Character Assessment outlines the landscape character across Essex. The Assessment identifies seven broad landscape character types, which are sub-divided into smaller sections, including 35 landscape

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character areas. Most of the local authorities also have either existing or emerging landscape character and/or landscape sensitivity studies.

**A.204** Green Essex Strategy (2019) [\[See reference 294\]](#): This Strategy seeks to enhance, protect and create an inclusive and integrated network of high-quality green infrastructure in Greater Essex, to create a County-wide understanding of green infrastructure– its functions and values, and to identify opportunities for implementing green infrastructure.

**A.205** South Essex Green and Blue Infrastructure Strategy: Resilient by Nature (2020) [\[See reference 295\]](#): This strategy sets out a vision for and integrated green and blue infrastructure (GBI) network across South Essex and sets out key objectives and projects to achieve this. This includes building landscape connectivity, celebrating unique landscape features and creating a sense of place.

**A.206** South East Inshore Marine Plan (2021) [\[See reference 296\]](#): The Plan introduces a strategic approach to planning within the inshore waters between Suffolk and Kent, including the Thames Estuary. This includes a policy that seeks to avoid, minimise and mitigate adverse effects on seascapes and landscapes.

## Appendix B

# Summary of Regulation 19 SA Report Consultee Comments and Responses

**B.1** Basildon Borough Council invited representations on the Revised Publication Local Plan (2018) and its accompanying Publication SA Report as part of the formal consultation stage under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation responses relevant to the SA process and the council's responses to them are summarised below. It should be noted that references to tables, figures, chapters and appendices in this Appendix refer to those in the Local Plan SA Report published in 2018, not this SA Report for the Post Submission Modifications Local Plan.

**B.2** Summaries and responses to previous rounds of consultation on the SA of the Basildon Local Plan can be found in the appendices of previous iterations of the SA Report, notably:

- Representation summaries and responses on the SA Report that accompanied the Draft Local Plan formal consultation stage under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 in 2016. Please see Appendix 2 of the Publication SA Report (2018).
- A Scoping letter was issued to the three statutory bodies (Environment Agency, Natural England and Historic England) in September 2015 to supplement the July 2013 Core Strategy Sustainability Appraisal Scoping Report Update (recognising the Council's intention to prepare a single Local Plan), addressing the further changes and their implications for the SA work to be undertaken. All three statutory consultees endorsed the use of the Scoping letter in combination with the July 2013 SA Scoping report. Please see Appendix 2 of the Draft Local Plan SA Report (2016).



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- Representation summaries and responses on the SA Report that accompanied the Core Strategy Revised Preferred Options Report (December 2013) can be found in Appendix 2 of the Draft Local Plan SA Report (2016).

# **Representation Summaries and Responses**

## **Member of the Public (RPLP/1)**

(H19) I am concerned about the 2 proposed development sites in and around Greens Farm Lane (H19 a and b). This road is already extremely busy and resembles a car park at peak times. The addition of more houses will add to this. This road is used by school children to get to Sunneymede Primary and Billericay school, and although a lollipop man attends now, the danger to children of constant, speeding vehicles is already considerable. Additionally the constant delays on this road affect several bus routes. The air quality also suffers along this route, which is after all, residential. If anything, traffic should be diverted to non-residential roads from Greens Farm Lane, rather than the other way round.

## **Response**

The SA contains an assessment of each housing allocation in the Revised Publication Local Plan. These allocations have been assessed against an SA Framework which includes an objective on car use (SA objective 19) and air quality (SA objective 15).

The SA acknowledges the fact that all strategic site allocations must meet growing needs through appropriate highway mitigation measures. Policy H19 states that development must be supported by sufficient infrastructure to ensure

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that the development is sustainable and does not exceed the capacity of existing highways infrastructure. The development allocation is within easy walking distance of a good range of existing and planned facilities, offering opportunity for new residents to sometimes travel via more sustainable modes, such as on foot and by bicycle.

### Member of the Public (RPLP/2)

Frithwood is ancient woodland, fact!

### **Response**

The SA takes into consideration the fact that Frith Wood is ancient woodland.

Table 3.1 in the Publication SA Report recognises the continued preservation and long-term management of Ancient Woodlands in the Borough as a key sustainability issue. Paragraph 4.48 of the Publication SA Report records that following the convening of the Council Infrastructure, Growth and Development Committee on 19th March 2018, Policy H18 was amended to reroute the relief road as planned in the Preferred High Level Development Framework, avoiding the loss of ancient woodland at Frith Wood (allocated Policy H18 and illustrated in Figure 4.3).

### Member of the Public (RPLP/25)

I am concerned that building on H14 will greatly affect local wildlife habitats. We have witnessed the decline in species in our own garden over the last 15 years, and are concerned that the new buildings will diminish areas for hedgehogs, birds, invertebrates and pollinators.

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

We are also very worried about the impact of traffic in the surrounding roads. The plans state that access to H14 will be gained via Haslemere Road and Farnham Avenue. The 540 houses will bring a minimum of 1080 vehicles to the area. The average house does still use 2 vehicles, some have one but these are balanced by families that have children still living at home who do drive. This is also added to by visitors.

The Junction on Haslemere road which leads into the Barn Hall recreation ground is sited on a bend, due to people parking on the bend and across the pavements at the current junction, it is extremely dangerous to drive into and out of the area. Due to the degree of the bend at this junction, you are unable to see around the bend to know if it is clear to pass, as people park in the road around the bend you are effectively driving blind when trying to exit the estate. This is the same on all bends and all junctions on the Barn Hall estate currently. When trying to exit Barn hall onto Swan Lane from Alderney gardens at the Lower end junction, it is very hard to view vehicles driving downhill from Brock Hill as the house on the corner has a hedge which restricts the view. This is also a very tight corner for turning. The bus route travels up Guernsey gardens into Alderney gardens and this junction is also very tight. With regards to the Farnham Avenue access, this will increase the traffic by Wickford station, which is currently highly congested. Trying to then turn into and exit Station Avenue from the high street is also a traffic blackspot in rush hour, which is not helped by one side of the road being used for parking by the second hand furniture shop, who park a large van there, the bookmakers and the newsagents customers. Wickford high street is barely passable with people parking on the high street, and is often at a standstill as there are no passing places left to allow for traffic flow.

We realise the need for new homes, but the current road infrastructure is not in place for 5000 new homes. The healthcare provision in Wickford has degraded rapidly during 2018 when one of our health centres closed. It is impossible to get an appointment to see a doctor without booking 3 weeks in advance. We have disabled family members and are greatly concerned with the diminishing healthcare provision, which will also be negatively affected by another 5000 families moving to Wickford. The planning infrastructure needs to be in place with new roads, healthcare and schools and community amenities, before any

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further houses are built and not as an afterthought. A very concerned resident of Wickford.

### **Response**

The SA has appraised each site allocation policy in the Publication Local Plan using a set of assumptions found in Appendix 3 of the Report. These assumptions are based upon an agreed SA Framework set out in Chapter 2 of the SA Report.

Policy H14 scored a mixed minor positive and minor negative but uncertain effect in relation to biodiversity (SA objective 3). The negative effect is due to the presence of a Species Alert Area and the fact the site is located between 2.5km and 5km of Essex Estuaries (SAC) and Crouch and Roach Estuaries SPA and Ramsar. The policy scored a positive effect because it proposes a landscape buffer, which will provide opportunities to deliver net gains in biodiversity in the area.

Policy H14 scored a minor positive but uncertain effect in relation to accessibility to local services and facilities (SA objective 11) in acknowledgement of the Policies provision of a new school and the allocations relatively close proximity to public transport links and existing local services and facilities. The uncertainty attached to the effect is in acknowledgement of a lack of consistent and up to date information about capacity and the potential to expand existing services and facilities if required.

Policy H14 scored a minor positive but uncertain effect in relation to traffic congestion and its related pollution (SA objective 19). The SA acknowledges that all allocations will increase the population of the Borough and therefore the number of private vehicles on the roads; however the SA also acknowledges the highways improvements and mitigation plan throughout the Plan and specifically in Policy H14, notably the requirement for contributions towards improvements to the local and strategic highway network. This includes alterations to the A132/Runwell Road roundabout which is in the vicinity of the

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site. Proportionate contributions towards improvements to walking, cycling and public transport access within the vicinity of the site, particularly towards Wickford town centre to the south will also be required in order to facilitate a modal shift towards active and sustainable transport modes.

### **Member of the Public (RPLP/30)**

There has been insufficient work carried out on the sustainability of the Local Plan, the only assessment has been conducted by the massive building companies who have been concentrating on what is not there and with what they can get away with, a point in question being Frithwood which everyone who knows it and uses it regularly knows it to be a thriving community of wildlife. The proposed Local Plan will destroy this delicate ecosystem. The woods and surrounding area not only enhance the well-being of all those who use it but also goes a long way to removing harmful pollution in the local area and deadens noise of traffic emanating from the A127. The removal of so many trees from the area will result in increased pollution and noise.

### **Response**

The SA has been carried out by independent planning consultants LUC.

The SA is a legal requirement that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging Plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

The SA contains an assessment of each chapter of the Publication Local Plan, including all strategic, development management and site allocation policies. Each policy has been appraised using a clearly defined and consistently applied SA Framework set out in Chapter 2 of the Publication SA Report.

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Table 3.1 in the Publication SA Report recognises the continued preservation and long-term management of Ancient Woodlands in the Borough as a key sustainability issue. Paragraph 4.48 of the Publication SA Report records that following the convening of the Council Infrastructure, Growth and Development Committee on 19th March 2018, Policy H18 was amended to reroute the relief road as planned in the Preferred High Level Development Framework, avoiding the loss of ancient woodland at Frith Wood (allocated Policy H18 and illustrated in Figure 4.3).

### **Member of the Public (RPLP/40)**

Kent View Recreation Ground is a diverse habitat for various birds and wildlife including several migratory bird species that visit in particular the winter months to feed on the various types of berries plus also protected sand lizards.

#### **Response**

Noted.

Kent View Recreation Ground is not allocated for development.

### **Member of the Public (RPLP/43)**

Additional housing on this scale cannot be sustainable.

#### **Response**

The SA is a legal requirement that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging Plan, when judged against reasonable

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alternatives, will help to achieve relevant environmental, economic and social objectives.

The SA contains an assessment of each chapter of the Publication Local Plan, including all strategic, development management and site allocation policies. Each policy has been appraised using a clearly defined and consistently applied SA Framework set out in Chapter 2 of the Publication SA Report.

The SA recognises that the provision of at least 15,465 homes in Basildon will represent a major contribution towards meeting the housing needs of local residents over the Local Plan period, resulting in significant positive effects on the provision of homes in the Borough. However, despite the planned level of housing, it still falls short of that considered necessary to meet the full needs of the Borough's communities and businesses over the Plan period. Consequently, the significant positive effect is coupled with a significant adverse effect for SA objective 7 (meeting housing needs). The SA acknowledges a significant proportion of the growth planned within the Borough will be on greenfield land within the Borough's Green Belt, potentially resulting in significant adverse effects on the Borough's wildlife, including protected species and habitats, natural and historic landscapes, townscapes and countryside. However, the SA also acknowledges that the Publication Local Plan prioritises the development and regeneration of previously developed land in the existing urban areas of the Borough's settlements and many of the strategic allocations promote and offer opportunities to enhance the setting and special characteristics of the Borough's historic and natural environment. The opportunities extend to actively managing and reducing the Borough's greenhouse gas emissions in the face of sustained and significant population growth through the construction of energy efficient and decentralised energy networks.

Delivery of the homes and employment land will be dependent upon improvements to the transport infrastructure to address congestion issues, and the need for upgrades to wastewater treatment/foul network/surface water treatment facilities.

A proportionate evidence base has been used to inform the SA.

## Member of the Public (RPLP/48)

(SD2) Building so many new homes in Billericay is not economically sustainable in terms of:

- Supporting infrastructure (schools and health facilities, creation of local jobs, improvement of transport links in / out the area i.e. rail and road capacity).
- SW Relief Road insufficiently thought out (creating traffic log jams, potentially damaging ancient woodland and linked fauna and flora).

The scale of the expansion will:

- Change Billericay from being a community town that currently has at its centre an aligned business and retail area to an urban sprawl. A location where new residents merely reside but don't live in. A town that has no community. Forcing residents to travel outside the town for jobs, schools, health services, green spaces, leisure pursuits etc.
- Significantly impact the accessibility to green belt areas to local residents / walkers forcing increased car usage.
- Create traffic bottle necks as the significant number of new resident drive in and out of the new urban sprawl to work, shop and play.

## Response

The SA is a legal requirement that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging Plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.



## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

The SA contains an assessment of each chapter of the Publication Local Plan, including all strategic, development management and site allocation policies. Each policy has been appraised using a clearly defined and consistently applied SA Framework set out in Chapter 2 of the Publication SA Report.

The SA recognises that the provision of at least 15,465 homes in Basildon will represent a major contribution towards meeting the housing needs of local residents over the Local Plan period, resulting in significant positive effects on the provision of homes in the Borough. However, despite the planned level of housing, it still falls short of that considered necessary to meet the full needs of the Borough's communities and businesses over the Plan period. Consequently, the significant positive effect is coupled with a significant adverse effect for SA objective 7 (meeting housing needs). The SA acknowledges a significant proportion of the growth planned within the Borough will be on greenfield land within the Borough's Green Belt, potentially resulting in significant adverse effects on the Borough's wildlife, including protected species and habitats, natural and historic landscapes, townscapes and countryside. However, the SA also acknowledges that the Publication Local Plan prioritises the development and regeneration of previously developed land in the existing urban areas of the Borough's settlements and many of the strategic allocations promote and offer opportunities to enhance the setting and special characteristics of the Borough's historic and natural environment. The opportunities extend to actively managing and reducing the Borough's greenhouse gas emissions in the face of sustained and significant population growth through the construction of energy efficient and decentralised energy networks.

Delivery of the homes and employment land will be dependent upon improvements to the transport infrastructure to address congestion issues, and the need for upgrades to wastewater treatment/foul network/surface water treatment facilities.

With regard to the SW Relief Road, during the SA of the Draft Local Plan in 2016, the Council considered there to be only one reasonable option for the routing of the relief road.

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

Following consultation on the Draft Local Plan in 2016, the Council defined two additional options for SA, including an alternative route for the relief road. These options were appraised to inform the route of the road allocated in the Proposed Submission local Plan in 2018. In summary, in the context of the allocation as a whole the Council considered there to be only two reasonable routes for the relief road. Both of which have been subject to SA.

### **Member of the Public (RPLP/72)**

Building these houses will significantly reduce our green belt and change the whole feel of Billericay. Changes should be made to make improvements, not to the detriment of the local residence. Who will be buying these new houses as no doubt they will be priced too high for first time buyers living in Billericay. What about our local habitat?

### **Response**

See response to RPLP/43 above.

### **Member of the Public (RPLP/77)**

Any sustainability analysis must have been very limited as it simply could not have taken into account the already full commuter route out of Billericay station, which cannot take much more.

### **Response**

The SA is a legal requirement that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging Plan, when judged against reasonable

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

alternatives, will help to achieve relevant environmental, economic and social objectives.

Each policy has been appraised using an agreed SA Framework that has been subject to consultation and is set out in Chapter 2 of the SA Report.

The SA gives consideration to traffic congestion and related pollution levels through SA objective 19.

The Council has worked with Network Rail and the current train operators to determine what the potential impact of growth in the Local Plan will be on railway infrastructure in the Borough.

Network Rail's System Operator (SO) function is responsible for long-term strategic planning of the network, preparing analysis and forecasting of demand, and working with stakeholders to identify, fund, and develop solutions within a public sector business case framework. Train and Freight Operator Companies (TOCs and FOCs), Strategic Planning Authorities, Devolved Transport Bodies may also engage with strategic planning, but will ultimately need to engage the SO to understand feasibility within the wider railway system.

The franchise for the Liverpool Street line has been secured in October 2016 by Abellio Greater Anglia and will run until 2025. It has a significant investment programme contributing £1.4bn to boost rail services and in order to increase capacity over the lifetime of the franchise.

In order to ensure the railway can cope with future growth, the Council will work with ECC, Network Rail, the Railway Executive and rail franchise operators to secure investment in services which accommodate growth in rail travel, and secure onward journeys by sustainable means, including public transport, walking and cycling.

## Member of the Public (RPLP/89)

Virtually no jobs planned for Billericay so minimal economic benefits can be claimed by adding to the population by 20% the negative effect would be the increase of pressure on our roads and train services.

### Response

Overall, the SA considers that the provision of at least 15,465 homes and 91.5ha of employment land supply (the total amount of employment land required to meet the Borough's 37ha of employment land need and a proportion of London's unmet employment land needs) in Basildon is considered to make a significant positive effect on economic growth and regeneration (SA objective 4) across the Borough. Although the SA identifies the potential for traffic congestion issues, the SA also acknowledges that the delivery of the homes and employment land will be dependent upon improvements to the transport infrastructure to address congestion issues.

## Member of the Public (RPLP/90)

Virtually no jobs planned for Billericay so minimal economic benefits can be claimed by adding to the population by 20% the negative effect would be the increase of pressure on our roads and train services.

### Response

See response to RPLP/89 above.

## Member of the Public (RPLP/108)

Wholly inadequate.

### Response

The SA is a legal requirement that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging Plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

The SA contains an assessment of each chapter of the Publication Local Plan, including all strategic, development management and site allocation policies. Each policy has been appraised using an agreed SA Framework that has been subject to consultation and is set out in Chapter 2 of the SA Report.

A proportionate evidence base has been used to inform the SA.

## Member of the Public (RPLP/118)

How can this be a sustainable proposal when you are looking at building on such a vast amount of green belt land and open spaces?

### Response

The SA acknowledges a significant proportion of the growth planned within the Borough will be on greenfield land within the Borough's Green Belt, potentially resulting in significant adverse effects on the Borough's wildlife, including protected species and habitats, natural and historic landscapes, townscapes

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

and countryside. However, the SA also acknowledges that the Publication Local Plan prioritises the development and regeneration of previously developed land in the existing urban areas of the Borough's settlements and many of the strategic allocations promote and offer opportunities to enhance the setting and special characteristics of the Borough's historic and natural environment. The opportunities extend to actively managing and reducing the Borough's greenhouse gas emissions in the face of sustained and significant population growth through the construction of energy efficient and decentralised energy networks.

Consideration has also been given throughout the SA to the effect development will have on open space (SA objective 1).

A proportionate evidence base has been used to inform the SA.

### **Member of the Public (RPLP/120)**

I am not sure how acceptable it is for there to be building on areas inhabited by badgers who are supposed to be protected.

### **Response**

The SA contains an assessment of each housing allocation in the Publication Local Plan. These allocations have been assessed against an SA Framework which includes an objective on the protection, conservation and enhancement of biodiversity (SA objective 3). The SA acknowledges that allocations resulting in the loss of greenfield land will result in the loss of some existing ecological habitat, including potentially badger habitat. However, the SA also acknowledges that new development must meet the requirements designed to protect and enhance the natural environment, including specific mitigation measures set out in site allocation and development management policies. For example, Chapter 16 – Conserving and Enhancing the Natural Environment

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

contains eight development management policies which aim to protect and enhance the natural environment.

### **Member of the Public (RPLP/122)**

Insufficient infrastructure. Overcrowding. Loss of green belt. Transport network insufficient, also roads. No work for new residents. Property not affordable to local people.

#### **Response**

See response to RPLP/43 above.

### **Member of the Public (RPLP/125)**

You are not looking at the whole picture. Your planning is nothing short of shambolic.

#### **Response**

See response to RPLP/43 above.

### **Member of the Public (RPLP/152)**

The North H16 Potash Road – Environmental – no consideration of the high probability that rare dormice and badgers are present. Potential for many established trees to be lost. A long distance from the High Street and other services leading to high car use. The south-west Mounnessing Road – Accessible countryside lost – H17b London Road (including cricket and tennis

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

clubs) – Accessible countryside lost H17d Frithwood Lane – Loss of an accessible Green Wedge close to the high street. – Immediately adjacent to High Street (architectural) conservation area. – Close to Little Burstead (architectural) conservation area – Lack of green buffer towards Little Burstead – potential for sprawl and coalescence – Possible archaeological sites – Ecologically sensitive, adverse impact on wildlife and setting of nearby FrithWood and Laidon Common. H18 – Windmill Heights -Would aggravate existing flood problems in the Kennel Lane\Church road area. The South-East H19 a and b Greens Farm Lane – Would significantly narrow the wildlife corridor between Mill Meadows and the wider countryside – Impact on Greens Farm Lane and Outwood Common Road – Little protection for important hedgerows H20 Southend Road, South Green – Little protection for important hedgerows. H21c The Mount, adjacent to Norsey Wood – Adjacent to Norsey Wood which is an Ancient Woodland and SSSI.

## **Response**

The SA contains an assessment of each housing allocation in the Publication Local Plan. These allocations have been assessed against an SA Framework which includes an objective on the protection, conservation and enhancement of biodiversity (SA objective 3), green space (SA objective 1), car use (SA objective 19), archaeology (SA objective 2) and flood risk (SA objective 13).

The negative effects of allocating greenfield land around Billericay has been acknowledged in the SA, with adverse effects identified in relation to SA objectives 1 (landscape), 2 (cultural heritage and local distinctiveness), 3 (biodiversity), 12 (efficient use of land) and 19 (traffic congestion). However, the SA also acknowledges that new development must meet the requirements designed to protect and enhance the natural and historic environment, including specific mitigation measures set out in site allocation and development management policies.



## Member of the Public (RPLP/157)

With significant capacity increases required to all infrastructure systems (transport, gas, electric, water and sewerage) there is nothing sustainable about the developments. Huge losses of green belt land will clearly have a negative impact on the habitat of local wildlife, some of which is already on endangered lists.

### Response

See response to RPLP/43 above.

## Member of the Public (RPLP/204)

I believe the allocation for Billericay and across the borough should be based on a proper sustainability analysis.

### Response

See response to RPLP/43 above.

## Member of the Public (RPLP/208)

Building on green belt can never be sustainable.

### Response

See response to RPLP/43 above.

## Member of the Public (RPLP/217)

(H22) The plan crudely allocates forecast housing requirements across the various areas with little thought as to whether this delivers any benefit. In the case of Crays Hill, an increase of over 20% in housing stock will detrimentally impact the small village with no economic or other benefit. Further the main road frontage development planned for either end of the village will produce a ribbon effect on driving through the village and in particular at the eastern of the village will remove the long range views of the open countryside, essential to help avoid the ribbon effect and depriving road and other users of lovely views.

### Response

See response to RPLP/43 above.

## Member of the Public (RPLP/218)

(SD2) Whilst the Council may be working to a formula set by the Government, the allocation of new home building requirements has been crudely pro-rated across the borough, particularly adversely impacting Billericay and the small settlement of Crays Hill. The latter has around 300 house yet a further 69 are proposed, an increase of over 20%, with the potential to significantly change the character of the settlement with no economic or other benefit.

### Response

See response to RPLP/43 above.

## Member of the Public (RPLP/253)

There is no evidence of significant infrastructure to cope with the large increase in population. There is also no need to build on the green belt when there are many houses for sale in Billericay already. The government should build new towns away from existing towns.

### Response

See response to RPLP/43 above.

## Member of the Public (RPLP/255)

There is no evidence of significant infrastructure to cope with the large increase in population. There is also no need to build on the green belt when there are many houses for sale in Billericay already. The government should build new towns away from existing towns.

### Response

See response to RPLP/43 above.

## Member of the Public (RPLP/256)

There is no evidence of significant infrastructure to cope with the large increase in population. There is also no need to build on the green belt when there are many houses for sale in Billericay already. The government should build new towns away from existing towns.

## **Response**

See response to RPLP/43 above.

### **Member of the Public (RPLP/258)**

There is no evidence of significant infrastructure to cope with the large increase in population. There is also no need to build on the green belt when there are many houses for sale in Billericay already. The government should build new towns away from existing towns.

## **Response**

See response to RPLP/43 above.

### **Member of the Public (RPLP/259)**

There is no evidence of significant infrastructure to cope with the large increase in population. There is also no need to build on the green belt when there are many houses for sale in Billericay already. The government should build new towns away from existing towns.

## **Response**

See response to RPLP/43 above.

## Member of the Public (RPLP/281)

Billericay town centre is already choked of traffic, with limited parking area's and a clogged railway access. The extra housing proposed would not alleviate any of these current problems.

### Response

The negative effects of allocating greenfield land around Billericay has been acknowledged in the SA, with adverse effects identified in relation to SA objectives 1 (landscape), 2 (cultural heritage and local distinctiveness), 3 (biodiversity), 12 (efficient use of land) and 19 (traffic congestion). However, the SA also acknowledges that new development must meet the requirements designed to protect and enhance the natural and historic environment, including specific mitigation measures set out in site allocation and development management policies.

The SA acknowledges that the delivery of the homes and employment land will be dependent upon improvements to the transport infrastructure to address congestion issues, as well as new and improved local services and facilities.

## Member of the Public (RPLP/327)

Ancient market town geography not suitable to improve transport links required for increased population limited opportunities for new population to access jobs generated from small town hub schools already having to expand using up vital green areas to accommodate current demand secondary schools do have large village catchments already so would struggle with more numbers GP'S oversubscribed planned loss of over 50% green belt in borough leads to lung of area diminished hence higher pollution ancient woodlands and large wildlife population will have their routes for maintaining ecology disrupted.

## Response

See response to RPLP/281 above.

### Member of the Public (RPLP/437)

The Sustainability Appraisal is inadequate – it has failed to properly consider: Railway capacity, A127 and other strategic roads capacities, local roads capacities, vehicle parking availability. The impact of building 2,800 homes with no plan to create new jobs in Billericay’s GPs, Hospitals and other Health facilities’ ability to cope. Schools, especially primary sewage handling capacity, water drainage capability, much accessible countryside lost. Affordable housing for Billericay’s young people.

## Response

See response to RPLP/43 above.

### Member of the Public (RPLP/440)

There is limited information for these points on all the sites. The route of the relief road H17 raises a number of habitat/ ancient forest land issues which have not been satisfactorily covered.

## Response

The SA contains an assessment of each policy within the Publication Local Plan. Each policy has been appraised using an agreed SA Framework that has been subject to consultation and is set out in Chapter 2 of the SA Report. A proportionate evidence base has been used to inform the SA.

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The appraisal for Policy H17 states that the development of a new relief road has the potential to have significant adverse effects on biodiversity.

### **Member of the Public (RPLP/441)**

There is limited information for these points on all the sites. The route of the relief road H17 raises a number of habitat/ ancient forest land issues which have not been satisfactorily covered.

#### **Response**

See response to RPLP/440 above.

### **Member of the Public (RPLP/442)**

There is limited information for these points on all the sites. The route of the relief road H17 raises a number of habitat/ ancient forest land issues which have not been satisfactorily covered.

#### **Response**

See response to RPLP/440 above.

### **Member of the Public (RPLP/490)**

The area proposed forms part of a natural corridor for local wildlife.

## Response

This is acknowledged in the SA. Policy H16 scored significant negative effects because the land allocated in Policy H16 contains deciduous woodland designated as a BAP Priority Habitat and Species Alert Area.

### Member of the Public (RPLP/606)

The green belt which will be lost under planned building sites H17c and d sits next to the ancient woodland that is the habitat of green woodpeckers that breed there and are under amber preservation status. Building next to this area will affect their habitat. There are also many owls that have found sanctuary in the woods and will be affected by the building up of the area. The greenbelt also provides some natural defence against pollution that is rife around more built up areas. Residents move here because of the health aspect of land around their housing. Peoples health will be affected by the proposed excessive housing number plans and the infrastructure plans are not adequate – busier trains – that are already packed, busier doctors surgeries as asthma sufferers become more affected due to the pollution of more cars because of more housing and residents in an already adequately built up area.

## Response

See response to RPLP/43 above. Policy H17 scored a mixed minor positive and significant negative but uncertain effect against SA objective 3 (biodiversity). The appraisal acknowledges that the south-east edge of the allocation adjoins Frith Wood.



## Member of the Public (RPLP/644) (RPLP/645) (RPLP/646)

The local plan fails to meet sustainability in a number of areas, specifically infrastructure, Billericay already has severe traffic problems with roads gridlocked during busy times, the roads are just not capable of sustaining any increase in traffic levels and as a town largely comprising of small residential roads there is not a viable option for upgrading them. The local plan does not give any serious consideration to how the issue of traffic levels can be mitigated, the proposed 'relief road' is a white elephant, it would provide no relief at all, instead it would just be a means of access to proposed developments which in turn would simply add to the problem. As a 'commuter' town Billericay is at capacity in terms of railway infrastructure, trains during peak times are already full, there is rarely an opportunity to get a seat on a train during rush hour, instead it is far more common to be shoehorned into a carriage or frequently have to wait for another train that can be boarded. As far as I am aware double decker trains are not feasible and as peak hour trains are currently the maximum 12 coaches I believe a currently desperate situation would become exasperated and simply not work with an increase in commuter numbers. The local plan provides no answer to this issue.

**Education/Schools:** The local plan contains no significant information regarding provision of school places to support the proposed increase in population of Billericay.

**Health/GP Surgeries:** Again there does not appear to be much information relating to the provision of new GP surgeries to support an increased and aging population in Billericay.

**Habitat Regulation Assessment:** The local plan appears to pay lip service to the subject of habitat assessments, there are a number of sites which are deemed as being of 'low ecological interest', one of these sites (H16) I know very well and know that it supports a diverse array of wildlife, this including multiple badger setts, Dormice, bat roosts all of the aforementioned being protected and

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

numerous other species. The councils assumptions being based on desk based assessment. The local plan is seriously flawed in respect of considering the need for conservation of local habitat and the many species it supports, instead the priority is land grab of valuable land in and around a desirable commuter town when the borough has plenty of alternative sites which could be developed without impact on the environment.

### **Response**

The SA contains an assessment of each housing allocation in the Publication Local Plan. These allocations have been assessed against an SA Framework which includes objectives on the full range of sustainability issues identified in Chapter 3 of the SA Report, notably the protection, conservation and enhancement of biodiversity (SA objective 3), green space (SA objective 1), car use (SA objective 19), and local services and facilities (SA objective 11).

The negative effects of allocating greenfield land around Billericay has been acknowledged in the SA, with adverse effects identified in relation to SA objectives 1 (landscape), 2 (cultural heritage and local distinctiveness), 3 (biodiversity), 12 (efficient use of land) and 19 (traffic congestion). However, the SA also acknowledges that new development must meet the requirements designed to protect and enhance the natural and historic environment, including specific mitigation measures set out in site allocation and development management policies. Furthermore, the SA acknowledges that the delivery of the homes and employment land will be dependent upon improvements to the transport infrastructure to address congestion issues, as well as new and improved local services and facilities, including new schools, local centres and health centres.

With regard to the delivery of schools, the SA acknowledges that Essex County Council Education Authority has provided recommendations on how each Strategic Site should contribute to meeting the education needs they generate. Furthermore, the SA acknowledges that a number of policies (e.g. H12 and H17) propose the development of land for D1 education uses, and provision of new and improved health facilities.

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The Council has worked with Network Rail and the current train operators to determine what the potential impact of growth in the Local Plan will be on railway infrastructure in the Borough.

Network Rail's System Operator (SO) function is responsible for long-term strategic planning of the network, preparing analysis and forecasting of demand, and working with stakeholders to identify, fund, and develop solutions within a public sector business case framework. Train and Freight Operator Companies (TOCs and FOCs), Strategic Planning Authorities, Devolved Transport Bodies may also engage with strategic planning, but will ultimately need to engage the SO to understand feasibility within the wider railway system.

The franchise for the Liverpool Street line has been secured in October 2016 by Abellio Greater Anglia and will run until 2025. It has a significant investment programme contributing £1.4bn to boost rail services and in order to increase capacity over the lifetime of the franchise.

In order to ensure the railway can cope with future growth, the Council will work with ECC, Network Rail, the Railway Executive and rail franchise operators to secure investment in services which accommodate growth in rail travel, and secure onward journeys by sustainable means, including public transport, walking and cycling.

The reference to the Council's Habitat Regulations Assessment of the Publication Local Plan is covered.

### **Member of the Public (RPLP/650)**

It's Green Belt. Any building will damage local ecosystems.

## **Response**

See response to RPLP/43 above.

### **Member of the Public (RPLP/651)**

I am not sure how is acceptable for there to be building on areas inhabited by badgers who are supposed to be protected.

## **Response**

See response to RPLP/120 above.

### **Member of the Public (RPLP/652)**

I am not sure how is acceptable for there to be building on areas inhabited by badgers who are supposed to be protected.

## **Response**

See response to RPLP/120 above.

### **Member of the Public (RPLP/815)**

I have already mentioned this above, however: The amount of construction suggested for areas H17 and H18 is unfounded and should be re-sited. This land is sustainable farmland and protected Green Belt. It also offers some of the best views and walks around the Billericay area and offers much needed natural

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

habitat for wildlife. There is also reports of badger's sets within this area that cannot be destroyed. This area is also prone to flooding. Millions of pounds would need to spent to make it a viable area for such mass construction and this can only be reflected in the price of the housing. It is very poor use of the Green Belt and is unsound due to the fact that all of H17 is sustainable farmland. Building on H17 is making very poor use of this land, is not sustainable and goes against 'strategic objective 12'.

### **Response**

See response to RPLP/644 above.

## **Member of the Public (RPLP/929)**

There is already pressure on water supplies in this area and further developments will add to this. Very real risk of water shortages in the summer months. Green belt needs protecting not building on.

### **Response**

See response to RPLP/43 above.

## **Member of the Public (RPLP/953)**

This plan is not sustainable due to the lack of infrastructure and encroachment upon the green belt.

## Response

See response to RPLP/43 above.

### Member of the Public (RPLP/954)

As a local walker I am very concerned at the loss of green areas in a small town. As an ex teacher I am concerned about the number of places available for senior school students should the population increase by 25%. As a resident I am anxious about the relief road clogging up The Tye common area which is already a rat run from the A127. As a shopper and driver the impact on a small town will be chaotic parking.

## Response

See response to RPLP/644 above.

### Member of the Public (RPLP/957)

A sustainability assessment has not been conducted to support the distribution of housing. Housing has been simply allocated proportional to population rather than the ability for a town's infrastructure to support development. This is not in line with the pursuit of sustainable development that seeks to improve the conditions that people, live, work and take leisure.

## Response

The SA is a legal requirement that must be carried out during the preparation of a Local Plan. Its role is to promote sustainable development by assessing the extent to which the emerging Plan, when judged against reasonable

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

alternatives, will help to achieve relevant environmental, economic and social objectives.

Chapter 4 of the Publication SA Report describes how the Publication Local Plan has been formulated, drawing on earlier work undertaken, including the appraisal of a range of spatial options for development, the SA of the preferred policies in the Draft Local Plan and the SA of the policies in the Publication Local Plan. Each site allocation option has been appraised using an agreed SA Framework that has been subject to consultation and is set out in Chapter 2 of the SA Report.

The effects of the of the proposed spatial strategy for housing development across the Borough over the Plan period are reported in Chapter 6 and summarised in Chapter 8.

### **Member of the Public (RPLP/958)**

A sustainability assessment has not been conducted to support the distribution of housing. Housing has been simply allocated proportional to population rather than the ability for a town's infrastructure to support development. This is not in line with the pursuit of sustainable development that seeks to improve the conditions that people, live, work and take leisure.

### **Response**

See response to RPLP/957 above.

### **Member of the Public (RPLP/959)**

A sustainability assessment has not been conducted to support the distribution of housing. Housing has been simply allocated proportional to population rather

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

than the ability for a town's infrastructure to support development. This is not in line with the pursuit of sustainable development that seeks to improve the conditions that people, live, work and take leisure.

### **Response**

See response to RPLP/957 above.

## **Member of the Public (RPLP/961)**

A sustainability assessment has not been conducted to support the distribution of housing. Housing has been simply allocated proportional to population rather than the ability for a town's infrastructure to support development. This is not in line with the pursuit of sustainable development that seeks to improve the conditions that people, live, work and take leisure.

### **Response**

See response to RPLP/957 above.

## **Member of the Public (RPLP/974)**

Reduce town centre traffic not increase it. Traffic and lack of parking contribute more to killing a High Street more than the internet. There is nothing in this plan that will reduce North/South traffic. This should be addressed.

### **Response**

See response to RPLP/43 above.



## Member of the Public (RPLP/1019)

Waste recycling not clear. How will the housing estates be designed to ensure there are no waste bins that become unsightly and dangerous street clutter? Recycling bins located so they are on the highway is unsightly and attracts vermin and foxes. Appropriate storage / bin cupboards should be constructed as part of the property especially with the recycling Basildon district council now implement. What SUDS is being provided for the development, rainwater harvesting, rainwater attenuation, etc. The capacities of the sewers are restricted and how will the development react to climate change and prevent surcharging of the sewers and flooding occurring. Is the development providing a storm water reservoir? This is greenbelt and is still being lost and overdeveloped. There are other Brownfield developments in Essex and Billericay that can be used and should be used before any Greenbelt is even considered for Housing development. There is no acceptable justification or evidence that supports the loss of greenbelt land. There is no proposed new Parks for families / children / Adults to use for the developments. With the proposed housing south of the railway line there is a need for a new park to serve that area as Lake Meadows Park is unsuitable for the increased population as there is not sufficient car parking and its times are restricted due to close proximity to the station. If people of south Billericay use Lake Meadows it will bring more traffic pollution and congestion / gridlock to that area especially the road to Lake Meadows is shared by the industrial estate as well. The developments will not be built for the local residents of Billericay with affordable house and permit Billericay residents to remain in the town. This is not a sustainable proposal for the people sustainability. We know this as the developers will look to maximise their profit margins and not give anything back to the town as the council and government will let them get away with it and not enforce any pre-development planning conditions or agreements. The sites may be of Archaeological interest. Has a report been commissioned and work to carried out prior to any development? How do you know the site is not contaminated? Has a report been commissioned? There are no proposals for the sustainable movement of people. No cycle paths are proposed. No charging points for electric vehicles have been identified. Existing pavements widening especially between the sites and Billericay station over both railway bridges have not been shown as being widened. The footbridge over the railway near

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the high street is inadequate due to the population explosion, old and in poor condition, the footbridge where the foot crossing across the railway used to be leads to a path which is too small to accommodate the population explosion, the road bridge over the railway on Mountnessing road is very narrow and the footpath is very narrow only a couple of feet wide not wide enough for two persons to pass and will not accommodate the population increase safely over the bridge that would use it to commute to Billericay Station. This would be very dangerous as you would need to walk into the road. The Mountnessing Road bridge already has a blind summit and due to the close proximity of the roundabout would lead to extensive traffic queues. There is no safe crossing at the roundabouts for person walking to the station either. All of these issues need to be addressed for the sustainable movement of people in a safe suitable manner. Car Parking at the station and within all of the car parks in Billericay is already full and the explosion in traffic needing to use the car parks in Billericay will lead to gridlock. Basically there is nothing to justify how the additional housing estates will improve traffic pollution / traffic congestion / traffic movements / car parking and it never can. There are limited bus stops and very poor bus service along and adjacent to the proposed routes serving the high street and railway station. Most of the existing bus stops in Billericay do not have a pull in bus stop lay by and therefore when the bus stops this prevents traffic passing and increases the potential of an accident black spot and causes congestion, vehicle pollution and gridlock. There does not seem to be any provision for additional public transport to serve Billericay existing population or the new housing estates population increase to ensure that there is no additional increase in traffic movements / congestion. The new housing developments will give rise to cars and vehicles backing into the estates and affecting flow on the main roads they join causing major traffic disruption and increased traffic, noise pollution and air pollution. There is no mention of hundreds / Thousands of new trees shown to be planted in Billericay to offset the loss of Greenbelt land which is essential to help treat and treat the increase in pollution that will occur due to the explosion in traffic pollution or the heat island effect that will occur as a result of the construction of the new housing estates. The trees are necessary to offset the impact of the scientifically proven climate change occurring. The council do not maintain the existing soft landscaping around Billericay. They have let existing soft landscaping plants and bushes die and there has been no sign of replanting. It is assumed that the new developments would include many areas of soft landscaping however it is

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unlikely the council would maintain these areas after adoption and they would be left to perish and become untidy this limiting the improvement in reducing / controlling air pollution, respond to climate change and the heat island effect. There is no discussion about highways street lighting being design to avoid light pollution with energy efficient lights allowing shutting down between the hours of 12 midnight and 5 AM. What contribution is the developer making to the improvement of roads in the vicinity as there are many pot holes in the area including the improvement to the pavements as they are in a poor state of repair in Billericay. The maintenance of the existing roads is not being carried out by the council and they are in a dangerous and unacceptable condition and already the maintenance of the existing roads is not sustainable and with the reduction in funds that the council use to maintain roads building new housing estates with additional roads will make the situation worse. The additional air pollution, noise pollution and congestion from construction traffic and staff arriving to and from the sites (with more damage to local roads) is not sustainable. This is likely to cause gridlock as the developers will put in temporary traffic lights to suit themselves rather than maintaining the flow of traffic in an already congested and gridlocked Billericay. There are two main bridges over the railway line running through Billericay which as constructed are not fit for purpose even to support the current movements of traffic in and through Billericay. They are a bottleneck for congestion and gridlock. There is no evidence in the plan that controls the inevitable traffic explosion, increased air pollution and increased noise pollution that will come with the new housing estates without exacerbating the gridlock currently experienced entering and within Billericay. There is no mention of how the developments effect the Billericay electricity grid infrastructure. The electrical infrastructure likely to need reinforcing but from a sustainable point of view it would seem the only way is to install PV on all the roofs of the proposed new houses on the new developments or an adjacent solar farm to offset any additional use of the existing electrical grid and would be a positive move from a sustainable point of view. There are too many new houses and estates that are being built for developers profit that do not have any sustainable features in them. If governments are to hit the reduction in carbon emissions and get the air pollution levels reduced to a safe level and lower action must be taken now. What traffic calming measures are proposed (accident black spot to improve safety to allow cars to enter and exit developments onto the main roads? It is already challenging / unsafe to get out of some estates in Billericay due to the

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extent of traffic movements and congestion. What does highways design department propose for Billericay roads to allow free movement of traffic passing through Billericay and those who live in Billericay. The quantity of the house will lead to gridlock and unsafe air pollution and traffic noise occurring over a longer time period through the day and night. The existing traffic lights installed already lead to very long waiting times depending on how you enter Billericay because the roads are not wide enough to introduce long filter lanes and therefore there is long queues occurring at traffic lights. It is important to encourage the use of cycling in Billericay to reduce reliance on using cars and this will mean introducing cycle paths, places for cycles to be locked securely etc. This seems to be lacking in the proposals. The infrastructure on the railways, roads, dentists, schools, Doctors surgeries, health services is already at capacity and from a sustainability point of view cannot absorb the population explosion that would come with the construction of the new housing estates. Let's have the infrastructure in place first before any new housing estates are built. There is not sufficient evidence to indicate what the actual housing estates will contribute in terms of renewable sources of energy. Housing estates should not continue to be built putting pressure on grid and utility networks and look to be self supporting. Billericay already resides in one of the driest regions of the United Kingdom. There is no mention of how the new housing estates will avoid taking water from the mains supplies during construction and if constructed. It would be assumed that the properties would be built with rainwater storage and harvesting tanks to use for toilet flushing and general washing or local underground tanks are installed to the new housing estates. The existing underground drainage system is not suitable to cater for the additional estates to be built. There have been issues with flooding in Billericay and it would be assumed that the estates would be built to include storm water storage tanks to control water entering the existing sewers / rivers / watercourses to avoid flooding in a storm event. There is no evidence in the proposals that the housing would be zero Carbon. The climate change issues mean the housing should be design and constructed to meet zero carbon and the council should impose this on the developers as part of pre-planning approval. The council and planning authorities should recognise that if they are unable to maintain the existing infrastructure and provide services to the current population of Billericay already in a sustainable manner then there cannot be any supporting evidence that would allow the proposed new housing developments to be constructed. The Essex and the eastern region population is expanding and a significant

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number new homes are being proposed as identified in the local authority plans. It is not clear that Abellio greater Anglia are aware of this and are planning for additional passenger numbers significant growth at all times of the day not just commuting. The railway network is already at capacity / 100% saturated and therefore this will have a major impact on the population of Billericay using the station for leisure and commuting. There is no clear message how the train networks are expanding their network, constructing new railway lines or new stations / additional railway sidings to address the expanding population of Essex and Billericay should the housing estates be built. How about opening up lines and stations that were closed after the Dr Beeching report in the 1960s? The explosion in population in Billericay and the Essex region does will therefore leave the railway as a form of non sustainable transport if immediate action is not taken to address the low capacity of the railways, without new railway lines (also distributed to other areas without railway lines), without new railway stations (also distributed to other areas without train stations), this will put more vehicles on the road leading to more air, noise pollution and gridlock. Where do we go from there when that happens? The developments are unlikely to support the rising local population need for affordable houses such as 1, 2 and 3 bedroom properties / family homes and not sustainable for the local population.

### **Response**

See response to RPLP/644 above.

### **Member of the Public (RPLP/1048)**

I feel that the plan is not sustainable as existing resources are already overburdened.

## **Response**

See response to RPLP/43 above.

### **Member of the Public (RPLP/1061)**

Common sense says it all. The roads are full, Schools are bursting at the seams, no new doctors, dentists, we are full p.

## **Response**

See response to RPLP/43 above.

### **Member of the Public (RPLP/1075)**

It will not be able to be sustained, the wait for the doctors is already 2 weeks and traffic is bad enough with the current people who live here.

## **Response**

See response to RPLP/43 above.

### **Member of the Public (RPLP/1089)**

As stated in my representation 1, I do not believe that building on so much green belt can be called Sustainable Development', by definition of the word Sustainable.

## **Response**

See response to RPLP/43 above.

### **Member of the Public (RPLP/1143)**

Stock Parish Council believe this site is not sustainable in respect of highways, education, health, drainage and other social and physical infrastructure. There are open views with quality landscape and ecology which should be subject to screening; as none of this testing and analysis has been formulated, examined and weighed up prior to this allocation, such a designation flies in the face of the very basic principle of Green Belt and its purpose.

## **Response**

See response to RPLP/43 above.

### **Member of the Public (RPLP/1157)**

Majority of these houses are being built on green belt land which will destroy the natural beauty of Billericay as well as destroying the habitats of wildlife.

## **Response**

See response to RPLP/43 above.

## Member of the Public (RPLP/1176)

The local plan is going to completely ruin the local habitat. We chose to live in a rural part of the country and if this plan is successful then it will ruin it forever. The borough is working with other local authorities on a joint special plan in south Essex which will deliver at least 90,000 and 58,000 jobs, what it doesn't say is how this will be achieved how the boroughs will be able to cope with these figures and find sufficient jobs. I am very worried about the continual sticking plasters put within every borough where the authorities should be looking at a completely new town with its own comprehensive infrastructure.

### Response

See response to RPLP/43 above.

Furthermore, the SA of the South Essex Joint Spatial Plan will inform the allocation and management of development beyond the Basildon Local Plan period.

## Member of the Public (RPLP/1180)

Many of the arguments do not make sense to me. I do not believe new housing will be any more 'affordable' than existing housing stock. I cannot see any conditions for improved employment opportunities once the building is completed. Rather there will be more demands on commuting infrastructure as people seek employment elsewhere. Roads are already heavily congested, particularly around the train station and high street. Additional population will only make this worse. Trains are already at capacity at peak times and are already frequent so extra passengers all down the line will add to the misery for existing commuters. Parking will be a problem as any new residents will need to find ways to get in to the town from these new developments on the outskirts.



## Response

See response to RPLP/43 above.

Furthermore, the SA considers that the provision of at least 15,465 homes and 91.5ha of employment land supply (the total amount of employment land required to meet the Borough's 37ha of employment land need and a proportion of London's unmet employment land needs) in Basildon is considered to make a significant positive effect on economic growth and regeneration (SA objective 4) across the Borough.

## Member of the Public (RPLP/1188)

The Plan has not efficiently considered the current infrastructure status and traffic flow issues in Billericay. Notably traffic monitoring was conducted during school holidays for example and the proposal to make Norsey Road one way away from the High Street is unsound having failed a trial in 2005. The plan for new homes is not supported by a plan for new jobs. Train and road capacity is already exceeded. Schools are significantly oversubscribed and GP appointments are hard to get on the day needed. In short, whilst accepting a national need for houses, a plan that has no regard to the impact on current residents and their infrastructure and no plan sound or otherwise for improved infrastructure is illustrative of the wholly inadequate and unsound appraisal of the sustainability of the plan. It is short-sighted at best and will come at a huge cost in terms of countryside access for many.

## Response

See response to RPLP/43 above.

## Member of the Public (RPLP/1191)

(RPLP/1192) (RPLP/1193) (RPLP/1194)

(RPLP/1195) (RPLP/1197) (RPLP/1198)

(RPLP/1199) (RPLP/1200) (RPLP/1201)

(RPLP/1202)

If this local Plan is passed in its current form, the habitat of both residents and wildlife will change for the worst forever. Basildon Council is in discussions with other neighbouring Councils and intend to build over 90,000 homes in South Essex. As we have seen in Chelmsford the Councils are less willing to make proper investment into infrastructure and therefore blight everyone's lives. The politicians need to look seriously at the population growth and look at other parts of the country to invest in.

## Response

See response to RPLP/43 above.

Furthermore, the SA of the South Essex Joint Spatial Plan will inform the allocation and management of development beyond the Basildon Local Plan period.

## Member of the Public (RPLP/1209)

The high number of new houses under the current plan will have a highly negative impact on quality of life in Billericay. The building phase will be highly disruptive and when built the additional demand for services and extra traffic will be detrimental.

## Response

See response to RPLP/644 above.

### Member of the Public (RPLP/1229)

The report does not discuss Greens Farm Lane transport usage, it briefly covers the water tank under the road which still allows for flooding on Meadoway. It doesn't cover Billericay train station, overcrowding at rush hour and no seats on trains. It doesn't cover impact on local educational establishments like Sunnymede Infants and Juniors and Sunnymede Preschool. These issues will make access to the schools and surrounding houses almost impossible. Already the increased number of cars on the road is making delays on the time taken to get into and out of the Meadoway, and parking very difficult. There should be a path or road run along the Sunnymede school field from Greens Farm Lane new housing to ease the transport issues in the Meadoway.

## Response

See response to RPLP/644 above.

### Member of the Public (RPLP/1284) (RPLP/1288) (RPLP/1291) (RPLP/1292)

These plans will result in a substantial reduction in wildlife habitat and wildlife corridors. It will result in urban sprawl and a severe reduction in Green Belt open land which currently provides significant and essential benefits/ to residents both new and old. It will result in a severe reduction in the quality of life for all concerned.

## Response

See response to RPLP/43 above.

### Member of the Public (RPLP/1298)

Building so many homes in Billericay is not sustainable in infrastructure terms due to – train capacity – it is very difficult to get on the over crowded trains in to Liverpool Street already. road capacity and poor road networks in and over of Billericay 2,800 new homes in Billericay, but no jobs – so every new home is to be filled with people who travel to work. GPs and hospitals already cannot cope – I had to take my daughter in the last weeks for daily nurses appointments, every time we had to travel to orsett as there were no appointments in Billericay. Basildon hospital is almost impossible to park. Primary school places – Billericay schools are full. water drainage capacity, Billericay roads already flood without the loss of green belt and additional water drainage capacity from the new homes.

## Response

See response to RPLP/644 above.

### Member of the Public (RPLP/1343)

An increase in housing will not be sustainable for the town. I feel it will drive people away from the town centre, due to lack of parking (already at a premium) and over crowded shops (especially supermarkets). Residents will look to show away from the town and this will result in a failing town centre with local retailers facing inflated rentals and eventually closing leaving behind an unused and forlorn High Street with many empty units. Billericay currently manages to provide a wealth of local retailers and restaurants and brings people in from

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around the area (not just Billericay). Public Transport for Billericay is already overcrowded. Extra housing being provided further down the Southend Victoria line will further exacerbate this issue. What increase in capacity can be provided for the rain link – not sure this has been adequately investigated. Another 2000+ commuters cannot be accommodated on the trains. Additional cars on the roads will also lead to additional pollution, traffic accidents, noise and hold ups and also highlight the lack of High Street parking. Very upsetting to see Green Belt land turned over to unnecessary housing. This will cause poorer air quality, a poorer environment for residents and lack of concern for all wildlife. There will also be more noise and light pollution which is also unhealthy not just for residents but wildlife too. Lack of adequate planning for Health and schools. Already extremely hard to be registered for a local doctors and this includes making appointments. 2000+ more residents cannot be accommodated with just one new surgery. Lack of planning for all of our health issues is frightening. The main accident and emergency hospital at Basildon is already struggling with the current population. Many departments are falling way below national averages. Do we want to apply further pressure and push the hospital to fail and be put under special measures putting locals under risk. The schools are also at capacity. All primary and infant schools should be within walking distance of it's pupils. Already there are many children having to be driven to schools which are not local to them in order to have a place available. Lack of meaningful planning for the many additional children within this new housing plan. How will the Utilities cope for these extra 2000+ houses. Water was already low during the summer with pressures turned down to help conserve water. With these extra houses how will the local water companies cope. This will probably lead to higher prices in the area, more likelihood of hosepipe bans in the warmer summers and even slower responses to leaks. Road surfaces and upkeep is already poor in the area. Many potholes are reported but take months to be fixed. With increased traffic this will only deteriorate the road surfaces and cause further problems and an increased expenditure for the council to maintain transport links. There are many current residents who will be looking to move out of the area should these housing plans be agreed. The town will change out of all recognition and lose a lot of it's historic character and charm.

## Response

See response to RPLP/644 above.

### Member of the Public (RPLP/1372)

Hovefields Wickford had two Great crested newt ponds both of which have been filled by spoil as a result of the installation of hard standings. These have never been enforced despite the protected status. As highlighted in the Aecom Supplementary Environmental/ Ecological Site Assessment. The report for Hovefields Drive and Hovefields Avenue feb 2016 reported was prepared for Basildon Borough Council by Aecom and demonstrates the need for major work to redress the surface water management issues at the site, this fails SA 13 as noted by the Surface Water Management Plan ECC 2012. Hovefields is not in walking distance from school, health facilities or transport infrastructure placing reliance on vehicular usage. The Aecom report is not in the evidence base – the report demonstrates any intensification without investment at Hovefields is against SA objectives listed below. BBCs failure to engage with the neighbourhood area which was principally established to address the local challenges in a sustainable and strategic way to redress many of the SA reasons outlined below. SA 1/ 3 non enforcement on infill on Great crested newt ponds, removal of grassland and installation of hard standing from building waste of unknown origin. SA 4 / 6 /7/ 8 – Reduces prosperity and economic growth by virtue of distance from educational and health services SA 9 neglects the settled community of 9 households and with potentially 26 traveller pitches (after the additional 13). Aerial photographs show this is not reflective of the actual number of inhabitants / mobiles and is likely more detrimental to coexistence, so much that the criteria based policies focuses unduly upon Hovefields wickford resulting in the domination of the settled community. 9 – approximately 1/3 of Wickford Park ward crime is concentrated from this area 10 – BBC criteria policy will land lock hovefields removing the potential to regenerate / development flexibility.

## Response

The SA of site allocation H12 acknowledges the fact that the allocation includes land designated as flood zones 2 and 3 and is also susceptible to surface and groundwater flooding. While the development of the site has the potential to have a significant adverse effect on this objective, Policy H12 states that the layout of development must have regard to the level of flood risk across the site associated with the North Benfleet Brook and development should be designed to ensure sufficient access is provided to the river channel for maintenance. Furthermore, proposals for the site will be assessed against Policy CC4 to ensure this is the case. Therefore, the significance of the adverse effect has been reduced to minor adverse.

The SA of site allocation H12 records a minor positive effect against SA objective 11 due to the fact that the site is within easy walking distance of a number of footpaths (including one which bisects the site and may be lost during development), several bus stops, Silvia Island Way local centre, two primary schools and a GP. Wick Country Park is also located directly to the south of the site. In addition, the plans for the site include the provision of new formal open spaces, preschool and primary school facilities and contributions towards the expansion of GP facilities. The SA of site allocation H12 identifies the potential for mixed minor positive and minor negative effects in relation to SA objective 3, with some uncertainty, in acknowledgement of the ecological designations within close proximity and the priority habitats and species alert areas in the area. The scale of the development proposed is likely to have significant adverse effects on biodiversity; however, the landscape buffers proposed by Policy H12 are required to deliver ecological benefits, as well as ecological enhancements to the river corridor.

In relation to SA objective 9 (crime), the effects of strategic site allocations on safety, crime and fear of crime will depend on factors such as the inclusion of naturally surveyed open space and lighting or the implementation of initiatives such as the shared street.

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In relation to SA objective 10 (regeneration and renewal of disadvantaged areas), approximately one third of the land allocated in Policy H 12 is located within an area considered to be deprived under the Barriers to Housing sub-domain index. Therefore, residential development within the area allocated in Policy H12 has the potential to have minor positive effects associated with the localised provision of good quality, affordable homes.

### **Member of the Public (RPLP/1388)**

There does not seem to be any additional supporting evidence for sustainability, this just re-iterates the requirement for a large number of jobs and houses, the only justification seems to be that the council does not want to form a conurbation between Basildon and Thundersley which I have no issue with, but the sole answer seems to be to build on green belt land with no mention of any plans to improve the infrastructure in Billericay such as water supply and sewage capacity, local road capacity, vehicle parking capacity, none of the new jobs will be in Billericay yet a large percentage of the new homes will be built there, no new doctors' surgeries, hospitals, dentists etc. or schools are proposed to support the huge increase in population so I think that the assessment does not answer or address the concerns of the residents of Billericay.

### **Response**

See response to RPLP/43 above.

### **Member of the Public (RPLP/1418)**

The Local Plan will ruin my habitat. I chose to live in a rural part of the country and this plan will ruin it forever. The wildlife will be destroyed by the building and any surviving will probably die because of the pollution.



## Response

See response to RPLP/43 above.

### Member of the Public (RPLP/1431)

The Sustainability Appraisal and habitat Assessment has not demonstrated the Councils Plan can be achieved without resulting in a substantial reduction in wildlife habitat and wildlife corridors. It will result in urban sprawl and a severe reduction in Green Belt open land which currently provides significant and essential benefits to residents new and old alike. It will result in a unacceptable reduction in quality of life for all concerned.

## Response

See response to RPLP/43 above.

### Member of the Public (RPLP/1446)

Larger roads (e.g. A127) are already often congested with a large number of accidents occurring. Local roads, particularly in Billericay were not designed for the current volumes of traffic and will be unable to cope with any increased traffic. With an increased number of cars being parked in, and using local roads, the issue will become even worse. There are a proposed 2,800 new homes for Billericay but with no new jobs being created. There are no new Primary Schools proposed for Billericay. Road conditions around the existing Primary Schools are already dangerous due to the large numbers of pupils and associated traffic issues. Hospitals, G.P.'s and Health facilities are already unable to cope with the existing population. The existing issues should be remediated before any increase in demand is considered. The health of the population of the Borough will be negatively impacted due to loss of Green Belt

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and other areas of trees, increased traffic pollution (particularly around schools), delays in access to health services. Train capacity is already insufficient with overcrowding for a number of hours a day.

### **Response**

See response to RPLP/644 above.

## **Member of the Public (RPLP/1528)**

I think they are nonsense.

### **Response**

See response to RPLP/43 above.

## **Member of the Public (RPLP/1531)**

I feel that allocating housing across the borough based on the population rather than how sustainable this will be is incorrect. The proposed plan allocates a large number of houses to be built on green belt, which is a protected area designed to allow a healthy environment for not only the residents, but also the many species of wild animals which survive in this ecologically sensitive area. I do not see any exceptional circumstances as to why this land should be built on, and believe other options should be considered.

### **Response**

See response to RPLP/43 above.

## Member of the Public (RPLP/1588)

The proposed site is a wildlife haven with badgers foxes and a protected dormouse.

### Response

Noted.

## Member of the Public (RPLP/1595)

Hovefields is not within walking distance from a school, health facilities or transport infrastructure placing a massive reliance on vehicular use. Inadequate planning for flooding risks on H12. Hovefields, Wickford was a site for two great crested newt ponds, both of which has been filled by spoil as a result of the development of hard standings. There has been limited to no enforcement despite their protected status. Basildon Borough Council's failure to properly engage with the neighbourhood area which was created by the residents with the help of local councillors to address the local challenges in a sustainable, balanced and strategic way in order to redress many of the imbalances as listed below: Non enforcement on infill of the Great Crested Newt Ponds, removal of Grassland and installation of hard standing from building waste with an origin that's unknown. Reduction in prosperity and economy growth as a result of their distance from educational and health services. Neglect of settled community of 9 households and with a potential of 26 traveller pitches after the additional 13 which may be granted by this local plan. Approximately 1/3 of Wickford Park Ward Crime is concentrated in this area, residents deserve to be save in their own community and homes. Basildon Borough Council criteria policy will land lock Hovefields from removing their potential to regenerate, create sustainable development, and flexibility for future growth.

## Response

See response to RPLP/1372 above.

## Member of the Public (RPLP/1616)

The SA lacks information on social objectives relating to social cohesion.

## Response

Each policy within the Publication Local Plan has been appraised using an agreed SA Framework that has been subject to consultation and is set out in Chapter 2 of the SA Report. The SA Framework includes objectives on the full range of sustainability issues identified in Chapter 3 of the SA Report.

A number of the agreed SA objectives relate to social cohesion, including:

- SA objective 6: Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough.
- SA objective 9: Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced.

## Terence O'Rourke Ltd on behalf of Gleeson Developments Ltd (RPLP/1847) (RPLP/1844)

Sustainability Appraisal 7.52 As set out at section 3, Policy H17 of the Local Plan includes provision of a link road for Billericay and the Plan identifies a corridor from the A129/London Road heading towards Brentwood, south eastwards to the junction of the B1007/Laindon Road with A176/Noak Hill Road, utilising Frithwood Lane from its junction with Tye Common Road to

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development parcel H17d. 7.53 The Sustainability Appraisal refers at paragraphs 4.47 and 4.48 to an alternative route for the link road which was accepted by the Council in December 2017 and was to be allocated as an option in the Plan until the Council's Infrastructure, Growth and Development Committee on 19 March 2018 rejected that route. 7.54 Whilst the proposed route forming part of the allocation is deliverable, as demonstrated at section 3 of these representations, there are potential alternative options for a link road route. These options have yet to be fully explored in detailed technical terms but in principle are known, have been subject to in principle testing and could be delivered. 7.55 However, the Sustainability Appraisal and Strategic Environmental Assessment published alongside the Plan do not consider or test these reasonable alternative link road routes forming part of Policy H17. 7.56 The assessment does not therefore comply with the requirement under the Environmental Assessment of Plans and Programmes Regulations (2004) which require an assessment of reasonable alternatives and the identification of reasons for selecting the alternatives tested in light of others available. 7.57 The appraisal at Appendix 2 provides a proportionate assessment of the relative merits of the routes, which should be reflected in the Sustainability Appraisal to assist in justifying the plan preferably to enable further testing at application stage, in the knowledge that all of the options are deliverable.

## **Response**

Regulation 12 (2) of the SEA Regulations requires that:

“The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—

(a) implementing the plan or programme; and

(b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme.”

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Paragraph 2.11 of the main SA Report emphasises that alternatives considered to the plan need to be “reasonable”. In addition, the SEA Regulations do not require all reasonable alternatives to be subject to appraisal, just “reasonable alternatives”.

Furthermore, paragraph 2.21 of the Publication Local Plan SA Report notes that the SEA and SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. There will often be an equal number of positive or negative effects identified for each option, such that it is not possible to ‘rank’ them based on sustainability performance in order to select a preferred option. Factors such as public opinion, deliverability, conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.

As stated in paragraphs 4.47 and 4.48 of the main SA Report, the Council prepared a High Level Development Framework for the areas of land allocated in the Draft Local Plan (2016), specifically housing allocations H20, H21, H22 and H23. In preparing this High Level Development Framework, the Council undertook some options testing for consolidating the four individual allocations into a larger strategic allocation including a new relief road to alleviate current and mitigate future road congestion within Billericay.

Following the Council’s initial options testing, the preferred High Level Development Framework for consolidating and expanding the allocation to the South West of Billericay was appraised in the SA to inform the definition of the final housing allocation in the Publication Local Plan. In other words during the SA of the Draft Local Plan in 2016, the Council considered there to be only one reasonable option for the routing of the relief road.

Following consultation on the Draft Local Plan in 2016, the Council defined two additional options for SA, including an alternative route for the relief road. These options were appraised to inform the route of the road allocated in the Proposed Submission local Plan in 2018. In summary, in the context of the allocation as a whole the Council considered there to be only two reasonable routes for the relief road. Both of which have been subject to SA.

## Member of the Public (RPLP/1863)

The objectors do not agree with the bullet point Sustainability Appraisal for Policy H18 in para. 6.44 of the Sustainability Appraisal, particularly in respect of the assessed significant positive effect on SA objective 19 – reducing traffic congestion, noise and fume pollution by channelling development to sustainable locations. ADL's Transport Impacts Assessment makes clear this is not the case as H18 is not in a sustainable location in transport terms and has severe access problems.

### Response

The SA contains an assessment of each chapter of the Publication Local Plan, including all strategic, development management and site allocation policies. Each site allocation option been appraised using an agreed SA Framework that has been subject to consultation and is set out in Chapter 2 of the SA Report. A proportionate evidence base has been used to inform the SA.

Policy H18 scored a significant positive effect against SA objective 19 because it requires development to not exceed highways capacity. The policy specifically states that development at this location must contribute towards improvements in the local and strategic highway network. Furthermore, the location is within easy walking distance of a range of facilities and services, which will help decrease reliance on the private car.

## GL Hearn on behalf of Croudace Homes (RPLP/1884) (RPLP/1898)

The new Basildon Local Plan, culminating in the reg. 19 consultation Local Plan, has been prepared throughout a number of years and including extensive option testing, consultation and assessment. The integrated Sustainability Assessment and Strategic Environmental Assessment provides a robust and

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

systematic evaluation of the social, environmental and economic impacts arising from the proposed strategic policies, site allocations and development management policies. The Sustainability Appraisal also considers the proposed Local Plan policies against reasonable alternatives. Croudace Homes supports the conclusion of the Sustainability Appraisal which state that the scale of development needed inevitably means that a significant amount of greenfield land, including Green Belt land, will need to be developed leading to potential significant effects on landscapes, biodiversity and cultural heritage. However, the Sustainability Appraisal confirms that alternatives to allocations within the Local Plan generally did not perform better and in many instances did not perform as well. Croudace Homes also supports the Sustainability Assessment scores for site allocation H10 (land east of Noak Bridge), notably the high scores for the site regenerating and renewing disadvantaged areas where people live or work in the Borough. The Sustainability Appraisal also confirms the proposed new homes being in a location that benefits from existing and planned health and wellbeing land uses, and proximity of the proposed new homes to a range of health and recreation facilities.

### **Response**

Noted.

## **Turley on behalf of Taylor Wimpey Strategic Land Ltd (RPLP/1908)**

Sustainability Appraisal (SA) 5.1 The SEA/SA Regulations Schedule 2(8) requires an assessment of reasonable alternatives and the identification of the reasons for selecting the alternatives tested in the light of the others available. In *Ashdown Forest Economic Development LLP v SSCLG and Wealden DC* [2014] EWHC 406 (Admin), Mr Justice Sales held (at paragraph 97) that the plan-maker should be aware. The court will be alert to scrutinise its choices regarding reasonable alternatives to ensure that it is not seeking to avoid that obligation by saying that there are no reasonable alternatives or by improperly



## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

limiting the range of such alternatives which is identified at 5.2 It is clear that in a number of cases BBC have not adequately considered reasonable alternatives to meet this clear legal requirement. 5.3 In relation to Chapter 6 of the Publication Local Plan (Achieving Sustainable Development), which considers the policies which seek to outline and manage the level of growth anticipated, namely Policy SD1: A Strategic Approach to Sustainable Development in Basildon Borough, the SA notes in relation to reasonable alternatives: Despite the significant adverse effects of accommodating the scale and distribution of growth planned for in the Borough in the Publication Local Plan, it is recognised that the rate of housing delivery expected in the Plan period falls short of that considered necessary to support housing need and economic growth. Consequently, a significant adverse effect has been identified against SA objective 7 (housing) in combination with the significant positive effect identified in acknowledgement of the significant growth that has been planned for. It should be noted that if additional growth were to be accommodated within the Borough it is likely that the significant adverse effects that have been identified against the environmental SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness), 3 (biodiversity) and 13 (flood risk) would be more reinforced. 5.4 This is not considered an adequate approach to the consideration of reasonable alternatives. A full assessment of the implications of the Council meeting its housing need in full should be undertaken, as well as an assessment of delivering development beyond the housing need in light of the requirement of the JSP. 5.5 An SA style assessment, as provided for the proposed policies (Table 6.2 for instance), should be undertaken for all reasonable alternatives in relation to housing need. 5.6 We note that the Council have provided a SA assessment of the South West Billericay High Level Development Framework starting at page 284 of the appendices to the assessment. 5.7 This, we understand, has considered the following reasonable alternatives: The High Level Development Framework by Pell Frischman; Extension of the residential development in the Preferred High Level Development Framework to the west of Tye Common further south to the northern edge of Tye Common Road; Extension of the residential development in the Preferred High Level Development Framework to the west of Tye Common further south to the northern edge of Tye Common Road and re-routes the new relief road along the western edge of this extension, across Tye Common Road, before turning east and running along the southern edge of the development. This preferred route

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

of the relief road cuts off the north western corner of Frith Wood, resulting in the loss of a small area of ancient woodland. 5.8 It is clear that from an SA perspective the proposed options score exactly the same on every single criteria as one another (save for 13, albeit it is not clear why this is not the same for all options as it relates to flood risk). 5.9 It is therefore not clear why the Council have sought to choose an option which delivers less housing and which would have the same sustainability impact as the other options which deliver a greater level of housing, especially in the context of the unmet need. 5.10 It is therefore considered that the SA supports the allocation of additional land at South West Billericay. In line with paragraph 47 of the Framework. 5.11 Also, and as noted, in these representations, TW have provided robust evidence to that demonstrate Firth Wood is not ancient, as enclosed at Appendix 3 . TW therefore ask for the SA to be updated in this respect. TW would also ask that the Council consider through the SA the alternative relief options presented by TW in Chapter 3.

## **Response**

Regulation 12 (2) of the SEA Regulations requires that:

“The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—

(a) implementing the plan or programme; and

(b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme.”

Paragraph 2.11 of the Publication Local Plan SA Report emphasises that alternatives considered to the plan need to be “reasonable”. In addition, the SEA Regulations do not require all reasonable alternatives to be subject to appraisal, just “reasonable alternatives”. At the time, the Council consider meeting and exceeding the Borough’s housing needs within the Publication Local Plan period not to be reasonable options.

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

In respect to how the Publication Local Plan SA Report has appraised and reported on the effects of reasonable alternatives, Chapter 4 of the Publication Local Plan SA Report provides a comprehensive record of the options tested through the SA process, ultimately informing the scale and distribution of growth set out in the Publication Local Plan. Five iterations of the Local Plan have been defined and consulted upon from 2007 to 2018. Paragraph 2.13 of the Publication Local Plan SA Report (2018) describes in broad terms the reasonable alternatives considered during the development of the Local Plan.

Alternative spatial strategies for accommodating the Borough's development needs have been considered at each stage of the plan-making process, defined and refined through consideration of the Borough's evolving evidence base, including each iteration of the SA. The SA which accompanied the Regulation 18 consultation on the Core Strategy in 2012 appraised three broad spatial options allocating different scales and distributions of growth organised around area-based 'Policy Areas of Development Change' (PADCs) and managed by associated Core Policies: Option A – 6,500 new homes; Option B – 10,100 new homes and 14 ha of employment land; and Option C – 21,600 new homes and 26ha of employment land. A revised Core Strategy Preferred Options Plan was prepared in 2013 to respond to consultation responses, the 2011 census and associated economic changes. The SA accompanying the revised Preferred Options included the appraisal of three new spatial options for accommodating a new quantum of growth: 16,000 homes and 49ha of employment land. 26 Broad Locations were used by the Council to consider alternative ways of distributing the required dwellings. Each of the 26 Broad Locations was appraised on its own merits, using the SA Framework. The Council cross-matched the Broad Locations with the spatial findings from the evidence base considering environmental constraints/characteristics (landscape sensitivity, historic context, Green Belt, nature designations), infrastructure provision (flood risk, surface water management, water supply, waste water treatment works capacity, waste water network, power network, education provision, health), delivery factors (viability, landownership, recent promotion) and the outcomes of the Sustainability Appraisal to define the new spatial options. In 2014 the work on the Core Strategy was consolidated into work on a draft Local Plan. Following the definition and appraisal of the PADCs, Broad Areas and associated Core Policies, the Council identified specific site options for

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

allocation in the Draft Local Plan and SA. Specific site options were defined through the Council's call for sites consultations and associated Housing and Employment Land Availability Assessments (HELAA) and associated evidence updates. The SA which accompanied the Regulation 18 consultation on the Draft Local Plan (2016) appraised a new quantum of 15,260 new homes and 49 ha of new employment land, with a different distribution to the preferred option consulted upon in 2013, identifying sites rather than PADCS and Broad Areas. The SA which accompanied the Proposed Submission Local Plan (2018) appraised another revised quantum of growth, specifically 17,791 new homes and 51 ha of new employment land. Again, this involved a redistribution of growth across the Borough identifying site allocations.

In summary, several quantum and spatial distributions for housing and employment growth have been appraised throughout the development of the Local Plan, as the Borough's housing and employment needs have increased. Proposed Submission Local Plan Policy SD1 was considered to have a mixed significant positive and significant negative effect on SA objective 7 (meeting housing needs) in recognition of the fact that Publication Local Plan does not meet the Borough's housing needs within the Plan period but still delivers a significant amount of housing. A quantum of growth in excess of the amount allocated in the Publication Local Plan is considered to be undeliverable within the Plan period and therefore not a reasonable alternative. However, paragraph 6.17 of the Publication Local Plan SA Report acknowledges that if additional growth were to be accommodated within the Borough the significant adverse effects that have been identified against the environmental SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness), 3 (biodiversity) and 13 (flood risk) would be more reinforced.

The sustainability effects of the Publication Local Plan policies are summarised in Chapter 6 and presented in detailed matrices in Appendix 5 of the Publication Local Plan SA Report, along with a justification of the judgements made. The SA findings for all appraised reasonable alternatives are summarised in Chapter 5 of the Publication Local Plan SA Report. Paragraph 5.1 of the report notes that detailed appraisal matrices for most alternatives considered can be found in Appendix 4 of the SA Report which accompanied the Draft Local Plan (2016), alongside earlier SA work which supported the detailed appraisal of Spatial

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

Options, PADCs and Core Policies. However, the same paragraph also notes that Appendix 4 of the Publication Local Plan SA Report (2018) includes updates to the Draft Local Plan detailed appraisal matrices, specifically:

- The appraisal findings of the additional site options appraised after the publication of the Draft Local Plan in 2016 (set out in Chapter 4 of the Publication Local Plan SA Report); and
- The reappraisal of all draft site allocations and their reasonable alternatives in acknowledgment of the updated evidence base.

Appendix 4 of the Publication Local Plan SA Report includes details of each site allocation considered, including appraised reasonable alternatives and alternatives that were not considered to be reasonable and therefore not appraised. The effects of all reasonable site options to the Draft Local Plan Site allocation policies are presented and assessed together. In the vast majority of cases, the Publication Local Plan Policies score the same or better than their equivalent policies in the Draft Local Plan, and their alternatives. Chapter 6 of the Publication Local Plan SA Report highlights reasonable alternatives that score better than the Publication Local Plan Policies. Where this is the case, justification is provided as to why the policies have been selected by the Council.

With regards to ancient woodland, in order to appraise all site options to the same level of detail, the national ancient woodland inventory has been used to identify the extent of ancient woodland across the Borough. Frith Wood is marked as ancient woodland in the ancient woodland inventory.

In relation to the alternatives appraised for the relief road allocated within housing allocation policy H17, please see the response to RPLP/1847 above.

## Gladman Developments Ltd (RPLP/2011) (RPLP/2014)

In accordance with Section 19 of the 2004 Planning and Compulsory Purchase Act, policies set out in local plans must be subject to Sustainability Appraisal (SA). Incorporating the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations), SA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the Local Plan's proposals on sustainable development when judge against reasonable alternatives. The Local Plan should ensure that the results of the SA process clearly justify its policy choices, including the proposed site allocations and the approach taken to new growth when judged against all reasonable alternatives. In meeting the development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed and others have been rejected. The Council's decision making and scoring should be robust, justified and transparent and should be undertaken through a comparative and equal assessment of each reasonable alternative. Too often the SA process flags up the negative aspects of development whilst not fully considering the positive aspects which can be brought about through new opportunities for housing development and how these can influence landscape issues, social concerns and the economy.

### Response

Noted.

## Turley on behalf of Taylor Wimpey Strategic Land Ltd (RPLP/2054) (RPLP/2058) (RPLP/2060) (RPLP/2061)

Sustainability Appraisal (SA) 5.1 The SEA/SA Regulations Schedule 2(8) requires an assessment of reasonable alternatives and the identification of the reasons for selecting the alternatives tested in the light of the others available. In *Ashdown Forest Economic Development LLP v SSCLG and Wealden DC* [2014] EWHC 406 (Admin), Mr Justice Sales held (at paragraph 97) that the plan-maker should be aware. The court will be alert to scrutinise its choices regarding reasonable alternatives to ensure that it is not seeking to avoid that obligation by saying that there are no reasonable alternatives or by improperly limiting the range of such alternatives which is identified at 5.2 It is clear that in a number of cases BBC have not adequately considered reasonable alternatives to meet this clear legal requirement. 5.3 In relation to Chapter 6 of the Publication Local Plan (Achieving Sustainable Development), which considers the policies which seek to outline and manage the level of growth anticipated, namely Policy SD1: A Strategic Approach to Sustainable Development in Basildon Borough, the SA notes in relation to reasonable alternatives: Despite the significant adverse effects of accommodating the scale and distribution of growth planned for in the Borough in the Publication Local Plan, it is recognised that the rate of housing delivery expected in the Plan period falls short of that considered necessary to support housing need and economic growth. Consequently, a significant adverse effect has been identified against SA objective 7 (housing) in combination with the significant positive effect identified in acknowledgement of the significant growth that has been planned for. It should be noted that if additional growth were to be accommodated within the Borough it is likely that the significant adverse effects that have been identified against the environmental SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness), 3 (biodiversity) and 13 (flood risk) would be more reinforced. 5.4 This is not considered an adequate approach to the consideration of reasonable alternatives. A full assessment of the implications of the Council meeting its housing need in full should be undertaken, as well as an assessment of

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

delivering development beyond the housing need in light of the requirement of the JSP. 5.5 An SA style assessment, as provided for the proposed policies (Table 6.2 for instance), should be undertaken for all reasonable alternatives in relation to housing need. 5.6 We note that the Council have provided a SA assessment of the South West Billericay High Level Development Framework starting at page 284 of the appendices to the assessment. 5.7 This, we understand, has considered the following reasonable alternatives: The High Level Development Framework by Pell Frischman; Extension of the residential development in the Preferred High Level Development Framework to the west of Tye Common further south to the northern edge of Tye Common Road; Extension of the residential development in the Preferred High Level Development Framework to the west of Tye Common further south to the northern edge of Tye Common Road and re-routes the new relief road along the western edge of this extension, across Tye Common Road, before turning east and running along the southern edge of the development. This preferred route of the relief road cuts off the north western corner of Frith Wood, resulting in the loss of a small area of ancient woodland. 5.8 It is clear that from an SA perspective the proposed options score exactly the same on every single criteria as one another (save for 13, albeit it is not clear why this is not the same for all options as it relates to flood risk). 5.9 It is therefore not clear why the Council have sought to choose an option which delivers less housing and which would have the same sustainability impact as the other options which deliver a greater level of housing, especially in the context of the unmet need. 5.10 It is therefore considered that the SA supports the allocation of additional land at South West Billericay. In line with paragraph 47 of the Framework. 5.11 Also, and as noted, in these representations, TW have provided robust evidence to that demonstrate Firth Wood is not ancient, as enclosed at Appendix 3 . TW therefore ask for the SA to be updated in this respect. TW would also ask that the Council consider through the SA the alternative relief options presented by TW in Chapter 3.

## **Response**

Please see response to RPLP/1908 above.



## GL Hearn on behalf of Aberdeen Standard (RPLP/2102) (RPLP/2137)

The Sustainability Appraisal (2018) recognises significant positive effects against the level of development proposed at Bowers Gifford. It states that “Significant positive effects are identified against SA objectives 6 (education and social inclusion), 7 (meeting housing need), 8 (health and wellbeing) and 10 (regeneration) is acknowledgement of the scale of dwellings allocated for delivery within the North Benfleet and Bowers Gifford Neighbourhood Plan Area (1,350 dwellings). The delivery of such a significant number of homes will meet a significant proportion of the Borough’s housing needs including new local services and facilities such as schools, open spaces and health care facilities, helping to regenerate areas of the Borough known to be deprived and in need of investment and regeneration”.

We support the comments set out in the Sustainability Appraisal in respect of the positive effects of development at Bowers Gifford. In relation to other points set out in our Representations, we therefore recommend that it is vital that to ensure these positive effects are delivered and therefore the Local Plan must allocate land in this area for new housing development. This land should include the site, as set out in the High Level Development Framework (2017) which is supported by a suite of evidence.

The changes in Policy in terms of the site allocation/shift to neighbourhood planning are not justified within the Sustainability Appraisal.

### **Response**

Noted.

## Barton Willmore LLP on behalf of BDW Homes Eastern Counties (RPLP/2187) (RPLP/2194)

Sustainability Appraisal including Strategic Environmental Assessment 4.3 The RPDLP is supported by a Sustainability Appraisal incorporating Strategic Environmental Assessment. We do not wish to comment on the detailed analysis contained within these reports. However, we note that the difference in numbering of strategic sites between the Draft Local Plan and the RPDLP is confusing, as in some parts of the reports the sites are being assessed against the old numbering and in other parts the new. Further, at paragraph 1.114 of the non-technical summary we would question whether the reference to Policy H20 here is correct.

### Response

The site allocations within the Draft Local Plan and the Publication Local Plan were numbered differently in response to changes in the scale and distribution of development. The SA Report reflects the numbering system used by the Council. The representation correctly points out an error in the number of representations in paragraph 1.114 of the SA Report Non-Technical Summary. The penultimate bullet point titled 'Policy H16' refers to Policy H17 in main body of the text. References to H17 should be H16. Similarly, in the final bullet point titled 'Policy H20', the references in the main body of the bullet point to Policies H21 and H22 should be H20 and H21, respectively. The same applies to paragraph 6.50 in the Publication SA Report.

## AECOM on behalf of Bellway Homes and Crest Nicholson (RPLP/2245) (RPLP/2246) (RPLP/2247) (RPLP/2248) (RPLP/2249) (RPLP/2250) (RPLP/2251) (RPLP/2252)

Our concerns with the Sustainability Appraisal (SA) report (October, 2018) are twofold –

1) The report does not present sufficient information on reasonable alternatives. Whilst the report does present some limited information on alternatives in relation to a number of policies in isolation, it does not present information on alternatives in respect of the issue at the very heart of the plan, namely the allocation of land for housing and the spatial strategy and distribution of those sites (and their relative performance against the SA objectives).

2) The report does not present an outline of the reasons for selecting the alternatives dealt with (as required by law and set out in the planning practice guidance). In each instance the report fails to present outline reasons to justify the range of site alternatives examined. For example, on pages 57 – 71 we see a range of alternatives in relation to the matter of high – level consideration of sites. Various site alternatives are presented in Figure 4.2 pg62, with no explanation of why these represent the reasonable alternatives, in relation to this particular issue. The fundamental flaw with the SA process is that reasonable alternatives, in terms of alternative sites have not been examined in relation to the key objective at the heart of the plan, namely allocation of a package of sites to meet objectively assessed housing needs.

The report does present information in relation to the matter of differing housing quanta, and in relation to the matter of broad distribution. The SA must test alternative growth quanta and include a series of reasonable alternatives for differing packages of sites (avoiding straw men and without undue reliance on former extant policies and previous Local Plan consultations).

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

The SA cannot be said to be analysis of reasonable alternatives in the context of a Local Plan. It is not the role of Local Plans to simply determine a housing growth quanta figure, nor is it the role of Local Plans to simply define a broad distribution for housing growth. The approach taken by Basildon is clearly contrary to the legal requirement, which is to examine reasonable alternatives [Reg 12(2)] taking into account the objectives and geographical scope of the plan.

Clearly the geographical scope of the plan is the Local Authority area, and the key objective is to allocate a package of sites to meet objectively assessed needs, and support the achievement of wider objectives. There can be no confidence that the Council sufficiently grappled with the matter of spatial strategy ahead of preparing the Regulation 19 Local Plan, and we can conclude that stakeholders were not presented with information on genuine reasonable alternatives as part of this Regulation 19 consultation.

The Council instead relies on an SA that deals with the policies in isolation and one high level appraisal of Policy SD1 which is almost meaningless, let alone relevant for assessing its suitability against the SA objectives without a clear comparison against other reasonable alternatives.

## **Response**

Regulation 12 (2) of the SEA Regulations requires that:

“The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—

(a) implementing the plan or programme; and

(b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme.”

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The SEA Regulations do not require all reasonable alternatives to be subject to appraisal, just “reasonable alternatives”.

In respect to how the Publication Local Plan SA Report has appraised and reported on the effects of reasonable alternatives, Chapter 4 of the Publication Local Plan SA Report provides a comprehensive record of the options tested through the SA process, ultimately informing the scale and distribution of growth set out in the Publication Local Plan. Five iterations of the Local Plan have been defined and consulted upon from 2007 to 2018. Paragraph 2.13 of the Publication Local Plan SA Report (2018) describes in broad terms the reasonable alternatives considered during the development of the Local Plan.

Alternative spatial strategies for accommodating the Borough’s development needs have been considered at each stage of the plan-making process, defined and refined through consideration of the Borough’s evolving evidence base, including each iteration of the SA. The SA which accompanied the Regulation 18 consultation on the Core Strategy in 2012 appraised three broad spatial options allocating different scales and distributions of growth organised around area-based ‘Policy Areas of Development Change’ (PADCs) and managed by associated Core Policies: Option A – 6,500 new homes; Option B – 10,100 new homes and 14 ha of employment land; and Option C – 21,600 new homes and 26ha of employment land. A revised Core Strategy Preferred Options Plan was prepared in 2013 to respond to consultation responses, the 2011 census and associated economic changes. The SA accompanying the revised Preferred Options included the appraisal of three new spatial options for accommodating a new quantum of growth: 16,000 homes and 49ha of employment land. 26 Broad Locations were used by the Council to consider alternative ways of distributing the required dwellings. Each of the 26 Broad Locations was appraised on its own merits, using the SA Framework. The Council cross-matched the Broad Locations with the spatial findings from the evidence base considering environmental constraints/characteristics (landscape sensitivity, historic context, Green Belt, nature designations), infrastructure provision (flood risk, surface water management, water supply, waste water treatment works capacity, waste water network, power network, education provision, health), delivery factors (viability, landownership, recent promotion) and the outcomes of the SA to define the new spatial options. In 2014 the work on the Core Strategy

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

was consolidated into work on a draft Local Plan. Following the definition and appraisal of the PADCs, Broad Areas and associated Core Policies, the Council identified specific site options for allocation in the Draft Local Plan and SA. Specific site options were defined through the Council's call for sites consultations and associated Housing and Employment Land Availability Assessments (HELAA) and associated evidence updates. The SA which accompanied the Regulation 18 consultation on the Draft Local Plan (2016) appraised a new quantum of 15,260 new homes and 49ha of new employment land, with a different distribution to the preferred option consulted upon in 2013, organised around sites rather than PADCS and Broad Areas. The SA which accompanied the Proposed Submission Local Plan (2018) appraised another revised quantum of growth, specifically 17,791 new homes and 51ha of new employment land. Again, this involved a redistribution of growth across the Borough organised around site allocations.

In summary, several quantum and spatial distributions for housing and employment growth have been appraised throughout the development of the Local Plan, as the Borough's housing and employment needs have increased. Proposed Submission Local Plan Policy SD1 was considered to have a mixed significant positive and significant negative effect on SA objective 7 (meeting housing needs) in recognition of the fact that Publication Local Plan does not meet the Borough's housing needs within the Plan period but still delivers a significant amount of housing. A quantum of growth in excess of the amount allocated in the Publication Local Plan is considered to be undeliverable within the Plan period and therefore not a reasonable alternative. However, paragraph 6.17 of the Publication Local Plan SA Report acknowledges that if additional growth were to be accommodated within the Borough the significant adverse effects that have been identified against the environmental SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness), 3 (biodiversity) and 13 (flood risk) would be more reinforced.

The sustainability effects of the Publication Local Plan policies are summarised in Chapter 6 and presented in detailed matrices in Appendix 5 of the Publication Local Plan SA Report, along with a justification of the judgements made. The SA findings for all appraised reasonable alternatives are summarised in Chapter 5 of the Publication Local Plan SA Report. Paragraph 5.1 of the report notes

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that detailed appraisal matrices for most alternatives considered can be found in Appendix 4 of the SA Report which accompanied the Draft Local Plan (2016), alongside earlier SA work which supported the detailed appraisal of Spatial Options, PADCs and Core Policies. However, the same paragraph also notes that Appendix 4 of the Publication Local Plan SA Report (2018) includes updates to the Draft Local Plan detailed appraisal matrices, specifically:

- the appraisal findings of the additional site options appraised after the publication of the Draft Local Plan in 2016 (set out in Chapter 4 of the Publication Local Plan SA Report); and
- the reappraisal of all draft site allocations and their reasonable alternatives in acknowledgment of the updated evidence base updates.

Appendix 4 of the Publication Local Plan SA Report includes details of each site allocation considered, including appraised reasonable alternatives and alternatives that were not considered to be reasonable and therefore not appraised. The effects of all reasonable site options to the Draft Local Plan Site allocation policies are presented and assessed together. In the vast majority of cases, the Publication Local Plan Policies score the same or better than their equivalent policies in the Draft Local Plan, and their alternatives. Chapter 6 of the Publication Local Plan SA Report highlights reasonable alternatives that score better than the Publication Local Plan Policies. Where this is the case, justification is provided as to why the policies have been selected.

Paragraph 2.21 of the Publication Local Plan SA Report notes that the SEA and SA findings are not the only factors taken into account when defining policy options to take forward in a plan. Factors such as public opinion, deliverability, conformity with national policy have also been taken into account by plan-makers when selecting preferred options for their plan.

## Carter Jonas on behalf of Scott Properties and McCarthy and Stone (RPLP/2257) (RPLP/2258) (RPLP/2259) (RPLP/2260) (RPLP/2261)

The Plan has failed to identify sufficient sites in order to meet the full objectively assessed of the Borough within the stated Plan period. The Sustainability Appraisal fails to adequately assess higher growth options as part of the 'reasonable alternatives' in order to meet these needs. Policy SD1 cannot reasonably be considered to make a 'significant positive' impact to SA objective 7 when it fundamentally fails to meet the identified housing needs of the Borough. The Council will need to ensure that the impact of higher growth scenarios (that both meet and exceed the OAN of the Borough) have been adequately assessed. This assessment may then inform Main Modifications to the Plan if the findings suggest these are required in order to make the Plan sound. Our representations highlight deficiencies in the Local Plan and Sustainability Appraisal that go to the heart of Plan Making. We wish to support the Council in ensuring the Plan is made sound and can be brought forward for adoption in the earliest possible instance.

### **Response**

See the response to RPLP/1908 above.

## Member of the Public (RPLP/2280)

The Sustainability Appraisal is laughable. As an Architect, working in practice, I see no evidence of just cause for the further disruption of the environment for financial gain.



## Response

See response to RPLP/43 above.

### Member of the Public (RPLP/2289)

I have already mentioned this above, however: The amount of construction suggested for areas H17 and H18 is unfounded and should be re-sited. This land is sustainable farmland and protected Green Belt. It also offers some of the best views and walks around the Billericay area and offers much needed natural habitat for wildlife. There is also reports of badger's sets within this area that cannot be destroyed. This area is also prone to flooding. Millions of pounds would need to be spent to make it a viable area for such mass construction and this can only be reflected in the price of the housing.

## Response

See response to RPLP/644 above.

### The Gypsy Council on behalf of Ms Candy Sheridan (RPLP/3243)

The Basildon Council's Sustainability and Habitat Regulations Assessments are regarded as flawed due to the Basildon Council's failure to seek to meet Objectively Assessed Needs in its Revised Publication Local Plan, and failure to address environmental damage in the Dale Farm and Hovefield areas.

## Response

See response to RPLP/43 above.

### Member of the Public (RPLP/3244)

The Basildon Council's Sustainability and Habitat Regulations Assessments are regarded as flawed due to the Basildon Council's failure to seek to meet Objectively Assessed Needs in its Revised Publication Local Plan, and failure to address environmental damage in the Dale Farm and Hovefield areas.

## Response

See response to RPLP/43 above.

### Bowers Gifford and North Benfleet Parish Council (RPLP/3689)

The Sustainability Appraisal (SA) is considered broadly acceptable in terms of meeting the obligations of national policy. However, there is a significant lack of detail in respect of some of the most important changes made to the final version of the Local Plan in terms of the new proposals and how they compare with the discarded reasonable alternatives. This is apparent in relation to Policy E6, which the SA acknowledges has increased the employment land provision from 5 Ha to 48 Ha, and to Policy H 11, the essence of which is very different and new elements of which (including the secondary school and bus road) have not been properly explained or assessed. The SA assessment of policies SD2 and SD3, which together provide the strategic policy justification (under NPPF paragraph 136) for the Bowers Gifford and North Benfleet Neighbourhood Plan, is also unnecessarily weak. Policy SD3 cannot possibly lead to entirely positive

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effects simply as a result of directing neighbourhood plans to make provision for development rather than the Local Plan serving that same purpose. However, enough evidence is available from the early drafting of the Neighbourhood Plan to inform a meaningful assessment of both positive and adverse effects. The Parish Council expects to be able to update and broaden that evidence base with a separate SA of the draft Neighbourhood Plan by the time of the Local Plan examination, to enable these weaknesses to be addressed through amendments to the Local Plan SA.

### **Response**

Regulation 12 (2) of the SEA Regulations requires that:

“The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—

(a) implementing the plan or programme; and

(b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme.”

In respect to how the Publication Local Plan SA Report has appraised and reported on the effects of reasonable alternatives, Chapter 4 of the Publication Local Plan SA Report provides a comprehensive record of the options tested through the SA process, ultimately informing the scale and distribution of growth set out in the Publication Local Plan. Five iterations of the Local Plan have been defined and consulted upon from 2007 to 2018. Paragraph 2.13 of the Publication Local Plan SA Report (2018) describes in broad terms the reasonable alternatives considered during the development of the Local Plan.

Detailed lists of changes made to each Chapter of the Local Plan in between the publication of the Draft Plan and the Proposed Submission Plan are available in Chapter 5 of the SA. Detailed appraisal matrices of both the Draft Local Plan policies and alternatives and the Proposed Submission policies are

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located in Appendices 4 and 5, respectively. The significant effects of the Draft Local Plan and the Proposed Submission Local Plan are summarised in Chapters 5 and 6 of the SA Report.

Proposed Submission Policy SD3a and SD3b is considered likely to generate a range of effects including significant positive, significant negative, minor negative, minor positive, negligible and uncertain effects. The uncertainty attached to many of the effects is recorded due to the fact that the detailed location, design, scale and layout of the new development are known. It would be inappropriate to not acknowledge this uncertainty until such time as the Neighbourhood Plans are adopted.

### **Member of the Public (RPLP/2678)**

This paragraph [6] states “...The Council commits, through the Local Plan, to make provision for around 14ha of the displaced of unmet employment need from Greater London...” The Basildon Borough Local Plan Sustainability Appraisal including Strategic Environmental (SA inc SEA) Assessment of October 2018 states at 1.15 on page 3:- “The Publication Local Plan provides for a net increase of 20,000 jobs over the plan period, which equates to a minimum of approximately 42ha of additional employment land (37ha for the Borough’s needs and 5ha to accommodate unmet need from London)” Around 14ha in paragraph 6.12 in the Revised Publication Local Plan is almost three times the 5ha in the SA including SEA. Either paragraph 1.15 is correct and the SA including SEA is inadequate or the SA including SEA is correct and paragraph and paragraph 1.15 is wrong. SA is mandatory under planning and compulsory purchase act 2004 and SEA is required by EU Directive 2001/42/EC.

### **Response**

Paragraphs 1.15 and 5.20 of the main SA Report and paragraphs 1.8 and 1.71 of the accompanying Non-Technical Summary both incorrectly make reference

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to Policy SD1 of the Draft Local Plan which required the provision of at least 5ha of land to meet a proportion of London's unmet employment needs. However, subsequent paragraphs correctly reference the Publication Local Plan's total employment land requirements. For example paragraph 8.3 of the main SA Report states: "The Publication Local Plan plans for the delivery of at least 51ha of B-class employment land (37ha to meet the Borough's needs and an additional land to meet some London's unmet needs) during the period 2014-2034. In acknowledgement of how the employment land market works, the Council has identified a need to provide a contingency allowance to account for 'windfall losses' and 'churn'. Therefore, the Publication Local Plan plans to deliver a total land supply of 91.5ha to meet the need". These total figures, which include the provision for 14ha of land to meet London's unmet needs, have been appraised in the SA. Therefore, the incorrect references do not significantly affect the findings of the SA.

### **Member of the Public (RPLP/2686)**

Paragraph 6.13 states "the Local Plan commits to the delivery of 51ha of employment land". The SA including SEA states the Local Plan provides for "a minimum of approximately 42ha of additional employment land" (see 1.15 on page 3) The Habitats Regulations Assessment states at 2.9 "The publication Local Plan provides for ... a minimum of 42ha of additional employment land". Either paragraph 6.13 is correct or the SA including SEA and Habitats Regulations Assessment are inadequate or paragraph 6.13 is wrong and the SA including SEA and Habitats Regulations Assessments are correct. Either way the Plan is not legal, sound, justified or consistent with national policy. That presumably makes it not effective nor positively prepared as well.

### **Response**

See response to RPLP/2678 above.

## Strutt and Parker LLP on behalf of the Chelmsford Diocese Board of Finance (RPLP/2262)

The RPLP is accompanied by the Basildon Borough Local Plan Sustainability Appraisal including Strategic Environmental Assessment (October 2018) ('the RPLP SA'). As per the NPPF (paragraph 165) Sustainability Appraisal is an important part of the plan-making process.

As such, we would expect the approach of failing to meet housing needs (which has the potential to result in significant negative social and economic impacts) to be clearly explained through the RPLP SA; and for the RPLP SA to set out the reasons (at the very least, in outline form) why the reasonable alternative of planning to meet needs has been rejected.

However, the RPLP SA does not support the RPLP proposed failure to meet housing needs. It does at least appraise delivering a greater quantum within the plan period (17,791 homes by 2034) albeit a quantum which does not meet needs in full. In respect of the appraisal of 17,791 homes by 2034, it is particularly relevant to note that assessment of this approach within Appendix 5, Chapter 6 of the RPLP SA, assessment of Policy SD1.

In respect of the RPLP it is relevant to note that the RPLP SA does consider Policy SD1 as if it were delivering 17,791 homes by 2034 (as confirmed with the RPLP Appendix 5, Chapter 6, assessment of Policy SD1). This confirms the sustainability of delivering 17,791 new homes by 2034, and concludes that this is the preferred approach compared to alternatives.

As such, the RPLP SA confirms that there are not any adverse impacts of delivering 17,791 dwellings by 2034 which would significantly and demonstrably outweigh the benefits, nor does it justify the failure to plan to meet housing needs in full.

## Response

Proposed Submission Local Plan Policy SD1 was considered to have a mixed significant positive and significant negative effect on SA objective 7 (meeting housing needs) in recognition of the fact that Publication Local Plan does not meet the Borough's housing needs within the Plan period but still delivers a significant amount of housing. A quantum of growth in excess of the amount allocated in the Publication Local Plan is considered to be undeliverable within the Plan period and therefore not a reasonable alternative.

Regulation 12 (2) of the SEA Regulations requires that:

“The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—

(a) implementing the plan or programme; and

(b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme.”

Paragraph 2.11 of the Publication Local Plan SA Report emphasises that alternatives considered to the plan need to be “reasonable”. In addition, the SEA Regulations do not require all reasonable alternatives to be subject to appraisal, just “reasonable alternatives”. At the time, the Council consider meeting and exceeding the Borough's housing needs within the Publication Local Plan period not to be reasonable options.

In respect to how the Publication Local Plan SA Report has appraised and reported on the effects of reasonable alternatives, Chapter 4 of the Publication Local Plan SA Report provides a comprehensive record of the options tested through the SA process, ultimately informing the scale and distribution of growth set out in the Publication Local Plan. Five iterations of the Local Plan have been defined and consulted upon from 2007 to 2018. Paragraph 2.13 of the

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Publication Local Plan SA Report (2018) describes in broad terms the reasonable alternatives considered during the development of the Local Plan.

Alternative spatial strategies for accommodating the Borough's development needs have been considered at each stage of the plan-making process, defined and refined through consideration of the Borough's evolving evidence base, including each iteration of the SA. The SA which accompanied the Regulation 18 consultation on the Core Strategy in 2012 appraised three broad spatial options allocating different scales and distributions of growth organised around area-based 'Policy Areas of Development Change' (PADCs) and managed by associated Core Policies: Option A – 6,500 new homes; Option B – 10,100 new homes and 14 ha of employment land; and Option C – 21,600 new homes and 26ha of employment land. A revised Core Strategy Preferred Options Plan was prepared in 2013 to respond to consultation responses, the 2011 census and associated economic changes. The SA accompanying the revised Preferred Options included the appraisal of three new spatial options for accommodating a new quantum of growth: 16,000 homes and 49ha of employment land. 26 Broad Locations were used by the Council to consider alternative ways of distributing the required dwellings. Each of the 26 Broad Locations was appraised on its own merits, using the SA Framework. The Council cross-matched the Broad Locations with the spatial findings from the evidence base considering environmental constraints/characteristics (landscape sensitivity, historic context, Green Belt, nature designations), infrastructure provision (flood risk, surface water management, water supply, waste water treatment works capacity, waste water network, power network, education provision, health), delivery factors (viability, landownership, recent promotion) and the outcomes of the Sustainability Appraisal to define the new spatial options. In 2014 the work on the Core Strategy was consolidated into work on a draft Local Plan. Following the definition and appraisal of the PADCs, Broad Areas and associated Core Policies, the Council identified specific site options for allocation in the Draft Local Plan and SA. Specific site options were defined through the Council's call for sites consultations and associated Housing and Employment Land Availability Assessments (HELAA) and associated evidence updates. The SA which accompanied the Regulation 18 consultation on the Draft Local Plan (2016) appraised a new quantum of 15,260 new homes and 49 ha of new employment land, with a different distribution to the preferred option



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consulted upon in 2013, identifying sites rather than PADCS and Broad Areas. The SA which accompanied the Proposed Submission Local Plan (2018) appraised another revised quantum of growth, specifically 17,791 new homes and 51 ha of new employment land. Again, this involved a redistribution of growth across the Borough identifying site allocations.

In summary, several quantum and spatial distributions for housing growth have been appraised throughout the development of the Local Plan, as the Borough's housing needs have increased. As mentioned previously, a quantum of growth in excess of the amount allocated in the Publication Local Plan is considered to be undeliverable within the Plan period and therefore not a reasonable alternative.

The sustainability effects of the Publication Local Plan policies are summarised in Chapter 6 and presented in detailed matrices in Appendix 5 of the Publication Local Plan SA Report, along with a justification of the judgements made. The SA findings for all appraised reasonable alternatives are summarised in Chapter 5 of the Publication Local Plan SA Report. Paragraph 5.1 of the report notes that detailed appraisal matrices for most alternatives considered can be found in Appendix 4 of the SA Report which accompanied the Draft Local Plan (2016), alongside earlier SA work which supported the detailed appraisal of Spatial Options, PADCs and Core Policies. However, the same paragraph also notes that Appendix 4 of the Publication Local Plan SA Report (2018) includes updates to the Draft Local Plan detailed appraisal matrices, specifically:

- the appraisal findings of the additional site options appraised after the publication of the Draft Local Plan in 2016 (set out in Chapter 4 of the Publication Local Plan SA Report); and
- the reappraisal of all draft site allocations and their reasonable alternatives in acknowledgment of the updated evidence base.

Appendix 4 of the Publication Local Plan SA Report includes details of each site allocation considered, including appraised reasonable alternatives and alternatives that were not considered to be reasonable and therefore not

## **Appendix B** Summary of Regulation 19 SA Report Consultee Comments and Responses

appraised. The effects of all reasonable site options to the Draft Local Plan Site allocation policies are presented and assessed together. In the vast majority of cases, the Publication Local Plan Policies score the same or better than their equivalent policies in the Draft Local Plan, and their alternatives. Chapter 6 of the Publication Local Plan SA Report highlights reasonable alternatives that score better than the Publication Local Plan Policies. Where this is the case, justification is provided as to why the policies have been selected by the Council.

### **Strutt and Parker LLP on behalf of Pigeon (Wickford) Ltd (RPLP/2220)**

The Environmental Assessment of Plans and Programmes Regulations (2004) ('the SEA Regulations') require the preparation of an Environmental Report to accompany the preparation of a Local Plan. This requirement is sought to be met in the case of the RPLP through the Basildon Borough Local Plan Sustainability Appraisal including Strategic Environmental Assessment (October 2018) ('the RPLPSA').

In addition to being a requirement of the SEA Regulations, the NPPF states that an SA/SEA should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.

Clearly, the SA/SEA is an important element of the plan-making process.

In respect of the RPLP it is relevant to note that the RPLP SA does consider Policy SD1 as if it were delivering 17,791 homes by 2034 (as confirmed with the RPLP SA Appendix 5, Chapter 6, assessment of Policy SD1). This confirms the sustainability of delivering 17,791 new homes by 2034, identifying it as the preferred approach compared to alternatives.

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As such, the RPLP SA confirms that there are not any adverse impacts of delivering 17,791 dwellings by 2034 which would significantly and demonstrably outweigh the benefits.

It is a further requirement of the SEA Regulations that the SA/SEA sets out the reasons for the selection of preferred alternatives, and the rejection of others.

However, it is not clear from the RPLP SA how the alternative of delivering a greater number of homes than the RPLP proposes has been assessed, or the reasons for its rejection. As a result, the SA/SEA does not provide evidence that the delivery of 19,440 – 19,720 dwellings between 2014 – 2034 would result in any adverse impacts that would significantly and demonstrably outweigh the benefits.

## **Response**

See response to RPLP/2262 above.

## Appendix C

# SA Assumptions Framework for Development Site Allocations

## General Assumptions

1. Judgements of the effects of specific site allocations policies do not consider the mitigating or enhancing effects of relevant local strategic and development management planning policies. Recommendations will be made about how such policies might improve such strategic sites.
2. Development at any of the Strategic Sites is likely to give rise to temporary negative effects from construction, such as effects on noise, air quality, and heavy goods vehicle movements. Temporary effects have not been reflected in the appraisal scores, since the scores have focused on the likely effects once development is completed.
3. All development on strategic sites will be required to meet national energy and water efficiency standards. As these are not locationally specific, these are not reflected in the appraisal scoring.
4. Reference is made to 'easy walking distance' in the appraisal assumptions. There are a number of pieces of research that give a variety of recommended guidance distances for walking. For example, the Institute of Highways and Transportation found that the average length of a walk journey is one kilometre. It categorises distances depending upon location and purpose of the trip, and 'desirable', 'acceptable', and 'preferred maximum':

**Table C.1: Institute of Highways and Transportation walking distance standards**

Category	Town Centres (m)	Commuting / School / Sight-seeing (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1,000	800
Preferred Maximum	800	2,000	1,200

For the purposes of the appraisal, a standard ‘easy walking distance’ of approximately 600m has been assumed on the basis that this falls half-way between the ‘desirable’ and ‘acceptable’ distance for ‘elsewhere’ trips, and takes into account that distances in the appraisal are measured from the edge of the Strategic Site to existing services and facilities, and therefore walking distances are often likely to be much greater. It is considered that this is a reasonable approach, and professional judgement has been used when applying these distances to each Strategic Site and the range of services and facilities considered by the appraisal.

## SA Objective Assumptions

### SA Objective 1: Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough

This objective has been assessed in two parts. The first assessment considers the potential impact of a Strategic Site on the landscape, drawing on the

findings of the Revised Landscape Character and Green Belt Landscape Capacity Study (December, 2014) and the Basildon Outline Landscape Appraisals of Potential Strategic Development Sites (2015).

### Key Prompt Questions:

- Will it contribute towards achieving qualitative improvement to the landscape and character of the urban and rural area?
- Will it contribute towards the achievement of high-quality landscapes that reflect local distinctiveness and quality of place?

### SA Assumptions:

Where Strategic Sites are wholly located within landscapes which are deemed to have No/Very Low Capacity for Development (Areas within the Borough with the highest landscape sensitivity), as stated in the Revised Landscape Character and Green Belt Landscape Capacity Study (December, 2014), it is considered development is likely to have a significant negative (--/?) effect on this objective.

Where Strategic Sites fall within landscapes considered to have a Low/Medium Capacity for development, professional judgement has been used to determine whether a minor or significant adverse effect is appropriate, considering mitigation included within the allocations policy. Strategic Sites within landscapes considered to be of Higher Capacity for Development (areas in the Borough with the lowest landscape sensitivity) are considered to have a (0/?) effect on this objective.

All effects are considered to be uncertain (?) due to the lack of knowledge about development design, layout and landscaping.

## Employment/Mixed Use Sites

The Revised Landscape Character and Green Belt Landscape Capacity Study make reference to the opportunity for commercial development. These references to commercial development opportunities have been used alongside professional judgement to determine the significance of effect of commercial development on the landscape, countryside and green spaces of Basildon.

Evidence used: Landscape Character and Green Belt Landscape Capacity Study (December, 2014) and Basildon Outline Landscape Appraisals of Potential Strategic Development Sites (2015).

## SA Objective 1: Conserving and enhancing the diverse natural and urban landscape, countryside and green spaces, of Basildon Borough

This part of the assessment considers the potential impact of a Strategic Site on green spaces through consideration of potential direct impacts on the Borough's open spaces as defined in the PPG17 Open Space Assessment.

### Key Prompt Questions:

- Will it contribute towards achieving qualitative improvement to the landscape and character of the urban and rural area?
- Will it contribute towards the achievement of high-quality landscapes that reflect local distinctiveness and quality of place?

## SA Assumptions:

Strategic Site Allocation policies which are likely to result in a net loss of public open spaces due to their being located on existing open spaces which have not been identified for incorporation within the Strategic Site, relocation or improvement are likely to generate a significant negative effect (--/?) on this objective.

Professional judgement will be used to assess the potential for mitigation measures outlined in strategic site allocation policies to reduce adverse effects and enhancement measures to have positive effects (+) or (++).

All effects are considered to be uncertain (?) due to the lack of knowledge about the detailed design, layout and landscaping of each development.

Evidence used: PPG 17 Open Space Assessment 2010.

## SA Objective 2: Protecting and enhancing the cultural heritage and local distinctiveness of Basildon Borough

### Key Prompt Questions:

- Will it protect and/or enhance sites, features, buildings and/or areas of historical, archaeological, landscape and cultural importance?

## SA Assumptions:

The appraisal of the effects of designated heritage assets, such as Listed Buildings, Scheduled Monuments or Conservation Areas, is guided by



## Appendix C SA Assumptions Framework for Development Site Allocations

professional judgement, based on factors such as the quantity and location of the heritage assets concerned in relation to the Strategic Site and their significance [See reference 297]. Significant negative (--/?) effects are more likely to be recorded where the heritage assets are within the Strategic Site or in such a position with respect to the Strategic Site that significant indirect effect may result (e.g. on setting).

Strategic Sites considered to have potential to have significant adverse effects on the Borough's archaeological record, i.e. scored 'Red' in Essex County Council's (ECC) 'Archaeological Assets Impact Assessment for Potential Growth Locations within Basildon Borough' (2016) are considered to have an uncertain significant negative (--/?) effect. Strategic Sites considered to have potential for more moderate to major impacts which could be overcome through on site mitigation, i.e. scored 'Amber' in ECC's study, are considered to have an uncertain minor negative (-/?) effect. Strategic Sites which pose no known risk to the Borough's archaeological record, i.e. scored 'Green' in ECC's study, are likely to have an uncertain negligible (0/?) effect. The effect on archaeological assets is considered to be permanent.

The Basildon Historic Environment Characterisation Assessment defines Character Areas and more detailed Character Zones drawing on the mixture of characteristics, including landscape and the natural environment, which make each place unique. The sensitivity of each of the Borough's Historic Environment Zones to change is considered through a review of the sensitivity to change scores in the Basildon Borough Historic Environment Characterisation Project. This considers the sensitivity of each zone to medium to large scale development specifically housing expansion (although it remains applicable to all types of development). As stated in the study, the score is an indication of the vulnerability of the historic environment assets within each zone to this type of change. A lack of sensitivity to change should not be taken as an indication that no historic environment mitigation would be required to accommodate development. Strategic Sites within Historic Environment Zones judged as being 'Highly Sensitive to Change' are scored (--/?); Strategic Sites within Historic Environment Zones judged as being 'Sensitive to Change' are scored (-/?); and Strategic Sites within Historic Environment Zones judged as being of 'Limited Sensitivity' are scored (0/?).

Professional judgement will be used to assess the potential for mitigation measures outlined in strategic site allocation policies to reduce adverse effects and enhancement measures to have positive effects (+) or (++).

All effects are considered to be uncertain (?) due to the lack of knowledge about the detailed design, layout and landscaping of developments.

Evidence Used: Essex County Council's Archaeological Assets Impact Assessment for Potential Growth Locations within Basildon Borough (2016), Basildon Historic Environment Characterisation Project (2010), Conservation Areas GIS Map, Historic England Listed Buildings and SAM GIS Maps.

### SA Objective 3: Protect, conserve and enhance the Borough's biodiversity and the habitats which support it

#### Key Prompt Questions:

- Will it conserve or enhance SSSIs?
- Will it maintain or enhance Priority Habitats and/or Species?
- Will it conserve and enhance any other natural/semi-natural habitats?
- Will it conserve or enhance Local Wildlife Sites?
- Will it lead to the creation of new areas of habitat?
- Will it maintain and enhance woodland cover and/or management?

#### SA Assumptions:

Assessment of effects has been informed by the buffer distances used for the HELAA work, which have been agreed with stakeholders including Natural

## Appendix C SA Assumptions Framework for Development Site Allocations

England, Essex County Council Ecology teams, and the Wildlife Trust. However, the appraisal applies different levels of significance within each of the buffer zones, to reflect distance from the Strategic Site:

- SACs/SPAs/Ramsar sites: within Strategic Site or within 2.5km (--), 2.5km to 5km of edge of Strategic Site (-).
- SSSIs: within Strategic Site or within 1km (--), 1km to 2km of edge of Strategic Site (-).

There are SSSIs which fall within 1km of Strategic Sites, but are separated by existing built up areas, roads or other physical infrastructure. In these instances, professional judgement has been used to determine whether significant adverse effects are likely in practice.

- LNRs/Ancient woodland/local wildlife site/BAP priority habitat: within Strategic Site (--), within 100m of edge of Strategic Site (-).
- Protected Special Alert Area: within Strategic Site (-).

Professional judgement will be used to assess the potential for mitigation measures outlined in strategic site allocation policies to reduce adverse effects and enhancement measures to have positive effects (+) or (++).

All effects are considered to be uncertain (?) due to the lack of knowledge about the detailed design, layout and landscaping of developments.

Evidence Used: Essex BAP, Local Wildlife Sites 2020 GIS Map, SSSI GIS Map, Protected Species Alert GIS Map and UK BAP Priority Habitat 2009 GIS Map.

## SA Objective 4: Achieve sustainable levels of prosperity and economic growth to stimulate economic regeneration

### Key Prompt Questions:

- Will it improve business development and enhance the competitiveness of the Borough?
- Will it improve the resilience of the Borough's businesses and the wider economy?
- Will it generate new jobs for the Borough?
- Will it create or contribute to the creation of high-skilled jobs in the Borough?
- Will it encourage inward investment?
- Will it improve economic performance in both advantaged and disadvantaged areas?
- Will it reduce unemployment?
- Will it help to improve average earnings?
- Will it encourage the diversification of the workforce?
- Will it contribute towards the improvement of local people's skills?
- Will it help ensure more people can enjoy a better standard of living?

### SA Assumptions:

In isolation, residential development is considered to have a negligible (0) effect on this objective; however, professional judgement will be used to assess the potential for accompanying infrastructure, services and facilities to contribute to sustainable levels of prosperity and economic regeneration both positively (+)

and negatively (-). This judgement will be informed by the size, location, and uses of development allocations.

### Employment/Mixed Use Sites

The employment land requirement for the plan period is likely to be in the order of 50 hectares. Strategic Sites that are capable of providing 20% or more of the total land requirement (i.e. 10 hectares) are considered to have a significant positive effect (++) on this objective. Strategic Sites contributing less than 20% of the total land requirement are considered to have a minor positive effect (+).

Evidence Used: Basildon Employment Land and Premises Study (July 2013) and Basildon Local Plan Employment Land Needs Focused Update (December 2021).

## SA Objective 5: Ensure the Borough's Town Centres are promoted as sustainable locations for living, retail, leisure and related commercial development

### Key Prompt Questions:

- Will it improve the range of leisure and evening services in Basildon Town centre?
- Will it help regenerate Laindon Town centre?
- Will it encourage uses in town centres to diversify?
- Will it make land in town centres available for housing, retail, leisure and related commercial development?
- Will it help encourage community spirit and civic pride?

- Will it ensure that through sequential testing, the most appropriate location can be considered for development?

### SA Assumptions:

Additional development could give rise to increased demand for town centre uses, goods and services. Conversely, major developments some distance from the town centres could compete for and displace jobs/consumers.

Informed by the size, location, and uses of new Strategic Sites, professional judgement will be used to assess their potential to generate both positive (+) and adverse (-) effects on this objective; however, all effects are likely to be uncertain (?).

## SA Objective 6: Improve educational attainment and social inclusion, especially in the most deprived areas of the Borough

### Key Prompt Questions:

- Will it help reduce poverty and social exclusion?
- Will it result in capacity issues, in for example, local schools?
- Will it improve the qualifications, skills and therefore employability of young people?
- Will it improve the quality and diversity of learning and training opportunities?

## SA Assumptions:

Essex County Council Education Authority has provided recommendations on how the Strategic Sites should contribute to meeting the education needs they generated. Informed by the capacity of existing primary and secondary schools near the Strategic Sites, these recommendations have been incorporated in to the Plan.

As all Strategic Sites will construct new schools or contribute to the expansion of existing facilities to accommodate growing demand, all Strategic Sites are likely to have a either a minor positive (+) or significant positive (++) effect on this objective.

### Employment/Mixed Use Sites

The effect of employment development on this objective is likely to be positive as it should result in improved opportunities for work-based training and skills development. The extent of the positive effect will be affected by the size of the Strategic Site as larger sites are likely to offer more opportunities for higher numbers of people to access training opportunities and develop new skills.

The employment land requirement for the plan period is likely to be in the order of 50 hectares. Strategic Sites that are capable of providing 20% or more of the total land requirement (i.e. 10 hectares) are considered to have a significant positive effect (++) on this objective. Strategic Sites contributing less than 20% of the total land requirement are considered to have a minor positive effect (+).

It is unlikely that employment developments will have a direct effect on social inclusion.

Evidence Used: Basildon Employment Land and Premises Study (July 2013) and Basildon Local Plan Employment Land Needs Focused Update (December 2021).

## SA Objective 7: Ensure that everyone has the opportunity to live in a decent home and increase affordable provision to help those in most need locally

### Key Prompt Questions:

- Will it contribute to the reduction in homelessness in the Borough?
- Will it contribute to the reduction of the number of unfit homes?
- Will it contribute towards increasing the opportunities for people forced to live in temporary accommodation?
- Will it increase the provision of more affordable housing for all social groups, including key workers, particularly in Vange and Lee Chapel North?
- Will it increase the provision of authorised sites for gypsies and travellers and travelling showpeople?
- Will it increase the net availability of new homes in the Borough?
- Will it reduce the number of households living in fuel poverty?

### SA Assumptions:

Large Strategic Sites containing new residential dwellings will provide opportunities for developing a greater number of new private and affordable homes and therefore making a significant contribution to meeting the housing needs of the Borough. Given that housing need over the plan period is likely to be of the order of 19,500 dwellings [See reference 298], it has been considered that 975 dwellings (5% of the 19,500) would lead to a significant positive effect (++) , given that they are also likely to provide a range of types and tenure of home. The threshold for 'strategic' development in terms of



planning applications in Basildon Borough is 100 dwellings, therefore between 100 and 975 dwellings in a Strategic Site is assumed to have a minor positive effect (+). Strategic Sites that would deliver less than 100 dwellings would have a negligible (0) effect.

Evidence used: Basildon Borough Council Site Allocations GIS Layers.

### SA Objective 8: Improve the health and wellbeing of the Borough's residents and reduce inequalities in health related to development and the environment

#### Key Prompt Questions:

- Will it reduce health inequalities?
- Will it contribute to the reduction of mortality rates?
- Will it improve access to high quality health facilities?
- Will it encourage healthier lifestyles?
- Will it increase access to recreation facilities and open space?
- Will it improve air, water or environmental quality?
- Will it reduce the number of households living in fuel poverty?

#### SA Assumptions:

All of the site options are likely to have at least a minor positive (+) effect on this SA objective, as it is assumed that all of the Strategic Sites would include the provision of new healthcare facilities to support the growing population, or the expansion of existing facilities, as well as new green infrastructure including

walking and cycle routes, which should have a positive effect in relation to encouraging more active lifestyles.

Sites that are within easy walking distance (600m) of a doctor's surgery or a hospital and at least one formal open space [See reference 299], footpath or cycle route may have a significant positive (++) effect because of the potential to use these facilities and recreational areas as well as the new ones. With respect to the health services and facilities it may also be easier and more resource/cost efficient to expand those existing facilities to accommodate new residents as required, rather than providing new ones within the Strategic Sites. However, this effect is uncertain due to a lack of information about capacity and the potential to expand those services and facilities if required.

### Employment/Mixed Use Sites

All employment development is expected to have a minor positive (+) effect on this objective as it is considered that the provision of employment can have indirect health benefits.

Strategic Sites that create new long-term jobs will also be able to influence healthier lifestyles through easy walking access to health and recreation facilities and open space which employees could access during lunch breaks and before and after work.

Evidence Used: Watch Out For Health: A Checklist for Assessing the Health Impact of Planning Proposals (Healthy Urban Development Unit, 2009).

## SA Objective 9: Create and sustain vibrant communities that are safe and feel safe to those who live in or visit them and where crime is reduced

### Key Prompt Questions:

- Will it help encourage community spirit and civic pride?
- Will it help the development of community level activities and organisations?
- Will it contribute to increasing participation in community activities?
- Will it help to improve the satisfaction people have with their neighbourhoods as places to live?
- Will it help to reduce crime rates?
- Will it help to address people's fear of crime?
- Will it improve the safety of the built or natural environment?
- Will it improve road safety to road users?
- Will it improve the safety of roads to other users?
- Will it help to reduce inequality within the Borough (e.g. between different groups or urban and rural areas) and wider afield (e.g. between the East of England region and more disadvantaged parts of the country or world)?
- Will it contribute to a high quality, well designed, living environment?

### SA Assumptions:

The effects of Strategic Sites on safety, crime and fear of crime will depend on factors such as the inclusion of naturally surveyed open space and lighting or

the implementation of initiatives such as the shared street. However, this will only be determined through the detailed proposals for each Strategic Site.

The location of development is not likely to influence people's participation in community activities or the development of community spirit/civic pride or community organisations/activities. Proximity to existing community facilities is considered in objective 11.

Therefore, it is considered the effects of all Strategic Sites on this objective will be negligible (0).

## SA Objective 10: Regenerate and renew disadvantaged areas where people live or work in the Borough

### Key Prompt Questions:

- Will it improve the quality of life for children, young people, adults and the elderly living in the Borough, helping to eliminate poverty?
- Will it improve the quality of the local housing stock?
- Will it improve the local environment?
- Will it improve job prospects for local people?
- Will it contribute to a high quality, well-designed, living environment?
- Will it contribute towards any regeneration initiatives, or benefit any deprived areas?

## SA Assumptions:

The Index of Multiple Deprivation 2015 contains multiple domains of analysis which collectively help to identify areas of high and low deprivation.

Strategic Sites located within existing deprived areas (i.e. 0-50% on the Indices of Multiple Deprivation 2015 Overview Map), may have the potential to improve the area, with minor positive (+) effects on this objective.

Within the index, the Barriers to Housing sub-domain measures issues relating to access to housing and is made up of the following indicators:

- Household overcrowding
- Homelessness
- Housing affordability

Therefore, potential Strategic Housing Sites within areas of the Borough identified as being deprived (0-50%) under this particular sub-domain have the potential to have additional minor positive (+) effects through the direct provision of homes locally.

Where Strategic Sites are located in areas of the Borough identified as being deprived (0-50%) overall, i.e. on the 'Overview Map', and under Barriers to Housing sub-domain, there is considered to be potential for significant positive (++) effects on this objective. Where Strategic Sites are given a minor positive and minor negative, a mixed effect will be recorded (+/-).

## Employment/Mixed Use Sites

Strategic Sites containing employment uses which are in easy walking distance (600m) of an existing deprived area may have the potential to improve the area remotely by generating employment opportunities in the immediate vicinity, with minor positive effects against this objective (+).

Evidence used: IMD GIS Map.

## SA Objective 11: Improve accessibility to and enhance local services and facilities

### Key Prompt Questions:

- Will it improve the accessibility for all to key local services (schools, hospitals, health centres, leisure and sports facilities etc.)?
- Will it improve accessibility for all to shopping facilities?
- Will it encourage journeys to be taken by more walking, cycling and/or using of public transport?

### SA Assumptions:

The effects of new development on this objective will depend on the capacity and location of local services and facilities to serve the growing population. It is assumed that all Strategic Sites would meet growing need through the incorporation of new facilities and services on site or the expansion of existing facilities to accommodate growing demand.

Where Strategic Sites are within easy walking distance of community services and facilities, residents will be more easily able to access these facilities. Good public transport links will also be beneficial as they will enable residents to access services and facilities that are further away without having to rely on the use of private cars.

Strategic Sites that are within easy walking distance (600m) of the following existing or planned **[See reference 300]** services and facilities: formal open spaces **[See reference 301]**, a doctor's surgery or hospital, primary and secondary schools/higher education centres, a town centre and/or local centres

## Appendix C SA Assumptions Framework for Development Site Allocations

and sustainable transport infrastructure [See reference 302] are likely to have a significant positive (++) effect on this objective.

Strategic Sites that are within easy walking distance of the following existing or planned services and facilities including at least one formal open space, a health centre, a primary school and a town centre or local centre are likely to have a minor positive (+?) effect on this objective regardless of their proximity to sustainable transport infrastructure.

Strategic Sites that are not within easy walking distance of a formal open space, a health centre, a primary school and a town or local centre but are within easy walking distance of sustainable transport infrastructure will have a minor negative (-?) effect on this objective.

Strategic Sites that are not located within easy walking distance of any community services/facilities, or any sustainable transport infrastructure will have a significant negative (--?) effect on this objective.

When assessing Strategic Sites, obstructions effecting access to community services/facilities and sustainable transport infrastructure, such as major roads or railway lines have been taken into account and have affected the score accordingly.

All effects are uncertain (?) due to a lack of information about capacity and the potential to expand services and facilities if required.

Evidence Used: Definitive Footpaths GIS Map, Open Space Areas and Buffers GIS Map, PRoW non statutory 2012 GIS Map, hospitals and health centres GIS Map, Secondary Schools GIS Map, Primary Schools GIS Map, Higher Education GIS Map, Transport GIS Map, Town Centres GIS Map and Local Centres GIS Map, Indoor Sports and Recreation Study 2011.

## SA Objective 12: Improve efficiency of land use, through the re-use of previously developed land and existing buildings, including the re-use of materials from previous buildings

### Key Prompt Questions:

- Will it reduce the amount of derelict, degraded and underused land in the Borough?
- Will it encourage development on Previously Developed Land?
- Will it encourage the repair and re-use of buildings?
- Will it minimise the loss or damage to soils from development?
- Will it lead to more appropriate or efficient uses of land?
- Will it minimise development on Grade 3a agricultural land?
- Will it involve development of areas designated as Mineral Safeguarding Areas?

### SA Assumptions:

The location of Strategic Sites can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents a more efficient use of land in comparison to the development of greenfield sites.

- Sites that are mainly or entirely on greenfield land which is classed as being of Grade 1 or Grade 2 agricultural quality would have a significant negative (--) effect.
- Sites that are mainly or entirely on greenfield land that is classed as Grade 3 are likely to have a significant negative effect (--) as such land could be



identified as best and most versatile land; however, the distribution of such the Borough's best and most versatile land is unknown. Therefore this effect is uncertain (?).

- Sites that are mainly or entirely on greenfield land that is classed as Grade 4, Grade 5 or urban land would have a minor negative (-) effect.
- Sites that are mainly (but not entirely) on brownfield land could have a minor positive (+?) effect although this is uncertain depending on the quality of land in the rest of the site.

Sites that are entirely on brownfield land would have a significant positive (++) effect.

Evidence Used: Agricultural Land Classification GIS Map.

### SA Objective 13: Minimise the risk of flooding and the detriment to public health, domestic and commercial property and the natural environment flood events can bring

#### Key Prompt Questions:

- Will it take account of and mitigate against the potential impacts of flooding, and more storms?
- Will it reduce the risk of damage to property and health from flooding and storm events?
- Will it lead to development in lower flood risk areas?

## SA Assumptions:

All Strategic Sites containing land designated as Flood Risk Zone 3b (the functional flood plain) are likely to have a significant negative effect (--) on this objective. Flood Zone 3b may include flood storage areas.

Strategic Sites planned for residential dwellings and containing land designated as Flood Risk Zone 3a (high probability of flood risk) are also assumed to have a significant negative effect (--) as residential dwellings are classified in MCLG Technical Guidance on flood risk (March 2012) as being a 'more vulnerable use' which should only be included in Flood Risk Zone 3a if the Exception Test is passed.

Strategic Sites planned solely for employment uses and containing land designated as Flood Zone 3a (high probability of flood risk) are assumed to have a minor negative effect (-) as employment uses are classified in MCLG Technical Guidance on flood risk (March 2012) as being a 'less vulnerable use'.

All Strategic Sites containing land designated as Flood Risk Zone 2 are likely to have a minor negative effect (-) on this objective.

All Strategic Sites that sit partially or wholly within 'Critical Drainage Areas' (CDAs) or with 1/3 or more of their total area covered in land known to be susceptible to groundwater or surface water flooding are assumed to have a minor negative effect (-) on this objective.

Professional judgement will be used to assess the potential for mitigation measures outlined in strategic site allocation policies to reduce adverse effects and enhancement measures to have positive effects (+) or (++).

Evidence Used: South Essex Surface Water Management Plan, 2012 and 2018 Update, Flood GIS Map, Level 1 and 2, Surface Water Flooding and Ground Water Flooding GIS Maps and Strategic Flood Risk Assessment.

**SA Objective 14: Reduce the local contribution to climate change, by reducing emissions of greenhouse gases, improving energy efficiency of buildings and increase the use of renewable energy sources for local energy needs to reduce the reliance on fossil fuels**

### **Key Prompt Questions:**

- Will it reduce traffic volumes?
- Will it increase the proportion of journeys using alternative transport modes to private vehicles?
- Will it improve the accessibility to key local services?
- Will it ensure buildings are designed so that they use and waste less energy?
- Will it lead to an increased proportion of energy needs being met from renewable sources?
- Will it reduce the burden on natural resources during the construction and operation of developments?

### **SA Assumptions:**

The close proximity of Strategic Sites to community services/facilities and sustainable transport infrastructure will play a key role in reducing greenhouse gas emissions emitted from private cars. Therefore, the score assigned to SA objective 14: Reduce the Local Contribution to Climate Change will be reviewed in this regard.

Professional judgement will be used to assess the potential for mitigation measures outlined in strategic site allocation policies to reduce adverse effects and enhancement measures to have positive effects (+) or (++).

Evidence Used: Definitive Footpaths GIS Map, Open Space Areas and Buffers GIS Map, PRow non statutory 2012 GIS Map, hospitals and health centres GIS Map, Secondary Schools GIS Map, Primary Schools GIS Map, Higher Education GIS Map, Transport GIS Map, Town Centres GIS Map and Local Centre GIS Map.

### SA Objective 15: Reduce air, land and noise pollution and improve their respective quality through direct action or mitigation measures

#### Key Prompt Questions:

- Will it reduce emissions of greenhouse gases and other air-borne pollutants?
- Will it improve air quality?
- Will it reduce noise levels, including those from roads and transport?
- Will it maintain and enhance soil quality?

#### SA Assumptions:

The proximity of Strategic Sites to community services/facilities and sustainable transport infrastructure will play a key role in reducing air pollution from private cars. Therefore, the score assigned to Objective 14: Reduce the Local Contribution to Climate Change will be reviewed in this regard.

Professional judgement will be used to assess the potential for mitigation measures outlined in strategic site allocation policies to reduce adverse effects and enhancement measures to have positive effects (+) or (++).

### Employment/Mixed Use Sites

Strategic Sites containing employment uses that are poorly situated with respect to the strategic road network [See reference 303] could give rise to minor negative effects arising from noise and disturbance from heavy goods vehicles, although this will depend upon the type of employment use (-).

Evidence used: Definitive Footpaths GIS Map, Open Space Areas and Buffers GIS Map, PRoW non statutory 2012 GIS Map, hospitals and health centres GIS Map, Secondary Schools GIS Map, Primary Schools GIS Map, Higher Education GIS Map, Transport GIS Map, Town Centres GIS Map, Local Centre GIS.

## SA Objective 16: Improve water efficiency and achieve sustainable water resource management

### Key Prompt Questions:

- Will it contribute to Water Framework Directive/River Basin Management Plan objectives by improving the water quality of rivers, lakes and the coast?
- Will it contribute towards the reduction of water consumption?
- Will it encourage water efficiency, including recycling and re-use?

## SA Assumptions:

There is potential for adverse effects where Strategic Sites cause capacity issues on the waste water network; however, the capacity of the water network has been taken into consideration in the drafting of strategic site allocation policies. Where capacity issues have been identified, policies include plans to upgrade the waste water network. Therefore, a negligible effect (0) is likely where the site is not in close proximity to a watercourse, aquifer or groundwater vulnerability zone.

Strategic Sites in close proximity to watercourses and aquifers have the potential to pollute local water sources, most notably during their construction with minor negative effects (-) against this objective. However, this effect is recorded solely as uncertain (?), recognising that standard construction practices should mitigate such adverse effects.

A minor negative effect (-) is recorded where a Strategic Site sits partially or wholly within a Groundwater Vulnerability Zone. Basildon Borough does not contain any Source Protection Zones.

Professional judgement will be used to assess the potential for mitigation measures outlined in strategic site allocation policies to reduce adverse effects and enhancement measures to have positive effects (+) or (++).

Evidence used: Environment Agency Groundwater designation maps, South Essex Water Cycle Study 2011, Main River GIS Map, Groundwater Vuln Drift GIS Map.

## SA Objective 17: Adopt building and public realm designs which ensure the Borough is prepared for the impacts of climate change

### Key Prompt Questions:

- Has it taken account of potential effects brought about by climate change (e.g. flooding, higher temperatures, more storms)?
- Will it encourage the use of Sustainable Drainage Systems?
- Will it encourage green infrastructure, (such as green roofs) and the planting of trees?
- Will it provide shelter in the public realm from adverse weather conditions?

### SA Assumptions:

The effect of new development on this objective will depend largely on factors which are not influenced by the location of Strategic Sites, such as detailed design, layout and landscaping which incorporates technologies and initiatives which help adapt to the effects of climate change. These will be determined through the detailed proposals for each development at the planning application stage. Therefore it is considered that all Strategic Sites will have an uncertain (?) effect on this objective.

Professional judgement will be used to assess the potential for mitigation and enhancement measures outlined in strategic site allocation policies to have positive effects (+/++) against this objective.

## SA Objective 18: Reduce waste generation and increase the amount of waste which is recycled or re-used

### Key Prompt Questions:

- Will it contribute towards the reduction in the consumption of materials and resources?
- Will it contribute towards the reduction of waste sent to household and commercial waste?
- Will it contribute towards the reduction of household, construction and demolition waste going to landfill?
- Will it contribute towards the increase of waste recovery and recycling?
- Will it encourage the re-use or recycling of products and packaging?
- Will it make use of, or increase the demand for, recycled materials?
- Will it reduce the generation of hazardous waste?

### SA Assumptions:

The location of Strategic Sites is not likely to influence the consumption of materials or resources, volumes of waste produced including the generation of hazardous waste, or the construction/demolition waste going to landfill. Nor is the location of Strategic Sites likely to have an effect on the recovery, re-use or recycling of waste materials, or the demand for recycled materials. These details will be promoted and secured through the detailed design proposals for each Strategic Site at the planning application stage and strategic policies. Therefore, all Strategic Sites are likely to have an uncertain effect (?) on this objective.



Professional judgement will be used to assess the potential for mitigation measures outlined in strategic site allocation policies to reduce adverse effects and enhancement measures to have positive effects (+) or (++).

### SA Objective 19: Reduce traffic congestion and its related pollution levels by improving travel choice and channelling development to sustainable locations

#### Key Prompt Questions:

- Will it contribute towards the reduction of traffic volumes?
- Will it contribute towards the reduction of traffic congestion, particularly in and around Billericay and Wickford?
- Will it increase the proportion of journeys made using alternative transport modes to private vehicles?
- Will it encourage more journeys to be made by walking, cycling or travelling by bus or train?
- Will it reduce air pollution in the Borough, most notably NO<sub>2</sub> levels?
- Will it contribute towards the reduction of distances people need to travel to access work and other lifestyle pursuits?
- Will it reduce the need to travel?

#### SA Assumptions:

The effects of new development on this objective will depend on the capacity of the highway network to accommodate more vehicles and provide local services and facilities which can be accessed via sustainable modes of transport –

## Appendix C SA Assumptions Framework for Development Site Allocations

walking, cycling and public transport. It is assumed that all Strategic Sites would meet growing need through appropriate highway mitigation measures, the incorporation of new facilities and services on site or the expansion of existing facilities in close proximity the site.

Strategic Sites which are within easy walking distance (600m) of community services/facilities and sustainable transport infrastructure will provide more opportunities for residents and employees to access services and facilities in a sustainable manner (i.e. on foot, bicycle or public transport), reducing the need for residents to travel by private car. The score assigned to SA objective 19: Reduce Traffic Congestion and its Related Pollution Levels will be reviewed in this regard.

Strategic Sites which have the potential to adversely affect the highway network will have a significant negative (--) effect on this objective.

### Employment/Mixed Use Sites

Strategic Sites with planned employment uses could give rise to minor negative effects on traffic movements when not located in close proximity to the strategic road network [See reference 304], although this will depend upon the type of employment use (-).

The proximity of Strategic Sites with planned employment uses to sustainable transport infrastructure and sources of workers (i.e. within easy walking distance of existing residential development) could help to play a positive role in minimising congestion by encouraging people to use alternatives to the private car to commute, with minor positive effects, although this is uncertain (+/?).

Professional judgement will be used to assess the potential for mitigation measures outlined in strategic site allocation policies to reduce adverse effects and enhancement measures to have positive effects (+) or (++).

## **Appendix C** SA Assumptions Framework for Development Site Allocations

Evidence used: Definitive Footpaths GIS Map, Open Space Areas and Buffers GIS Map, PRow non statutory 2012 GIS Map, hospitals and health centres GIS Map, Secondary Schools GIS Map, Primary Schools GIS Map, Higher Education GIS Map, Transport GIS Map, Town Centres GIS Map, Transport Evidence Base (modelling and mitigation).

## Appendix D

# Draft Local Plan Sustainability Appraisal (2016)

**D.1** This chapter describes the findings of the SA of each strategic, allocation and development management policy in the Draft Local Plan (January 2016) and their reasonable alternatives. It provides a helpful summary of the significant effects of all policy options considered before the selection and definition of the contents of the Revised Publication Local Plan (November 2018). Detailed appraisal matrices for each policy and its reasonable alternatives can be found in previously published iterations of the SA Report **[See reference 305]**.

**D.2** Summary tables of the preferred policy appraisal scores are provided at the end of each sub-section. These tables are accompanied by text descriptions of:

- The significant effects of the draft policies.
- Mitigation and enhancement measures outlined in the Draft Local Plan that contribute towards mitigating any significant adverse effects.
- A comparison of the assessed effects of the Draft Local Plan policies and their reasonable alternatives.
- Recommendations for revisions and additions to policy wording as a consequence of the SA process.
- Changes to the Basildon Borough Local Plan made in between the consultation on the Draft Local Plan (January 2016) and the consultation on the Publication Local Plan (November 2018).

**D.3** Detailed appraisal matrices of the Draft Local Plan preferred policies and associated reasonable alternatives considered during its preparation can be found in Appendix 4 of the Draft Local Plan SA Report (January 2016).

## Draft Local Plan Chapter 5 – Vision and Objectives

### Significant Effects

**D.4** The overall draft Vision for Basildon sets a general aspiration to become a fair and inclusive Borough where communities have a healthy and safe place to live and work and an improving quality of life now and for future generations. The draft Vision is likely to have a positive effect on all of the SA objectives as shown in Table D.1. The general wording of the draft Vision is unlikely to lead to any significant adverse effects on the SA objectives. The success of the draft Vision in helping to achieve the sustainability objectives depends on the implementation of the policies in the Local Plan.

**D.5** The majority of the Draft Local Plan Strategic Objectives are unlikely to have an effect or are compatible with minor positive effects on the SA objectives (as shown in Table D.1). All the draft Strategic Objectives (SOs) have at least one significant positive effect where they directly address SA objectives (SAs).

**D.6** Increases in waste and car travel associated with increased housing (SO6: Deliver new homes in the Borough), development of employment and tourism (SO5: Strengthen the competitiveness of local economy and SO7: Capitalising on local tourism opportunities) may have negative effects on SA objectives relating to greenhouse gas emissions (SA14) and pollution (SA15), although there may be opportunities for new sustainable waste management and other supporting infrastructure (SO10: Secure the delivery of supporting infrastructure) to be incorporated into the design of new homes, which would have minor positive effects against SA16 (Improve water efficiency and water resource management); however, the positive effects associated with new sustainable infrastructure are uncertain.

**D.7** The release of Green Belt for development is likely to have a negative effect against SA1, SA2 and SA3 which relate to the conservation and enhancement of nature, cultural heritage and landscape. However, overall, this effect is mixed with significant positive effects associated with aspirations to improve the quality and value of the remaining Green Belt in the Borough. Focusing development in town centres (SO4) and capitalising on tourism opportunities (SO7) may increase travel from rural areas and from further away, which may have negative effects associated with car traffic on SA objectives relating to traffic congestion (SA19), greenhouse gas emissions (SA14) and air and noise pollution (SA15). However, focusing development in urban areas may also offer more sustainable transport choices, which would benefit residents and tourists alike, with minor positive effects. Similarly, increases in employment land (SO5), residents (SO6) and tourists (SO7) could have negative effects on SA objectives aimed at conserving and enhancing local landscapes (SA1), protected species and habitats (SA3). As with the Vision, the success of the Strategic Objectives depends on the implementation of the policies in the Draft Local Plan.

**D.8** Table D.1 overleaf summarises the SA effects for the appraisal of the Vision and Strategic Objectives for Basildon Borough Draft Local Plan.

## Mitigation of Significant Adverse Effects

**D.9** The Sustainability Appraisal of the Draft Local Plan's Vision and Strategic Objectives identified no significant adverse effects.

## Reasonable Alternatives

**D.10** No reasonable alternatives to the Vision and Strategic Objectives included in the Draft Local Plan were considered.

## Recommendations Made Following the SA of the Draft Local Plan

**D.11** No recommendations were made to Basildon Borough Council following the Sustainability Appraisal of the Vision and Strategic Objectives in the Draft Local Plan.

## Basildon Borough Revised Publication Local Plan (November 2018) – Changes Since the Consultation on the Draft Local Plan

**D.12** The Vision from the Draft Local Plan has been carried through to the Publication version of the Local Plan, and now includes reference to the enhancement of the natural environment and biodiversity. The Strategic Objectives have also been carried through, with minor changes to the wording. The SA findings of this component of the Revised Publication Local Plan (November 2018) can be found in Appendix E of the SA Report accompanying initial Publication Local Plan (November 2018).

**Table D.1: Summary of SA effects for the draft Vision and draft Strategic Objectives**

SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	
Basildon Borough's Community Strategy Vision 2012-2036	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
SO1: Protect and enhance the quality of the local environment	++	++	++	0	0	0	0	+	0	0	0	+	+	0	+	0	+	0	+	
SO2: Improve the quality and value of the Green Belt	++/-	++/-	++/-	0	0	0	0	+	0	0	0	+	0	0	+	0	0	0	+	
SO3: Minimise our impact on the environment	++	+	++	0	0	0	0	+	0	0	0	++	++	++	++	++	++	++	++	+
SO4: Creating vibrant and thriving town centres	0	0	0	+	++	0	0	+	++	++	++	++	0	+/-/?	+/-/?	0	+	0	+/-/?	
SO5: Strengthen the competitiveness of local economy	-/?	0	-/?	++	+	0	0	+	+	++	+	0	0	+/-/?	+/-/?	0	0	-/?	-/?	
SO6: Deliver new homes in the Borough	-/?	0	-/?	+	0	0	++	0	+	++	0	0	0	+/-/?	0	+/?	+	-/?	-/?	
SO7: Capitalise on local tourism opportunities	-/?	+	-/?	++	+	0	0	0	+	+	+	0	0	-/?	-/?	0	0	-/?	-/?	
SO8: Help local people maintain healthier lifestyles	+	+	+	+	0	0	0	++	+	+	+	0	0	0	+	0	0	0	+	
SO9: Enhance the quality of life of all in the Borough	+	0	+	+	+	+	+	+	++	++	++	+	0	0	+	0	0	0	+	
SO10: Secure the delivery of supporting infrastructure	+/?	0	+/?	0	+	+	+	+	+	+	++	0	0	+	+/?	0	0	0	+/?	



## Draft Local Plan Chapter 6 – Achieving Sustainable Development

### Policies Appraised

**D.13** Chapter 6 of the Draft Local Plan set out the Council's policies on achieving sustainable development:

- Policy SD1: A Strategic Approach to Sustainable Development in Basildon Borough.
- Policy SD2: Settlement Hierarchy and the Distribution of Growth.
- Policy SD3: Presumption in Favour of Sustainable Development.

### Significant Effects

**D.14** The appraisal of policies SD1 and SD2 identified the following significant effects:

- Significant adverse effects were identified for policies SD1 and SD2 against SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness) and 3 (biodiversity) as the Plan is seeking to deliver to 8,000 to 8,500 new homes and 14ha of employment land on greenfield land potentially affecting the Borough's landscapes, heritage assets and ecology. These effects are uncertain until the detailed design and layout of development and landscaping are known, with uncertain mixed effects overall.
- Significant positive effects were identified for policies SD1 and SD2 under SA objectives 4 (economic growth and regeneration) and 5 (town centres). This is because the Draft Local Plan seeks to deliver sufficient employment land to provide jobs to accommodate the Borough's

objectively assessed housing need by delivering a proportionate amount of growth to each of the main settlements, including their town centres.

- Significant positive effects were identified for policies SD1 and SD2 under SA objective 7 (meeting housing needs) as the policies set out the Borough's strategy to meet the overall objectively assessed need for 15,260 homes, albeit at the lower end of the range of need identified.
- Significant positive effects were identified for both policies SD1 and SD2 against SA objective 9 (vibrant communities) due to both policies committing to the delivery of new housing and employment land and ensuring development is adequately phased to help create and sustain vibrant communities and support development in the larger settlements, followed by growth in the serviced settlements and limited growth in the un-serviced settlements. This should ensure that the existing well-served settlements are supported and maintained. The effect recorded for SD2 is a mixed effect overall as there is potential for adverse effects, particularly in Dunton and Bowers Gifford, as the Borough's smaller communities become larger. This mixed effect is uncertain as it could be viewed positively or negatively depending on perception.
- A significant positive effect was identified for SD2 against SA objective 10 (regeneration and renewal of disadvantaged areas). This is because the policy directs around 62% of overall housing growth and nearly 98% of overall employment growth to Basildon. This part of the Borough includes areas of higher deprivation and hence growth and regeneration could have more of an impact.
- A significant positive effect was identified for SD2 against SA objective 11 (access to services and facilities). This is because the policy supports development in the larger settlements, followed by growth in the serviced settlements and limited growth in the un-serviced settlements. This should ensure that the existing well-served settlements are supported and maintained. In addition, around 600 homes would be directed to the serviced settlement of Bowers Gifford and the policy states that this development would be accompanied by a new local centre, open space and community facilities.

- Significant adverse effects were identified for both policies SD1 and SD2 against SA objective 12 (re-use of previously developed land and buildings) as up to 8,500 homes will be developed on greenfield land, including land in the Green Belt. Recognising that the Council has sought to maximise the use of urban sites, these adverse effects are somewhat offset by positive effects, resulting in mixed effects for both policies. A significant positive effect is recorded for SD2 because the policy seeks to maximise available urban land for development first (enabling approximately 6,500-7,000 homes to be accommodated and 36-38ha of employment land to be delivered within the urban areas rather than greenfield land). Furthermore, various evidence base studies and surveys have been undertaken to support the capacity of land in the Green Belt to accommodate the residual development needs (without harming the overall purpose of the Green Belt).
- Significant adverse effects were identified for both policies SD1 and SD2 against SA objective 13 (flood risk). This is because both policies seek to deliver 8,000 to 8,500 new homes and 11 to 14ha of employment land on greenfield land, including in the Green Belt. A minor positive effect (making a mixed effect overall) is recorded for policy SD1 in recognition of the policy's sequential approach to locating development. However, the scale of growth proposed will significantly increase the area of built development in the Borough which is expected to exacerbate flood risk. Furthermore, the scale of growth is likely to increase the number of people and properties at risk.
- A significant adverse effect was identified for policy SD1 against SA objective 14 (greenhouse gas emissions). Again, this is because the policy outlines in broad strategic terms the Plan's delivery of up to 8,500 new homes and 14ha of employment land on greenfield land. The scale of growth is such that greenhouse gas emissions (including from car-based travel) are likely to increase. However, the policy also states that the Council will optimise the use of previously developed land in the urban areas where it is suitable for development purposes, optimising the potential to reduce journey times, with minor positive effects and a mixed effect overall.

**D.15** No significant effects were identified for preferred policy SD3.

## Mitigation of Significant Adverse Effects

**D.16** The significant adverse effects identified under SA objectives 1, 2, 3, 12, 13 and 14 were considered likely to be mitigated in part if not completely through the detailed mitigation measures outlined within the individual strategic site allocation policies and the implementation of other strategic and development management policies in the Local Plan, notably draft policies SD3, DES1 and DES2, GB1 and GB4, CC1-CC5, NE1-NE7 and HE1-HE5. The use of greenfield land to accommodate development to meet the objectively assessed housing and economic needs of the Borough cannot be mitigated, notwithstanding the prioritisation given to development within the existing urban areas.

## Reasonable Alternatives

**D.17** The preferred policies outlined in Chapter 6 generally scored the same or better than their reasonable alternatives. However, preferred policy SD1 scored significantly worse than its reasonable alternatives against SA objective 3 (biodiversity). This is due to the fact that in order to accommodate all the growth set out in the policy, indirect and direct impacts on Local Wildlife Sites, protected species and BAP priority (as well as locally important) habitats are predicted, whereas the policy's reasonable alternatives (no development in the Green Belt and accommodating more urban development to reduce Green Belt loss) would significantly reduce the amount of greenfield land development and therefore impacts on local ecology. However, overall across all SA objectives, preferred policy SD1 scored significantly better.

## Recommendations Made Following the SA of the Draft Local Plan

**D.18** One recommendation was made to Basildon Borough Council following the completion of the Sustainability Appraisal of the Draft Local Plan policies outlined in Chapter 6:

- Policy SD1 – Reword criterion 5 of the policy as follows: “In order to ensure that the local people and the economy can thrive, growth will be phased, aligned with the provision of the SERVICES and infrastructure needed to keep people and businesses connected and moving, and enabling local residents to stay healthy and fulfil their potential”. It would also be useful to define what is meant by ‘services’ and ‘infrastructure’ in the supporting text.

## Basildon Borough Revised Publication Local Plan (November 2018) – Changes Since the Consultation on the Draft Local Plan

**D.19** Policy SD1 sets out the Local Plan’s strategic approach to sustainable development in Borough, including the quantum of house and employment land to be delivered over the Plan period up to 2034. The number of homes the Local Plan plans to deliver has increased from 15,260 to 17,791.

**D.20** The Draft Local Plan planned to locate between 8,000 and 8,500 homes in areas to be de-designated as Green Belt, whereas the Revised Publication Local Plan (November 2018) plans to deliver 8,612 homes in the Green Belt, with the remaining homes being provided in the Borough’s existing towns and villages.

**D.21** The area of new employment land the Local Plan plans to deliver has been increased from 49ha to at least 51ha. However, the Revised Publication

Local Plan (November 2018) identifies a need to meet a proportion of London's unmet employment needs equating to at least 5ha, creating a minimum need of 42ha of employment land over the plan period. In order to meet the Borough's, and a proportion of London's, employment needs within the Plan period Policies SD1 and SD2 therefore identify 91.5ha of land supply, which meets the Borough's needs and offers the potential to meet unmet need coming from London. In combination with the facilities, services and infrastructure constructed alongside the planned growth, the employment land is to deliver a minimum target of 20,000 jobs over the Plan Period.

**D.22** Finally, the Publication version of Policy SD1 puts the Borough's planned growth into an updated regional planning context. Basildon Borough Council is working with neighbouring authorities in the South East to bring forward a Joint Spatial Plan for sustainable growth in South Essex which seeks to deliver at least 90,000 homes and 58,000 jobs. Policy SD1 states the Basildon Local Plan will be reviewed, at least in part, following the adoption of the Joint Spatial Plan for South Essex, if opportunities for further growth and infrastructure provision in the Borough are identified.

**D.23** Policy SD2 sets out how Local Plan will distribute the planned growth identified in Policy SD1 across the Borough's settlement hierarchy. The amount of growth to be delivered within the Borough's main urban areas, namely Basildon (including Laindon, Pitsea and Noak Bridge) has been decreased from 8,835 dwellings to 8,747 dwellings. However the amount of new employment land provision referenced in policy SD2 has been changed from 41ha of land need to 91.5ha of land supply (total amount of land required to meet the 42ha need).

**D.24** Employment provision in Borough's towns of Billericay has remained unchanged at 0.3ha, but Wickford's planned provision has been increased from 0.7ha to 0.9ha. Dwelling provision within Billericay has increased significantly from 1,860 to 3,034, resulting in a significant increase in the area of greenfield land being developed beyond the town's existing urban area (80ha to 114ha), and more modestly in Wickford from 3,300 to 3,513 – although the area of development outside the existing development boundary of Wickford has gone down from 83ha to 72ha.

**D.25** The Draft Local Plan's large westward urban extension, incorporating the village of Dunton, has been removed from the Publication Plan, resulting in a significant reduction in the area of greenfield land beyond the existing urban area of Basildon being developed (almost half of the original 300ha).

**D.26** The Draft Local Plan's large eastward urban extension in Bowers Gifford and North Benfleet has been significantly revised from 2,000 including associated infrastructure a, services and facilities to deliver 650 dwellings. The remaining 1,350 dwellings are to be delivered through a Bowers Gifford and North Benfleet Neighbourhood Plan (see Policy SD3).

**D.27** Minor amendments have also been made to the number of homes to be delivered in the Borough's smaller services settlements of Crays Hill and Ramsden Bellhouse, with the allocation of 39 homes in Ramsden Bellhouse being removed from the Local Plan for delivery through the Ramsden Bellhouse Neighbourhood Plan (see Policy SD3).

**D.28** Policy SD3 which sets out the Basildon Local Plan's presumption in favour of sustainable development was renamed Policy SD4 following the inclusion of new Policy SD3: Designated Neighbourhood Areas. The original Policy SD3, now SD4, has remained unchanged since the version consulted upon in the Draft Local Plan in 2016.

**D.29** The new Policy SD3 expresses the Council's support to neighbourhood planning bodies, specifically the defined Neighbourhood Plan Areas of Bowers Gifford and North Benfleet, Hovefields and Honiley and Ramsden Bellhouse. The following minimum housing targets are set out in the policy:

- 1,350 homes within the Bowers Gifford and North Benfleet Neighbourhood Area; and
- 39 homes within the Ramsden Bellhouse Neighbourhood Area.

**D.30** The SA findings of this component of the Revised Publication Local Plan (November 2018) can be found in Appendix E of the SA Report accompanying initial Publication Local Plan (November 2018).

**Table D.2: SA effects for policies in the Draft Local Plan  
Chapter 6 – Achieving Sustainable Development**

SA Objectives	SD1	SD2	SD3
1. Landscape, countryside and green space	--/+/?	--/+/?	+
2. Cultural heritage	--/?	--/+/?	+
3. Biodiversity	--/?	--/?	+
4. Economic growth and regeneration	++	++	+
5. Town centres	++	++	+
6. Education and social inclusion	+/?	?	+
7. Meeting housing need	++/?	++	+
8. Health and wellbeing	+/?	?	+
9. Vibrant communities	++	++/-/?	+
10. Regeneration and renewal of disadvantaged areas	+	++	+
11. Access to services and facilities	+/?	++	+
12. Re-use of previously developed land and buildings	--/+	++/--	+
13. Flood risk	--/+	--/?	+
14. Greenhouse gas emissions	--/+/?	+/?	+
15. Air, land and noise pollution	+/-	+/-	+
16. Water resources	?	?	+
17. Preparedness for the effects of climate change	0	0	+
18. Waste	-	-	+
19. Traffic congestion	?	+/?	+



## Draft Local Plan Chapter 7 – Building a Strong Competitive Economy

### Policies Appraised

**D.31** Chapter 7 of the Draft Local Plan set out the Council’s planning policies for building a strong, competitive economy:

- Policy E1: Economic Growth Strategy.
- Policy E2: Existing Employment Areas for General B-Class Uses.
- Policy E3: Existing Employment Area for Research and Development Uses.
- Policy E4: New Employment Sites.
- Policy E5: Land West of Gardiners Lane South, Basildon.
- Policy E6: Terminus Drive.
- Policy E7: Dunton Extension.
- Policy E8: Burnt Mills Extension.
- Policy E9: Rural Enterprise Sites.
- Policy E10: Untidy Industry Zone, Burnt Mills.
- Policy E11: Locations for Employment Development.
- Policy E12: Non B-Class Uses in Employment Areas.
- Policy E13: Aligning Skills and Jobs.
- Policy E14: Offices.

## Significant Effects

**D.32** The appraisal of the Draft Local Plan's 14 preferred policies within this chapter identified the following significant effects [\[See reference 306\]](#):

- Significant adverse effects were identified for policies E2 and E4 against SA objective 1 (landscape, countryside and green spaces). Policy E2 promotes the expansion of existing employment sites into neighbouring land, including existing open and green spaces which will be lost, e.g. the Amenity Green Space to the north of Miles Gray Road, reducing the area available to the public for recreation. Policy E4 promotes four new employment sites on greenfield land for development within the plan period, including the mixed-use allocation described in E7/H11. Policy E4 had a mixed effect overall due to the promotion a sequential approach to the delivery of new employment sites in the Borough favouring the intensification of previously developed, vacant and underutilised land within existing employment sites before new areas, with minor positive effects.
- Significant adverse effects were identified for policies E2 and E3 against SA objective 3 (biodiversity). Both policies E2 and E3 promote the expansion of existing employment sites into neighbouring land, some of which is designated as BAP Priority Habitat and Protected Species Alert Areas.
- Significant positive effects were identified for policies E1-E4 against SA objective 4 (economic growth and regeneration) as all four policies deal specifically with promoting and facilitating economic growth and the delivery of new jobs in the Borough.
- A significant positive effect was recorded for policy E14 against SA objective 5 (town centres) as this policy focusses on office development in town centres and requires a sequential/impact test to be taken for proposals outside of town centres.
- Significant positive effects were identified for policy E1 and E13 against SA objective 6 (education and social inclusion). Criteria (e) and (f) of policy E1 seek to facilitate training and education of local people and establish

and maintain relationships between local businesses and local training and education. Policy E13 supports increased opportunities for local people to be engaged in the local economy through skills and training to avoid low skilled residents becoming marginalised in the labour market, promoting educational attainment and social inclusion.

- Significant positive effects were identified for policies E1-E4 against SA objective 12 (re-use of previously developed land and buildings) as all four policies seek to encourage the use of land within the exiting employment areas, intensification of previously developed land and the realisation of vacant sites or land uses.

## Significant Effects of Development Allocations

**D.33** Draft Policies E5 Land West of Gardiners Lane South, Basildon, E6 Terminus Drive, E7 Dunton Extension, and E8 Burnt Mills Extension represented allocations for employment development in the Borough. Draft Policies E5 and E7 represented the employment components of mixed-use allocations also allocated in Chapter 11 in Draft Policies H7 Land West of Gardiners Lane South, Basildon, and H10 West Basildon Urban Extension. Significant effects associated with these two mixed-use allocations are described in the section on Chapter 11 below.

**D.34** No significant effects were identified for draft employment development allocation E6.

**D.35** A significant adverse effect was identified for draft policy E8 against SA objective 12 (re-use of previously developed land and buildings) as all the land within this strategic site allocation is classified as Grade 3 agricultural land (moderate to good agricultural land). This significant adverse effect is uncertain as it is not known whether the land is Grade 3a (i.e. Best and Most Versatile Agricultural Land) or Grade 3b (which is not Best and Most Versatile Agricultural Land).

## Mitigation of Significant Adverse Effects

**D.36** The significant adverse effects identified under SA objectives 1, 3 and 12 were considered likely to be mitigated through the detailed mitigation measures outlined within the individual strategic site allocation policies and the implementation of other draft strategic and development management policies in the Draft Local Plan, notably Draft Policies SD3, DES1 and DES2, GB1 and GB4 and NE1-NE7. However, the use of greenfield land to accommodate employment uses cannot be mitigated, notwithstanding the prioritisation given to development within the existing urban areas.

## Reasonable Alternatives

**D.37** The preferred policies outlined in Chapter 7 score the same or better than all the reasonable alternatives.

## Recommendations Made Following the SA of the Draft Local Plan

**D.38** No outstanding recommendations were made to Basildon Borough Council following the completion of the Sustainability Appraisal of the Draft Local Plan policies outlined in Chapter 7.

## Basildon Borough Revised Publication Local Plan (November 2018) – Changes Since the Consultation on the Draft Local Plan

**D.39** Policies E1, E2, E3 and E5 from the Draft Local Plan have been carried through to the Publication version of the Local Plan. Policy E4 has been deleted

## **Appendix D** Draft Local Plan Sustainability Appraisal (2016)

and replaced with a new Policy E4: Protection of Existing Employment Areas for B2 Manufacturing and Industrial Uses. Policies E6, E7 and E14 have also been deleted. Consequently, Draft Local Plan Policies E8-E13 have been renumbered E6-E11.

**D.40** Policy E1 has been reworked to make provision for the Borough's revised employment needs. Policy E2 has been amended to include reference to the now completed Terminus Drive Employment Area at Pitsea and now omits reference to the Borough's three town centres.

**D.41** Employment allocation Policy E5 has been amended to make reference to the provision of at least 3.3ha of B-class employment land within the allocation, with an additional provision of 3ha of land required to provide grow-on space opportunities. Employment allocation Policy E8 (now Policy E6) has been significantly expanded from 5.5ha to 48ha and also now includes provision for a Travelling Showpeople yard comprising of 3 plots. The Rural Enterprise Site at London Road, Billericay has been removed from Policy E7.

**D.42** Policy E11 (now E9) now restricts new B-class employment development to B1 uses to prevent the potential disturbance of residential areas. Policy E13 (now Policy E11) now requires all major development allocations to submit an employment skills plan to demonstrate how the development proposal will secure improvements to skills levels and employment amongst local residents, including training needs.

**D.43** The remaining policies have either remained unchanged or have only had minor amendments made. The SA findings of this component of the Revised Publication Local Plan (November 2018) can be found in Appendix E of the SA Report accompanying initial Publication Local Plan (November 2018).

**Table D.3: SA effects for policies in the Draft Local Plan Chapter 7 – Building a Strong Competitive Economy**

SA Objectives	E1	E2	E3	E4	E6	E8	E9	E10	E11	E12	E13	E14
1. Landscape, countryside and green space	0	--	-	--/+	0/?	-/?	0	0	0	0	0	+
2. Cultural heritage	0	0	0	+/-	0/?	0/?	0	0	0	0	0	0
3. Biodiversity	0	--	--	+/-	-/?	-/?	0	0	0	0	0	0
4. Economic growth and regeneration	++/--	++	++	++	+	+	+	0	+	0	+	+
5. Town centres	+	+	0	+	0	0	0	0	+	0	0	++
6. Education and social inclusion	++	0	0	0	+	+	+	0	0	0	++	0
7. Meeting housing need	0	0	0	0	0	0	0	0	0	0	0	0
8. Health and wellbeing	+	+/-	+/-	+/-	+	+	+	0	0	0	0	0
9. Vibrant communities	+	0	0	0	0	0	+	0	+	0	0	0
10. Regeneration and renewal of disadvantaged areas	+	+	0	+	+	+	0	0	+	0	0	0
11. Access to services and facilities	+	+	0	+	-/?	-/?	+	0	+	0	0	+
12. Re-use of previously developed land and buildings	++	++	++	++	+/-	--/?	+	0	0	+	0	+
13. Flood risk	+	-	-	-	-	-	0	0	0	0	0	0
14. Greenhouse gas emissions	+/-	-	-	-	-/?	-/?	+/-	0	0	0	0	0
15. Air, land and noise pollution	-	-	-	-	-/?	-/?	-	+/-/?	0	0	0	0
16. Water resources	0	0	0	0	0	0	0	0	0	0	0	0
17. Preparedness for the effects of climate change	0	-	-	-	?	?	0	0	0	0	0	0
18. Waste	0	0	0	0	?	?	0	0	0	0	0	0
19. Traffic congestion	+/-	+/-	-	-	+/-/?	+/-/?	+/-	+	+	0	0	+

For E5, see appraisal of mixed-use site H7. For E7, see appraisal of mixed-use site H10.

## Draft Local Plan Chapter 8 – Ensuring the Vitality of Town Centres

### Policies Appraised

**D.44** Chapter 8 of the Draft Local Plan set out the Council's planning policies on maintaining and enhancing the Borough's Town centres as centres for retail and leisure:

- Policy R1: Retail and Leisure Strategy.
- Policy R2: Basildon Town Centre Regeneration.
- Policy R3: Laindon Town Centre Regeneration.
- Policy R4: Pitsea Town Centre Regeneration.
- Policy R5: Wickford Town Centre Regeneration.
- Policy R6: Billericay Town Centre Enhancement.
- Policy R7: Town Centre Boundaries.
- Policy R8: Primary Shopping Frontages.
- Policy R9: Secondary Shopping Frontages.
- Policy R10: Local Centres.
- Policy R11: Out of Centre Retail Areas.
- Policy R12: Festival Leisure Park.
- Policy R13: Hotel Development Site – Land adjacent to Basildon Golf Course.
- Policy R14: Locations for Town Centre Uses.
- Policy R15: Existing Local Shops.

- Policy R16: Hot Food Takeaways.
- Policy R17: Betting offices.

## Significant Effects

**D.45** The appraisal of the Draft Local Plan's 17 preferred policies identified the following significant effects:

- Significant positive effects were identified for policies R2, R3 and R5 against SA objective 1 (landscape, countryside and green spaces) due to their promotion of the need to enhance existing public realm within town centres and create new public green spaces. All three significant positive effects were mixed overall as there is potential for the policies to have adverse effects on the existing character of the Borough's townscapes due to the provision of new dwellings and employment uses.
- Significant positive effects were identified for policies R1 – R6 and R10 against SA objective 4 (economic growth and regeneration) due to the role these policies will play in regenerating existing centres, creating new centres and significantly increasing the provision of retail, leisure and entertainment uses and supporting the diversification of uses.
- Significant positive effects were identified for policies R1 – R9 and R14 against SA objective 5 (town centres) because of the role that these policies will play in promoting the Borough's existing town centres as sustainable locations for living, retail, leisure and related commercial development, contributing to their vitality and viability in the long term.
- Significant positive effects were identified for policies R2 and R17 against SA objective 6 (education and social inclusion) due to the former supporting the provision of a new further education college in a town centre, significantly contributing to education and the later significantly contribution to social inclusion by ensuring that new betting offices are not permitted within 400m of existing ones.



- A significant positive effect was identified for policy R2 against SA objective 7 (meeting housing needs) because of the policy's plans to deliver between 1,500-2,000 dwellings within Basildon town centre.
- A significant positive effect was identified for policy R16 against SA objective 8 (health and wellbeing) due to the policy's focus on inhibiting the densification and expansion of hot food takeaways within town and local centres; however, this effect was considered uncertain, as it is ultimately dependent on individual's behaviour.
- Significant positive effects were identified for policies R1 – R6, R8 and R17 against SA objective 9 (vibrant communities) because of the general role that these policies play in promoting the Borough's centres, and therefore its communities, as vibrant places to live, work and enjoy leisure activities in the long term by encouraging diversity of uses, etc.
- Significant positive effects were identified for policies R1 – R5 against SA objective 10 (regeneration and renewal of disadvantaged areas) due to the general role that these policies play in promoting the regeneration of the Borough's deprived and disadvantaged centres and communities.
- Significant positive effects were identified for policies R2, R3, R10 and R14 against SA objective 11 (access to services and facilities). Policies R2 and R3 seek to significantly improve the quality, quantity and accessibility of local services and facilities in Basildon's and Laindon's town centres, respectively. Policy R10 outlines criteria supporting the establishment of new local centres where appropriate and promotes residential, business or community uses on the upper floors of units within local centres where there will be no adverse effects on the functioning of the ground floor retail. Policy R14 focusses on concentrating future retail uses (Use Class A1) within existing town centres, out of centre shopping areas, or on accessible sites well connected to the town centre. However, this significant positive effect was mixed overall due to the potential for the restriction of A1 uses out of centres where there is a local need, with minor adverse effects.
- Significant positive effects were identified for policies R2 and R3 against SA objective 12 (re-use of previously developed land and buildings) as both policies specifically encourage the redevelopment and modernisation

of existing premises, increasing the density of development in Basildon and Laindon before developing on greenfield land.

- A significant mixed positive and adverse effect was identified for policy R2 against SA objective 14 (greenhouse gas emissions). The significant positive effect can be attributed to the policy's encouragement of the provision of a number of key services in Basildon town centre, reducing reliance on the car and thus reducing car-based greenhouse gas emissions. The significant adverse effect can be attributed to the policy's plans to deliver a significant number of new dwellings in the centre and the planned improvements to the road network, which could result in a significant increase in car based travel.
- A significant positive effect was identified for policy R3 against SA objective 14 (greenhouse gas emissions). This is because the policy seeks to enhance Laindon town centre, improving public transport links and local services and facilities; however this significant positive effect was somewhat offset by the provision of at least 150 new residential units which may increase car use in the area.

## Significant Effects of Development Allocations

**D.46** Policy R13 (Hotel Development Site – Land adjacent to Basildon Golf Course) represents the only draft development allocation within Chapter 8. Two significant effects were identified in the appraisal of this draft allocation:

- A significant adverse effect was identified for draft policy R13 against SA objective 3 (biodiversity) due to this strategic allocation being located on wooded land recognised for its ecological value. Furthermore, the policy makes no provision for mitigating adverse effects on ecology. This effect was considered uncertain until such time as the detailed design, scale and layout of the new development are known.
- A significant adverse effect was identified for draft policy R13 against SA objective 12 (re-use of previously developed land and buildings). This is because R13 proposes the allocation of new hotel development on wooded greenfield land; however, this effect was uncertain as it is not

known whether the location is Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b).

## Mitigation of Significant Adverse Effects

**D.47** The significant adverse effects identified under SA objectives 3 for draft policy R13 and SA objective 14 (greenhouse gas emissions) for draft policy R2 were considered likely to be mitigated through the implementation of other policies in the Local Plan, notably draft policies SD3, NE1, NE4-NE6 and T1, T3 and T6. It is unlikely that the loss of greenfield land for the hotel development adjacent to Basildon Golf Course can be mitigated, although it is recognised that it is on the edge of the urban area.

## Reasonable Alternatives

**D.48** The preferred policies outlined in Chapter 8 generally scored the same or significantly better than their reasonable alternatives. Reasonable alternatives which scored similarly to the preferred options tended to have greater uncertainty attached to their positive effects. Policy R13 represented the only preferred policy within the chapter which scored significantly worse against SA objectives 3 (biodiversity) and 12 (re-use of previously developed land and buildings) when compared to its reasonable alternative, which seeks no allocation on this site. Under the reasonable alternative there would be no change in current conditions, and as a result negligible effects were identified.

## Recommendations Made Following the SA of the Draft Local Plan

**D.49** The following recommendations were made to Basildon Borough Council following the completion of the Sustainability Appraisal of the Draft Local Plan policies outlined in Chapter 8:

- Policy R2 – Ensure there is a requirement within the Plan for development to positively manage surface water issues, particularly where development is proposed within a Critical Drainage Area. Ensure the Plan supports delivery of public transport improvements alongside delivery of large-scale housing.
- Policy R3 – Ensure there is a requirement within the Plan for development to positively manage surface water issues, particularly where development is proposed within a Critical Drainage Area.
- Policy R5 – Ensure there is a requirement within the Plan for development to positively manage surface water issues, particularly where development is proposed within a Critical Drainage Area.
- Policy R13 – Include measures to mitigate the significant adverse effects on biodiversity by incorporating habitats within the development and enhancing habitats in the neighbouring Vange Hill and Golf Local Wildlife Site and Basildon Meadows SSSI.
- Policy R16 – Consider the role of open spaces in improving health, i.e. have a more restrictive policy where open spaces are used specifically for exercise/sport/recreation.

**D.50** In addition, no significant positive effects were identified from the implementation of policy R13. Therefore, the Council were advised to consider including additional enhancement measures to improve the performance of this draft allocation across a number of objectives.

## Basildon Borough Revised Publication Local Plan (November 2018) – Broad Changes Since the Consultation on the Draft Local Plan

**D.51** Policies R1 to R17 from the Draft Local Plan have been carried through to the Publication version of the Local Plan. Policy R1 has been revised and now includes reference to sustainable transport modes, as well as car parking. R2

has been revised to increase the level of residential development within Basildon town centre by 6.4% to reflect the higher densities that have been historically delivered within the town centres, increasing the delivery of homes within Basildon town centre from 2,000 to 2,128 dwellings. Policy R6 now makes reference to the need to efficiently and effectively manage the parking facilities in Billericay Town centre. Policy R7 permits development above ground floor level in Primary Shopping Areas where there will be no adverse impact on ground floor uses.

**D.52** Policy R11 has also been revised to no longer include criteria for when development of out of centre shopping areas will be permitted, it now just requires sequential and impact assessments. A change has been made to Policy R13 which now supports the delivery of a larger hotel with conference and function space on land adjacent to Basildon Golf Course, as well as additional hotel provision in the Borough's town centres and A127 Enterprise Corridor.

**D.53** The remaining policies have had relatively minor changes made to their wording. The SA findings of this component of the Revised Publication Local Plan (November 2018) can be found in Appendix E of the SA Report accompanying initial Publication Local Plan (November 2018).

**Table D.4: SA effects for policies in the Draft Local Plan Chapter 8 – Ensuring the Vitality of Town Centres**

SA Objectives	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16	R17
1. Landscape, countryside and green space	+	++/-	++/-	+	++/-	+	+	+	+	+	+	+	-/?	+	+	+	+
2. Cultural heritage	+	+/-	+/-/?	+	+/-	+	+	+	+	+	+	+	-/?	+	+	+	+
3. Biodiversity	0	+/?	0	0	0	0	0	0	0	0	+	0	--/?	0	0	0	0
4. Economic growth and regeneration	++	++	++	++	++	++	+	+	+	++	+	0	+	+/-	+	+/-	+/-
5. Town centres	++	++	++	++	++	++	++	++	++	+	+/?	0	0	++	0	+/-	+
6. Education and social inclusion	0	++	0	0	0	0	0	0	0	+	0	0	0	0	0	0	++
7. Meeting housing need	0	++	+	0	+	0	+/-	0	0	+/?	0	0	0	0	+/-	0	0
8. Health and wellbeing	0	+	+	0	+/?	0	0	0	0	+/?	0	0	+	0	0	++/?	+
9. Vibrant communities	++	++	++	++	++	++	+	++	+	+	0	+	0	+/-	+	+	++
10. Regeneration and renewal of disadvantaged areas	++	++	++	++	++	+	+	+	+	+	0	0	+	+/-	0	+/?	+
11. Access to services and facilities	+	++	++	+	+	+	+/-/?	+	+	++	+	0	-/?	++/-	0	+	+
12. Re-use of previously developed land and buildings	+	++	++	+	+	+	+	+	0	+/?	0	0	--/?	0	+	0	0
13. Flood risk	0	-/?	-/?	0	-/?	0	0	0	0	0	0	0	-	0	0	0	0
14. Greenhouse gas emissions	0	++/--	++/-/?	+/-/?	+/-	+/-	0	0	0	0	+	0	-/?	0	0	0	0
15. Air, land and noise pollution	0	+/-	+/-	+/-/?	+/-	+/-	+/-/?	0	0	0	+	0	-/?	0	0	0	0
16. Water resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17. Preparedness for the effects of climate change	0	+	+	0/?	0/?	0/?	0	0	0	0	0	0	?	0	0	0	0
18. Waste	0	0	0	0	0	0	0	0	0	0	0	0	?	0	0	0	0
19. Traffic congestion	+	+/-/?	+/-	+/-/?	+/-	+/-	+/-/?	0	0	0	+	0	+/-/?	0	0	0	0

## Draft Local Plan Chapter 9 – Promoting Sustainable Transport

### Policies Appraised

**D.54** Chapter 9 of the Draft Local Plan set out the Council’s planning policies on promoting sustainable transport:

- Policy TS1: Transport Strategy.
- Policy TS2: Improvements to Carriageway Infrastructure.
- Policy TS3: Improvements to Footpaths and Cycle Infrastructure.
- Policy TS4: Improvements to Public Transport Infrastructure and Services.
- Policy TS5: Safeguarded Areas for Transport Improvements.
- Policy TS6: Managing Congestion.
- Policy TS7: Safe and Sustainable Access.
- Policy TS8: Parking Standards.
- Policy TS9: Access for Servicing.

### Significant Effects

**D.55** The appraisal of this chapter’s nine preferred policies identified the following significant effects:

- Significant adverse effects were identified for policies TS2 and TS5 for SA objectives 1 (landscape, countryside and green spaces) and 3 (biodiversity). This is because the policies promote infrastructure improvements in rural and sensitive landscapes, which contain a number

of Local Wildlife Sites that could be affected, both through physical disturbance and from air pollution from vehicles. The significance of the effects was considered uncertain as it will depend upon the precise routing and design of the highways infrastructure.

- A significant positive effect was identified for policy TS1 against SA objective 4 (economic growth and regeneration). This is because the policy seeks to deliver an enhanced and better integrated transport network which is particularly important to support and promote economic growth and investment, especially as commercial developments often require improved transport infrastructure connections for their establishment and subsequent success.
- A significant positive effect was identified for policy TS4 against SA objective 6 (education and social inclusion). This is because the policy states that the enhancement and delivery of a public transport network will be delivered by improving equality of access to transport for everyone. This is likely to be of particular benefit to those who currently do not have reasonable access to public transport routes/services and those who are reliant on private car to gain access to services and facilities.
- A significant positive effect was identified for policy TS4 against SA objective 8 (health and wellbeing). This is because the policy seeks to protect and enhance pedestrian routes, cycle networks and Public Rights of Way as a means of improving public transport infrastructure. This is likely to encourage people to lead more active lifestyles. Moreover, by encouraging public transport use through improved transport infrastructure and providing greater access to such, there is likely to be less need to travel by private car which would have indirect benefits on health through reduced traffic emissions.
- A significant positive effect was identified for policy TS7 against SA objective 9 (vibrant communities). This is because the policy seeks to improve road safety and a safe travelling environment in the Borough. As this policy is directly related to this objective a significant positive effect was considered likely.
- Significant positive effects were identified for policies TS1, TS3 and TS4 against SA objective 11 (access to services and facilities). This is because



the main purpose of Policy TS1 is to deliver an enhanced and better integrated transport network that provides accessibility to key services and facilities across the Borough; Policy TS3 encourages the development of footpath and cycle infrastructure which facilitates access to nearby residential, commercial, retail, educational and leisure facilities; and Policy TS4 seeks to ensure that everyone in the Borough has access to public transport which would provide everyone with access to services and facilities such as education, healthcare and jobs. In addition, Policy TS4 also seeks to protect and enhance pedestrian routes, cycle networks and Public Rights of Way, and this would provide people in the Borough with a wider range of access options.

- Significant positive effects were identified for policies TS2, TS5 and TS6 against SA objective 19 (traffic congestion). This is because the primary purpose of Policies TS2 and TS5 are to alleviate congestion and support proposed development in the Local Plan. However, overall, both effects on this objective for TS2 and TS5 were mixed as improvements to the road network have the potential to make the road network more attractive for car journeys that otherwise would not have taken place, offsetting some of these benefits, with minor adverse effects on this objective. The effect on SA objective 19 for Policy TS6 was recorded solely as significant positive because the policy ensures that new developments do not contribute to traffic congestion and ensure that mitigation measures are put in place to offset any impacts on the transport network.

## Mitigation of Significant Adverse Effects

**D.56** The significant adverse effects identified under SA objectives 1 (landscape, countryside and green spaces) and 3 (biodiversity) were considered likely to be mitigated in whole or in part through the detailed mitigation measures outlined within the individual draft allocation policies and the implementation of other draft strategic and development management policies in the Local Plan, notably draft policies SD3, GB1 and GB4 and NE1-NE7.

## Reasonable Alternatives

**D.57** The preferred policies outlined in Chapter 9 scored the same or better than all the reasonable alternatives.

## Recommendations Made Following the SA of the Draft Local Plan

**D.58** No recommendations were made to Basildon Borough Council following the completion of the Sustainability Appraisal of the Draft Local Plan policies outlined in Chapter 9.

## Basildon Borough Revised Publication Local Plan (November 2018) – Changes Since the Consultation on the Draft Local Plan

**D.59** Policies ST1 to ST8 from the Draft Local Plan have been carried through to the Publication version of the Local Plan as Policies T1 to T8. Policy ST9 has been reordered as Policy T11 and two new policies have been included in the chapter: Policy T9 – Town centre, Employment Areas and Railway Station Parking Provision and Policy T10: Electric Vehicle Charging Infrastructure.

**D.60** An additional action has been added to Policy T1 to ensure that potential adverse impacts on the natural environment, as a result of proposals for new or improved transport infrastructure are either prevented or successfully mitigated as part of the development proposal. Policy T2 includes a significant increase in the number of planned carriageway improvements, particularly at junctions in Basildon, Billericay and Wickford.

**D.61** Policy T3 commits to the delivery of the improvements set out in the new Essex Transport Strategy, Public Rights of Way Improvement Plan. Policy T4 has been updated to include a commitment to enhance accessibility to railway stations as well as bus connectivity to business areas to encourage sustainable commuting.

**D.62** Policy T7 includes additional requirements for development proposals to minimise and mitigate impacts on local air quality, significantly impact upon existing public rights of way and the local road network. In addition developments that require a Transport Assessment or Transport Strategy must also be accompanied by air quality monitoring as well as an appropriate strategy to mitigate adverse impacts on current air quality levels.

**D.63** The remaining policies have not changed or have changed very little. The SA findings of this component of the Revised Publication Local Plan (November 2018) can be found in Appendix E of the SA Report accompanying initial Publication Local Plan (November 2018).

**Table D.5: SA effects for policies in the Draft Local Plan Chapter 9 – Promoting Sustainable Transport**

SA Objectives	TS1	TS2/TS5	TS3	TS4	TS6	TS7	TS8	TS9
1. Landscape, countryside and green space	?	--/?	0	0	0	0	0	0
2. Cultural heritage	?	+/-/?	0	0	0	0	0	0
3. Biodiversity	?	--/?	0	0	0	0	0	0
4. Economic growth and regeneration	++	+	0	+	+	+	0	+
5. Town centres	+	+	+	+	+	0	0	+/-
6. Education and social inclusion	+	0	+	++	0	+	+	0
7. Meeting housing need	0	0	0	0	0	0	0	0
8. Health and wellbeing	+/-	+/-	+	++	+	+/-	+/-	0
9. Vibrant communities	0	+/-	+	+	+	++	0	0
10. Regeneration and renewal of disadvantaged areas	+/?	0	0	+/?	0	0	0	0
11. Access to services and facilities	++	+	++	++	+	+	+	+
12. Re-use of previously developed land and buildings	0	-/?	+	0	0	0	0	0

**Appendix D** Draft Local Plan Sustainability Appraisal (2016)

SA Objectives	TS1	TS2/TS5	TS3	TS4	TS6	TS7	TS8	TS9
13. Flood risk	0	-/?	0	0	0	0	0	0
14. Greenhouse gas emissions	+/-	+/-	+	+	+	+/-	+/-	+
15. Air, land and noise pollution	+/-	+/-	+	+	+	+/-	+/-	+
16. Water resources	0	-/?	0	0	0	0	0	0
17. Preparedness for the effects of climate change	0	?	0	0	0	0	0	0
18. Waste	0	0	0	0	0	0	0	0
19. Traffic congestion	+/-	++/-	+	+	++	+/-	+/-	+

## Draft Local Plan Chapter 10 – Supporting High Quality Communications Infrastructure

### Policies Appraised

**D.64** Chapter 10 of the Draft Local Plan set out the Council's planning policies on supporting high quality communications infrastructure:

- Policy COM1: Communications Infrastructure Strategy.
- Policy COM2: Determining Applications for Telecommunications Equipment.
- Policy COM3: Communications Infrastructure in New Developments.

### Significant Effects

**D.65** The appraisal of the Draft Local Plan's three preferred policies identified no significant effects.

### Mitigation of Significant Adverse Effects

**D.66** The Sustainability Appraisal of the Plan's three preferred policies within Chapter 10 identified no significant adverse effects.

## Reasonable Alternatives

**D.67** The preferred policies outlined in Chapter 10 scored the same or better than their reasonable alternatives. Preferred policies COM 1 and COM 2 scored very similarly to their reasonable alternatives; however, the potential was identified for minor adverse effects and uncertainty attached to the positive effects assessed in their reasonable alternatives.

**D.68** The preferred policy COM 2 scored four minor positive effects and four more uncertain minor adverse effects against eight separate SA objectives. Its reasonable alternative proposed no policy and therefore had a negligible score across all SA objectives.

## Recommendations Made Following the SA of the Draft Local Plan

**D.69** No recommendations were made to Basildon Borough Council following the completion of the Sustainability Appraisal of the Draft Local Plan policies outlined in Chapter 10.

## Basildon Borough Revised Publication Local Plan (November 2018) – Changes Since the Consultation on the Draft Local Plan

**D.70** Policies COM1 to COM3 from the Draft Local Plan have been carried through to the Publication version of the Local Plan. Policy COM1 has been rewritten with emphasis placed on 4G mobile network coverage, superfast broadband and the future role of new communications technologies. Minor changes have been made to the wording in policies COM2 and COM3, although policy COM3 now includes reference to policy TS5.

D.71 The SA findings of this component of the Revised Publication Local Plan (November 2018) can be found in Appendix E of the SA Report accompanying initial Publication Local Plan (November 2018).

**Table D.6: SA effects for policies in the Draft Local Plan  
Chapter 10 – Supporting High Quality Communications  
Infrastructure**

SA Objectives	COM1	COM2	COM3
1. Landscape, countryside and green space	0	+	0
2. Cultural heritage	0	+	0
3. Biodiversity	0	0	0
4. Economic growth and regeneration	+	-/?	+
5. Town centres	+	-/?	+
6. Education and social inclusion	+	-/?	+
7. Meeting housing need	0	0	0
8. Health and wellbeing	0	+	0
9. Vibrant communities	0	0	0
10. Regeneration and renewal of disadvantaged areas	+	0	0
11. Access to services and facilities	+	-/?	+
12. Re-use of previously developed land and buildings	0	+	0
13. Flood risk	0	0	0
14. Greenhouse gas emissions	0	0	0
15. Air, land and noise pollution	0	0	0
16. Water resources	0	0	0



SA Objectives	COM1	COM2	COM3
17. Preparedness for the effects of climate change	0	0	0
18. Waste	0	0	0
19. Traffic congestion	0	0	0

## Draft Local Plan Chapter 11 – Delivering a Wide Choice of High Quality Homes

### Policies Appraised

**D.72** Chapter 11 of the Draft Local Plan set out the Council’s planning policies on delivering a wide choice of high quality homes for the Borough’s growing population:

- Policy H1: Housing Strategy.
- Policy H2: Specialist Accommodation Strategy.
- Policy H3: Gypsy, Traveller and Travelling Showpeople Accommodation Strategy.
- Policy H4: Established Residential Areas.
- Policy H5: Established Gypsy, Traveller and Travelling Showpeople Sites.
- Policy H6: New Gypsy and Traveller Site Provision.
- Policy H7: Mixed Use Development Site – Land West of Gardiners Lane South, Basildon.
- Policy H8: Housing Development Site – Land North of Dry Street, Basildon.
- Policy H9: Housing Development Sites – Land North and South of London Road, Vange.

## Appendix D Draft Local Plan Sustainability Appraisal (2016)

- Policy H10: Mixed Use Development Site – West Basildon Urban Extension.
- Policy H11: Housing Development Site – Land West of Steeple View, Dunton Road, Laindon.
- Policy H12: Housing Development Site – Land East of Noak Bridge, Wash Road, Basildon.
- Policy H13: Housing Development Site – East of Basildon.
- Policy H14: Housing Development Site – Land South of Wickford.
- Policy H15: Housing Development Site – Land North of Southend Road, Shotgate.
- Policy H16: Housing Development Site – Land at East and South of Barn Hall, Wickford.
- Policy H17: Housing Development Site – Land North of London Road, Wickford.
- Policy H18: Housing Development Site – Land South of London Road, Wickford.
- Policy H19: Housing Development Site – Land North of Potash Road, Billericay.
- Policy H20: Housing Development Site – Land West of Tye Common Road, Billericay.
- Policy H21: Housing Development Site – Land South of London Road, Billericay.
- Policy H22: Housing Development Site – Land West of Mountnessing Road, Billericay.
- Policy H23: Housing Development Site – Land East of Frithwood Lane, Billericay.
- Policy H24: Housing Development Sites – Land South of Windmill Heights, Great Burstead and South Green.

- Policy H25: Housing Development Site – Land West of Kennel Lane, Great Burstead and South Green.
- Policy H26: Housing Development Site – Land East of Greens Farm Lane, Billericay.
- Policy H27: Housing Development Site – Land East of Southend Road, Great Burstead and South Green.
- Policy H28: Housing Growth in Ramsden Bellhouse.
- Policy H29: Housing Growth in Crays Hill.
- Policy H30: The Location of Residential Development.
- Policy H31: The Location of New Gypsy, Traveller and Travelling Showpeople Sites.
- Policy H32: New Park Home Sites for Non Travelling Gypsy and Travellers.
- Policy H33: The Size and Types of Homes.
- Policy H34: Affordable Housing Provision.
- Policy H35: Quality in the Private Rented Sector.
- Policy H36: Houses in Multiple Occupation and the Subdivision of Family Homes.
- Policy H37: Maximising the Housing Stock.

## Significant Effects

**D.73** The appraisal of the chapter's six strategic policies and eight development management policies identified the following significant effects:

- Significant adverse effects were identified for policies H1, H3, H6 and H30 against SA objective 1 (landscape, countryside and green spaces). Policies H1 and H30 and policies H3 and H6 provide the Borough's overall strategy for the delivery of housing and gypsy and traveller sites, respectively. As already set out in policy SD1, a significant proportion of

these will be on greenfield land within the Borough's Green Belt, resulting in significant adverse effects on the Borough's natural landscapes and countryside. Overall, the effects of policy H1 were uncertain and mixed because criterion 5b of the policy supports the provision of integrated formal public open space and the enhancement of the Green Infrastructure network as part of development proposals, which could result in minor positive effects. All these effects were uncertain until the exact design, form and layout of new housing proposals are known.

- Significant adverse effects were identified for policies H1 and H30 against SA objectives 2 (cultural heritage and local distinctiveness) and 3 (biodiversity). Policies H1 and H30 set out the Borough's overall strategy for the delivery of housing policy. The significant quantity and extent of new housing development within the Borough could adversely affect the cultural heritage and local distinctiveness of the Borough. Overall, the effects of policy H1 were uncertain and mixed because criterion 5a of the policy supports the provision of high standards of design resulting in the potential for positive impacts, and criterion 5b of the policy supports the provision of integrated formal public open space and the enhancement of the Green Infrastructure network as part of development proposals, potentially resulting in minor positive effects (due the potential for biodiversity benefits). All these effects were uncertain until the exact design, form and layout of new housing proposals are known.
- A significant positive effect was recorded for policy H1 against SA objective 4 (economic growth and regeneration). This is because the policy sets out a strategy for the delivery of a significant number of new homes, which will attract higher skilled and professional workers to live in the Borough.
- A significant adverse effect was identified for H3 against SA objectives 6 (education and social inclusion) and 8 (health and wellbeing). This is because the policy seeks to meet the need of all authorised sites and small unauthorised sites for gypsies and travellers (104 pitches), meeting the remaining unmet need on large unauthorised sites through working with other local authorities as part of the duty to cooperate. However, the policy did not seek to meet the needs arising from the large scale unauthorised site at Dale Farm (136 pitches). Overall, this effect was

considered mixed with some uncertainty as the provision on new pitches will have positive effects. It is, however, uncertain how significant these positive effects will be until an agreement is reached with the Borough's Duty to Co-operate partners.

- Significant positive effects were identified for policies H1, H2, H30-H34 and H37 for SA objective 7 (meeting housing needs). This is because these policies facilitate and promote the delivery of a significant number of new homes across the Borough over the Plan period. Overall, the effects of policies H1, H34 and H37 were mixed and uncertain against this objective. This is because the strategy for affordable housing (delivery of 3,508 units, around 22% of objectively assessed need including options for off-site delivery where on-site would not be viable) could restrict delivery of genuinely mixed communities and potentially result in an under-delivery of affordable homes overall with potential for adverse impacts on those in need of such housing. Furthermore, there was uncertainty in achievement of annual delivery rates of housing noting that only 119 homes were delivered in Basildon in 2014.
- Significant adverse effects were identified for policies H3 and H6 against SA objective 7 (meeting housing needs). This is because these policies do not plan on meeting the whole of the objectively assessed need of the gypsy and traveller community within the Borough and it is uncertain whether this need will be met elsewhere within the Plan period. These effects were mixed as the provision of some pitches within the Borough in the Plan period will generate some positive effects.
- A significant positive effect was identified for policy H1 against SA objective 9 (vibrant communities). This because policy H1 is likely to make a significant positive contribution to creating and sustaining vibrant communities through delivery of a range of housing types. Criterion 5 of policy H1 specifically seeks to ensure new homes respond to the needs of local residents, and contribute towards the creation of sustainable communities. However, overall, this effect was mixed due to the potential for adverse effects as private developers may not be required to deliver affordable homes on-site, potentially resulting in development locations which solely comprise affordable housing.

- Mixed significant positive and significant adverse effects were identified for policies H1, H3 and H6 against SA objective 12 (re-use of previously developed land and buildings). This is because the policies set out the Borough's overall strategy for delivery of housing and gypsy and traveller pitches. As already specified in policy SD1, a significant proportion of these homes will be within the Borough's Green Belt, resulting in significant adverse effects. However, a large proportion of housing would also be directed to existing urban areas, with significant positive effects also predicted.
- A significant adverse effect was identified for policy H30 against SA objective 12 (re-use of previously developed land and buildings). As above, this is because the policies set out the Borough's overall strategy for delivery of housing, a significant proportion of which will be within the Borough's Green Belt. However, overall, the effect was considered to be minor positive, because criterion (a) of Part 2 of this policy states that housing development will be supported in urban areas if the site is unlikely to be re-used for its allocated purpose. Housing will also be supported above shops within shopping frontages in town centres and local shopping parades, making use of existing buildings.
- A significant positive effect was identified for policy H37 against SA objective 12 (re-use of previously developed land and buildings). This is because the policy supports bringing empty homes back to residential use and the redevelopment of residential properties for alternative uses if the proposal furthers other sustainable development objectives.
- Significant adverse effects were identified for policies H1, H3 and H6 against SA objective 13 (flood risk). This is because the policies set out the Borough's overall strategy for delivery of housing and gypsy and traveller pitches. As already specified in policy SD1, a significant proportion of these homes would be within the Borough's Green Belt, resulting in the significant loss of permeable greenfield land and the extension of urban areas into parts of the Borough vulnerable to surface water flooding and poor drainage, particularly in the Borough's Critical Drainage Areas.
- A significant adverse effect was identified for policy H1 against SA objective 14 (greenhouse gas emissions). This is because the policy sets

out the Borough's strategy for the delivery of 15,260 new homes, a significant proportion of which will be within the Borough's Green Belt. Delivery of such a large quantum of housing is expected to make a significant negative contribution to greenhouse gas emissions through increased car use. Overall, this effect was considered to be mixed with some uncertainty due to the policy also supporting the enhancement of the Green Infrastructure network "...to offer a range of environmental benefits including the management of the impacts of and impacts of climate change...". The Policy also seeks to identify opportunities through the location and design of development to achieve the wider objectives of the Plan including "The wider use of public transport and active modes of transport to access employment, education, services and recreation opportunities". This is expected to result in minor positive impacts.

- A significant adverse effect was identified for policy H1 against SA objective 19 (traffic congestion). This is because the policy sets out the Borough's strategy for the delivery of 15,260 new homes, a significant proportion of which will be within the Borough's Green Belt. Delivery of such a large quantum of housing is expected to contribute significantly negatively to increasing traffic congestion. Overall, this effect was considered to be mixed with some uncertainty as criterion 3 of the policy seeks to align provision of homes with new strategic and supporting infrastructure to meet the needs of a growing population and increased traffic on the road network which should help reduce congestion. Furthermore, criterion 5c aims to realise opportunities through the location and design of development to achieve the wider objectives of the Plan including "...the wider use of public transport and active modes of transport to access employment, education, services and recreation opportunities".

## Significant Effects of Development Allocations

**D.74** Chapter 11 contains 23 draft housing allocation policies, two of which were mixed-use developments also containing allocations for employment land (see draft policies E5 and E7). The appraisal of these 23 preferred housing and mixed-use development allocations identified the following significant effects:

- Policy H7 Land West of Gardiners Lane South, Basildon, scored significant adverse effects against SA objectives 3 (biodiversity) and 12 (re-use of previously developed land and buildings) and significant positive effects against SA objectives 4 (economic growth and regeneration), 6 (education and social inclusion), 8 (health and wellbeing) and 10 (regeneration). This is because the allocation contains greenfield land designated for its ecological value; land which is likely to be lost to development. This loss will be somewhat mitigated by the integration of green infrastructure within the new development, with minor positive effects. Despite this, the allocation falls within an area considered deprived with regard to Barriers to Housing which gives it potential for regeneration. The allocation will deliver a significant area of new employment land, which should generate new jobs and contribute significantly to the local economy and the skills of the local population, with significant indirect benefits on the health of the local population.
- Policy H8 Land North of Dry Street, Basildon, scored significant adverse effects against SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness) and 3 (biodiversity) and significant positive effects against SA objectives 6 (education and social inclusion), 8 (health and wellbeing), 10 (regeneration), 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion). This is because the allocation is located on a large area of greenfield land recognised for its ecological value and in close proximity to heritage assets. Most of these adverse effects were uncertain until the exact design, form and layout of new housing proposals are known. Despite these adverse effects, significant positive effects were considered likely to be generated through the development's contributions to the relocation of Basildon College. The allocation falls within an area considered deprived with regard to Barriers to Housing which gives it potential for regeneration. The allocation is located in close proximity to existing and planned local services and facilities, including health and recreation facilities. This makes it easier for new residents to access them via less carbon intensive, more healthy and less noisy modes of transport than the private car, contributing to reducing greenhouse gas emissions, local air and noise pollution and traffic congestion.



- Policy H9 Land North and South of London Road, Vange, scored significant adverse effects against SA objectives 1 (landscape, countryside and green spaces) and 12 (re-use of previously developed land and buildings) and a significant positive effect against SA objectives 8 (health and well-being) and 10 (regeneration). This is because the policy plans to deliver homes on greenfield land in an area of landscape sensitivity. However, the allocation falls within an area considered deprived with regard to Barriers to Housing which gives it potential for regeneration. Furthermore, the new development would be in close proximity to a good range of health and recreation facilities.
- Policy H10 West Basildon Urban Extension scored significant adverse effects against SA objectives 1 (landscape, countryside and green spaces), 3 (biodiversity) and 12 (re-use of previously developed land and buildings) and scored significant positive effects against SA objectives 6 (education and social inclusion), 7 (meeting housing need), 8 (health and wellbeing) and 10 (regeneration). This is because the policy plans to deliver homes on greenfield land designated for their ecological value and in an area of landscape sensitivity. However, the allocation falls within an area considered deprived with regard to Barriers to Housing which gives it potential for regeneration. Furthermore, this large allocation would deliver a significant number of new homes within the Plan period, contributing significantly to the Borough's housing need. The site's proximity to existing and planned education facilities combined with the employment component of the development, have the potential to generate significant opportunities for local education, work-based training and skills development. In addition, the new development would be in close proximity to a good range of health and recreation facilities.
- Policy H11 Land West of Steeple View, Dunton Road, Laindon, scored a significant adverse effect against SA objective 12 (re-use of previously developed land and buildings) and a significant positive effect against SA objective 10 (regeneration and renewal of disadvantaged areas). This is because land within the allocation is greenfield land. However, the allocation falls within an area considered deprived with regard to Barriers to Housing which gives it potential for regeneration.

- Policy H12 Land East of Noak Bridge, Wash Road, Basildon scored significant adverse effects against SA objectives 2 (cultural heritage and local distinctiveness), 3 (biodiversity) and 12 (re-use of previously developed land and buildings) and a significant positive effect against SA objectives 8 (health and wellbeing) and 10 (regeneration). This is because the allocation is located on greenfield land recognised for its ecological value and in close proximity to heritage assets. Most of these adverse effects were considered uncertain until the exact design, form and layout of new housing proposals are known. Despite these adverse effects, significant positive effects were considered likely to be generated through the development's close proximity to existing and planned health and recreation facilities. Furthermore, the allocation falls within an area considered deprived with regard to Barriers to Housing which gives it potential for regeneration.
- Policy H13 East of Basildon scored significant adverse effects against SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness), 3 (biodiversity) and 12 (re-use of previously developed land and buildings) and significant positive effects on SA objectives 6 (education and social inclusion), 7 (meeting housing need), 8 (health and wellbeing) and 10 (regeneration). This is because the allocation is located on greenfield land with ecological value and in close proximity to heritage assets. Furthermore, the landscape sensitivity of the area is considered to be too high to accommodate the number of homes proposed. Most of these adverse effects were considered uncertain until the exact design, form and layout of new housing proposals are known. However, this large allocation would deliver a significant number of new homes within the Plan period, contributing significantly to the Borough's housing need. Additionally, the allocation falls within an area considered deprived with regard to Barriers to Housing which gives it potential for regeneration. The site's proximity to existing and planned education facilities has the potential to generate significant opportunities for local education. Furthermore, the new development would be in close proximity to a good range of health and recreation facilities.
- Policy H14 Land South of Wickford scored a significant adverse effect on SA objective 12 (re-use of previously developed land and buildings) and significant positive effects on SA objectives 6 (education and social

inclusion), 7 (meeting housing need) and 8 (health and wellbeing). This is because the land allocated is greenfield land. However, this large allocation would deliver a significant number of new homes within the Plan period, contributing significantly to the Borough's housing need. The site's proximity to existing and planned education facilities has the potential to generate significant opportunities for local education. Furthermore, the new development would be in close proximity to a good range of health and recreation facilities.

- Policy H15 Land North of Southend Road, Shotgate scored significant adverse effects on SA objectives 2 (cultural heritage and local distinctiveness) and 3 (biodiversity) and significant positive effects on SA objectives 8 (health and wellbeing), 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion). This is because the allocation is located on land with ecological value and in close proximity to heritage assets. These adverse effects were considered uncertain until the exact design, form and layout of new housing proposals are known. Despite these adverse effects, significant positive effects were considered likely to be generated due to the allocations close proximity to existing and planned local services and facilities, including health and recreation facilities. The development's close proximity to these facilities are likely to make it easier for new residents to access them via less carbon intensive, healthier and noisy modes of transport than the private car, contributing to reducing greenhouse gas emissions, local air and noise pollution and traffic congestion.
- Policy H16 Land at East and South of Barn Hall, Wickford, scored significant adverse effects on SA objectives 2 (cultural heritage and local distinctiveness) and 12 (re-use of previously developed land and buildings) and a significant positive effect on SA objectives 8 (health and wellbeing) and 10 (regeneration). This is because the land allocated for development is greenfield land located in close proximity to heritage assets. However, the allocation falls within an area considered deprived with regard to Barriers to Housing which gives it potential for regeneration. Furthermore, the new development would be in close proximity to a good range of health and recreation facilities.

- Policy H17 Land North of London Road, Wickford, scored significant adverse effects on SA objectives 2 (cultural heritage and local distinctiveness) and 3 (biodiversity). This is because the allocation is located on land with ecological value and in close proximity to heritage assets.
- Policy H18 Land South of London Road, Wickford, scored a significant adverse effect on SA objective 2 (cultural heritage and local distinctiveness). This is because the allocation is located in close proximity to heritage assets.
- Policy H19 Land North of Potash Road, Billericay, scored significant adverse effects on SA objectives 3 (biodiversity) and 12 (re-use of previously developed land and buildings). This is because the allocation is located on greenfield land of ecological value.
- Policies H20 Land West of Tye Common Road, Billericay, H21 Land South of London Road, Billericay and H22 Land West of Mountnessing Road, Billericay, scored a significant adverse effect on SA objective 12 (re-use of previously developed land and buildings) and a significant positive effect on SA objective 8 (health and wellbeing). This is because the policies plan to deliver homes on greenfield land. However, the new developments would be in close proximity to a good range of health and recreation facilities.
- Policies H23 Land East of Frithwood Lane, Billericay and H24 Land South of Windmill Heights, Great Burstead and South Green, scored a significant adverse effect on SA objective 3 (biodiversity) because these allocations are located on land of ecological value. This adverse effect is uncertain until the exact design, form and layout of new housing proposals are known. Significant positive effects on SA objectives 8 (health and wellbeing), 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion) were expected to arise. The significant positive effects were considered likely to be generated through the developments' close proximity to existing and planned local services and facilities, including health and recreation facilities making it easier for new residents to access them via less carbon intensive, healthier and noisier modes of transport than the

private car, contributing to reducing greenhouse gas emissions, local air and noise pollution and traffic congestion.

- Policy H25 Land West of Kennel Lane, Great Burstead and South Green, scored a significant adverse effect on SA objective 12 (re-use of previously developed land and buildings) and a significant positive effect on SA objective 8 (health and wellbeing). This is because the land allocated is greenfield land. However, the new development would be in close proximity to a good range of health and recreation facilities.
- Policy H26 Land East of Greens Farm Lane, Billericay, scored significant adverse effects on SA objectives 2 (cultural heritage and local distinctiveness), 3 (biodiversity) and 12 (re-use of previously developed land and buildings) and a significant positive effect on SA objectives 8 (health and wellbeing) and 10 (regeneration). This is because the allocation is located on land of ecological value and in close proximity to heritage assets. Most of these adverse effects were considered uncertain until the exact design, form and layout of new housing proposals are known. Despite these adverse effects, significant positive effects were considered likely to be generated through the development's close proximity to existing and planned health and recreation facilities. Furthermore, the allocation falls within an area considered deprived with regard to Barriers to Housing which gives it potential for regeneration.
- Policy H27 Land East of Southend Road, Great Burstead and South Green, scored significant adverse effects on SA objectives 2 (cultural heritage and local distinctiveness) and 3 (biodiversity) and a significant positive effect on SA objective 8 (health and wellbeing). This is because the allocation is located on land of ecological value and in close proximity to heritage assets. These adverse effects were considered uncertain until the exact design, form and layout of new housing proposals are known. Despite these adverse effects, significant positive effects were considered likely to be generated through the development's close proximity to existing and planned health and recreation facilities.
- Policy H28 Housing Growth in Ramsden Bellhouse, scored significant adverse effects on SA objectives 3 (biodiversity) and 12 (re-use of previously developed land and buildings). This is because the allocations are largely located on greenfield land of ecological value.

- Policy H29 Housing Growth in Crays Hill, scored a significant adverse effect on SA objective 12 (re-use of previously developed land and buildings) and a significant positive effect on SA objective 10 (regeneration and renewal of disadvantaged areas). This is because the allocations are largely located on greenfield land. Despite this, the allocations fall within an area considered deprived with regard to Barriers to Housing which gives it potential for regeneration.

**D.75** Figures showing the effects of the site allocations (including employment allocations) are shown in the SA Report accompanying the Draft Local Plan.

## Mitigation of Significant Adverse Effects

**D.76** The significant adverse effects identified under SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness), 3 (biodiversity), 6 (education and social inclusion), 7 (meeting housing need), 8 (health and wellbeing), 12 (re-use of previously developed land and buildings), 13 (flood risk) and 19 (traffic congestion) were considered likely to be mitigated through the implementation of the measures outlined within the individual draft allocation policies and draft strategic and development management policies, notably draft policies SD3, T1-T9, DES1-DES9, HC1-HC11, GB1-GB11, CC1-CC7, NE1-NE9 and HE1-HE5. However, the significant effects on SA objective 12 (re-use of previously developed land and buildings) will be difficult to mitigate for those allocations on greenfield land.

## Reasonable Alternatives

**D.77** The preferred policies outlined in Chapter 11 generally scored the same or significantly better than their reasonable alternatives. However, there were a number of exceptions where the reasonable alternatives score better:

- Policy H3 had five reasonable alternatives: 2 – required Green Belt sites of 100+ units to provide 1 pitch per 100 units up to a maximum of 15 pitches; 3 – proposed staggered pitch provision requirements for Green Belt sites

varying in scale; 4 – required Green Belt sites of 100+ units to provide pitches at a ratio of 1 pitch per 10 dwelling units, up to a maximum of 15 pitches per site; 5 – required Green Belt sites of 100+ units to provide pitches at a ratio greater than 1 pitch per 100 dwelling units, up to a maximum of 15 pitches per new site; and 6 – considered allocating and releasing sites solely for affordable Gypsy or Traveller pitches using a Rural Exception Site policy to increase supply where there is a lack of affordable land to meet local needs. With the exception of alternative 1 (which was considered to be an unreasonable alternative), Policy H3 scored worse than its reasonable alternatives, in particular alternatives 2 and 6. This was because the preferred options provide fewer pitches for the Borough’s gypsy and traveller communities than the alternative options.

- Policy H11 had one reasonable alternative: 1 – no allocation. Policy H11 was considered likely to result in both positive and negative effects whereas alternative option 1 proposed no allocation, which was considered likely to have a negligible effect across all SA objectives.
- Policy H12 had two reasonable alternatives: 3 – an alternative development allocation of 25ha to the north of Wash Road and 4 – an alternative development allocation to the east and west of Oak Lane. Policy H12 scored worse than its reasonable alternative options 3 and 4 under SA objective 3 (biodiversity). Furthermore, the preferred allocation has less accessibility to existing services and facilities, resulting in minor adverse effects for SA objectives 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion). Policy H12 scored worse than alternative option 4 against SA objective 2 (cultural heritage and local distinctiveness). This was because policy H12 is located within a site that is considered to be of particular historic sensitivity and is partially within an area designated as an archaeology priority area. Alternative option 3 only scored worse than the preferred option under SA objectives 1 (landscape, countryside and green spaces) and 13 (flooding). However, alternative option 4 scored worse than the preferred option under SA objectives 8 (health and wellbeing), 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion).

- Policy H17 had two reasonable alternatives: 1 – no allocation; 2 – proposed an additional 210 dwellings on additional land to the north of the London Road and to the west of Sugden Avenue. Policy H17 scored very similarly to reasonable alternative option 2, with the preferred option delivering fewer homes but having less adverse effects on SA objective 1 (landscape, countryside and green spaces) when compared to option 2. Alternative option 1 proposed no allocation, which was considered likely to have a negligible effect across all SA objectives.
- Policy H19 had three reasonable alternatives: 1 – no allocation; 2 – proposed the development of a larger area with 380 dwellings; 3 – proposed an alternative location to the east of Stock Road. Policy H19 scored very similarly to reasonable alternative option 2, with the preferred option delivering fewer homes but having less adverse effects on SA objective 1 (landscape, countryside and green spaces) when compared to option 2. However, Policy H19 scored a negligible effect for SA objective 4 (economic growth and regeneration) whereas alternative option 2 scored a minor positive effect. Alternative option 1 proposed no allocation, which was considered likely to have a negligible effect across all SA objectives.
- Policies H20, H21, H22 and H23 have reasonable alternatives that consolidate the development proposed across all four allocations into a single allocation. The primary reason behind the consolidated delivery of growth to the west and south of the Billericay was to finance a new relief road designed to alleviate congestion in the town. The financing of this relief road and the greater scale of development was considered likely to generate more significant positive effects than the majority of the draft policies in isolation for SA objectives 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion). However, the greater scale of the development is considered likely to generate more significant adverse effects against SA objectives 1 (landscape, countryside and green spaces) and 3 (biodiversity).
- Policies H28 and H29 had two reasonable alternatives each: 1 – no growth; 2 – greater growth. Policies H28 and H29 promoted small scale growth in Ramsden Bellhouse and Crays Hill, respectively, resulting in both positive and negative effects. Alternative option 1 proposed no



allocation, which was considered likely to have a negligible effect across all SA objectives.

## Additional Ten Site Options Not Tied to Specific Site Allocation Policies

**D.78** Ten additional site options were appraised after the publication of the Draft Local Plan in 2018. These site options were not tied to draft housing allocation policies largely due to their relatively small sizes, i.e. each in isolation would not represent a reasonable alternative to any specific draft housing allocation policy.

**D.79** The ten site options generally scored significant negative effects against SA objectives 1 (landscape, countryside and green spaces) and 3 (biodiversity) and 12 (re-use of previously developed land and buildings) due to their rural locations. Site options SS0093, SS0569, SS0530 and SS0639 all scored significant negative effects against SA objective 2 (cultural heritage and local distinctiveness) due to their close proximity to historic assets. Site Options SS0017 and SS0367 scored significant positive effects against SA objective 10 (regeneration and renewal of disadvantaged areas) due to their location in relatively deprived areas; however the same two sites also scored significant negative effects against SA objective 13 (flood risk). With the exception of SS0111 which scored significant positive effects against SA objective 8 (health and wellbeing), the site options scored poorly, but not significantly so, against SA objectives 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion) largely due to their relatively isolated locations away from the Borough's existing centres. All ten site options would contribute positively to SA objective 7 (meeting housing needs); however, due to their relatively small size, their contribution would be negligible.

**D.80** Detailed site appraisal matrices for the ten additional site options are set out in previous published iterations of the SA Report.

**D.81** None of the ten small site options have been allocated within the Revised Publication Local Plan (November 2018).

## Recommendations Made Following the SA of the Draft Local Plan

**D.82** The following recommendations were made to Basildon Borough Council following the completion of the Sustainability Appraisal of the Draft Local Plan policies outlined in Chapter 11:

- Policy H1 – In respect of affordable housing, the policy should state a preference for on-site delivery of affordable homes to support mixed communities in place of financial contributions to affordable housing off-site in other locations in the borough. Furthermore, in relation to criterion 5a, define what is meant by ‘high’ standards of design and ‘high’ standards of sustainability. This would bring more certainty to the appraisal.
- Policy H3 – To create more certainty in the delivery of pitches through cross-boundary working, consider scope for production of Joint Development Plans that set targets on a cross-boundary basis to provide more certainty and flexibility. Consider safeguarding other suitable and available land for future use as gypsy and traveller needs later in the Plan period, noting that Green Belt boundaries will continue to be a significant constraint to future planning applications. Consider whether the strategy needs to include additional land in the event that major development sites come forward that require the permanent or temporary relocation of a traveller site.
- Policy H31 – Previous Core Strategy Policy CP5: Gypsy, Traveller and Travelling Showpeople should include a specific landscape criterion for gypsy, traveller and travelling showpeople sites to meet: “the site will have no detrimental impact upon strategic gaps, green wedges or the local environment”. Inclusion of a similar criterion in respect of policy H32 would help to mitigate effects on the landscape. Furthermore, include reference in the policy recognising the need for new gypsy, traveller and travelling showpeople sites to conform with other policies in the plan, notably those

relating to the historic, natural environment and amenity issues (e.g. noise, air pollution) as there are no specific criteria in H32 covering these issues.

## Basildon Borough Revised Publication Local Plan (November 2018) – Changes Since the Consultation on the Draft Local Plan

**D.83** Policies H1-H3, H6-H17, H19, H24, H26, H27, H29, H30, H31, H33, H34, H36 and H37 from the Draft Local Plan have been carried through to the Publication version of the Local Plan, whilst the rest have been removed. All of the policies carried through to the Revised Publication Local Plan (November 2018) have been renumbered, with the exception of H1-H3.

**D.84** One new policy has been added to Chapter 11 in the Publication version of the Local Plan: Policy H21 (Self-Build Allocations). Policies H20-H23 from the Draft Local Plan have been combined into one policy to form Policy H17 (South West Billericay) in the Revised Publication Local Plan (November 2018). Policy H17 covers approximately 95ha of land and seeks to deliver around 1,700 new homes. This is a significant increase compared to the 950 homes initially proposed by the four Draft Local Plan policies. Combining and expanding the four Draft Local Plan allocations has facilitated the financing of a new relief road designed to alleviate congestion in the town.

**D.85** Policy H1 in the Publication Plan seeks to deliver at least 15,465 new homes compared to the 15,260 proposed in the Draft Local Plan, despite the objectively assessed housing need of the Borough having gone up to roughly 19,500 dwellings up to 2034. Policy H2 has been revised to make specific reference to older people and adults with disabilities. The number of units of specialist accommodation and residential care/nursing beds for older people in Policy H2 has been reduced to reflect the findings of the Borough's Strategic Housing Market Assessment (SHMA) Addendum. Policy H3 has been revised in line with the updated national planning policy definition of a Gypsy, Traveller and Travelling Showperson. Furthermore, the number of pitches/plots proposed

in the policy has been changed to reflect the findings of the Borough's Gypsy, Traveller and Travelling Showpeople Accommodation Assessment. Policy H6 (now H4) has also been revised to reflect the new Gypsy, Traveller and Travelling Showpeople accommodation needs.

**D.86** The following retained housing allocations have increased in size:

- Policy H7 (now H5) has increased by 1ha from 36ha to 37ha, accommodating 790 homes instead of 660 homes. The revised policy also makes provision for 5.5ha of B-class employment floorspace and 10 Gypsy and Traveller pitches or Travelling Showpeople plots. Additional provision has also been made for open space.
- Policy H9 (now H7) will be developed at a higher density to accommodate 650 homes instead of 55 homes. It also makes provision for open space and land to support the expansion of Vange Primary School.
- Policy H11 (now H9) has increased by 4.4ha from 4.6ha to 9ha, accommodating 245 homes instead of 140 homes. The revised policy also makes provision, in combination with Policy H10 to meet the full costs of expanding the Noak Bridge Primary School to provide 1 form of entry.
- Policy H12 (now H10) has increased by 18ha from 12ha to 20ha, accommodating 400 homes instead of 360 homes. The revised policy also makes provision for open space and to make provision, in combination with Policy H9 to meet the full costs of expanding the Noak Bridge Primary School to provide 1 form of entry.
- Policy H14 (now H12) will accommodate 1,100 new homes instead of 870 new homes. The revised policy also makes provision for a new primary school.
- Policy H16 (now H14) will be developed at a higher density to accommodate 540 homes instead of 420. The revised policy no longer makes provision for 10 Gypsy and Traveller pitches.
- Policy H17 (now H15) will be developed at a higher density to accommodate 300 new homes instead of 250.

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- Policies H20, H21, H22 and H23 have now been consolidated and expanded into Policy allocation H17. The primary reason behind the consolidated delivery of growth to the west and south of the Billericay was to finance a new relief road designed to alleviate congestion in the town. The preferred route of the relief road crosses Tye Common Road and turns east along the northern edge of Frith Wood. The new policy seeks to deliver 1,700 homes.
- Policy H24 (now H18) has increased by 5.5ha from 2.5ha to 8ha, accommodating 200 new homes instead of 70.
- Policy H26 (now H19) will be developed on a larger piece of land and at a higher density to accommodate 400 new homes instead of 280 new homes.
- Policy H27 (now H20) has increased by 2.5ha from 7ha to 9.5ha. However, it seeks to deliver 190 new homes instead of 220.

**D.87** The following retained housing allocations have decreased in size:

- Policy H10 (now H8) will accommodate around 300 homes instead of 1,000. The revised policy makes provision for open space including a 7.8ha sports hub but no longer includes 5.5ha of employment development and the provision of a residential care/nursing home.
- Policy H13 (now H11) has decreased by 110ha from 152ha to 42ha. It now seeks to deliver 650 new homes, homes, a new local centre, open space, and a new community hub which includes an education and leisure provision. However, a minimum housing target of 1,350 homes has been defined for allocation in the Bowers Gifford and North Benfleet Neighbourhood Area in Policy SD3.
- Policy H15 (now H13) will accommodate 280 homes instead of 400.
- Policy H19 (now H16) has decreased by 8ha from 19ha to 11ha, accommodating 255 new homes instead of 150 new homes.

**D.88** Policy H28 which made provision for 39 new homes in Ramsden Bellhouse has been deleted from the Plan. However, a minimum housing target

of 39 homes has been defined for allocation in the Ramsden Bellhouse Neighbourhood Plan in Policy SD3.

**D.89** Policy H29 (now H22) makes provision for up to 69 new homes.

**D.90** Housing allocation H8 is providing the same amount of housing as it did in the Draft Local Plan.

**D.91** Policy H31 (now H24) includes two new criteria including the permitting of unallocated sites that are acceptable for residential development and where proposed occupants meet the relevant planning definitions set out in national planning policy and states that the number of pitches/plots on any one site should be of a scale that is appropriate. Policy 33 (now H25) requires all sites delivering 10 or more homes to comprise a housing mix of 40% one and two bedroom homes, 40% three bedroom homes and 20% four or more bedroom homes. Furthermore, on sites delivering 10 or more homes, 10% of houses should be constructed to the requirements of the national Building Regulations.

**D.92** The percentage of affordable housing that all new developments must deliver has been changed from 25% to 31% in Policy H34 (now H26). The policy also now requires viability assessments when the 31% affordable housing figure is not met in new developments. Policy H29 has been reworked to relax the design requirements when converting houses into flats, bedsits or houses in multiple occupation. Lastly, minor changes have been made to the wording in Policy H37 (now H28). The SA findings of this component of the Revised Publication Local Plan (November 2018) can be found in Appendix E of the SA Report accompanying initial Publication Local Plan (November 2018).

**Table D.7: SA effects for policies in the Draft Local Plan Chapter 11 – Delivering a Wide Choice of High Quality Homes**

SA Objectives	H1	H2	H3	H4	H5	H6	H7	H8	H9	H10	H11	H12
1. Landscape, countryside and green space	--/+/?	0	--/?	0	-	--/?	+/-/?	--/?	--/?	--/+/?	-/?	-/?
2. Cultural heritage	--/+/?	0	-	0	-	-/?	0/?	--/?	-/?	-/?	0/?	--/?
3. Biodiversity	--/+/?	0	-	0	-	-/?	--/+/?	--/?	+/-/?	--/+/?	+/-/?	--/+/?
4. Economic growth and regeneration	++	0	+/-	+	-	+	++	+	0	+	0	+/?
5. Town centres	+/?	0	0	+	-	0	+/?	+/?	0/?	+/?	+/?	+/?
6. Education and social inclusion	+	+	--/+/?	0	0	+	++	++	+/-	++	+	+
7. Meeting housing need	++/-/?	++	--/+/?	+	+	--/+/?	+	+	0	++	+	+
8. Health and wellbeing	+	+	--/+/?	0	0	+	++/?	++/?	++/?	++/?	+	++/?
9. Vibrant communities	++/-/?	+	+/-/?	+	+	+	0	0	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	+	0	+/-/?	+	-	+	++	++	++	++	++	++
11. Access to services and facilities	+	+/?	+/-/?	0	0	+/-/?	+/?	++/?	+/?	+/?	-/?	-/?
12. Re-use of previously developed land and buildings	++/--	0	++/--/?	+/?	0	++/--/?	--/?	-	--/?	--/?	--/?	--/?
13. Flood risk	--/?	0	--/?	-/?	-	--/?	-	-	-	-	-	-
14. Greenhouse gas emissions	--/+/?	0	-/?	0	0	-/?	+/?	++/?	+/?	+/?	-/?	-/?
15. Air, land and noise pollution	+/-	0	+/-/?	0	0/?	+/-/?	+/?	++/?	+/?	+/?	-/?	-/?
16. Water resources	+/?	0	?	0	0	?	?	?	0	?	?	?
17. Preparedness for the effects of climate change	+/?	0	0	0	0	0	?	?	?	?	?	?
18. Waste	-	0	0	0	0	0	?	?	?	?	?	?
19. Traffic congestion	--/+/?	+/?	-/?	?	0/?	-/?	+/?	++/?	+/?	+/?	-/?	-/?

**Table D.8: SA effects for policies in the Draft Local Plan Chapter 11 – Delivering a Wide Choice of High Quality Homes (continued)**

SA Objectives	H13	H14	H15	H16	H17	H18	H19	H20	H21	H22	H23	H24
1. Landscape, countryside and green space	--/+/?	+/-/?	-/?	+/-/?	0/?	-/?	0/?	-/?	-/?	0/?	+/-/?	-/?
2. Cultural heritage	--/?	0/?	--/?	--/?	--/?	--/?	-/?	0/?	0/?	0/?	-/?	-/?
3. Biodiversity	--/+/?	+/-/?	--/+/?	+/-/?	--/+/?	+/-/?	--/+/?	+/-/?	+/-/?	+/-/?	--/+/?	--/+/?
4. Economic growth and regeneration	+	+	+	+	+	0	0	0	0	0	0	0
5. Town centres	+/?	+/?	+/?	+/?	+/?	+/?	+/?	+/?	+/?	+/?	+/?	0/?
6. Education and social inclusion	++	++	+	+	+	+	+	+	+	+	+	+
7. Meeting housing need	++	++	+	+	+	+	+	+	+	+	+	0
8. Health and wellbeing	+++/?	+++/?	+++/?	+++/?	+	+	+	+++/?	+++/?	+++/?	+++/?	+++/?
9. Vibrant communities	0	0	0	0	0	0	0	0	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	++	+	+	++	+	+	+	+	+	+	+	+
11. Access to services and facilities	+/?	+/?	+++/?	+/?	-/?	-/?	-/?	+/?	+/?	+/?	+++/?	+++/?
12. Re-use of previously developed land and buildings	--/?	--/?	-	--/?	-	-	--/?	--/?	--/?	--/?	-	-
13. Flood risk	-	-	0	0	-	0	-	0	0	0	0	-
14. Greenhouse gas emissions	+/?	+/?	+++/?	+/?	-	-	-	+/?	+/?	+/?	+++/?	+++/?
15. Air, land and noise pollution	+/?	+/?	+++/?	+/?	-	-	-	+/?	+/?	+/?	+++/?	+++/?
16. Water resources	?	?	?	0	?	?	?	?	?	?	?	?
17. Preparedness for the effects of climate change	?	?	?	?	?	?	?	?	?	?	?	?
18. Waste	?	?	?	?	?	?	?	?	?	?	?	?
19. Traffic congestion	+/?	+/?	+++/?	+/?	-/?	-/?	-/?	+/?	+/?	+/?	+++/?	+++/?



**Table D.9: SA effects for policies in the Draft Local Plan Chapter 11 – Delivering a Wide Choice of High Quality Homes (continued)**

SA Objectives	H25	H26	H27	H28	H29	H30	H31	H32	H33	H34	H35	H36	H37
1. Landscape, countryside and green space	-/?	-/?	-/?	-/?	-/?	--/?	-/?	-/?	0	0	0	0	0
2. Cultural heritage	-/?	--/?	--/?	-/?	-/?	--/?	-/?	-/?	0	0	0	0	0
3. Biodiversity	+/-/?	--/+/?	--/+/?	--/+/?	+/-/?	--/?	-/?	-/?	0	0	0	0	0
4. Economic growth and regeneration	0	0	0	0	0	+	+	+	+	+	0	0	+
5. Town centres	0/?	+/?	+/?	0/?	0/?	+	0	0	0	+	0	0	+
6. Education and social inclusion	+	+	+	+	+	0	+	+	+	+	0	+	0
7. Meeting housing need	0	+	+	0	0	++	++	++	++	++/-/?	+	+/-	++/-
8. Health and wellbeing	++/?	++/?	++/?	+	+	0	+	+	+/?	+/?	+	0	0
9. Vibrant communities	0	0	0	0	0	+	+	+	+	+/-/?	0	+/-	+
10. Regeneration and renewal of disadvantaged areas	0	++	0	+	++	+	0	0	0	0	0	0	+
11. Access to services and facilities	+/?	+/?	+/?	-/?	-/?	0	+	+	0	0	0	0	0
12. Re-use of previously developed land and buildings	--/?	--/?	-	--/?	--/?	--/+	+/-/?	+/-/?	0	0	0	0	++
13. Flood risk	0	-	-	-	-	-/?	-/?	-/?	0	0	0	0	0
14. Greenhouse gas emissions	+/?	+/?	+/?	-/?	-/?	0/?	?	?	0	0	0	0	0
15. Air, land and noise pollution	+/?	+/?	+/?	-/?	-/?	0	0	0	0	0	0	0	0
16. Water resources	?	?	?	0	0	0	+	+/?	0	0	0	0	0
17. Preparedness for the effects of climate change	?	?	?	?	?	0/?	0/?	0/?	0	0	0	0	0
18. Waste	?	?	?	?	?	0	0	0	0	0	0	0	0
19. Traffic congestion	+/?	+/?	+/?	-/?	-/?	+/-	?	?	0	0	0	0	0

## Draft Local Plan Chapter 12 – Requiring Good Design

### Policies Appraised

**D.93** Chapter 12 of the Draft Local Plan set out the Council’s planning policies on good design standards:

- Policy DES1: Achieving Good Design.
- Policy DES2: Urban Character Areas.
- Policy DES3: Areas of Special Development Control.
- Policy DES4: High Quality Buildings.
- Policy DES5: High Quality Public Realm.
- Policy DES6: High Quality Landscaping.
- Policy DES7: Managing Advertisements.
- Policy DES8: Appearance of Business Premises.
- Policy DES9: Public Art and Cultural Interpretation.

### Significant Effects

**D.94** The appraisal of the chapter’s nine design policies identified the following significant effects:

- Significant positive effects were identified for policies DES3 – DES6 and DES9 against SA objective 1 (landscape, countryside and green spaces). This is because these policies ensure that new developments protect local character, new public realm and landscaping contribute to conserving and

enhancing townscape, and the provision of high quality public art is encouraged.

- Significant positive effects were identified for policies DES1, DES5, DES7 and DES9 against SA objective 2 (cultural heritage and local distinctiveness). This is because these policies specifically mention the important contribution that the design of development proposals should be making to conserving and enhancing the historic quality of an area, including all heritage assets and their settings.
- Significant positive effects were identified for policies DES1, DES5 and DES7 against SA objective 9 (vibrant communities). This is because these policies recognise the importance of good design in contributing to shaping attractive, vibrant, social and safe environments for the public to enjoy without fear of injury, crime or anti-social behaviour.

## Mitigation of Significant Adverse Effects

**D.95** The Sustainability Appraisal of the Plan's nine preferred policies within Chapter 12 identified no significant adverse effects.

## Reasonable Alternatives

**D.96** The preferred policies outlined in Chapter 12 all scored significantly better than their reasonable alternatives.

## Recommendations Made Following the SA of the Draft Local Plan

**D.97** No recommendations were made to Basildon Borough Council following the completion of the Sustainability Appraisal of the Draft Local Plan policies outlined in Chapter 12.

## Basildon Borough Revised Publication Local Plan (November 2018) – Changes Since the Consultation on the Draft Local Plan

**D.98** Policies DES1 – DES4, DES7 and DES9 have been renumbered and carried through to the Publication version of the Local Plan, whilst policies DES5 and DES6 have been combined to form one policy (Policy DES5). Policy DES8 (Appearance of Business Premises) has been removed.

**D.99** Minor changes have been made to the wording in policies DES1, DES2 (now DES3), DES3 (now DES2) DES4 and DES6 (now DES9) whilst additional text has been added to Policy DES1 regarding walking, cycling and multifunctional open space. The SA findings of this component of the Revised Publication Local Plan (November 2018) can be found in Appendix E of the SA Report accompanying initial Publication Local Plan (November 2018).

**Table D.10: SA effects for policies in the Draft Local Plan Chapter 12 – Requiring Good Design**

SA Objectives	DES1	DES2	DES3	DES4	DES5	DES6	DES7	DES8	DES9
1. Landscape, countryside and green space	+	+	++	++	++	++	+	+	++
2. Cultural heritage	++	+	+	+/?	++	0	++	+/?	++
3. Biodiversity	+	0	0	0	+	+	0	0	0
4. Economic growth and regeneration	0	0	0	0	0	0	0	0	0
5. Town centres	0	0	0	0	+	0	0	+/?	+/?
6. Education and social inclusion	0	0	0	0	+	0	0	0	0
7. Meeting housing need	+/-	+	-	+/-	0	0	0	0	0
8. Health and wellbeing	+	0	0	0	+	+/?	+	+	0
9. Vibrant communities	++	+	0	+	++	0	++	+	+
10. Regeneration and renewal of disadvantaged areas	+/?	+	0	+/?	+/?	+/?	0	+/?	+/?
11. Access to services and facilities	+	0	0	0	+	0	0	+	0
12. Re-use of previously developed land and buildings	+	0	0	0	0	0	0	0	0

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SA Objectives	DES1	DES2	DES3	DES4	DES5	DES6	DES7	DES8	DES9
13. Flood risk	+/?	0	0	0	0	+	0	0	0
14. Greenhouse gas emissions	+	0	0	0	+	0	0	0	0
15. Air, land and noise pollution	+	0	0	0	0	0	0	+	0
16. Water resources	0	0	0	0	0	0	0	0	0
17. Preparedness for the effects of climate change	+/?	0	0	0	0	0	0	0	0
18. Waste	0	0	0	0	0	0	0	0	0
19. Traffic congestion	+	0	0	0	+	0	0	0	0

## Draft Local Plan Chapter 13 – Promoting Healthy Communities

### Policies Appraised

**D.100** Chapter 13 of the Draft Local Plan set out the Council's planning policies on promoting healthy communities in the Borough:

- Policy HC1: Leisure and Recreation Strategy.
- Policy HC2: Education, Skills and Learning Strategy.
- Policy HC3: Strategic Approach to Health and Social Care.
- Policy HC4: Community Facilities.
- Policy HC5: Public Open Spaces.
- Policy HC6: Allotment Gardens.
- Policy HC7: Playing Fields Associated with Education Facilities.
- Policy HC8: Private Open Spaces – Conditional Access.
- Policy HC9: New and Enhanced Community Facilities.
- Policy HC10: Loss of Community Facilities.
- Policy HC11: Loss of Open Space.

### Significant Effects

**D.101** The appraisal of the chapter's 11 preferred policies identified the following significant effects:

- Significant positive effects were identified for policies HC1 and HC5 – HC8 against SA objective 1 (landscape, countryside and green spaces). This is because these policies highlight the importance of protecting and enhancing the Borough’s open spaces, maintaining their open character and improving their multifunctionality.
- A significant positive effect was identified for policy HC5 against SA objective 3 (biodiversity), due to the policy’s framework for the designation of new Local Green Spaces through the Neighbourhood Plan-making process, including spaces which make a positive contribution to biodiversity value.
- Significant positive effects were identified for policies HC1 and HC2 and HC9 against SA objective 6 (education and social inclusion). Policy HC1 supports proposals for development of new or enhanced leisure and recreational facilities, particularly in areas of deprivation where they will contribute positively to the wellbeing and social cohesion of the community. Policy HC2 seeks to provide new, continued and enhanced provision of schools and other educational facilities to improve the quality and choice of education and learning opportunities within the Borough. Policy HC9 supports new and enhanced community facilities, including educational facilities.
- Significant positive effects were identified for policies HC3 and HC5 against SA objective 8 (health and wellbeing). Policy HC3 states that the Council will support proposals which aim to reduce health inequalities and highlights the need to ensure that new and improved health care facilities are provided, to improve the health and wellbeing of the Borough’s residents. Policy HC5 serves to protect, expand and enhance public open spaces, particularly green spaces which contribute to improving the physical and mental health of the Borough’s residents.
- A significant positive effect was identified for HC1 against SA objective 10 (regeneration and renewal of disadvantaged areas). This is because HC1 focuses on supporting development of leisure or recreation facilities in areas of identified deficiencies or known deprivation, significantly contributing to the regeneration and renewal of the Borough.



- Significant positive effects were identified for policies HC1 – HC5 and HC9 against SA objective 11 (access to services and facilities). This is because these policies outline plans to encourage and facilitate the provision of new or enhanced leisure and recreation facilities, public open spaces, education and healthcare facilities, as well as healthy and sustainable access routes to them.

## Mitigation of Significant Adverse Effects

**D.102** The Sustainability Appraisal of the preferred policies within Chapter 13 identified no significant adverse effects.

## Reasonable Alternatives

**D.103** The preferred policies outlined in Chapter 13 scored the same as or better than their reasonable alternatives, with the exception of preferred policy HC11. The alternative option for policy HC11 scored significantly better than the preferred option against SA objectives 1 (landscape, countryside and green spaces) and 3 (biodiversity) due to its stronger protection of existing open spaces within the Borough. However, this blanket protection had minor adverse effects on other objectives and a significant adverse effect against SA objective 12 (re-use of previously developed land and buildings) because the alternative option would prevent the redevelopment of open spaces that are no longer required, unsuitable or unviable, potentially leading to them becoming more unsightly, neglected and disused.

## Recommendations Made Following the SA of the Draft Local Plan

**D.104** No recommendations were made to Basildon Borough Council following the completion of the Sustainability Appraisal of the Draft Local Plan policies outlined in Chapter 13.

## Basildon Borough Revised Publication Local Plan (November 2018) – Changes Since the Consultation on the Draft Local Plan

**D.105** Policies HC1, HC2 and HC4 to HC11 have been renumbered and carried through to the Publication version of the Local Plan. Policy HC3 (Strategic Approach to Health and Social Care) has been removed and two new policies added (Health and Wellbeing Strategy and Local Green Spaces).

**D.106** Significant changes have been made to the following:

- Policy HC1 (now HC2) has been rewritten with emphasis placed on open space, playing pitch provision, indoor/outdoor sports facilities, public rights of way and the cycle network.
- Policy HC2 (now HC3) includes a couple of paragraphs regarding school place provision.
- Policy HC4 no longer makes reference to redevelopment or change of use.
- Policy HC5 no longer makes reference to Local Green Space, which has been added as a separate policy.
- Policy HC7 (now HC8) places a stronger emphasis on the shared use of playing pitches and other sports/community facilities.

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- Policy HC11 (now HC12) now states that development for sports and recreational provision will be supported.

**D.107** The SA findings of this component of the Revised Publication Local Plan (November 2018) can be found in Appendix E of the SA Report accompanying initial Publication Local Plan (November 2018).

**Table D.11: SA effects for policies in the Draft Local Plan Chapter 13 – Promoting Healthy Communities**

SA Objectives	HC1	HC2	HC3	HC4	HC5	HC6	HC7	HC8	HC9	HC10	HC11
1. Landscape, countryside and green space	++	0	0	0	++	++	++	++	0	0	-
2. Cultural heritage	0	0	0	0	+	0	0	0	0	0	+
3. Biodiversity	0	0	0	0	++	+	+	+	0	0	+
4. Economic growth and regeneration	0	+	0	0	+	0	0	0	0	0	0
5. Town centres	0	0	0	0	+	0	0	0	0	0	0
6. Education and social inclusion	++	++	+	+	+	+	+	+	++	0	+
7. Meeting housing need	0	0	0	0	-	0	0	0	0	0	0
8. Health and wellbeing	+	+	++	+	++	+	+	+	+	0	0
9. Vibrant communities	+	+	+	+	+	+	+	+	+	+	+
10. Regeneration and renewal of disadvantaged areas	++	+	0	+	+	0	+	+	+	+	+
11. Access to services and facilities	++	++	++	++	++	+	+	+	++	+	+
12. Re-use of previously developed land and buildings	0	0	0	+	0	0	0	0	0	+	+

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SA Objectives	HC1	HC2	HC3	HC4	HC5	HC6	HC7	HC8	HC9	HC10	HC11
13. Flood risk	0	0	0	0	+	0	0	0	0	0	0
14. Greenhouse gas emissions	0	0	0	0	0	0	0	0	0	0	0
15. Air, land and noise pollution	0	0	0	0	0	+	0	0	0	0	0
16. Water resources	0	0	0	0	0	0	0	0	0	0	0
17. Preparedness for the effects of climate change	0	0	0	0	+	0	0	0	0	0	0
18. Waste	0	0	0	0	0	0	0	0	0	0	0
19. Traffic congestion	0	0	0	0	0	0	0	0	0	0	0

## Draft Local Plan Chapter 14 – Protecting Green Belt Land

### Policies Appraised

**D.108** Chapter 14 of the Draft Local Plan set out the Council's planning policies on protecting Green Belt land:

- Policy GB1: Strategic Approach to Green Belt Protection.
- Policy GB2: Green Belt Extent.
- Policy GB3: Plotland Infill.
- Policy GB4: New Development in the Green Belt.
- Policy GB5: Extensions and Alterations to Buildings in the Green Belt.
- Policy GB6: Replacement Buildings in the Green Belt.
- Policy GB7: Change of Use of Buildings and Land in the Green Belt.
- Policy GB8: Ancillary Buildings and Structures in the Green Belt.
- Policy GB9: Boundary Treatments in the Green Belt.
- Policy GB10: Agricultural worker dwellings in the Green Belt.
- Policy GB11: Positive Uses of Land in the Green Belt.

### Significant Effects

**D.109** The appraisal of the chapter's 11 Green Belt policies identified the following significant effects:

- Significant positive effects were identified for policies GB1, GB5 and GB6, GB8 and GB11 against SA objective 1 (landscape, countryside and green spaces). This is because these policies all seek to protect the openness and permanence of Green Belt land by resisting development within it and maintaining key strategic gaps between the Borough's and neighbouring Districts' towns and villages. In doing this the policies help to protect the characteristics of the existing countryside within the Borough and the relationship this countryside has with the Borough's settlements, maintaining the Borough's sense of place. The significant positive effects recorded for policies GB5, GB6 and GB8 are more uncertain due to the fact that these policies focus on managing specific types of development in the Green Belt and their contribution to the protection and enhancement of the Green Belt is ultimately dependent on the detailed design, siting and location of each scheme. Policy GB 11 goes further than the other policies by encouraging the delivery of opportunities to enhance the positive uses of the Green Belt.
- Significant adverse effects were identified for policies GB2 and GB3 against SA objective 1 (landscape, countryside and green spaces). Policy GB2 outlines plans for a significant reduction in the extent of the Green Belt land defined in the 1998 Basildon District Local Plan (over 400ha) to accommodate the Borough's housing and employment needs within and beyond the plan period. Policy GB3 allows limited residential infill in the Borough's thirteen Plotland settlements located in the Green Belt. In certain locations, such infill development has the potential to adversely affect the landscape by increasing the density of plotlands in key strategic gaps with significant adverse effects on this objective. Overall, policy GB3's effect against SA objective 1 (landscape, countryside and green spaces) is mixed because the policy only encourages the development of new homes on vacant plots instead of in open land resulting in minor positive effects. These effects are uncertain until the detailed design, location and layout of each development is known.
- Significant positive effects were identified for policies GB1, GB5 and GB6, GB8 and GB11 against SA objective 2 (cultural heritage and local distinctiveness). Again, the significant positive effects recorded for policies GB5, GB6 and GB8 are more uncertain due to the fact that these policies focus on managing specific types of development in the Green Belt and

their contribution to the protection and enhancement of the Green Belt is ultimately dependent on the detailed design, siting and location of each scheme.

- A significant positive effect was identified for policy GB11 against SA objective 3 (biodiversity). This is because policy GB11 encourages the delivery of opportunities to enhance the positive uses of the Green Belt, which could provide opportunities to improve its nature conservation value.
- A significant adverse effect was identified for policy GB2 against SA objective 3 (biodiversity). This is because Policy GB2 provides for a significant reduction in the extent of the Green Belt to accommodate the Borough's housing and employment needs within and beyond the plan period. This will result in the loss of a significant area of the Borough's greenfield habitats with, potentially, significant adverse effects on the biodiversity of the Borough.
- A significant positive effect was identified for policy GB10 against SA objective 4 (economic growth and regeneration). This is because policy GB10 supports agricultural and forestry activities in the Green Belt by recognising new dwellings may be required in the Green Belt to support these rural land uses.
- A significant positive effect was identified for policy GB1 against SA objective 5 (town centres). This is because policy GB1 seeks to protect the openness and permanence of Green Belt land by resisting development within it. This will indirectly help to concentrate development within the Borough's existing settlements, including in and around their town centres. Basildon, Laindon, Pitsea and Wickford's town centres are named in the policy as key places for regeneration.
- Significant positive effects were identified for policies GB2 and GB3 and policy GB10 against SA objective 7 (meeting housing needs). Policy GB2 provides for a significant reduction in the extent of the Green Belt to accommodate a significant proportion of the Borough's housing needs within and beyond the plan period. This new development will contribute significantly to the delivery of new dwellings in the Borough, including affordable homes. Policy GB3 allows limited residential infill in the Borough's thirteen Plotland settlements located in the Green Belt, which



will maximise the potential of these relatively open and sparsely populated settlements to accommodate the Borough's growing population. These new properties are likely to be relatively affordable when compared to other housing schemes within the Borough. Policy GB10 supports agricultural and forestry activities in the Green Belt by facilitating the provision of affordable dwellings for agricultural and forestry workers. Protecting the dwellings for use by agricultural and forestry workers will help to maintain their affordability.

- Significant positive effects were identified for policies GB1 and GB4 against SA objectives 10 (regeneration and renewal of disadvantaged areas) and 12 (re-use of previously developed land and buildings). Policies GB1 and GB4 seek to protect the openness and permanence of Green Belt land by resisting development within it, indirectly encouraging the recycling of derelict and other urban land. This is likely to focus economic regeneration within the Borough's existing settlements, contributing to regenerating and renewing disadvantaged areas and the efficient re-use of previously developed land.
- A significant positive effect was identified for policy GB11 against SA objective 12 (re-use of previously developed land and buildings). Policy GB11 encourages the delivery of opportunities for enhancement identified within the study, including opportunities to improve damaged and derelict land.
- Significant adverse effects were identified against policies GB2 and GB3 against SA objective 13 (flood risk). Policy GB 2 outlines plans for a significant reduction in the extent of the Green Belt to accommodate the Borough's housing and employment needs. Policy GB3 allows limited residential infill in the Borough's thirteen Plotland settlements located in the Green Belt. Such development on greenfield land is likely to result in a significant increase in impermeable surfaces in the Borough, which when compared to retaining permeable greenfield land is likely to increase the risk of surface water flooding in the Borough, particularly in the areas of the Borough designated as Critical Drainage Zones.

## Mitigation of Significant Adverse Effects

**D.110** The significant adverse effects identified under SA objectives 1 (landscape, countryside and green spaces), 3 (biodiversity) and 13 (flood risk) for policy GB2 and SA objective 13 (flood risk) for draft policy GB3 are likely to be mitigated through the implementation of other draft policies in the Local Plan, notably draft policies SD3, DES1, GB1 GB4 and GB11, CC1 – CC6 and NE 1.

## Reasonable Alternatives

**D.111** The preferred policies outlined in Chapter 14 score the same or significantly better than their reasonable alternatives.

## Recommendations Made Following the SA of the Draft Local Plan

**D.112** No recommendations were made to Basildon Borough Council following the completion of the Sustainability Appraisal of the Draft Local Plan policies outlined in Chapter 14.

## Basildon Borough Revised Publication Local Plan (November 2018) – Changes Since the Consultation on the Draft Local Plan

**D.113** Each of the eleven Green Belt policies above has been carried through to the Publication version of the Local Plan, with some changes to the numbering. Minor changes have been made to the wording in all policies with the exception of Policy GB3 (now GB4) which has been revised to encompass all Green Belt land, not just the Plotlands, but with the exception of the designated Hovefields

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and Honiley Neighbourhood Area. In addition, following the amendments to the area of the housing allocations in the Local Plan, the total area of Green Belt land proposed for release has been revised to 379 ha.

**D.114** The SA findings of this component of the Revised Publication Local Plan (November 2018) can be found in Appendix E of the SA Report accompanying initial Publication Local Plan (November 2018).

**Table D.12: SA effects for policies in the Draft Local Plan Chapter 14 – Protecting Green Belt Land**

SA Objectives	GB1	GB2	GB3	GB4	GB5	GB6	GB7	GB8	GB9	GB10	GB11
1. Landscape, countryside and green space	++	--	--/+/?	+/?	++/?	++/?	+/?	++/?	+/?	+/?	++
2. Cultural heritage	++	-	-	+/?	++/?	++/?	+/?	++/?	+/?	+/?	++
3. Biodiversity	+	--	-	+/?	+/?	+/?	+/?	+/?	0	0	++
4. Economic growth and regeneration	+/-	+	+	+/-	+/-	+/-	-	+/-	0	++	0
5. Town centres	++	0	0	+	0	0	0	0	0	0	0
6. Education and social inclusion	0	0	0	0	0	0	0	0	0	0	0
7. Meeting housing need	-	++	++	-/?	-	+/?	0	0	0	++	0
8. Health and wellbeing	+	0	0	0	0	0	0	0	0	0	+
9. Vibrant communities	0	0	+	0	0	0	0	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	++	0	+	++	+	+	0	+	0	0	++
11. Access to services and facilities	+	0	0	0	0	0	0	0	0	0	+

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SA Objectives	GB1	GB2	GB3	GB4	GB5	GB6	GB7	GB8	GB9	GB10	GB11
12. Re-use of previously developed land and buildings	++	0	+	++	+	+	+	+	0	0	+
13. Flood risk	+	--/?	--/?	0	0	0	0	0	0	0	0
14. Greenhouse gas emissions	0	-/?	-/?	0	0	0	0	0	0	0	0
15. Air, land and noise pollution	0	-/?	-/?	0	0	0	+	0	0	0	+
16. Water resources	0	0	?	0	0	0	0	0	0	0	0
17. Preparedness for the effects of climate change	0	0	0	0	0	0	0	0	0	0	0
18. Waste	0	0	0	0	0	0	0	0	0	0	0
19. Traffic congestion	+	-/?	-/?	+	0	0	+	0	0	0	+

## Draft Local Plan Chapter 15 – Meeting the Challenge of Climate Change and Flooding

### Policies Appraised

**D.115** Chapter 15 of the Draft Local Plan set out the Council's planning policies on meeting the challenge of climate change and flooding:

- Policy CC1: Responding to Climate Change.
- Policy CC2: Flood Risk and Drainage Management.
- Policy CC3: Washlands.
- Policy CC4: Managing Flood Risk in New Development.
- Policy CC5: Sustainable Buildings – New Builds.
- Policy CC6: Sustainable Buildings – Extensions, Alterations and Conversions.
- Policy CC7: Renewable Energy Infrastructure.

### Significant Effects

**D.116** The appraisal of the chapter's seven preferred policies identified the following significant effects:

- A significant positive effect was identified for policy CC7 against SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness) and 3 (biodiversity). Policy CC7 encourages the deployment of renewable energy and low carbon schemes

where they do not result in demonstrable harm to landscape and visual amenity, heritage assets, local wildlife and their habitats, protecting these special qualities from renewable schemes, an issue which is of particular importance to the local community.

- A significant positive effect was identified for policy CC2 against SA objective 3 (biodiversity). The policy seeks to develop a riverside strategy covering the marshlands to the south of the Borough, with the aim of protecting and enhancing important habitats.
- A significant positive effect was identified for policy CC1 against SA objective 11 (access to services and facilities). This policy seeks to ensure that development locations are identified that have good access to services and public transport provision in order to reduce carbon emissions and encourage more sustainable forms of travel that minimises the Borough's contribution to climate change.
- Significant positive effects were identified for policies CC1 to CC4 against SA objective 13 (flood risk). These policies seek to reduce the impacts of climate change on the Borough through flood risk and drainage management, thus reducing the risk to people and buildings. Policy CC4 permits development in areas of flood risk under certain circumstances; therefore the significance of this positive effect was considered uncertain.
- Significant positive effects were identified for policies CC1, CC5 and CC7 against SA objective 14 (greenhouse gas emissions). These policies seek to reduce the impacts of the Borough on climate change by encouraging the development of high quality sustainable and energy efficient homes and commercial and industrial buildings, as well as by encouraging the incorporation of on-site renewable energy equipment to reduce carbon emissions. The policy also encourages development locations with good access to local services and public transport which would reduce the need to rely on the private car helping to reduce the associated greenhouse gas emissions.
- Significant positive effects were identified for policies CC1 and CC5 against SA objective 16 (water resources). Policy CC1 seeks to reduce the impacts of the Borough on climate change by encouraging the development of high quality sustainable and water efficient homes and

commercial and industrial buildings. Policy CC5 seeks to ensure that the design of all new developments incorporates measures for achieving high levels of water efficiency.

- A significant positive effect was identified for policy CC1 against SA objective 17 (preparedness for the effects of climate change). This policy seeks to encourage the delivery of multi-functional green infrastructure which has the potential to help increase permeable land which would reduce the risk of flooding as a result of climate change.
- A significant positive effect was identified for policy CC5 against SA objective 18 (waste). Policy CC5 requires that the waste resulting from the construction of all new buildings should be managed in a way that maximises the re-use and recycling of materials, including aggregates, on-site where possible. The policy also states that space should be provided in new builds which allows for the segregation of waste.
- A significant positive effect was identified for policy CC1 against SA objective 19 (traffic congestion). This policy seeks to deliver improvements to public transport and a wider range of active modes of transport to reduce the impact of the Borough on climate change. These measures, along with encouraging development locations that have good access to services, are likely to reduce the need to rely on private cars which in turn should help to reduce levels of congestion and pollution in the Borough.

## Mitigation of Significant Adverse Effects

**D.117** The Sustainability Appraisal of Chapter 15's preferred policies identified no significant adverse effects.

## Reasonable Alternatives

**D.118** The preferred policies outlined in Chapter 15 scored the same or significantly better than their reasonable alternatives.



## Recommendations Made Following the SA of the Draft Local Plan

**D.119** One recommendation was made to Basildon Borough Council following the completion of the Sustainability Appraisal of the Draft Local Plan policies outlined in Chapter 15:

- Policy CC 1 – could be improved through the inclusion of provision for tree planting, landscaping and design of the public realm (e.g. shelters in public transport waiting areas) that reduce the effects of extreme weather events (e.g. heat, storms). This could apply in particular to town centres.

## Basildon Borough Revised Publication Local Plan (November 2018) – Changes Since the Consultation on the Draft Local Plan

**D.120** Policies CC1 – CC7 from the Draft Local Plan have been carried through to the Publication version of the Local Plan. Policy CC7 has been revised to include reference to eco-industrial parks and the A127 Enterprise Corridor, whilst the remaining policies have had minor changes made to their wording.

**D.121** The SA findings of this component of the Revised Publication Local Plan (November 2018) can be found in Appendix E of the SA Report accompanying initial Publication Local Plan (November 2018).

**Table D.13: SA effects for policies in the Draft Local Plan Chapter 15 – Meeting the Challenge of Climate Change and Flooding**

SA Objectives	CC1	CC2	CC3	CC4	CC5	CC6	CC7
1. Landscape, countryside and green space	0	0	0	0	+	0	++
2. Cultural heritage	+	+	+	0	+	+	++
3. Biodiversity	+	++	+/?	0	0	0	++
4. Economic growth and regeneration	+	+	+	+/-	0	0	0
5. Town centres	0	0	0	0	+/?	0	0
6. Education and social inclusion	0	0	0	0	0	0	0
7. Meeting housing need	+/-/?	+	+	+/-	+/-	0	0
8. Health and wellbeing	+	+	+	+	+	+	+
9. Vibrant communities	0	0	0	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	0	0	0	0	+/?	0	0
11. Access to services and facilities	++	0	0	0	0	0	0

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SA Objectives	CC1	CC2	CC3	CC4	CC5	CC6	CC7
12. Re-use of previously developed land and buildings	0	0	0	0	0	0	0
13. Flood risk	++	++	++	++/?	0	+	0
14. Greenhouse gas emissions	++	0	0	0	++/?	+	++
15. Air, land and noise pollution	+	0	0	0	0	0	0
16. Water resources	++	+	+	0	++	+	0
17. Preparedness for the effects of climate change	++	+	0	+	0	+	0
18. Waste	0	0	0	0	++	+	0
19. Traffic congestion	++	0	0	0	0	0	0

## Draft Local Plan Chapter 16 – Conserving and Enhancing the Natural Environment

### Policies Appraised

**D.122** Chapter 16 of the Draft Local Plan set out the Council's planning policies on conserving and enhancing the natural environment:

- Policy NE1: Green Infrastructure Strategy.
- Policy NE2: Areas of Higher Landscape Value.
- Policy NE3: Country Parks.
- Policy NE4: Local Wildlife Sites.
- Policy NE5: Development Impacts on Ecology and Biodiversity.
- Policy NE6: Development Impacts on Landscape and Landscape Features.
- Policy NE7: Pollution Control and Residential Amenity.
- Policy NE8: Development on Contaminated Land.
- Policy NE9: Ensuring Health and Safety in Development.

### Significant Effects

**D.123** The appraisal of the chapter's nine preferred policies identified the following significant effects:

- Significant positive effects were identified for policies NE1 – NE6 against SA objective 1 (landscape, countryside and green spaces). This is because these policies aim to protect, extend and enhance the Borough's Green Infrastructure network, including Areas of Higher Landscape Value, Country Parks and Local Wildlife Sites. The policies also aim to preserve and enhance landscape and landscape features, securing strategic landscaping on all new major housing and employment development proposals, and secure new green infrastructure alongside new development, where appropriate. The urban landscape will be improved through provision of green infrastructure including parks, gardens, allotments, trees and green roofs.
- A significant positive effect was recorded for policy NE2 against SA objective 2 (cultural heritage and local distinctiveness). This is because policy NE2 states that Areas of Higher Landscape Value which support the quality, character and distinctiveness of Basildon's natural environment, including its landscape, cultural and historic value, tranquillity, geology, countryside, soil and biodiversity, will be protected from degradation and opportunities to enhance them will be supported.
- Significant positive effects were identified for policies NE1, NE2, NE4 and NE5 against SA objective 3 (biodiversity). This is because these policies aim to protect, extend and enhance the Borough's Green Infrastructure network alongside new development. The urban landscape will be improved through provision of green infrastructure including parks, gardens, allotments, trees and green roofs. Policy NE5 requires that new developments demonstrate a resultant net gain in biodiversity.
- A significant adverse effect was identified for policy NE2 against SA objective 7 (meeting housing needs). This is because policy NE2 aims to protect and enhance Areas of Higher Landscape Value, making less land available within and adjacent to the Borough's settlements for housing.
- A significant positive effect was identified for policy NE7 against SA objective 8 (health and wellbeing). This is because policy NE7 specifies that all development proposals must be located and designed so as to not cause significant adverse effects upon the health of residents. In addition residential amenity must not be compromised by pollution to land, air or water.

- A significant positive effect was identified for policy NE8 against SA objective 12 (re-use of previously developed land and buildings). This is because Policy NE8 may improve efficiency of land use through the utilisation of previously contaminated land, following remediation.
- A significant positive effect was identified for policy NE1 against SA objective 14 (greenhouse gas emissions). This is because policy NE1 seeks the provision of Green Infrastructure which is multi-functional and incorporates measures that will help to reduce the extent of climate change and/or enable the Borough's communities to adapt better to a changing climate. This will involve the incorporation of green infrastructure within new development, through measures such as the provision of parks, gardens, trees, allotments and green roofs. Measures such as these are likely to reduce the local contribution to climate change.
- Significant positive effects were identified for policies NE1 and NE7 against SA objective 15 (air, land and noise pollution). Policy NE1 seeks to secure the provision of Green Infrastructure alongside development which achieves a reduction in pollution to air, water and soil. Policy NE7 requires all development proposals to be located and designed in such a manner so as to not cause significant adverse effects upon the environment, the health of residents or residential amenity by reason of pollution to land, air or water, or as a result of any form of disturbance including, but not limited to noise, light, odour, heat, dust, vibrations and littering.
- A significant positive effect was identified for policy NE7 against SA objective 16 (water resources). This is because policy NE7 states that Sustainable Drainage Systems should be incorporated wherever practical to minimise impacts on water quality.
- A significant positive effect is identified for policy NE1 against SA objective 17 (preparedness for the effects of climate change). This is because policy NE1 seeks the provision of Green Infrastructure which is multi-functional and incorporates measures that will help to reduce the extent of climate change and/or enable the Borough's communities to adapt better to a changing climate. This includes incorporating green infrastructure into new development and the urban environment, where appropriate. This will help to ensure that buildings and public realm areas are prepared for the impacts of climate change.

## Mitigation of Significant Adverse Effects

**D.124** The significant adverse effect identified under SA objective 7 (meeting housing needs) for draft policy NE2 was considered likely to be mitigated through the implementation of the measures outlined within the draft allocation policies and the draft strategic and development policies in the Draft Local Plan, notably draft policies SD3, H7 – H33, DES1 and GB4 – GB9.

## Reasonable Alternatives

**D.125** There were no reasonable alternatives to the preferred policies outlined in Chapter 16.

## Recommendations Made Following the SA of the Draft Local Plan

**D.126** Three recommendations were made to Basildon Borough Council following the completion of the Sustainability Appraisal of the Draft Local Plan policies outlined in Chapter 16:

- Policy NE3 – Could be improved by defining what is meant by ‘harm’ to Country Parks.
- Policy NE6 – In addition to the revisions already made to this policy, it is also recommended that the policy wording should be amended further to read “adverse impacts TO and WITHIN designated sites and ancient woodland should be avoided”.
- Policy NE7 – Could provide a cross-reference to the sustainable transport policies in the supporting text to this policy. The sustainable transport policies may also help to mitigate impacts from pollution.

## Basildon Borough Revised Publication Local Plan (November 2018) – Changes Since the Consultation on the Draft Local Plan

**D.127** Policies NE1 and NE3 – NE9 from the Draft Local Plan have been renumbered and carried through to the Publication version of the Local Plan. Policy NE2 (Areas of Higher Landscape Value) has been removed and a new policy added (Development of Agricultural Land).

**D.128** Policy NE3 (now NE2) has been revised to include a criterion for when opportunities to enhance existing country parks will be supported. Changes to the wording in the remaining policies of this chapter have also been made but are unlikely to cause significant changes to their existing scores.

**D.129** The SA findings of this component of the Revised Publication Local Plan (November 2018) can be found in Appendix E of the SA Report accompanying initial Publication Local Plan (November 2018).



**Table D.14: SA effects for policies in the Draft Local Plan Chapter 16 – Conserving and Enhancing the Natural Environment**

SA Objectives	NE1	NE2	NE3	NE4	NE5	NE6	NE7	NE8	NE9
1. Landscape, countryside and green space	++	++	++	++	++	++	+	0	-/?
2. Cultural heritage	+	++	+	+	+	+	0	0	-/?
3. Biodiversity	++	++	+	++	++	+	+	0	-/?
4. Economic growth and regeneration	-	-	-	-	-	0	0	0	0
5. Town centres	0	0	0	0	0	0	0	0	0
6. Education and social inclusion	0	0	+	+	0	0	0	0	0
7. Meeting housing need	+	--/?	-	-	-	-	+/-	+	+
8. Health and wellbeing	+	+	+	+	0	+	++	0	0
9. Vibrant communities	0	+	+	+	0	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	+	+	0	0	-	0	0	0	0
11. Access to services and facilities	+	+	+	+	0	0	0	0	0

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SA Objectives	NE1	NE2	NE3	NE4	NE5	NE6	NE7	NE8	NE9
12. Re-use of previously developed land and buildings	0	0	0	0	0	0	0	++	0
13. Flood risk	+	+	+	+	+	+	+	0	0
14. Greenhouse gas emissions	++	+	+	+	+	+	+	0	0
15. Air, land and noise pollution	++	+	+	+	+	+	++	+	+
16. Water resources	+	0	0	0	0	0	++	0	0
17. Preparedness for the effects of climate change	++	0	0	0	0	0	+	0	0
18. Waste	0	0	0	0	0	0	0	0	0
19. Traffic congestion	0	0	0	0	0	0	+	0	0

## Draft Local Plan Chapter 17 – Conserving and Enhancing the Historic Environment

### Policies Appraised

**D.130** Chapter 17 of the Draft Local Plan set out the Council's planning policies on conserving and enhancing the historic environment:

- Policy HE1: Strategy for Conserving and Enhancing the Historic Environment.
- Policy HE2: Conservation Areas.
- Policy HE3: Listed Buildings.
- Policy HE4: Scheduled Monuments and Archaeology.
- Policy HE5: Locally Identified Heritage Assets.

### Significant Effects

**D.131** The appraisal of the Draft Local Plan's five preferred policies identified significant positive effects for SA objectives 1 (landscape, countryside and green spaces) and 2 (cultural heritage and local distinctiveness). These significant positive effects can be attributed to the fact that all five draft policies seek to ensure that development proposals enhance the character, setting and local distinctiveness of heritage assets and make a positive contribution to local character.

## Mitigation of Significant Adverse Effects

**D.132** The Sustainability Appraisal of the Plan's five preferred policies within Chapter 17 identified no significant adverse effects.

## Reasonable Alternatives

**D.133** The preferred policies outlined in Chapter 17 all scored significantly better than their reasonable alternatives, with the exception of HE1, which generally scored the same as its reasonable alternative. However, the significant positive effects identified against SA objectives 1 (landscape, countryside and green spaces) and 2 (cultural heritage and local distinctiveness) in the reasonable alternative are more uncertain due to the fact that this alternative was considered to be less comprehensive than the preferred option.

## Recommendations Made Following the SA of the Draft Local Plan

**D.134** No recommendations were made to Basildon Borough Council following the completion of the Sustainability Appraisal of the Draft Local Plan policies outlined in Chapter 17.

## Basildon Borough Revised Publication Local Plan (November 2018) – Changes Since the Consultation on the Draft Local Plan

**D.135** All five policies have been carried through to the Publication version of the Local Plan. Minor changes have been made to the wording of the policies.

## **Appendix D** Draft Local Plan Sustainability Appraisal (2016)

Policy HE3 includes additional text requiring that proposals affecting listed buildings be supported by a Historic Building Survey carried out in accordance with Historic England Guidance.

**D.136** The SA findings of this component of the Revised Publication Local Plan (November 2018) can be found in Appendix E of the SA Report accompanying initial Publication Local Plan (November 2018).

**Table D.15: SA effects for policies in the Draft Local Plan Chapter 17 – Conserving and Enhancing the Historic Environment**

SA Objectives	HE1	HE2	HE3	HE4	HE5
1. Landscape, countryside and green space	++	++/?	++/?	++/?	++/?
2. Cultural heritage	++	++/?	++/?	++/?	++/?
3. Biodiversity	0	+	0	0	0
4. Economic growth and regeneration	0	0	0	0	0
5. Town centres	0	0	0	0	0
6. Education and social inclusion	0	0	0	0	0
7. Meeting housing need	0	0	0	0	0
8. Health and wellbeing	0	0	0	0	0
9. Vibrant communities	0	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	0	0	+/?	0	0
11. Access to services and facilities	0	0	0	0	0

**Appendix D** Draft Local Plan Sustainability Appraisal (2016)

SA Objectives	HE1	HE2	HE3	HE4	HE5
12. Re-use of previously developed land and buildings	0	0	+/?	0	0
13. Flood risk	0	0	0	0	0
14. Greenhouse gas emissions	0	0	0	0	0
15. Air, land and noise pollution	0	0	0	0	0
16. Water resources	0	0	0	0	0
17. Preparedness for the effects of climate change	0	0	0	0	0
18. Waste	0	0	0	0	0
19. Traffic congestion	0	0	0	0	0

## Draft Local Plan Chapter 18 – Implementation, Monitoring and Review

### Policies Appraised

**D.137** Chapter 18 of the Draft Local Plan set out the Council's policies on the implementation, monitoring and review of the Plan's policies:

- Policy IMP1: Implementation Strategy.
- Policy IMP2: Use of Planning Obligations.
- Policy IMP3: Phasing of Development.
- Policy IMP4: Piecemeal Development.

### Significant Effects

**D.138** The appraisal of the Draft Local Plan's four preferred policies identified only one significant positive effect. This was for preferred policy IMP2 against SA objective 11 (access to services and facilities). The policy seeks to ensure that new developments contribute to the impact on infrastructure, local services and the environment through a Community Infrastructure Levy (CIL). The policy specifically mentions that contributions may be required to provide community services and facilities as well as transport, which will improve accessibility to them. Such a framework allows the pooling of multiple contributions to tackle provision at a strategic level rather than on a site-by-site basis, resulting in significant positive effects on this objective.



## Mitigation of Significant Adverse Effects

**D.139** The Sustainability Appraisal of the Draft Local Plan's four preferred policies within Chapter 18 identified no significant adverse effects.

## Reasonable Alternatives

**D.140** The preferred policies outlined in Chapter 18 all scored better than their reasonable alternatives, all of which promote reliance on national planning policy rather than developing local policy and therefore have a negligible effect.

## Recommendations Made Following the SA of the Draft Local Plan

**D.141** One recommendation was made to Basildon Borough Council following the completion of the Sustainability Appraisal of the Draft Local Plan policies outlined in Chapter 18:

- Policy IMP2 – Ensure a clear timetable for the completion of the CIL Charging Schedule (in keeping with the timetable for the delivery of development allocations in the Local Plan) to ensure that this does not bring unnecessary uncertainty to developers, or adversely affect the delivery of key services, facilities and infrastructure.

## Basildon Borough Revised Publication Local Plan (November 2018) – Changes Since the Consultation on the Draft Local Plan

**D.142** All four policies have been carried through to the Revised Publication version of the Local Plan. Minor changes have been made to the wording in policies IMP1 and IMP2, whilst the other two have remained the same.

**Table D.16: SA effects for policies in the Draft Local Plan  
Chapter 18 – Implementation, Monitoring and Review**

SA Objectives	IMP1	IMP2	IMP3	IMP4
1. Landscape, countryside and green space	+	+	+	0
2. Cultural heritage	+	0	+	0
3. Biodiversity	+	+	+	0
4. Economic growth and regeneration	+	+	0	+/?
5. Town centres	+	+	0	+/?
6. Education and social inclusion	+	+	+	+
7. Meeting housing need	+	+	+	+/?
8. Health and wellbeing	+	+	+	+
9. Vibrant communities	+	+	0	0
10. Regeneration and renewal of disadvantaged areas	+	+	0	+/?
11. Access to services and facilities	+	++	+	+
12. Re-use of previously developed land and buildings	0	0	0	+

**Appendix D** Draft Local Plan Sustainability Appraisal (2016)

SA Objectives	IMP1	IMP2	IMP3	IMP4
13. Flood risk	+	+	+	0
14. Greenhouse gas emissions	+	+	+	0
15. Air, land and noise pollution	+	+	+	0
16. Water resources	+	+	+	0
17. Preparedness for the effects of climate change	+	+	+	0
18. Waste	+	+	+	0
19. Traffic congestion	+	+	+	0

## Appendix E

# Revised Publication Local Plan Sustainability Appraisal (November 2018)

**E.1** This chapter describes the findings of the SA of each strategic policy, allocation policy and development management policy in the Revised Publication Local Plan (November 2018). Detailed appraisal matrices for each policy can be found in previously published iterations of the SA Report.

**E.2** Summary tables of the Publication Local Plan policy appraisal scores are provided at the end of each sub-section. These tables are accompanied by text descriptions of:

- The significant effects of the policies.
- Mitigation and enhancement measures outlined in the Publication Local Plan that contribute towards mitigating any significant adverse effects.
- A comparison of the assessed effects of the Publication Local Plan policies and the reasonable alternatives set out in Appendix D. (Various baseline evidence updates made during the preparation of the Revised Publication Local Plan (November 2018) resulted in the need for updates to the appraisal of the preferred policies and reasonable alternatives considered and appraised in the Draft Local Plan SA Report. These updated appraisals can be found in Appendix 4 of the Publication Local Plan SA Report (November 2018). This comparison of effects reflects the appraisal updates contained in Appendix 4 of the Publication Local Plan SA Report (November 2018).

**E.3** Detailed appraisal matrices of the Publication Local Plan policies can be found in Appendix 5 of the Publication Local Plan SA Report (November 2018).

## **Publication Local Plan Chapter 5 – Vision and Objectives**

**E.4** The overall Vision for Basildon sets a general aspiration to become a fair and inclusive Borough where communities have a healthy and safe place to live and work and an improving quality of life now and for future generations. The Vision is likely to have a positive effect on all of the SA objectives as shown in Table E.1. The general wording of the Vision is unlikely to lead to any significant adverse effects on the SA objectives. The success of the Vision in helping to achieve the sustainability objectives depends on the implementation of the policies in the Local Plan.

**E.5** In developing this Vision the Council has identified specific ambitions under five headings: (1) Education and Skills; (2) Employment and Business; (3) Housing; (4) Infrastructure; and (5) Environment, Health and Well-Being. The Council intends to work with its partners through South Essex 2050 to meet these ambitions, particularly the education and employment ambitions.

**E.6** The Local Plan contains 10 Strategic Objectives that are unlikely to have an effect or are compatible with minor positive effects on the SA objectives (as shown in Table E.1). The majority of the Strategic Objectives (SOs) have at least one significant positive effect where they directly address SA objectives (SAs).

**E.7** Increases in waste and car travel associated with increased housing (SO6: Deliver new homes in the Borough), development of employment and tourism (SO5: Strengthen the competitiveness of local economy and SO7: Capitalising on local tourism opportunities) may have negative effects on SA objectives relating to greenhouse gas emissions (SA14) and pollution (SA15), although there may be opportunities for new sustainable waste management and other supporting infrastructure (SO10: Secure the delivery of supporting infrastructure) to be incorporated into the design of new homes, which would have minor positive effects against SA16 (Improve water efficiency and water

resource management); however, the positive effects associated with new sustainable infrastructure are uncertain.

**E.8** The release of Green Belt for development is likely to have a negative effect against SA1, SA2 and SA3 which relate to the conservation and enhancement of nature, cultural heritage and landscape. However, overall, this effect is mixed with significant positive effects associated with aspirations to improve the quality and value of the remaining Green Belt in the Borough. Focusing development in town centres (SO4) and capitalising on tourism opportunities (SO7) may increase travel from rural areas and from further away, which may have negative effects associated with car traffic on SA objectives relating to traffic congestion (SA19), greenhouse gas emissions (SA14) and air and noise pollution (SA15). However, focusing development in urban areas may also offer more sustainable transport choices, which would benefit residents and tourists alike, with minor positive effects. Similarly, increases in employment land (SO5), residents (SO6) and tourists (SO7) could have negative effects on SA objectives aimed at conserving and enhancing local landscapes (SA1), protected species and habitats (SA3). As with the Vision, the success of the Strategic Objectives depends on the implementation of the policies in the Publication Local Plan.

**E.9** Table E.1 overleaf summarises the SA effects for the appraisal of the Vision and Strategic Objectives for Basildon Borough Publication Local Plan.

## Mitigation of Significant Adverse Effects

**E.10** Although the Sustainability Appraisal identified some potentially adverse effects, none of these were identified as significant adverse effects.

## Reasonable Alternatives

**E.11** The Publication Local Plan Vision and Strategic Objectives scored the same as the versions published in the Draft Local Plan. However, the

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amendments included in the Publication Local Plan are considered to generate slightly more positive effects than the previous iteration.

Table E.1: Summary of SA effects for the Vision and Strategic Objectives

SA Objective	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14	SA15	SA16	SA17	SA18	SA19	
Basildon Borough's Community Strategy Vision 2012-2036	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
SO1: Protect and enhance the quality of the local environment	++	++	++	0	0	0	0	+	0	0	0	+	+	0	+	0	+	0	+	
SO2: Improve the quality and value of the Green Belt	++/-	++/-	++/-	0	0	0	0	+	0	0	0	+	0	0	+	0	0	0	+	
SO3: Minimise our impact on the environment	++	+	++	0	0	0	0	+	0	0	0	++	++	++	++	++	++	++	++	+
SO4: Creating vibrant and thriving town centres	0	0	0	+	++	0	0	+	++	++	++	++	0	+/-/?	+/-/?	0	+	0	+/-/?	
SO5: Strengthen the competitiveness of local economy	-/?	0	-/?	++	+	0	0	+	+	++	+	0	0	+/-/?	+/-/?	0	0	-/?	-/?	
SO6: Deliver new homes in the Borough	-/?	0	-/?	+	0	0	++	0	+	++	0	0	0	+/-/?	0	+/?	+	-/?	-/?	
SO7: Capitalise on local tourism opportunities	-/?	+	-/?	++	+	0	0	0	+	+	+	0	0	-/?	-/?	0	0	-/?	-/?	
SO8: Help local people maintain healthier lifestyles	+	+	+	+	0	0	0	++	+	+	+	0	0	0	+	0	0	0	+	
SO9: Enhance the quality of life of all in the Borough	+	0	+	+	+	+	+	+	++	++	++	0	0	0	+	0	0	0	+	
SO10: Secure the delivery of supporting infrastructure	+/?	0	+/?	0	+	+	+	+	+	+	++	0	0	+	+/?	0	0	0	+/?	



# Revised Publication Local Plan Chapter 6 – Achieving Sustainable Development

## Policies Appraised

**E.12** Chapter 6 of the Revised Publication Local Plan sets out the Council's policies on achieving sustainable development:

- Policy SD1: A Strategic Approach to Sustainable Development in Basildon Borough.
- Policy SD2: Settlement Hierarchy and the Distribution of Growth.
- Policy SD3: Designated Neighbourhood Areas.
- Policy SD4: Presumption in Favour of Sustainable Development.

## Significant Effects

**E.13** The appraisal of Revised Publication Local Plan policies SD1 and SD2 identified the following significant effects:

- Significant adverse effects are identified for policies SD1 and SD2 against SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness) and 3 (biodiversity) as the Plan is seeking to deliver a significant amount of growth, the majority of which is to be accommodated on greenfield land outside the existing urban areas of the Borough's settlements. These effects are coupled with the potential for minor positive effects associated with the potential for enhancements to the landscape, historic environment and ecology of the Borough in and around specific site allocations. These effects are uncertain until the detailed design and layout of development and landscaping are known.

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- Significant positive effects have been recorded against SA objectives 4 (economy) and 7 (housing) for both policies SD1 and SD2 in acknowledgement of the significant amount of growth (housing and employment) being accommodated within the Borough. The significant positive effect recorded against SA objective 7 (meeting housing needs) is also accompanied by a significant adverse effect to reflect the fact that the rate of housing delivery expected in the Plan period falls short of that considered necessary to support housing need and economic growth.
- Significant positive effects are also identified against SA objective 5 (town centres) and 9 (vibrant communities) due to both policies committing to the delivery of new housing and employment land in the existing urban areas of the Borough, including in and around the Borough's town centres. Furthermore, the policies ensure development is adequately phased to help create and sustain vibrant communities and support development in the larger settlements, followed by growth in the serviced settlements and limited growth in the un-serviced settlements. This should ensure that the existing well-served settlements are supported and maintained.
- Significant adverse effects are identified for both policies SD1 and SD2 against SA objective 12 (re-use of previously developed land and buildings) and 13 (flood risk) due to the fact that the majority of the Boroughs housing and employment needed are to be accommodated on greenfield land outside the existing urban areas of the Borough's settlements. These effects are coupled with a significant positive effect in acknowledgement of the fact that every effort has been made to prioritise the development of brownfield land in the Borough's existing urban areas before greenfield land is developed. The effect recorded against SA objective 13 (flood risk) is recorded as uncertain until the detailed design and flood risk management measurements are identified and their full implications are realised.

**E.14** The appraisal of Revised Publication Local Plan Policy SD3 identified the following significant effects:

- Significant adverse effects against SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness) and 3 (biodiversity) due to the fact that the policy allocates

housing numbers to two Neighbourhood Plan areas which contain sensitive landscapes, biodiversity and historic assets. These effects are uncertain until the detailed location, design and layout of development are set out within each area's Neighbourhood Plan.

- Significant positive effects are identified against SA objectives 6 (education and social inclusion), 7 (meeting housing need), 8 (health and wellbeing) and 10 (regeneration) in acknowledgement of the scale of dwellings allocated for delivery within the North Benfleet and Bowers Gifford Neighbourhood Plan Area (1,350 dwellings). The delivery of such a significant number of homes will meet a significant proportion of the Borough's housing needs including new local services and facilities such as schools, open spaces and health care facilities, helping to regenerate areas of the Borough known to be deprived and in need of investment and regeneration.
- Significant adverse effects are identified against SA objective 12 (re-use of previously developed land and buildings) due to the fact that the policy allocates housing numbers to two Neighbourhood Plan areas which are largely made-up of open greenfield land classified as at least Grade 3 agricultural land. Therefore, the development of dwellings within the Neighbourhood Plan Areas has the potential to result in the loss of some of the Borough's Best and Most Versatile agricultural land.

**E.15** No significant effects were identified for Policy SD 4.

## Mitigation of Significant Adverse Effects

**E.16** The significant adverse effects identified under SA objectives 1, 2, 3, 12, 13, 14 and 19 are likely to be mitigated in part if not completely through the detailed mitigation measures outlined within the individual strategic site allocation policies and the implementation of other strategic and development management policies in the Local Plan, notably Preferred Submission Policies SD4, DES1 and DES2, GB1 and GB3, CC1-CC5, NE1-NE9, HE1-HE5 and T1-T11. The use of greenfield land to accommodate development to meet the objectively assessed housing and economic needs of the Borough cannot be

mitigated, notwithstanding the prioritisation given to development within the existing urban areas.

## Reasonable Alternatives

**E.17** The Publication Local Plan policies outlined in Chapter 6 score the same or better than the previous iterations and reasonable alternatives appraised in the Draft Local Plan for the majority of the SA objectives. However the increased amount of growth within the Publication Plan further increases the significant adverse effects identified previously and, at a strategic scale, increases the potential for more minor adverse effects against SA objectives against which minor adverse effects were not previously identified, for example SA objective 19 (transport congestion).

**E.18** Despite the significant adverse effects of accommodating the scale and distribution of growth planned for in the Borough in the Publication Local Plan, it is recognised that the rate of housing delivery expected in the Plan period falls short of that considered necessary to support housing need and economic growth. Consequently, a significant adverse effect has been identified against SA objective 7 (housing) in combination with the significant positive effect identified in acknowledgement of the significant growth that has been planned for. It should be noted that if additional growth were to be accommodated within the Borough it is likely that the significant adverse effects that have been identified against the environmental SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness), 3 (biodiversity) and 13 (flood risk) would be more reinforced.

**Table E.2: Summary of SA effects for the Revised Publication Local Plan Chapter 6 – Achieving Sustainable Development [See reference 307]**

SA Objectives	SD1	SD2	SD3a	SD3b	SD4
1. Landscape, countryside and green space	--/+/?	--/+/?	--/?	-/?	+
2. Cultural heritage	--/+/?	--/+/?	--/?	--/?	+
3. Biodiversity	--/+/?	--/+/?	--/?	--/?	+
4. Economic growth and regeneration	++	++	+	+	+
5. Town centres	++	++	+/?	0	+
6. Education and social inclusion	+/?	+/?	++	+	+
7. Meeting housing need	++/--/?	++/--/?	++	0	+
8. Health and wellbeing	+/?	+/?	++/?	+	+
9. Vibrant communities	++	++	0	0	+
10. Regeneration and renewal of disadvantaged areas	+	+	++	+	+
11. Access to services and facilities	+/?	+/?	+/?	-/?	+

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SA Objectives	SD1	SD2	SD3a	SD3b	SD4
12. Re-use of previously developed land and buildings	++/--	++/--	--/?	--/?	+
13. Flood risk	--/+/?	--/+/?	-	0	+
14. Greenhouse gas emissions	+/-/?	+/-/?	+/?	-/?	+
15. Air, land and noise pollution	+/-	+/-	+/?	-/?	+
16. Water resources	+/-/?	+/-/?	?	?	+
17. Preparedness for the effects of climate change	+/-/?	+/-/?	?	?	+
18. Waste	+/-/?	+/-/?	?	?	+
19. Traffic congestion	+/-/?	+/-/?	+/?	-/?	+

# Revised Publication Local Plan Chapter 7 – Building a Strong, Competitive Economy

## Policies Appraised

**E.19** Chapter 7 of the Revised Publication Local Plan sets out the Council's planning policies for building a strong, competitive economy:

- Policy E1: Economic Growth Strategy.
- Policy E2: Existing Employment Areas for General B-Class Uses.
- Policy E3: Existing Employment Area for Research and Development Uses.
- Policy E4: Protection of Existing Employment Areas for B2 Manufacturing and Industrial Uses.
- Policy E5: Land West of Gardiners Lane South, Basildon.
- Policy E6: Land East of Burnt Mills, Basildon.
- Policy E7: Rural Enterprise Sites.
- Policy E8: Untidy Industry Zone, Burnt Mills.
- Policy E9: Locations for Employment Development.
- Policy E10: Non B-Class Uses in Employment Areas.
- Policy E11: Aligning Skills and Jobs.

## Significant Effects

**E.20** The appraisal of the Revised Publication Local Plan's 11 policies within this chapter identified the following significant effects [[See reference 308](#)]:

- Significant adverse effects are identified for policies E2 and E6 against SA objective 1 (landscape, countryside and green spaces). Policy E2 promotes the expansion of existing employment sites into neighbouring land, including existing open and green spaces which will be lost, e.g. the Amenity Green Space to the north of Miles Gray Road, reducing the area available to the public for recreation. Policy E 6 allocates 21ha of greenfield land to the east of Basildon.
- Significant adverse effects are identified for policies E2 and E3 against SA objective 3 (biodiversity). Both policies E2 and E3 promote the expansion of existing employment sites into neighbouring land, some of which is designated as BAP Priority Habitat and Protected Species Alert Areas.
- Significant positive effects are identified for policies E1-E4 and E6 against SA objective 4 (economic growth and regeneration) as all four policies deal specifically with promoting and facilitating economic growth and the delivery of sufficient new jobs to meet the Borough's needs of the Plan period.
- Significant positive effects are identified for policy E1 and E11 against SA objective 6 (education and social inclusion). Policy E1 seeks to facilitate training and education of local people and establish and maintain relationships between local businesses and local training and education. Policy E11 supports increased opportunities for local people to be engaged in the local economy through skills and training to avoid low skilled residents becoming marginalised in the labour market, promoting educational attainment and social inclusion.
- Significant positive effects are identified for policies E1-E4 and E6 against SA objective 12 (re-use of previously developed land and buildings) as all four policies seek to encourage the use of land within the existing employment areas, intensification of previously developed land and the realisation of vacant sites or land uses.



- A significant negative effect is identified for Policy E6 against SA objective 12 (re-use of previously developed land and buildings) as the policy allocated 48ha of greenfield land for an expansion of the Burnt Mills Industrial Estate to the East of Basildon.

## Significant Effects of Development Allocations

**E.21** Revised Publication Policies E5 – Land West of Gardiners Lane South, Basildon and E6 – Land East of Burnt Mills, Basildon allocates employment development in the Borough. Revised Publication Policy E5 represents the employment component of a mixed-use allocation also allocated in Chapter 11 in Revised Publication Policy H5 Land West of Gardiners Lane South, Basildon. Significant effects associated with this mixed-use allocation are described in the section on Chapter 11 of the Revised Publication Local Plan below.

**E.22** Four significant adverse effects are identified for Revised Publication Policy E6 against SA objectives 1 (landscape and green spaces), 2 (cultural heritage and local distinctiveness), 12 (re-use of previously developed land and buildings) and 13 (flood risk). This is because all the land within this strategic site allocation is open greenfield land classified as Grade 3 agricultural land (moderate to good agricultural land). Furthermore, the eastern half of the site falls within flood zones 2 and 3, and is directly adjacent to a Grade II listed building. The effects (with the exception of SA objective 13) are uncertain as it is not known whether detailed design of the development could minimise harm to the openness of the countryside, the setting of the listed building or indeed whether the land is Grade 3a (i.e. Best and Most Versatile Agricultural Land) or Grade 3b (which is not Best and Most Versatile Agricultural Land).

## Mitigation of Significant Adverse Effects

**E.23** The significant adverse effects identified under SA objectives 1, 2, 3, 12 and 13 are likely to be mitigated through the detailed mitigation measures outlined within the individual strategic site allocation policies and the

implementation of other strategic and development management policies in the Publication Local Plan, notably Publication Policies SD4, DES1-DES5, CC2 and CC4, GB1 and GB3, HE1–HE5 and NE1-NE9. However, the use of greenfield land to accommodate employment uses cannot be mitigated, notwithstanding the prioritisation given to development within the existing urban areas.

## Reasonable Alternatives

**E.24** The majority of the Revised Publication policies score the same or better than the equivalent preferred policies presented in the Draft Local Plan. However, Revised Publication Policy E6 (previously referred to as E8 in the Draft Local Plan) scores a more significant adverse effect against SA objective 1 (landscape, countryside and green spaces), SA objective 2 (cultural heritage and local distinctiveness) and SA objective 13 (flood risk). These effects are in recognition of the fact that the site allocation has increased in size from 5.5ha to 48ha, significantly increasing the area of open countryside being lost to development, narrowing the gap between the development and neighbouring heritage assets and falling within flood zones 2 and 3. Policy E6 makes reference to the need to minimise environmental harm, however all adverse effects (with the exception of SA objective 13) are recorded as uncertain until the detailed design, landscaping and layout of the site are known.

**E.25** An allocation of 21ha and 32ha of employment land were considered as alternatives to Policy E8 (now Policy E 6). Both options would deliver less employment land than the Revised Publication allocation. Option 1 does not fall within flood zones 2 and 3 and both alternatives do not sit directly adjacent to listed buildings. However, these options were not selected as they would not guarantee the provision of a new connection into both the new employment provision or the existing employment area from the new junction at Pound Lane. This would have implications for the capacity of the highway network.

**E.26** It should be noted that the expansion of the site allocation to the east of the Burnt Mills Industrial Estate offsets the removal of the employment site allocation to the west of Basildon in Draft Local Plan Policy E7 from the

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Publication Local Plan. Consequently, overall, there has been no net increase in significant adverse effects – the location of the adverse effects has just changed.

**E.27** Finally, the increase in the size of the allocation to the east of the Burnt Mills Industrial Estate significantly increases its capacity to generate jobs, with significant positive effects against SA objective 4 (economic growth and regeneration).

**Table E.3: Summary of SA effects for the Revised Publication Local Plan Chapter 7 – Building a Strong, Competitive Economy**

SA Objectives	E1	E2	E3	E4	E6	E7	E8	E9	E10	E11
1. Landscape, countryside and green space	0	--	-	+	--/?	0	0	0	0	0
2. Cultural heritage	0	0	0	+	--/?	0	0	0	0	0
3. Biodiversity	0	--	--	+/-/?	-/?	0	0	0	0	0
4. Economic growth and regeneration	++	++	++	++	++	+	0	+	0	+
5. Town centres	+	0	0	0	0	0	0	+	0	0
6. Education and social inclusion	++	0	0	0	+	+	0	0	0	++
7. Meeting housing need	0	0	0	0	0	0	0	0	0	0
8. Health and wellbeing	+	+/-	+/-	+/-	+	+	0	0	0	0
9. Vibrant communities	+	0	0	0	0	+	0	+	0	0
10. Regeneration and renewal of disadvantaged areas	+	+	0	+	+	0	0	+	0	0
11. Access to services and facilities	+	+	0	+	-/?	+	0	+	0	0

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SA Objectives	E1	E2	E3	E4	E6	E7	E8	E9	E10	E11
12. Re-use of previously developed land and buildings	++	++	++	++	--/?	+	0	0	+	0
13. Flood risk	+	-	-	0	--	0	0	0	0	0
14. Greenhouse gas emissions	+/-	-	-	-	-/?	+/-	0	0	0	0
15. Air, land and noise pollution	-	-	-	-	-/?	-	+/-/?	0	0	0
16. Water resources	0	0	0	0	?	0	0	0	0	0
17. Preparedness for the effects of climate change	0	-	-	0	?	0	0	0	0	0
18. Waste	0	0	0	0	?	0	0	0	0	0
19. Traffic congestion	+/-	+/-	-	-	+/-/?	+/-	+	+	0	0

For E5, see appraisal of mixed-use site H5.

# Revised Publication Local Plan Chapter 8 – Ensuring the Vitality of Town Centres

## Policies Appraised

**E.28** Chapter 8 of the Revised Publication Local Plan sets out the Council's planning policies on maintaining and enhancing the Borough's town centres as centres for retail and leisure:

- Policy R1: Retail and Leisure Strategy.
- Policy R2: Basildon Town Centre Regeneration.
- Policy R3: Laindon Town Centre Regeneration.
- Policy R4: Pitsea Town Centre Regeneration.
- Policy R5: Wickford Town Centre Regeneration.
- Policy R6: Billericay Town Centre Enhancement.
- Policy R7: Town Centre Boundaries.
- Policy R8: Primary Shopping Frontages.
- Policy R9: Secondary Shopping Frontages.
- Policy R10: Local Centres.
- Policy R11: Out of Centre Retail Areas.
- Policy R12: Festival Leisure Park and Surroundings.
- Policy R13: Location for Hotel/Visitor Accommodation.
- Policy R14: Locations for Town Centre Uses.

- Policy R15: Existing Local Shops.
- Policy R16: Hot Food Takeaways.
- Policy R17: Betting Offices.

## Significant Effects

**E.29** The appraisal of the Revised Publication Local Plan's 17 policies identified the following significant effects:

- Significant positive effects are identified for policies R2, R3 and R5 against SA objective 1 (landscape, countryside and green spaces) due to their promotion of the need to enhance existing public realm within town centres and create new public green spaces. All three significant positive effects are mixed overall as there is potential for the policies to have adverse effects on the existing character of the Borough's townscapes due to the provision of new dwellings and employment uses.
- Significant positive effects are identified for policies R1-R6 and R10 against SA objective 4 (economic growth and regeneration) due to the role these policies will play in regenerating existing centres, creating new centres and significantly increasing the provision of retail, leisure and entertainment uses and supporting the diversification of uses.
- Significant positive effects are identified for policies R1-R9 and R14 against SA objective 5 (town centres) because of the role that these policies will play in promoting the Borough's existing town centres as sustainable locations for living, retail, leisure and related commercial development, contributing to their vitality and viability in the long term.
- Significant positive effects are identified for policies R2 and R17 against SA objective 6 (education and social inclusion) due to the former supporting the provision of a new further education college in a town centre, significantly contributing to education and the later significantly contribution to social inclusion by ensuring that new betting offices are not permitted within 400m of existing ones.

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- A significant positive effect is identified for Policy R2 against SA objective 7 (meeting housing needs) because of the policy's plans to deliver between up to around 2,128 dwellings within Basildon town centre.
- A significant positive effect is identified for Policy R16 against SA objective 8 (health and wellbeing) due to the policy's focus on inhibiting the densification and expansion of hot food takeaways within town and local centres. However, this effect is uncertain, as it is ultimately dependent on individual's behaviour.
- Significant positive effects are identified for policies R1–R6, R8 and R17 against SA objective 9 (vibrant communities) because of the general role that these policies play in promoting the Borough's centres, and therefore its communities, as vibrant places to live, work and enjoy leisure activities in the long term by encouraging diversity of uses, etc.
- Significant positive effects are identified for policies R1–R5 against SA objective 10 (regeneration and renewal of disadvantaged areas) due to the general role that these policies play in promoting the regeneration of the Borough's deprived and disadvantaged centres and communities.
- Significant positive effects are identified for policies R2, R3, R10 and R14 against SA objective 11 (access to services and facilities). Policies R2 and R3 seek to significantly improve the quality, quantity and accessibility of local services and facilities in Basildon's and Laindon's town centres, respectively. Policy R10 outlines criteria supporting the establishment of new local centres where appropriate and promotes residential, business or community uses on the upper floors of units within local centres where there will be no adverse effects on the functioning of the ground floor retail. Policy R14 focusses on concentrating future retail uses (Use Class A1) within existing town centres, out of centre shopping areas, or on accessible sites well connected to the town centre. However, this significant positive effect is mixed overall due to the potential for the restriction of A1 uses out of centres where there is a local need, with minor adverse effects.
- Significant positive effects are identified for policies R2 and R3 against SA objective 12 (re-use of previously developed land and buildings) as both policies specifically encourage the redevelopment and modernisation of



existing premises, increasing the density of development in Basildon and Laindon before developing on greenfield land.

- A significant adverse effect is identified for Policy R13 against SA objective 12 (re-use of previously developed land and buildings) because the entire strategic site is considered to be greenfield.
- A significant mixed positive and adverse effect is identified for Policy R2 against SA objective 14 (greenhouse gas emissions). The significant positive effect can be attributed to the policy's encouragement of the provision of a number of key services in Basildon town centre, reducing reliance on the car and thus reducing car-based greenhouse gas emissions. The significant adverse effect can be attributed to the policy's plans to deliver a significant number of new dwellings in the centre and the planned improvements to the road network, which could result in a significant increase in car based travel.
- A significant positive effect is identified for policy R3 against SA objective 14 (greenhouse gas emissions). This is because the policy seeks to enhance the environmental quality of Laindon Town Centre, improving public transport links and local services and facilities; however this significant positive effect is somewhat offset by the provision of at least 224 new residential units which may increase car use in the area.

## Significant Effects of Development Allocations

**E.30** Policy R13 (Locations for Hotel/Visitor Accommodation) represents the only development allocation within Chapter 8. Two significant effects are identified in the appraisal of this allocation:

- A significant adverse effect is identified for Policy R 13 against SA objective 3 (biodiversity) due to this strategic allocation being located on wooded land recognised for its ecological value. However, the policy makes no provision for mitigating adverse effects on ecology. This effect is considered uncertain until such time as the detailed design, scale and layout of the new development are known.

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- A significant adverse effect is identified for Policy R13 against SA objective 12 (re-use of previously developed land and buildings). This is because R13 supports the allocation of a new hotel development on wooded greenfield land. However, this effect is uncertain as it is not known whether the location is Best and Most Versatile Agricultural Land (i.e. Grade 3a rather than Grade 3b).

## Mitigation of Significant Adverse Effects

**E.31** The significant adverse effects identified under SA objectives 3 for Policy R13, SA objective 12 for Policy R13 and SA objective 14 for Policy R 3 are likely to be mitigated through the implementation of other policies in the Local Plan, notably policies SD4, DES1-DES5, GB1 and GB3 and NE1-NE9 and T1, T3, T4 and T6. It is unlikely that the loss of greenfield land for the hotel development adjacent to Basildon Golf Course can be mitigated, although it is recognised that it is on the edge of the urban area.

## Reasonable Alternatives

**E.32** The majority of the policies in Chapter 8 of the Publication Local Plan score the same or slightly better than the equivalent preferred versions consulted upon in the Draft Local Plan. There are two exceptions:

- Publication Policy R1 now scores mixed minor positive and minor negative effects against SA objectives 14 (climate change mitigation) and 15 (pollution), whereas the previous iteration of the Policy consulted upon in the Draft Local Plan scored minor positive effects against these objectives.
- Publication policy R11 now scores minor adverse effects against SA objectives 14 (climate change mitigation), 15 (pollution) and 19 (traffic congestion), whereas the previous iteration of the Policy consulted upon in the Draft Local Plan scored negligible effects against these objectives.

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**E.33** The additional adverse effects recorded against Publication Policy R1 are attributed to the policy's commitment to maintain sufficient car parking capacity across each town centre, which will facilitate and maintain private car use in the Borough's centres of growth. Appropriate car parking facilities are essential to maintaining accessibility of the Borough's town centres. Although their continued use will have some adverse effects, these effects are offset by other measures in the Local Plan to increase active and sustainable travel across the Borough and increase infrastructure for electric vehicles.

**E.34** The additional adverse effects recorded against Publication Policy R11 are attributed to the deletion of some text in the previous iteration of the policy in the Draft Local Plan which explicitly required proposals for the expansion and intensification of out of centre retail areas to demonstrate such additions can be accessed by walking, cycling and public transport and does not harm amenity. The new adverse effects are recorded as minor in acknowledgement that the policy still requires sequential and impact assessments for such proposals.

**Table E.4: Summary of SA effects for the Revised Publication Local Plan Chapter 8 – Ensuring the Vitality of Town Centres**

SA Objectives	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	R14	R15	R16	R17
1. Landscape, countryside and green space	+	++/-	++/-	+	++/-	+	+	+	+	+	+	+	-/?	+	+	+	+
2. Cultural heritage	+	+/-	+/-/?	+	+/-	+	+	+	+	+	+	+	-/?	+	+	+	+
3. Biodiversity	0	+/?	0	0	0	0	0	0	0	0	+	0	--/?	0	0	0	0
4. Economic growth and regeneration	++	++	++	++	++	++	+	+	+	++	+	0	+	+/-	+	+/-	+/-
5. Town centres	++	++	++	++	++	++	++	++	++	+	+/?	0	+	++	0	+/-	+
6. Education and social inclusion	0	++	0	0	0	0	0	0	0	+	0	0	0	0	0	0	++
7. Meeting housing need	0	++	+	0	+	0	+/-	0	0	+/?	0	0	0	0	+/-	0	0
8. Health and wellbeing	0	+	+	0	+/?	0	0	0	0	+/?	0	0	+	0	0	++/?	+
9. Vibrant communities	++	++	++	++	++	++	+	++	+	+	0	+	0	+/-	+	+	++
10. Regeneration and renewal of disadvantaged areas	++	++	++	++	++	+	+	+	+	+	0	0	+	+/-	0	+/?	+
11. Access to services and facilities	+	++	++	+	+	+	+/-/?	+	+	++	0	0	+/-/?	++/-	0	+	+
12. Re-use of previously developed land and buildings	+	++	++	+	+	+	+	+	0	+/?	0	0	--/?	0	+	0	0
13. Flood risk	0	-/?	-/?	0	-/?	0	0	0	0	0	0	0	-	0	0	0	0
14. Greenhouse gas emissions	+/-	++/--	++/-/?	+/-/?	+/-	+/-	0	0	0	0	-	0	-/?	0	0	0	0
15. Air, land and noise pollution	+/-	+/-	+/-	+/-/?	+/-	+/-	+/-/?	0	0	0	-	0	-/?	0	0	0	0
16. Water resources	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17. Preparedness for the effects of climate change	0	+	+	0/?	0/?	0/?	0	0	0	0	0	0	?	0	0	0	0
18. Waste	0	0	0	0	0	0	0	0	0	0	0	0	?	0	0	0	0
19. Traffic congestion	+	+/-/?	+/-	+/-/?	+/-	+/-	+/-/?	0	0	0	-	0	+/-/?	0	0	0	0

## Revised Publication Local Plan Chapter 9 – Promoting Sustainable Transport

### Policies Appraised

**E.35** Chapter 9 of the Revised Publication Local Plan sets out the Council's planning policies on promoting sustainable transport:

- Policy T1: Transport Strategy.
- Policy T2: Improvements to Carriageway Infrastructure.
- Policy T3: Improvements to Footpaths, Cycling and Bridleway Infrastructure.
- Policy T4: Improvements to Public Transport Infrastructure and Services.
- Policy T5: Transport Improvement Areas.
- Policy T6: Managing Congestion.
- Policy T7: Safe and Sustainable Access.
- Policy T8: Parking Standards.
- Policy T9: Town Centre, Employment Areas and Railway Station Parking Provision.
- Policy T10: Electric Vehicle Charging Infrastructure Standards.
- Policy T11: Access for Servicing.

### Significant Effects

**E.36** The appraisal of this chapter's eleven policies identified the following significant effects:

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- A significant positive effect is identified for policy T1 against SA objective 4 (economic growth and regeneration). This is because the policy seeks to deliver an enhanced and better integrated transport network which is particularly important to support and promote economic growth and investment, especially as commercial developments often require improved transport infrastructure connections for their establishment and subsequent success.
- A significant positive effect is identified for policy T4 against SA objective 6 (education and social inclusion). This is because the policy states that the enhancement and delivery of a public transport network will be delivered by improving equality of access to transport for everyone. This is likely to be of particular benefit to those who currently do not have reasonable access to public transport routes/services and those who are reliant on private car to gain access to services and facilities.
- A significant positive effect is identified for policy T4 against SA objective 8 (health and wellbeing). This is because the policy seeks to protect and enhance pedestrian routes, cycle networks and Public Rights of Way as a means of improving public transport infrastructure. This is likely to encourage people to lead more active lifestyles. Moreover, by encouraging public transport use through improved transport infrastructure and providing greater access to such, there is likely to be less need to travel by private car which would have indirect benefits on health through reduced traffic emissions.
- A significant positive effect is identified for policy T7 against SA objective 9 (vibrant communities). This is because the policy seeks to improve road safety and a safe travelling environment in the Borough. As this policy is directly related to this objective a significant positive effect is likely.
- Significant positive effects are identified for policies T1, T3 and T4 against SA objective 11 (access to services and facilities). This is because the main purpose of Policy T1 is to deliver an enhanced and better integrated transport network that provides accessibility to key services and facilities across the Borough; Policy T3 encourages the development of footpath and cycle infrastructure which facilitates access to nearby residential, commercial, retail, educational and leisure facilities; and Policy T4 seeks to ensure that everyone in the Borough has access to public transport

which would provide everyone with access to services and facilities such as education, healthcare and jobs. In addition, Policy T 4 also seeks to protect and enhance pedestrian routes, cycle networks and Public Rights of Way, and this would provide people in the Borough with a wider range of access options.

- Significant positive effects are identified for policies T2/T5, T4 and T6 against SA objective 19 (traffic congestion). This is because the primary purpose of Policies T2 and T5 are to alleviate congestion and support proposed development in the Local Plan. However, overall, both effects on this objective for T2 and T5 are mixed as improvements to the road network have the potential to make the road network more attractive for car journeys that otherwise would not have taken place, offsetting some of these benefits, with minor adverse effects on this objective. The effect on SA objective 19 for Policies T4 and T6 is recorded as significant positive. This effect is recorded for Policy T4 because the policy seeks to deliver improvements to public transport and services. This effect is recorded for Policy T6 because the policies ensure that new developments do not contribute to traffic congestion and ensure that mitigation measures are put in place to offset any impacts on the transport network.

## Mitigation of Significant Adverse Effects

**E.37** The Sustainability Appraisal of the Plan's eleven policies within Chapter 9 identified no significant adverse effects.

## Reasonable Alternatives

**E.38** The policies in Chapter 9 score the same or better than all the reasonable alternatives appraised in Appendix D of this SA Report.

**Table E.5: Summary of SA effects for the Revised Publication Local Plan Chapter 9 – Promoting Sustainable Transport**

SA Objective	T1	T2/T5	T3	T4	T6	T7	T8	T9	T10	T11
1. Landscape, countryside and green space	+	-/?	0	0	0	0	0	0	0	0
2. Cultural heritage	?	+/-/?	0	0	0	0	0	0	0	0
3. Biodiversity	+	-/?	0	0	0	0	0	0	0	0
4. Economic growth and regeneration	++	+	0	+	+	+	0	+	0	+
5. Town centres	+	+	+	+	+	0	0	+	0	+/-
6. Education and social inclusion	+	0	+	++	0	+	+	0	0	0
7. Meeting housing need	0	0	0	0	0	0	0	0	0	0
8. Health and wellbeing	+/-	+/-	+	++	+	+/-	+/-	-	+/-	0
9. Vibrant communities	0	+/-	+	+	+	++	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	+/?	0	0	+/?	0	0	0	0	0	0
11. Access to services and facilities	++	+	++	++	+	+	+	+	+	+



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SA Objective	T1	T2/T5	T3	T4	T6	T7	T8	T9	T10	T11
12. Re-use of previously developed land and buildings	0	-/?	+	0	0	0	0	0	0	0
13. Flood risk	0	-/?	0	0	0	0	0	0	0	0
14. Greenhouse gas emissions	+/-	+/-	+	+	+	+/-	+/-	-	+	+
15. Air, land and noise pollution	+/-	+/-	+	+	+	+	+/-	-	+	+
16. Water resources	0	-/?	0	0	0	0	0	0	0	0
17. Preparedness for the effects of climate change	0	?	0	0	0	0	0	0	0	0
18. Waste	0	0	0	0	0	0	0	0	0	0
19. Traffic congestion	+/-	++/-	+	++	++	+/-	+/-	-	+/-	+

# Revised Publication Local Plan Chapter 10 – Supporting High Quality Communications Infrastructure

## Policies Appraised

**E.39** Chapter 10 of the Revised Publication Local Plan sets out the Council's planning policies on supporting high quality communications infrastructure:

- Policy COM1: Digital Communications Infrastructure Strategy.
- Policy COM2: Determining Applications For Digital Telecommunications Equipment.
- Policy COM3: Digital Communications Infrastructure in New Residential and Commercial Developments.

## Significant Effects

**E.40** The appraisal of the Revised Publication Local Plan's three policies identified no significant effects.

## Mitigation of Significant Adverse Effects

**E.41** The Sustainability Appraisal of the Plan's three policies within Chapter 10 identified no significant adverse effects, therefore mitigation is not necessary.

## Reasonable Alternatives

**E.42** The policies in Chapter 10 of the Revised Publication Local Plan score the same or better than the previous iterations included in the Draft Local Plan.

**Table E.6: SA effects for policies in the Revised Publication Local Plan Chapter 10 – Supporting High Quality Communications Infrastructure**

SA Objectives	COM1	COM2	COM3
1. Landscape, countryside and green space	0	+	0
2. Cultural heritage	0	+	0
3. Biodiversity	0	0	0
4. Economic growth and regeneration	+	-/?	+
5. Town centres	+	0	+
6. Education and social inclusion	+	-/?	+
7. Meeting housing need	0	0	0
8. Health and wellbeing	0	+	0
9. Vibrant communities	0	0	0
10. Regeneration and renewal of disadvantaged areas	+	0	0
11. Access to services and facilities	+	-/?	+
12. Re-use of previously developed land and buildings	0	+	0
13. Flood risk	0	0	0
14. Greenhouse gas emissions	+/?	0	0

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SA Objectives	COM1	COM2	COM3
15. Air, land and noise pollution	+?	0	0
16. Water resources	0	0	0
17. Preparedness for the effects of climate change	0	0	0
18. Waste	0	0	0
19. Traffic congestion	+/?	0	0

## Revised Publication Local Plan Chapter 11 – Delivering a Wide Choice of High Quality Homes

### Policies Appraised

**E.43** Chapter 11 of the Revised Publication Local Plan sets out the Council’s planning policies on delivering a wide choice of high quality homes for the Borough’s growing population:

- Policy H1: Housing Strategy.
- Policy H2: Specialist Accommodation Strategy for Older People and Adults with Disabilities.
- Policy H3: Gypsy, Traveller and Travelling Showpeople Accommodation Strategy.
- Policy H4: New Gypsy and Traveller Pitch and Travelling Showpeople Plot Provision.
- Policy H5: Land West of Gardiners Lane South, Basildon.
- Policy H6: Land North of Dry Street, Basildon.

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- Policy H7: Land North and South of London Road, Vange.
- Policy H8: West of Basildon.
- Policy H9: Land West of Steeple View, Laindon.
- Policy H10: Land East of Noak Bridge, Basildon.
- Policy H11: East of Basildon.
- Policy H12: Land south of Wickford.
- Policy H13: Land North of Southend Road, Shotgate.
- Policy H14: Land South of Barn Hill, Wickford.
- Policy H15: Land north of London Road, Wickford.
- Policy H16: Land North East of Potash Road Billericay.
- Policy H17: South West Billericay.
- Policy H18: Land South of Windmill Heights, Billericay.
- Policy H19: Land East of Greens Farm Lane, Billericay.
- Policy H20: Land East of Southend Road, Billericay.
- Policy H21: Self-Build Allocations.
- Policy H22: Housing Growth in Crays Hill.
- Policy H23: The Location of Residential Development.
- Policy H24: The Location of New Gypsy and Traveller Sites and Travelling Showpeople Yards.
- Policy H25: The Size and Type of Homes.
- Policy H26: Affordable Housing Provision.
- Policy H27: Houses in Multiple Occupation and the Subdivision of Family Homes.
- Policy H28: Maximising the Housing Stock.

## Significant Effects

**E.44** The appraisal of the three strategic policies and six development management policies identified the following significant effects:

- Significant adverse effects are identified for policies H1 and H25 against SA objective 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness) and 3 (biodiversity). Policies H1 and H23 provide the Borough's overall strategy for the delivery and location of new housing development in the Borough over the Plan period. As already set out in Policy SD1, a significant proportion of these will be on greenfield land within the Borough's Green Belt, resulting in the potential for significant adverse effects on the Borough's wildlife, including protected species and habitats, natural and historic landscapes, townscapes and countryside. Overall, the effects of Policy H1 are mixed because criterion 3d of the policy supports the provision of integrated formal public open space and the enhancement of the green infrastructure network as part of development proposals and criteria 3b and 3c support high quality design, which could result in minor positive effects. These effects are uncertain until the detailed design, form and layout of new housing proposals are known.
- A significant positive effect is recorded for Policy H1 against SA objective 4 (economic growth and regeneration). This is because the policy sets out a strategy for the delivery of a significant number of new homes, which will attract and retain the Borough's local workforce, including first-time buyers and higher skilled professional workers. The effect is mixed in acknowledgement of the fact that the Borough's objectively assessed housing need is higher than the figure planned for. This effect is uncertain in acknowledgement of the historic poor delivery of new housing in the Borough.
- Significant positive effects are identified for policies H1, H2, H3, H23–H26 and H28 for SA objective 7 (meeting housing needs). This is because these policies facilitate and promote the delivery of a significant number of new homes, as well as pitches/plots for Gypsies, Travellers and Travelling Showpeople across the Borough over the Plan period. Overall, the effects

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of policies H1, H26 and H28 are mixed and uncertain against this objective. This is because there is still a significant shortfall (potentially 4,000) in the number of homes to be delivered over the Plan Period. This effect is uncertain in acknowledgement of the historic poor delivery of new housing in the Borough. Furthermore, Policy H26 seeks to provide affordable housing on sites of 11 units or more, it's possible to provide a full financial contribution in lieu of no/limited on-site provision. This may adversely impact on the delivery of mixed housing. Policy H28 seeks to ensure that residential properties are not redeveloped. However, there will be circumstances under which redevelopment can be supported, with the potential to have minor adverse effects.

- A significant positive effect is identified for Policy H1 against SA objective 9 (vibrant communities). This is because Policy H1 is likely to make a significant positive contribution to creating and sustaining vibrant communities through delivery of a significant number and range of housing types. Criterion 5 of policy H1 specifically seeks to ensure new homes respond to the needs of local residents, and contribute towards the creation of sustainable communities. However, overall, this effect is mixed due to the fact that private developers may not be required to deliver affordable homes on-site, potentially resulting in development locations which solely comprise market housing and other areas with solely affordable housing.
- A significant positive effect is recorded against SA objective 11 (access to services and facilities) for Policy H1. Criterion 1c of the policy states that the Council will create “sustainable communities supported by sufficient infrastructure”. Criterion 3e goes further and supports “high levels of accessibility by public transport and active modes of travel to employment, education, services and recreation opportunities in order to promote inclusion and encourage community cohesion”. Delivered at the scale of the housing provision planned for, these new facilities and services are likely to have a significant a significant positive effect against this objective.
- Mixed significant positive and significant adverse effects are identified for policies H1, H3 and H23 against SA objective 12 (re-use of previously developed land and buildings). This is because the policies set out the

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Borough's overall strategy for delivery of housing and Gypsy, Traveller and Travelling Showpeople pitches/plots. This effect reflects the fact that a significant proportion of the homes and pitches are to be located on greenfield land classified for its agricultural quality, resulting in significant adverse effects. However, delivering housing with existing urban areas, particularly on brownfield land has been prioritised, which is acknowledged with a significant positive effect for both policies H1 and H3.

- A significant positive effect is identified for Policy H28 against SA objective 12 (re-use of previously developed land and buildings) because the policy supports bringing empty homes back into residential use and the redevelopment of residential properties for alternative uses only in exceptional circumstances.
- Significant adverse effects are identified for policy H1 against SA objective 13 (flood risk). This is because the policy set out the Borough's overall strategy for delivery of housing and Gypsy, Traveller and Travelling Showpeople pitches/plots. As already specified in Policy SD1, a significant proportion of these homes will be on greenfield land in the Borough's Green Belt, resulting in the significant loss of permeable land and the extension of urban areas into parts of the Borough vulnerable to surface water flooding and poor drainage, particularly in the Borough's Critical Drainage Areas. A mixed effect is recorded overall in acknowledgement that flood risk is likely to be improved in certain locations where significant management works are required. This effect is recorded as uncertain until the detailed design, layout and landscaping works on each allocation are identified.

## Significant Effects of Development Allocations

**E.45** Chapter 11 contains 19 allocation policies, one of which is a mixed-use development (see Policy H5 and Policy E5). The appraisal of these 19 housing allocations including one mixed-use development identified the following potential significant effects:

- Policy H4 New Gypsy and Travelling Showpeople Plot Provision scores mixed significant positive and adverse effects against SA objective 7



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(meeting housing needs) and 12 (re-use of previously developed land and buildings). This is because the policy allocates sites for the provision of gypsy and traveller and travelling showpeople; however it is yet to be determined whether sufficient sites have been allocated to meet local needs. The effects recorded against SA objective 12 are in acknowledgement of the fact that the majority of the identified sites are on brownfield land, but that some sites are on also on greenfield land.

- Policy H5 Land West of Gardiners Lane South, Basildon scores significant adverse effects against SA objective 12 (re-use of previously developed land and buildings) and significant positive effects against SA objectives 6 (education and social inclusion) and 10 (regeneration). This is because roughly half of the allocation falls on Grade 3 agricultural land. Despite this, the allocation falls within an area considered to be deprived in relation to the 'Barriers to Housing' criterion in the national Indices of Multiple Deprivation, creating the opportunity for significant regeneration. The allocation will deliver a significant area of new employment land, which should generate new jobs and contribute significantly to the local economy and the skills of the local population. Furthermore, the policy makes provision for a 3 form entry primary school which will be provided on-site with significant indirect benefits on the health of the local population.
- Policy H6 Land North of Dry Street, Basildon scores significant adverse effects against SA objectives 1 (landscape, countryside and green spaces) and 2 (cultural heritage and local distinctiveness), and significant positive effects against SA objectives 6 (education and social inclusion), 8 (health and wellbeing), 10 (regeneration), 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion). This is because the allocation is located on a large area of greenfield land recognised for its ecological value and in close proximity to heritage assets. These adverse effects are uncertain until the exact design, form and layout of new housing proposals are known. Despite these adverse effects, significant positive effects are likely to be generated through the development's contributions to the relocation of Basildon College. The allocation falls within an area considered deprived with regard to Barriers to Housing which gives it potential for regeneration. The allocation is located in close proximity to existing and planned local services and facilities, including health and recreation facilities. This

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makes it easier for new residents to access them via less carbon intensive, more healthy and less noisy modes of transport than the private car, contributing to reducing greenhouse gas emissions, local air and noise pollution and traffic congestion.

- Policy H7 Land North and South of London Road, Vange scores significant adverse effects against SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness) and 12 (re-use of previously developed land and buildings) and a significant positive effect against SA objectives 6 (education and social inclusion), 8 (health and well-being), 10 (regeneration) and 11 (access to services and facilities). This is because the policy plans to deliver homes on greenfield land in an area of landscape sensitivity, which contains existing open green spaces. Furthermore, the site lies within an area where there is potential for sensitive below ground archaeological deposits. Most of these adverse effects are uncertain until the exact design, form and layout of new housing proposals are known. However, the allocation falls within an area considered deprived with regard to the 'Barriers to Housing' criterion in the national Indices of Multiple Deprivation, creating the opportunity for significant regeneration. In addition, the new development will support the expansion of Vange Primary School at the same time as being within close proximity to a good range of health and recreation facilities.
- Policy H8 West Basildon scores significant adverse effects against SA objectives 1 (landscape, countryside and green spaces) and 12 (re-use of previously developed land and buildings) and significant positive effects against SA objectives 8 (health and wellbeing) and 10 (regeneration). This is because the policy plans to deliver homes on greenfield land that has a low capacity for development due to its openness and there is limited provision within the policy to minimise harm on landscape character. Most of these adverse effects are uncertain until the exact design, form and layout of new housing proposals are known. However, the allocation falls within an area considered deprived with regard to the 'Barriers to Housing' criterion in the national Indices of Multiple Deprivation, creating the opportunity for significant regeneration. Furthermore, Policy H 8 makes provision for open space that will provide a new sports hub, at the same time as being within close proximity to a good range of health and recreation facilities.

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- Policy H9 Land West of Steeple View, Laindon scores a significant adverse effect against SA objective 12 (re-use of previously developed land and buildings) and a significant positive effect against SA objective 10 (regeneration and renewal of disadvantaged areas). This is because land within the allocation is greenfield land. However, the allocation falls within an area considered deprived with regard to the 'Barriers to Housing' criterion in the national Indices of Multiple Deprivation, creating the opportunity for significant regeneration.
- Policy H10 Land East of Noak Bridge, Basildon scores significant adverse effects against SA objective 12 (re-use of previously developed land and buildings) and a significant positive effect against SA objectives 8 (health and wellbeing) and 10 (regeneration). This is because the allocation is located on greenfield land. Significant positive effects are likely to be generated through the development's close proximity to existing and planned health and recreation facilities. Furthermore, the allocation falls within an area considered deprived with regard to the 'Barriers to Housing' criterion in the national Indices of Multiple Deprivation, creating the opportunity for significant regeneration.
- Policy H11 East of Basildon scores significant adverse effects against SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness), 3 (biodiversity) and 12 (re-use of previously developed land and buildings) and significant positive effects on SA objectives 6 (education and social inclusion), 8 (health and wellbeing) and 10 (regeneration). This is because the allocation is located on greenfield land with ecological value and in close proximity to heritage assets. Furthermore, the landscape sensitivity of the area is considered to be too high to accommodate the number of homes proposed without significant change to the character of the area. Most of these adverse effects are uncertain until the exact design, form and layout of new housing proposals are known. Additionally, the allocation falls within an area considered deprived with regard to the 'Barriers to Housing' criterion in the national Indices of Multiple Deprivation, creating the opportunity for significant regeneration. The site's proximity to existing and planned education facilities has the potential to generate significant opportunities for local education. Furthermore, the new development will provide a

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strategic open spaces, at the same as being within close proximity to a good range of health and recreation facilities.

- Policy H12 Land South of Wickford scores a significant adverse effect on SA objective 12 (re-use of previously developed land and buildings) and significant positive effects on SA objectives 6 (education and social inclusion), 7 (meeting housing need) and 8 (health and wellbeing). This is because the land allocated is greenfield land. However, this large allocation would deliver a significant number of new homes within the Plan period. The site's proximity to existing and planned education facilities has the potential to generate significant opportunities for local education. Furthermore, the new development would be in close proximity to a good range of health and recreation facilities.
- Policy H13 Land North of Southend Road, Shotgate scores a significant adverse effect on SA objectives 2 (cultural heritage and local distinctiveness) and significant positive effects on SA objectives 8 (health and wellbeing), 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion). This is because the allocation is located in an area where the historic landscape and below ground deposits are considered highly sensitive to change. Despite this, significant positive effects are likely to be generated due to the allocations close proximity to existing and planned local services and facilities, including health and recreation facilities. The development's close proximity to these facilities are likely to make it easier for new residents to access them via less carbon intensive, healthier and noisy modes of transport than the private car, contributing to reducing greenhouse gas emissions, local air and noise pollution and traffic congestion.
- Policy H14 Land South of Barn Hall, Wickford scores significant adverse effects on SA objectives 2 (cultural heritage and local distinctiveness) and 12 (re-use of previously developed land and buildings) and a significant positive effect on SA objectives 8 (health and wellbeing) and 10 (regeneration). This is because the land allocated for development is greenfield land located in a historic landscape sensitive to change. Most of these adverse effects are uncertain until the exact design, form and layout of new housing proposals are known. However, the allocation falls within

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an area considered deprived with regard to the 'Barriers to Housing' criterion in the national Indices of Multiple Deprivation, creating the opportunity for significant regeneration. Furthermore, the new development would be in close proximity to a good range of health and recreation facilities.

- Policy H15 Land North of London Road, Wickford scores significant adverse effects on SA objectives 2 (cultural heritage and local distinctiveness), 3 (biodiversity) and 12 (re-use of previously developed land and buildings). This is because the allocation is located on greenfield land with ecological value and in close proximity to heritage assets. These adverse effects are uncertain until the exact design, form and layout of new housing proposals are known.
- Policy H16 Land North East of Potash Road, Billericay scores significant adverse effects on SA objectives 3 (biodiversity) and 12 (re-use of previously developed land and buildings). This is because the allocation is located on greenfield land with ecological value, within 1km of Norsey Wood SSSI. These adverse effects are uncertain until the exact design, form and layout of new housing proposals are known.
- Policy H17 South West Billericay scores significant adverse effects on SA objectives 1 (landscape, countryside and green spaces), 3 (biodiversity) and 12 (re-use of previously developed land and buildings) and significant positive effects on SA objectives 6 (education and social inclusion), 7 (meeting housing need), 8 (health and wellbeing), 11 (access to services and facilities), 14 (climate change), 15 (pollution) and 19 (traffic congestion). This is because portions of the greenfield land allocated in Policy H18 have no/very low capacity for development, and are located within 1km of Mill Meadows SSSI. These adverse effects are uncertain until the exact design, form and layout of the developments are known. Significant positive effects are likely to be generated through the development's close proximity to existing and planned health and recreation facilities, as well as the provision of a new primary school. The developments location makes it easier for new residents to access them via less carbon intensive, healthier and noisier modes of transport than the private car, contributing to reducing greenhouse gas emissions, local air and noise pollution and traffic congestion. The policy provides a significant

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amount of housing, as well as a new relief road which will help reduce traffic congestion.

- Policy H18 Land South of Windmill Heights, Billericay scores a significant adverse effect on SA objectives 3 (biodiversity) and 12 (re-use of previously developed land and buildings) because these allocations are located on greenfield land designated as a Species Alert Area and within 1km of Mill Meadows SSSI and 1-2km of Norsey Wood SSSI. Significant positive effects on SA objectives 8 (health and wellbeing), 11 (access to services and facilities), 14 (greenhouse gas emissions), 15 (air, land and noise pollution) and 19 (traffic congestion) are expected to arise. The significant positive effects are likely to be generated through the developments' close proximity to existing and planned local services and facilities, including health and recreation facilities making it easier for new residents to access them via less carbon intensive, healthier and noisy modes of transport than the private car, contributing to reducing greenhouse gas emissions, local air and noise pollution and traffic congestion.
- Policy H19 Land East of Greens Farm Lane, Billericay scores significant adverse effects on SA objectives 2 (cultural heritage and local distinctiveness), 3 (biodiversity) and 12 (re-use of previously developed land and buildings) and a significant positive effect on SA objectives 8 (health and wellbeing) and 10 (regeneration). This is because the allocation is located within 1km of Mill Meadows SSSI and Norsey Wood SSSI, as well as containing a Grade II listed building. These adverse effects are uncertain until the exact design, form and layout of new housing proposals are known. Significant positive effects are likely to be generated through the development's close proximity to existing and planned health and recreation facilities. Furthermore, the allocation falls within an area considered deprived with regard to the 'Barriers to Housing' criterion in the national Indices of Multiple Deprivation, creating the opportunity for significant regeneration.
- Policy H20 Land East of Southend Road, Billericay scores significant adverse effects on SA objectives 2 (cultural heritage and local distinctiveness) and 3 (biodiversity) and a significant positive effect on SA objective 8 (health and wellbeing). This is because the allocation is located

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within 1km of Mill Meadows SSSI, 1-2km of Norsey Wood SSSI, and contains two listed buildings. These adverse effects are uncertain until the exact design, form and layout of new housing proposals are known. Despite these adverse effects, significant positive effects are likely to be generated through the development's close proximity to existing and planned health and recreation facilities.

- Policy H21 Self-Build Allocations scores significant adverse effects on SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness) and 3 (biodiversity). This is because two of the allocations within the policy (22a and 22b) sit within landscapes that are highly sensitive to development and change. Furthermore, 22c is located directly adjacent to Norsey Wood SSSI and 22a lies within 1km of Mill Meadows SSSI.
- Policy H22 Housing Growth in Crays Hill scores a significant adverse effect on SA objective 12 (re-use of previously developed land and buildings) and a significant positive effect on SA objective 10 (regeneration and renewal of disadvantaged areas). This is because the allocations are largely located on greenfield land. However, the allocation falls within an area considered deprived with regard to the 'Barriers to Housing' criterion in the national Indices of Multiple Deprivation, creating the opportunity for significant regeneration.

**E.46** Figures showing the potential effects of the site allocations (including mixed use allocations H5 and E5) are shown for the following SA objectives:

- Figure E.1: Landscape, Countryside and Green Spaces.
- Figure E.2: Cultural Heritage.
- Figure E.3: Biodiversity.
- Figure E.4: Education.
- Figure E.5: Housing.
- Figure E.6: Health and Wellbeing.
- Figure E.7: Regeneration and Renewal of Disadvantaged Areas.

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- Figure E.8: Access to Services and Facilities.
- Figure E.9: Re-use of Previously Developed Land and Buildings.
- Figure E.10: Flood Risk.
- Figure E.11: Transport.

**E.47** The figures illustrate the broad spatial variations in effects across the SA Framework. Therefore, SA objectives for which there is limited or no variation in effects have not been mapped.

## Mitigation of Significant Adverse Effects

**E.48** Although the policies acknowledge the sensitivities of the surrounding landscape, historic and natural environment, significant adverse effects are identified under SA objectives 1 (landscape, countryside and green spaces), 2 (cultural heritage and local distinctiveness), 3 (biodiversity). Significant adverse effects are also recorded against SA objectives 6 (education and social inclusion), 7 (meeting housing need), 8 (health and wellbeing), 12 (re-use of previously developed land and buildings), 13 (flood risk) and 19 (traffic congestion). These adverse effects are likely to be mitigated through the implementation of the measures outlined within the individual development draft allocation policies and draft strategic and development management policies, notably policies SD4, T1–T11, DES1–DES7, HC1–HC12, GB1–GB11, CC1–CC7, NE1–NE9 and HE1–HE5. The Plan therefore ensures that planning applications for all development allocations in the Plan provide area-based and detailed measures to avoid and minimise harm and enhance.

**E.49** The adverse effects generated by the scale of development planned for in Policy H1 against SA objectives 14 (climate change) and 19 (traffic congestion) are likely to be mitigated through the implementation of the measures outlined within the individual allocation policies and strategic and development management policies, notably policies T1–T11 and CC1–CC7.



**E.50** The significant adverse effect generated against SA objective 7 (meeting housing needs) for Policy H1 relates to the under provision of housing over the plan period. This effect can only be avoided through the delivery of more homes within existing site allocations or new site allocation in the Plan period. The significant adverse effects generate on SA objective 12 (re-use of previously developed land and buildings) will be difficult to mitigate for those allocations on greenfield land.

## Reasonable Alternatives

**E.51** The policies in Chapter 11 generally score the same or better than their reasonable alternatives. However, there are a number of exceptions where the reasonable alternatives score better:

- Policy H8 (previously referred to as H10 in the Draft Local Plan) scores less well than the majority of its reasonable alternatives, particularly against SA objectives 6 (education and social inclusion) and 7 (meeting housing need) because the site being developed is now much smaller than the area allocated in the Draft Local Plan. The reduction in the size of the allocation has resulted in a proportionate reduction in the number of homes provided. Furthermore, the policy no longer includes an employment allocation, which would have otherwise provided opportunities for work-based training and skills development. This original, larger option was not however included within the Publication Local Plan due to the potential risk of settlement coalescence which would arise if this option went ahead alongside the proposal in the emerging Brentwood Local Plan for the Dunton Hills Garden Village, adjacent to the Borough boundary. Work was undertaken to identify if, and how the landscape could be used and designed to create a visual separation between the two proposals. However, Brentwood Borough Council has not incorporated that work into their evidence base, and consequently the risk of settlement coalescence remains.
- Policy H10 (previously referred to as H12 in the Draft Local Plan) scores less well than one of its reasonable alternatives: 3 – land north of Wash Road. Policy H10 scores worse than reasonable alternative 3, particularly

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against SA objectives 11 (access to services and facilities), 14 (greenhouse gas emissions) and 15 (air, land and noise pollution). This is because unlike alternative option 3, Policy H10 is not within easy walking distance of as good a range of existing and planned local services and facilities, including a local or neighbourhood centre. This is likely to increase the number of cars on the road, with adverse effects on pollution. The inclusion of H9 and H10 within the Publication Local Plan was for the purpose of ensuring that there was a sufficient pupil product in the Noak Bridge area to support the provision of additional primary school facilities. A lower level of provision would have failed to support the growth in provision needed, and would have resulted in the need for school children to travel out of the area.

- Policy H16 (previously referred to as H19 in the Draft Local Plan) scores less well than one of its reasonable alternatives (3 – land to the west of Stock Road) against SA objectives 4 (economic regeneration) and 10 (regeneration). This is because Policy H17 covers a smaller area than alternative option 3, limiting its ability to deliver the same number of homes, facilities and services. Furthermore, the chosen allocation does not sit within an area considered to be below average on the indices of multiple deprivation, limiting its potential to contribute to the regeneration of the immediate area. However, it should be noted that alternative option 3 scored particularly poorly against SA objective 1 (landscape, countryside and green spaces) due to the particular sensitivity of the landscape in this location. Located further to the west and covering a smaller area, Policy H 17 is therefore considered to perform better in this regard.
- Policy H20 (previously referred to as H27 in the Draft Local Plan) has six reasonable alternatives: 1 – no allocation; 2 – lower density of development for 145 homes; 3 – land to the south east of South Green (site 31); 4 – land to the south east of South Green (site 32); 5 – land to the east of South Green; and 6 – an extension to include land to the east of Stroud Green. Policy H21 scores lower than alternative options 3 and 4 against SA objectives 3 (biodiversity) and 13 (flood risk). This is because alternative options 3 and 4 do not contain or sit adjacent to designated wildlife sites whereas Policy H21 does. Furthermore, alternative options 3 and 4 do not fall within Critical Drainage Areas. However, alternative option 3 has since been allocated as a self-build allocation under Policy

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H22. In isolation, alternative option 4 could not deliver the number of homes proposed within Publication Policy H21 without significantly increasing the scale/size of the area identified for potential development. Increasing the scale of development in this location would likely generate more significant adverse effects against SA objective 1 (landscape, countryside and green spaces), being in a more open location and would narrow the gap between Billericay and Basildon to the south. It was the location of the site considered under option 4, and its potential impact on the openness of the Green Belt which resulted in it not being selected for inclusion.

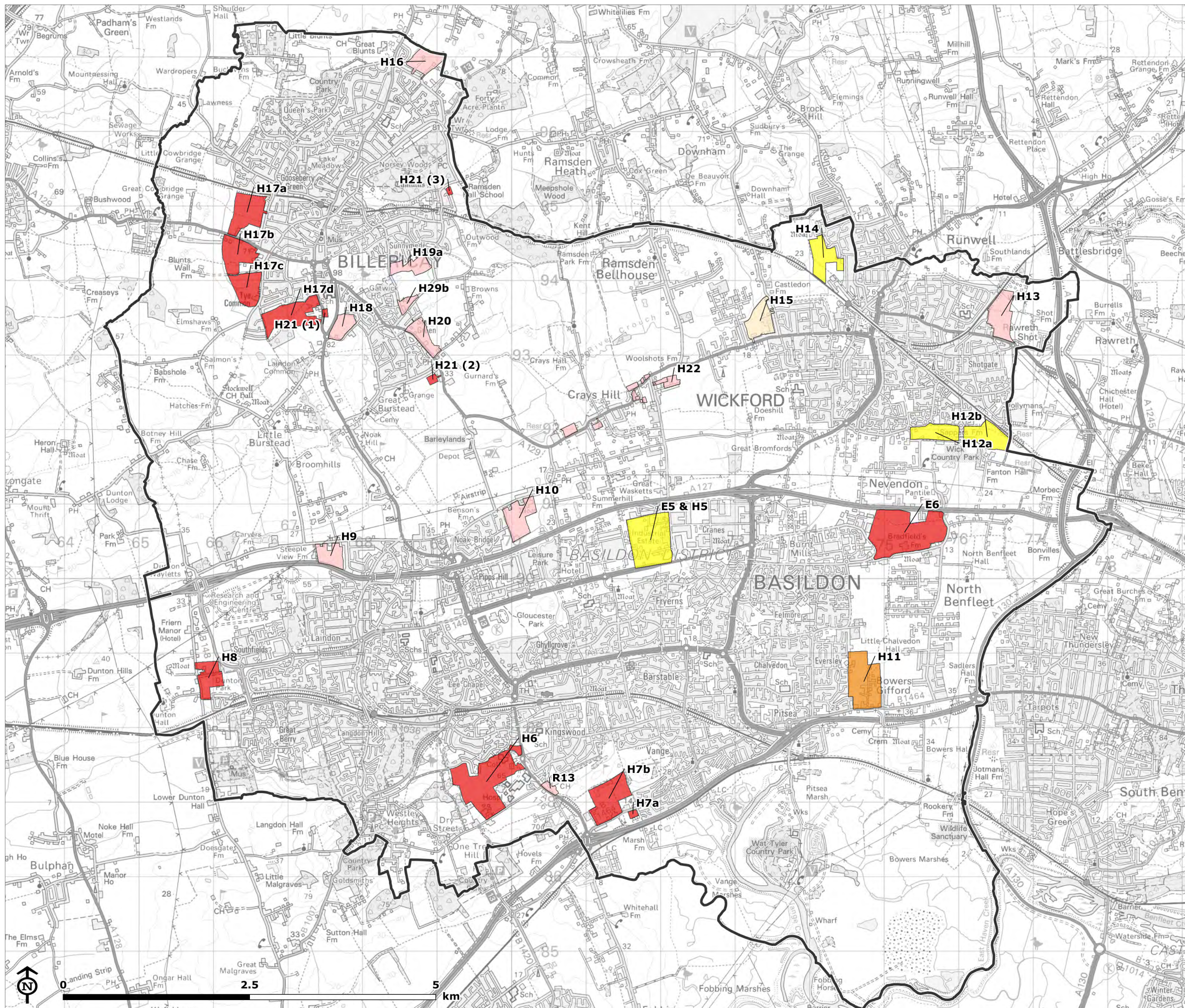
**Table E.7: SA effects for policies in the Revised Publication Local Plan Chapter 11 – Delivering a Wide Choice of High Quality Homes**

SA Objectives	H1	H2	H3	H4	H5	H6	H7	H8	H9	H10	H11	H12	H13	H14
1. Landscape, countryside and green space	--/+/?	0	-/?	-/?	+/-/?	--/?	--/?	--/?	-/?	-/?	--/+/?	+/-/?	-/?	+/-/?
2. Cultural heritage	--/+/?	0	-/?	-/?	0/?	--/?	--/?	-/?	0/?	-/?	--/?	0/?	--/?	--/?
3. Biodiversity	--/+/?	0	-/?	-/?	-/?	-/?	+/-/?	-/?	-/?	+/-/?	--/+/?	+/-/?	--/+/?	+/-/?
4. Economic growth and regeneration	++/-/?	0	+	+	+	+	+	+	+	+	+	+	+	+
5. Town centres	+/?	0	0	0	+/?	+/?	+/?	+/?	0/?	+/?	+/?	+/?	+/?	+/?
6. Education and social inclusion	+	+	+	+	++	++	++	+	+	+	++	++	+	+
7. Meeting housing need	++/-/?	++	++/-/?	++/-/?	+	+	+	+	+	+	+	++	+	+
8. Health and wellbeing	+	+	+	+	++/?	++/?	++/?	++/?	+	++/?	++/?	++/?	++/?	++/?
9. Vibrant communities	++/-/?	+	+	+	0	0	0	0	0	0	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	+	0	+	+	++	++	++	++	++	++	++	+	+	++
11. Access to services and facilities	++	+/?	+/-	+/-	+/?	++/?	++/?	+/?	-/?	-/?	+/?	+/?	++/?	+/?
12. Re-use of previously developed land and buildings	++/--	0	++/-/?	++/-/?	--/?	-	--/?	--/?	--/?	--/?	--/?	--/?	-	--/?
13. Flood risk	--/+/?	0	-/?	-/?	-	-	-	0	-	-	-	-	0	0
14. Greenhouse gas emissions	+/-/?	0	-/?	-/?	+/?	++/?	+/?	+/?	-/?	-/?	+/?	+/?	++/?	+/?
15. Air, land and noise pollution	+/-	0	+/-/?	+/-/?	+/?	++?	+/?	+/?	-/?	-/?	+/?	+/?	++/?	+/?
16. Water resources	+/-/?	0	0/?	0/?	?	?	?	?	?	?	?	?	?	0
17. Preparedness for the effects of climate change	+/-/?	0	0	0	?	?	?	?	?	?	?	?	?	?
18. Waste	+/-/?	0	0/?	0/?	?	?	?	?	?	?	?	?	?	?
19. Traffic congestion	+/-/?	+/?	-/?	-/?	+/?	++/?	+/?	+/?	-/?	-/?	+/?	+/?	++/?	+/?

**Table E.8: SA effects for policies in the Publication Local Plan Chapter 11 – Delivering a Wide Choice of High Quality Homes (continued)**

SA Objectives	H15	H16	H17	H18	H19	H20	H21	H22	H23	H24	H25	H26	H27	H28
1. Landscape, countryside and green space	0/?	-/?	--/?	-/?	-/?	-/?	--/?	-/?	--/?	-/?	0	0	0	0
2. Cultural heritage	--/?	-/?	-/?	-/?	--/?	-/?	--/?	-/?	--/?	-/?	0	0	0	0
3. Biodiversity	--/+/?	--/+/?	--/+/?	--/+/?	--/+/?	--/+/?	--/+/?	+/-/?	--/?	-/?	0	0	0	0
4. Economic growth and regeneration	+	+	+	+	+	+	0	+	+	+	+	+	0	+
5. Town centres	+/?	+/?	+/?	0/?	+/?	0/?	0	0	+	0	0	+	0	+
6. Education and social inclusion	+	+	++	+	+	+	0	+	0	+	+	+	0	0
7. Meeting housing need	+	+	++	+	+	0	0	0	++	++	++	++/-/?	+/-	++/-
8. Health and wellbeing	+	+	++/?	++/?	++/?	++/?	0	+	0	+	+/?	+/?	0	0
9. Vibrant communities	0	0	0	0	0	0	0	0	+	+	+	+/-/?	+/-	+
10. Regeneration and renewal of disadvantaged areas	+	+	+	+	++	0	+	++	+	0	0	0	0	+
11. Access to services and facilities	-/?	-/?	++/?	++/?	+/?	+/?	0	-/?	0	+	0	0	0	0
12. Re-use of previously developed land and buildings	--/?	--/?	--/?	--/?	--/?	-	-/?	--/?	++/--	+/-/?	0	0	0	++
13. Flood risk	-/?	-	-/?	-	-	-	-	-	-/?	-/?	0	0	0	0
14. Greenhouse gas emissions	-/?	-/?	++/?	++/?	+/?	+/?	0	-/?	0/?	?	0	0	0	0
15. Air, land and noise pollution	-/?	-/?	++/?	++/?	+/?	+/?	0	-/?	0	0	0	0	+	0
16. Water resources	?	?	?	?	?	?	?	0	0	+	0	0	0	0
17. Preparedness for the effects of climate change	?	?	?	?	?	?	?	?	0/?	0/?	0	0	0	0
18. Waste	?	?	?	?	?	?	?	?	0	0	0	0	0	0
19. Traffic congestion	-/?	-/?	++/-/?	++/?	+/?	+/?	0	-/?	+/-	?	0	0	+	0

**Figure E.1: Site Allocation Scores for SA Objective 1 -Landscape, Countryside & Green Spaces**



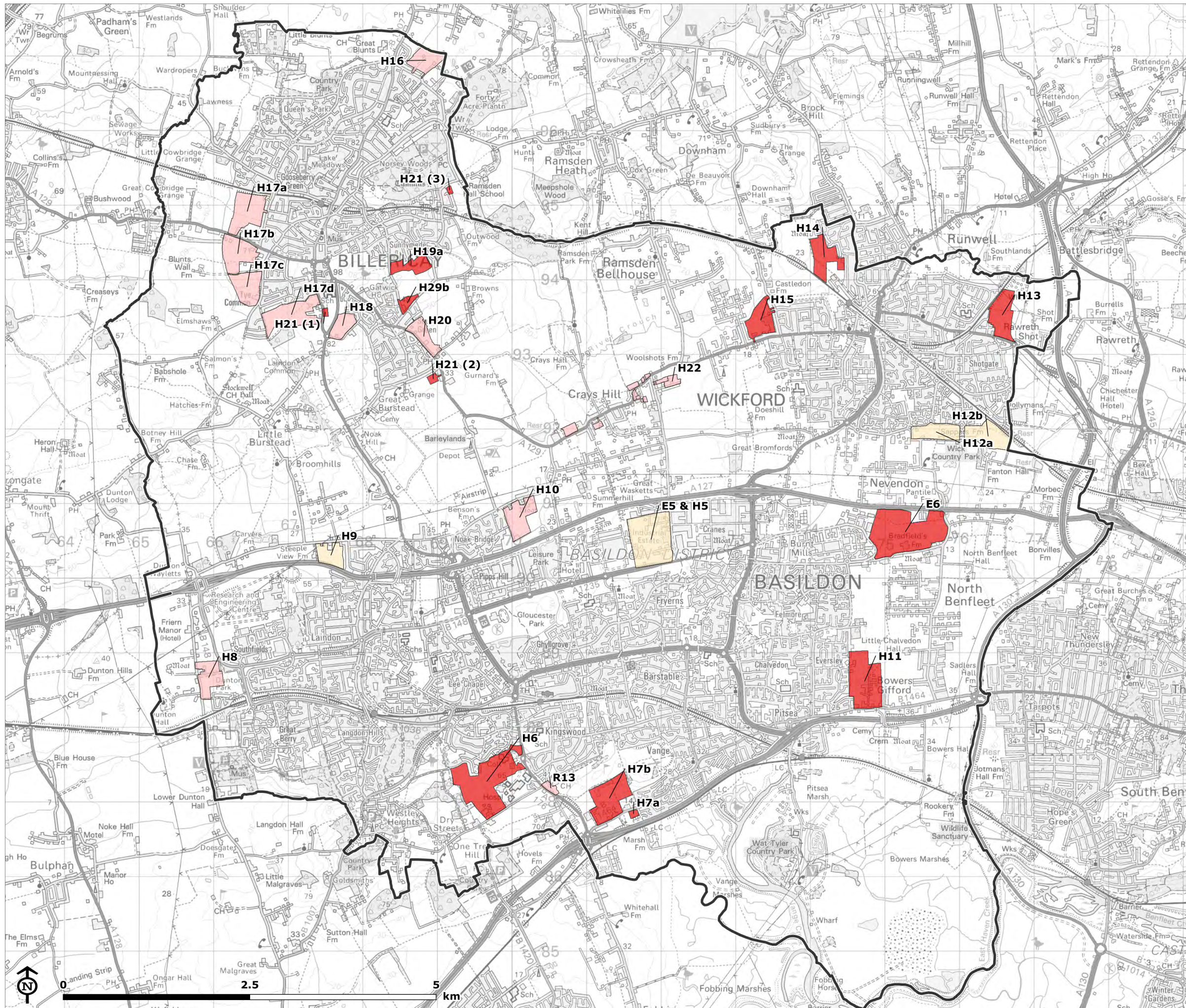
Basildon Borough boundary

**Appraisal Scores**

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Map Scale @ A3: 1:50,000

**Figure E.2: Site Allocation Scores for SA Objective 2 - Cultural Heritage**



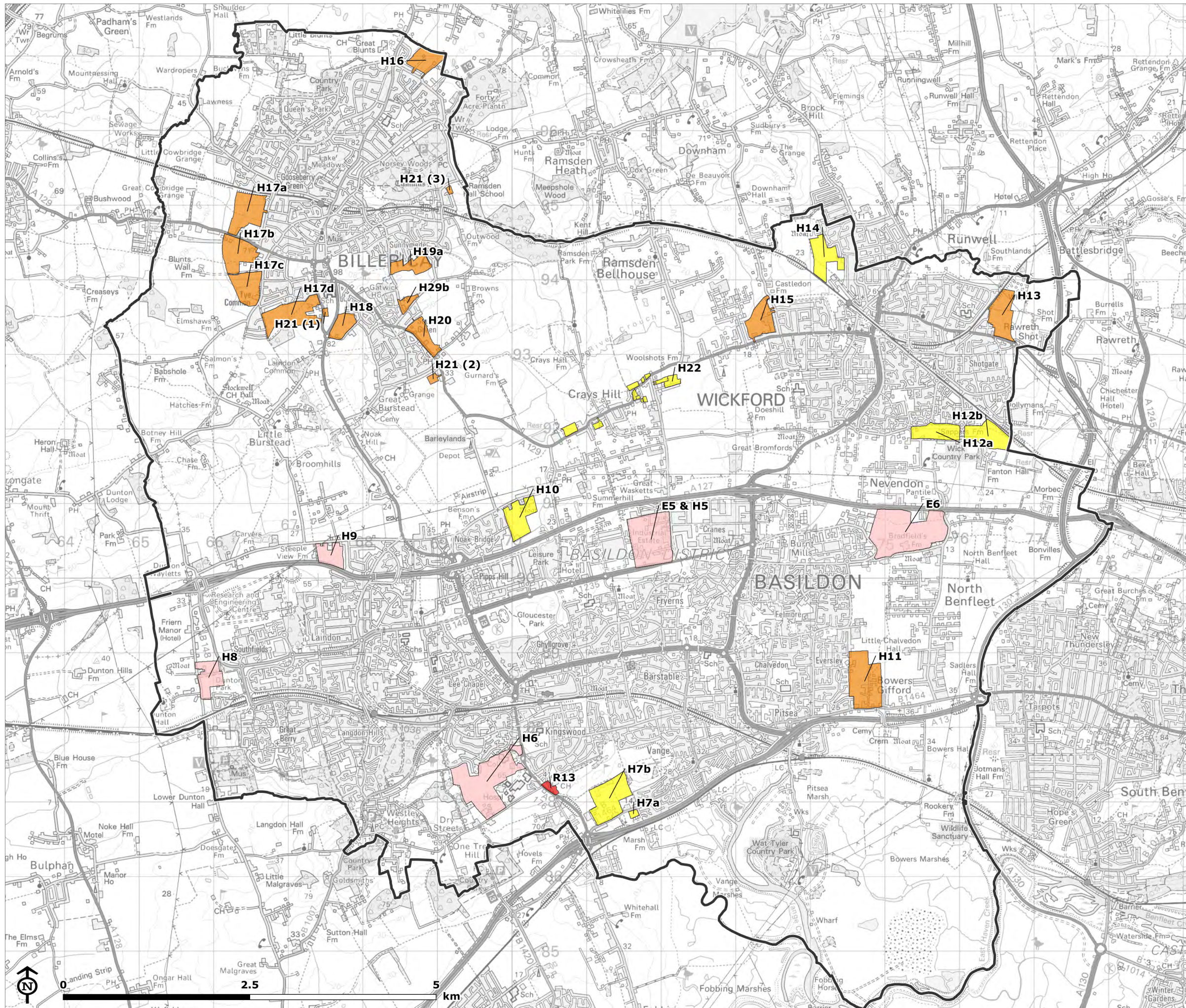
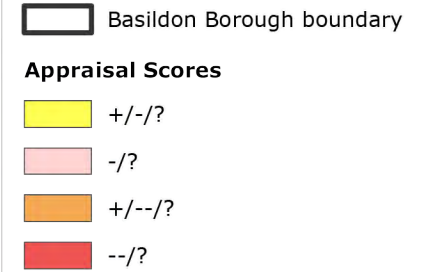
Basildon Borough boundary

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**Figure E.3: Site Allocation Scores for SA Objective 3 - Biodiversity**



Map Scale @ A3: 1:50,000



**Figure E.4: Site Allocation Scores for SA Objective 6 - Education**



Basildon Borough boundary

Appraisal Scores

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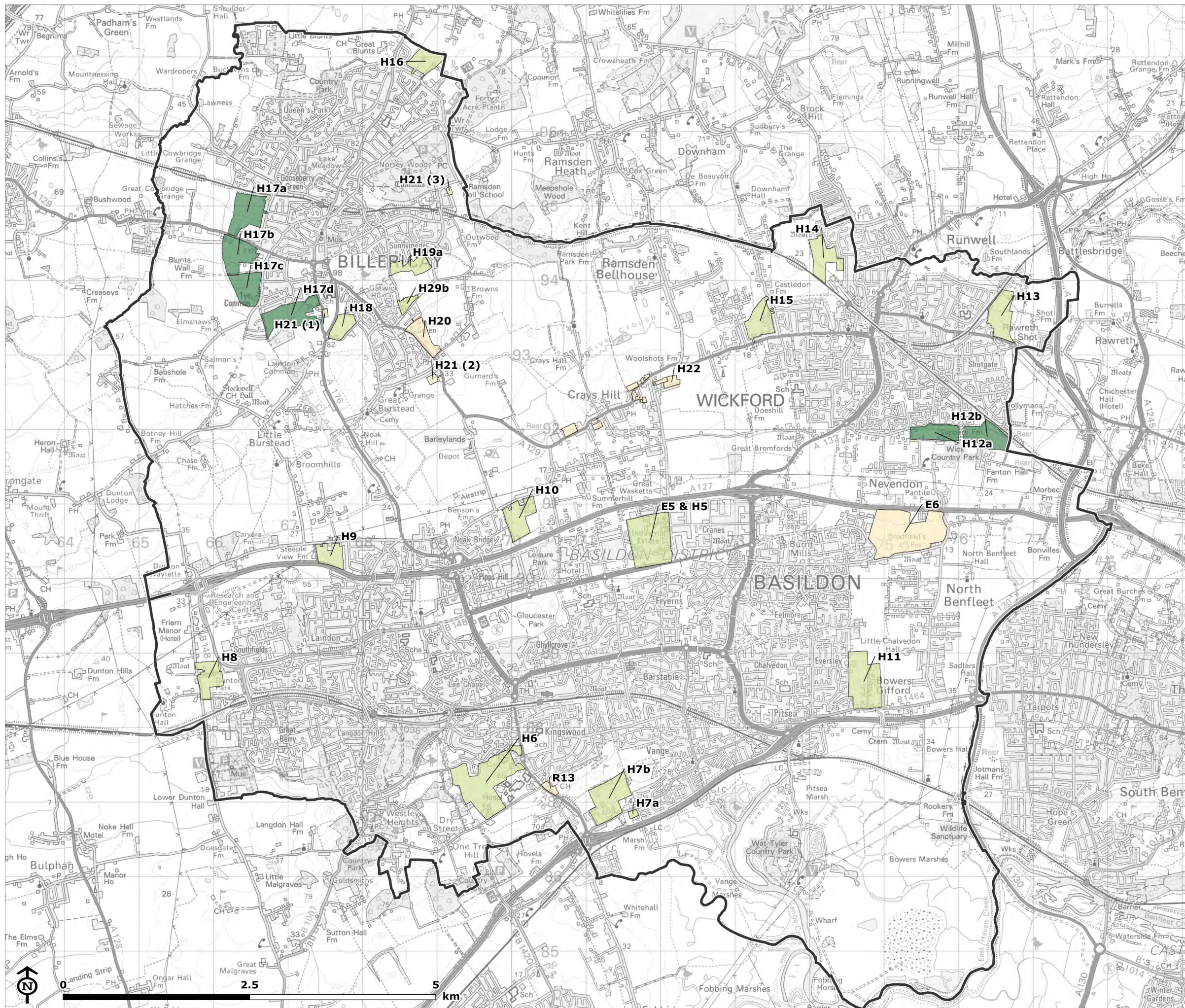
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**Figure E.5: Site Allocation Scores for SA Objective 7 - Housing**



Basildon Borough boundary

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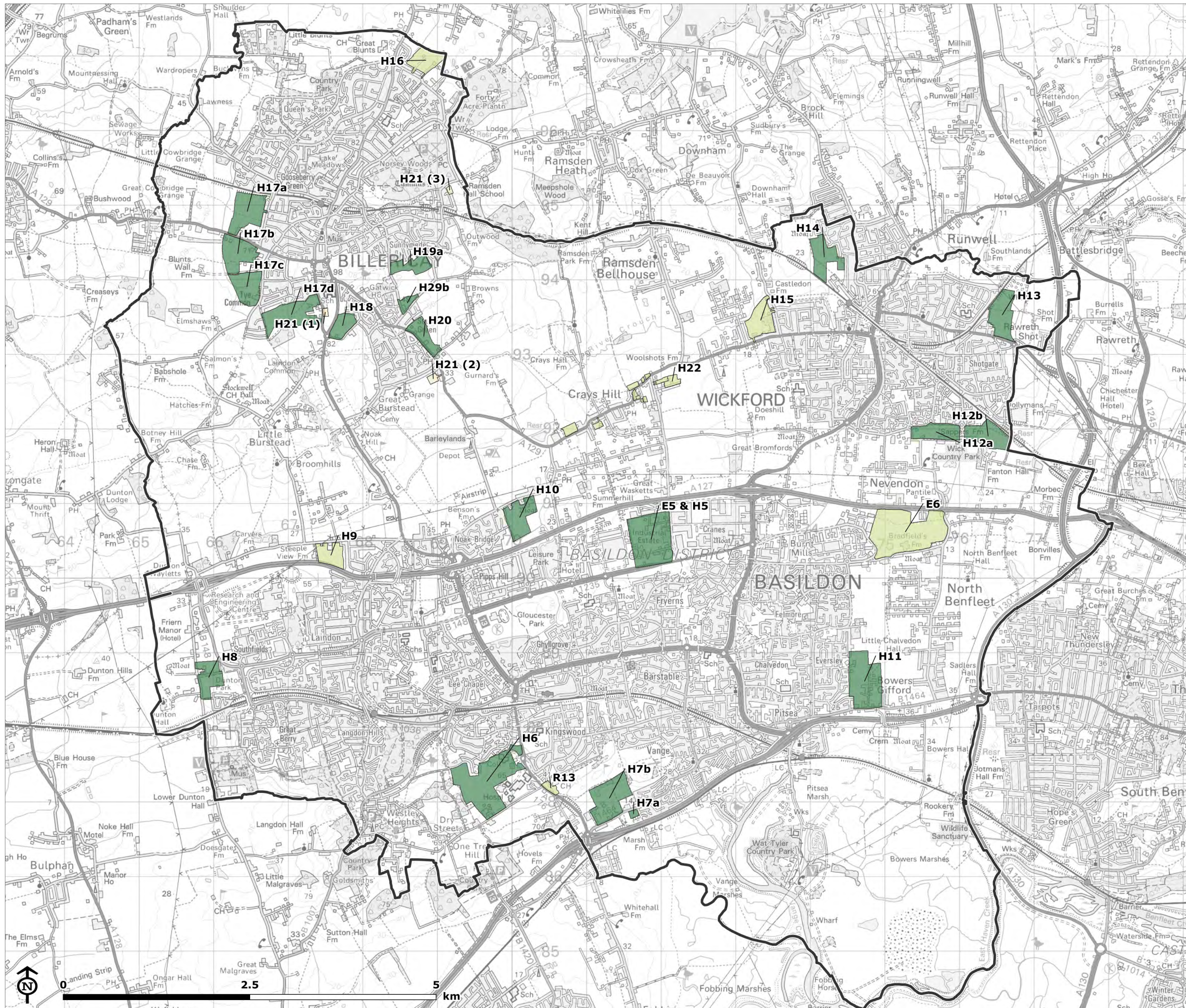
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**Figure E.6: Site Allocation Scores for SA Objective 8 - Health and Wellbeing**



Basildon Borough boundary

Appraisal Scores

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Map Scale @ A3: 1:50,000

**Figure E.7: Site Allocation Scores for SA Objective 10 - Regeneration and Renewal of Disadvantaged Areas**



Basildon Borough boundary

Appraisal Scores

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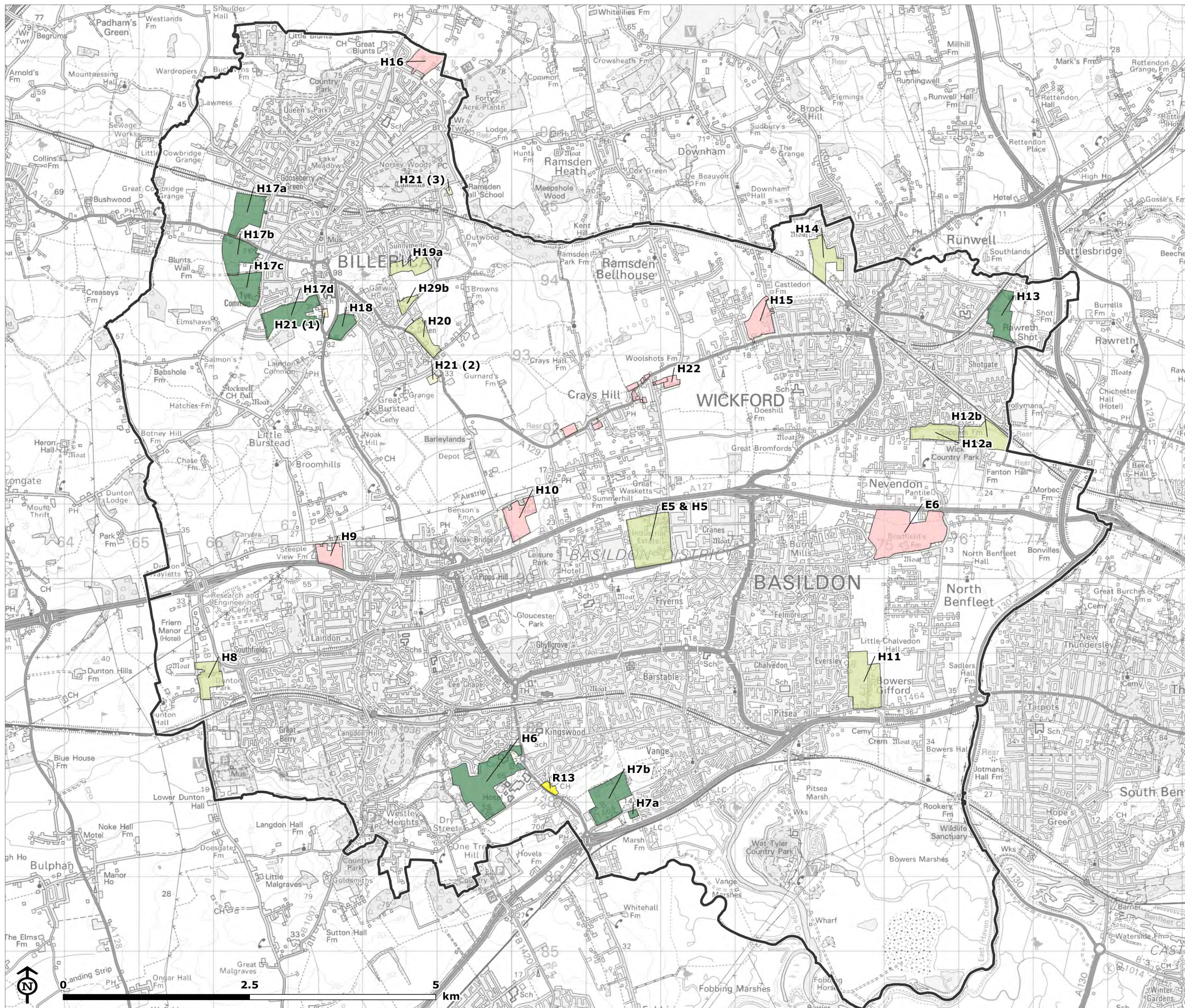
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**Figure E.8: Site Allocation Scores for SA Objective 11 - Access to Services and Facilities**



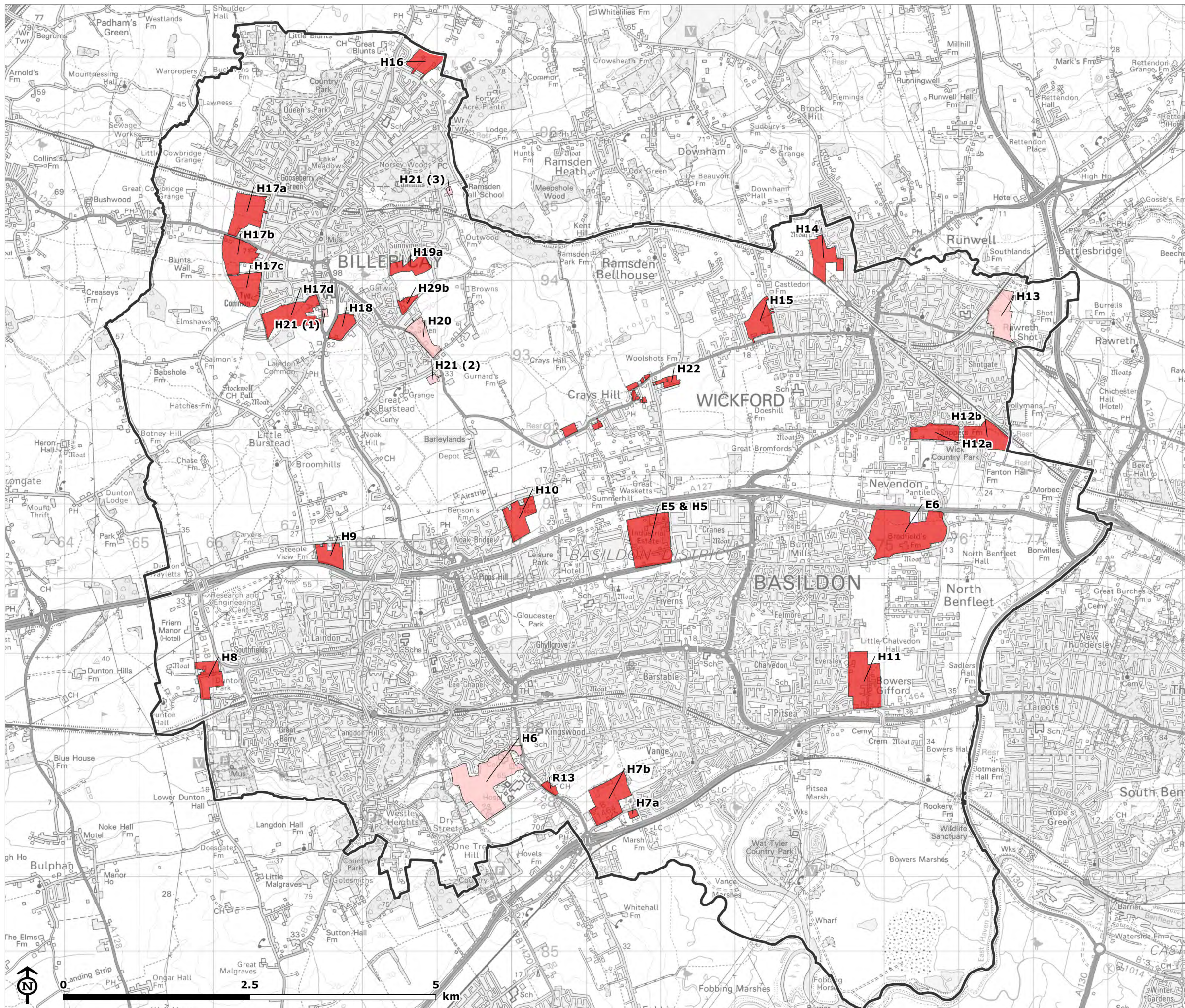
Basildon Borough boundary

**Appraisal Scores**

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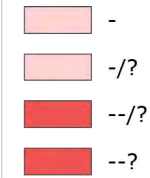
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**Figure E.9: Site Allocation Scores for SA Objective 12 - Re-use of Previously Developed Land and Buildings**



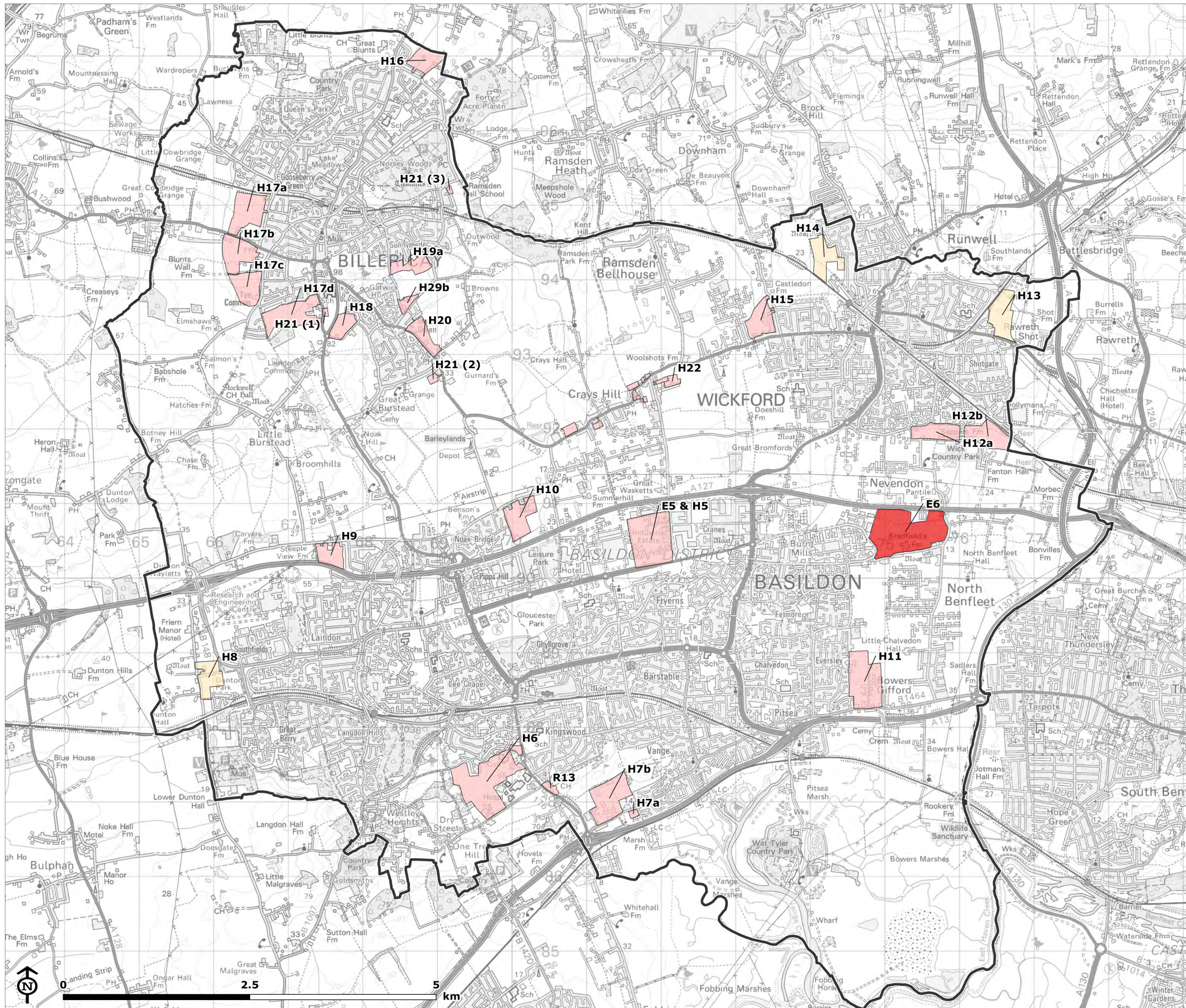
Basildon Borough boundary

Appraisal Scores



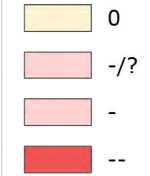
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**Figure E.10: Site Allocation Scores for SA Objective 13 - Flood Risk**



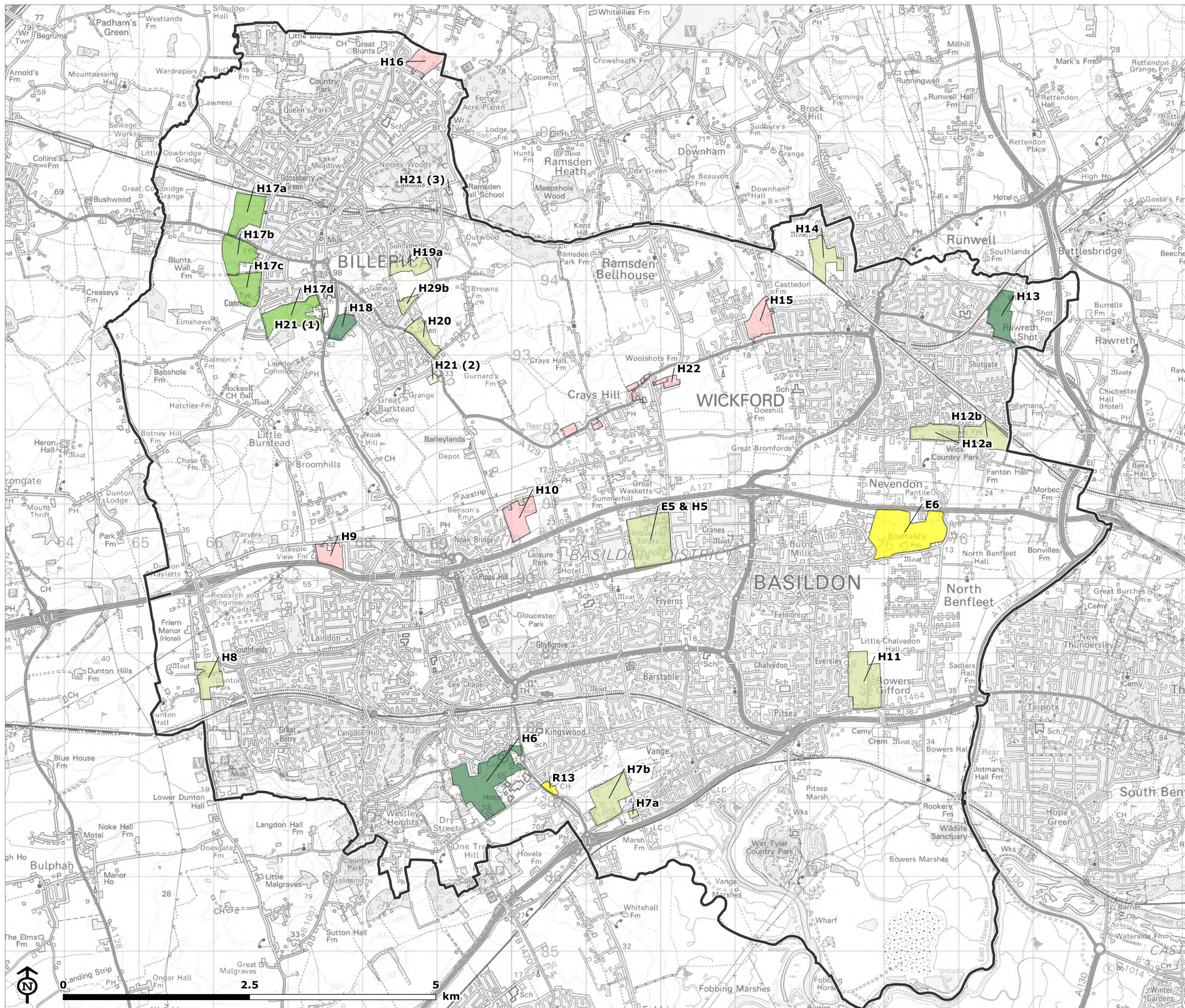
Basildon Borough boundary

Appraisal Scores



Map Scale @ A3: 1:50,000

**Figure E.11: Site Allocation Scores for SA Objective 19 - Transport**



Basildon Borough boundary

**Appraisal Scores**

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Map Scale @ A3: 1:50,000



# Revised Publication Local Plan Chapter 12 – Requiring Good Design

## Policies Appraised

**E.52** Chapter 12 of the Revised Publication Local Plan sets out the Council's planning policies on good design standards:

- Policy DES1: Achieving Good Design.
- Policy DES2: Areas of Special Development Control.
- Policy DES3: Urban Character Areas.
- Policy DES4: High Quality Buildings.
- Policy DES5: High Quality Landscaping and Public Realm Design.
- Policy DES6: Public Art and Cultural Interpretation.
- Policy DES7: Managing Advertisements.

## Significant Effects

**E.53** The appraisal of Chapter 12's design policies identified the following significant effects:

- Significant positive effects are identified for policies DES2 and DES4-DES6 against SA objective 1 (landscape, countryside and green spaces). This is because these policies ensure that new developments protect local character, new public realm and landscaping contribute to conserving and enhancing townscape, and the provision of high quality public art is encouraged.
- Significant positive effects are identified for policies DES1, DES6 and DES7 against SA objective 2 (cultural heritage and local distinctiveness).

This is because these policies specifically mention the important contribution that the design of development proposals should be making to conserving and enhancing the historic quality of an area, including all heritage assets and their settings.

- A significant positive effect is identified for Policy DES1 against SA objective 8 (health and wellbeing). This is because the policy requires developments to incorporate a network of multifunctional open space to encourage a range of different active uses as well as promote healthy lifestyles. This will help to encourage more people to make use of active modes of transport, and partake in informal recreation.
- A significant positive effect is identified for policies DES1 and DES7 against SA objective 9 (vibrant communities). This is because these policies recognise the importance of good design in contributing to shaping attractive, vibrant, social and safe environments for the public to enjoy without fear of injury, crime or anti-social behaviour.

## Mitigation of Significant Adverse Effects

**E.54** The Sustainability Appraisal of the Plan's seven policies within Chapter 12 identified no significant adverse effects.

## Reasonable Alternatives

**E.55** The policies in Chapter 12 of the Publication Local Plan score the same or better than their equivalent policies in the Draft Local Plan.

**Table E.9: SA effects for policies in the Revised Publication Local Plan Chapter 12 – Requiring Good Design**

SA Objectives	DES1	DES2	DES3	DES4	DES5	DES6	DES7
1. Landscape, countryside and green space	+	++	+	++	++	++	+
2. Cultural heritage	++	+	+	+/?	+	++	++
3. Biodiversity	+	0	0	0	+	0	0
4. Economic growth and regeneration	0	0	0	0	0	0	0
5. Town centres	+	0	0	0	+	+/?	0
6. Education and social inclusion	0	0	0	0	0	0	0
7. Meeting housing need	+/-	-	+	+/-	0	0	0
8. Health and wellbeing	++	0	0	0	+	0	+
9. Vibrant communities	++	0	+	+	+	+	++
10. Regeneration and renewal of disadvantaged areas	+/?	0	+/?	+/?	+/?	+/?	0
11. Access to services and facilities	+	0	0	0	+	0	0
12. Re-use of previously developed land and buildings	+	0	0	0	0	0	0

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SA Objectives	DES1	DES2	DES3	DES4	DES5	DES6	DES7
13. Flood risk	+	0	0	0	+	0	0
14. Greenhouse gas emissions	+	0	0	0	+	0	0
15. Air, land and noise pollution	+	0	0	0	0	0	0
16. Water resources	0	0	0	0	0	0	0
17. Preparedness for the effects of climate change	+/?	0	0	0	+	0	0
18. Waste	0	0	0	0	0	0	0
19. Traffic congestion	+	0	0	0	+	0	0

# Revised Publication Local Plan Chapter 13 – Promoting Healthy Communities

## Policies Appraised

**E.56** Chapter 13 of the Revised Publication Local Plan sets out the Council's planning policies on promoting healthy communities in the Borough:

- Policy HC1: Health and Wellbeing Strategy.
- Policy HC2: Leisure and Recreation Strategy.
- Policy HC3: Education, Skills and Learning Strategy.
- Policy HC4: Community Facilities.
- Policy HC5: Public Open Spaces.
- Policy HC6: Local Green Spaces.
- Policy HC7: Allotment Gardens.
- Policy HC8: Playing Fields Associated with Education Facilities.
- Policy HC9: Private Open Spaces – Conditional Access.
- Policy HC10: New and Enhanced Community Facilities.
- Policy HC11: Loss of Community Facilities.
- Policy HC12: Loss of Open Space.

## Significant Effects

**E.57** The appraisal of Chapter 13's policies identified the following significant effects:

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- Significant positive effects are identified for policies HC1, HC2 and HC5-HC9 against SA objective 1 (landscape, countryside and green spaces). This is because these policies highlight the importance of protecting and enhancing the Borough's open spaces, maintaining their open character and improving their multifunctionality.
- A significant positive effect is identified for policies HC5 and HC6 against SA objective 3 (biodiversity), due to the fact Policy HC5 requires public open space to be retained for its use and the fact that Policy HC6 resists development on Local Green Space.
- Significant positive effects are identified for policies HC1, HC3 and HC10 against SA objective 6 (education and social inclusion). Policy HC1 supports development that has a positive impact on people's health and wellbeing, particularly in areas of deprivation where they will contribute positively to the wellbeing and social cohesion of the community. Policy HC3 seeks to provide new, continued and enhanced provision of schools and other educational facilities to improve the quality and choice of education and learning opportunities within the Borough. Policy HC10 supports new and enhanced community facilities, including educational facilities.
- Significant positive effects are identified for policies HC1, HC5, HC6 and HC8 against SA objective 8 (health and wellbeing). Policy HC1 supports development that has a positive impact on people's health and wellbeing by ensuring access to high quality open spaces, opportunities to engage in sports and recreation, opportunities for walking and cycling and the provision of healthcare services. Policy HC5 serves to protect and enhance open spaces whilst Policy HC6 aims to resist development on Local Green Space unless it enhance the use of the space for outdoor sport/recreation purposes. Policy HC8 aims to retain, improve and encourage the shared use of playing fields and indoor sports facilities.
- A significant positive effect was identified for HC8 against SA objective 9 (vibrant communities). This is because HC8 aims to encourage the shared use of playing fields and other community spaces within the Borough, outside of school hours. This could increase the sense of vibrancy within the community.

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- A significant positive effect is identified for HC1 against SA objective 10 (regeneration and renewal of disadvantaged areas). This is because HC1 focuses on supporting development that has a positive impact on people's health and wellbeing in areas of identified deficiencies or known deprivation, significantly contributing to the regeneration and renewal of the Borough.
- Significant positive effects were identified for policies HC1-HC6, HC8 and HC10 against SA objective 11 (access to services and facilities). This is because these policies outline plans to encourage and facilitate the provision of new or enhanced leisure and recreation facilities, community facilities, public open spaces, schools and other educational facilities and healthcare facilities, as well as healthy and sustainable access routes to them.

## Mitigation of Significant Adverse Effects

**E.58** The Sustainability Appraisal of the preferred policies within Chapter 13 identified no significant adverse effects.

## Reasonable Alternatives

**E.59** The policies in Chapter 13 of the Revised Publication Local Plan score the same or better than their equivalent policies in the Draft Local Plan.

**Table E.10: SA effects for policies in the Revised Publication Local Plan Chapter 13 – Promoting Healthy Communities**

SA Objectives	HC1	HC2	HC3	HC4	HC5	HC6	HC7	HC8	HC9	HC10	HC11	HC12
1. Landscape, countryside and green space	++	++	0	0	++	++	++	++	++	0	0	-
2. Cultural heritage	0	+	0	0	+	+	0	0	0	0	0	+
3. Biodiversity	0	+	0	0	++	++	+	+	+	0	0	+
4. Economic growth and regeneration	0	0	+	0	+	+	0	0	0	0	0	0
5. Town centres	+	+	0	0	+	+	0	0	0	0	0	0
6. Education and social inclusion	++	+	++	+	+	+	+	+	+	++	0	+
7. Meeting housing need	0	0	0	0	-	-	0	0	0	0	0	0
8. Health and wellbeing	++	+	+	+	++	++	+	++	+	+	0	+
9. Vibrant communities	+	+	+	+	+	+	+	++	+	+	+	+
10. Regeneration and renewal of disadvantaged areas	++	+	+	+	+	+	0	+	+	+	+	+
11. Access to services and facilities	++	++	++	++	++	++	+	++	+	++	+	+



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SA Objectives	HC1	HC2	HC3	HC4	HC5	HC6	HC7	HC8	HC9	HC10	HC11	HC12
12. Re-use of previously developed land and buildings	0	0	0	0	0	0	0	0	0	0	+	+
13. Flood risk	0	0	0	0	+	+	0	0	0	0	0	0
14. Greenhouse gas emissions	+	+	0	0	0	0	0	0	0	0	0	0
15. Air, land and noise pollution	+	+	0	0	0	0	+	0	0	0	0	0
16. Water resources	0	0	0	0	0	0	0	0	0	0	0	0
17. Preparedness for the effects of climate change	0	0	0	0	+	+	0	0	0	0	0	0
18. Waste	0	0	0	0	0	0	0	0	0	0	0	0
19. Traffic congestion	+	+	0	0	0	0	0	0	0	0	0	0

# Revised Publication Local Plan Chapter 14 – Protecting Green Belt Land

## Policies Appraised

**E.60** Chapter 14 of the Revised Publication Local Plan sets out the Council's planning policies on protecting Green Belt land:

- Policy GB1: Strategic Approach to Green Belt Protection.
- Policy GB2: Green Belt Extent.
- Policy GB3: New Development in the Green Belt.
- Policy GB4: Green Belt Infill.
- Policy GB5: Extensions and Alterations to Buildings in the Green Belt.
- Policy GB6: Replacement Buildings in the Green Belt.
- Policy GB7: Change of Use of Buildings and Land in the Green Belt.
- Policy GB8: Ancillary Buildings and Structures in the Green Belt.
- Policy GB9: Extensions to Residential and Other Curtilages, and Boundary Treatments in the Green Belt.
- Policy GB10: Agricultural worker dwellings in the Green Belt.
- Policy GB11: Positive Uses of Land in the Green Belt.

## Significant Effects

**E.61** The appraisal of Chapter 14's Green Belt policies identified the following significant effects:

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- Significant positive effects are identified for policies GB1, GB5 and GB6, GB8 and GB11 against SA objective 1 (landscape, countryside and green spaces). This is because these policies all seek to protect the openness and permanence of Green Belt land by resisting development within it and maintaining key strategic gaps between the Borough's and neighbouring Districts' towns and villages. In doing this the policies help to protect the characteristics of the existing countryside within the Borough and the relationship this countryside has with the Borough's settlements, maintaining the Borough's sense of place. The significant positive effects recorded for policies GB5, GB6 and GB8 are more uncertain due to the fact that these policies focus on managing specific types of development in the Green Belt and their contribution to the protection and enhancement of the Green Belt is ultimately dependent on the detailed design, siting and location of each scheme. Policy GB11 goes further than the other policies by encouraging the delivery of opportunities to enhance the positive uses of the Green Belt.
- Significant adverse effects are identified for policies GB2 and GB4 against SA objective 1 (landscape, countryside and green spaces). Policy GB2 outlines plans for a significant reduction in the extent of the Green Belt land defined in the 1998 Basildon District Local Plan (over 350ha) to accommodate the Borough's housing and employment needs within and beyond the plan period. Policy GB4 allows limited residential infill in the Borough's Green Belt where such developments comply with a detailed list of criteria aimed at protecting the character of the Borough and the openness of the Green Belt. In certain locations, such infill development has the potential to adversely affect the landscape by increasing the density of areas in key strategic gaps with significant adverse effects on this objective. Overall, policy GB4's effect against SA objective 1 (landscape, countryside and green spaces) is mixed because the policy only encourages the development of new homes on vacant plots instead of in open land resulting in minor positive effects. These effects are uncertain until the detailed design, location and layout of each development is known.
- Significant positive effects are identified for policies GB1, GB5, GB6, GB8 and GB11 against SA objective 2 (cultural heritage and local distinctiveness). Again, the significant positive effects recorded for policies

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GB5, GB6 and GB8 are more uncertain due to the fact that these policies focus on managing specific types of development in the Green Belt and their contribution to the protection and enhancement of the Green Belt is ultimately dependent on the detailed design, siting and location of each scheme.

- A significant positive effect is identified for Policy GB11 against SA objective 3 (biodiversity). This is because policy GB11 encourages the delivery of opportunities to enhance the positive uses of the Green Belt, which could provide opportunities to improve its nature conservation value.
- A significant adverse effect is identified for Policy GB2 against SA objective 3 (biodiversity). This is because Policy GB2 provides for a significant reduction in the extent of the Green Belt to accommodate the Borough's housing and employment needs within and beyond the plan period. This will result in the loss of a significant area of the Borough's greenfield habitats with, potentially, significant adverse effects on the biodiversity of the Borough.
- A significant positive effect is identified for Policy GB10 against SA objective 4 (economic growth and regeneration). This is because Policy GB10 supports agricultural and forestry activities in the Green Belt by recognising new dwellings may be required in the Green Belt to support these rural land uses.
- A significant positive effect is identified for policy GB1 against SA objective 5 (town centres). This is because policy GB1 seeks to protect the openness and permanence of Green Belt land by resisting development within it. This will indirectly help to concentrate development within the Borough's existing settlements, including in and around their town centres. Furthermore, the policy states that development within the Green Belt that undermines the regeneration of the Borough's five town centres and other urban areas will be refused.
- Significant positive effects were identified for policies GB2, GB4 and GB10 against SA objective 7 (meeting housing needs). Policy GB2 provides for a significant reduction in the extent of the Green Belt to accommodate a significant proportion of the Borough's housing needs within and beyond the plan period. This new development will contribute significantly to the

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delivery of new dwellings in the Borough, including affordable homes. Policy GB4 allows limited residential infill in the Borough's Green Belt, which will maximise the potential of settlements to accommodate the Borough's growing population. These new properties are likely to be relatively affordable when compared to other housing schemes within the Borough. Policy GB10 supports agricultural and forestry activities in the Green Belt by facilitating the provision of affordable dwellings for agricultural and forestry workers. Protecting the dwellings for use by agricultural and forestry workers will help to maintain their affordability.

- Significant positive effects are identified for policies GB1 and GB3 against SA objectives 10 (regeneration and renewal of disadvantaged areas) and 12 (re-use of previously developed land and buildings). Policies GB1 and GB3 seek to protect the openness and permanence of Green Belt land by resisting development within it, indirectly encouraging the recycling of derelict and other urban land. This is likely to focus economic regeneration within the Borough's existing settlements, contributing to regenerating and renewing disadvantaged areas and the efficient re-use of previously developed land.
- A significant positive effect is identified for Policy GB11 against SA objective 12 (re-use of previously developed land and buildings). Policy GB11 encourages the delivery of opportunities for enhancement identified within the study, including opportunities to improve damaged and derelict land.
- Significant adverse effects are identified against policies GB2 and GB4 against SA objective 13 (flood risk). Policy GB2 outlines plans for a significant reduction in the extent of the Green Belt to accommodate the Borough's housing and employment needs. Policy GB4 allows limited residential infill in the Borough's Green Belt. Such development on greenfield land is likely to result in a significant increase in impermeable surfaces in the Borough, which when compared to retaining permeable greenfield land is likely to increase the risk of surface water flooding in the Borough, particularly in the areas of the Borough designated as Critical Drainage Zones.

## Mitigation of Significant Adverse Effects

**E.62** The significant adverse effects identified under SA objectives 1 (landscape, countryside and green spaces), 3 (biodiversity) and 13 (flood risk) for Policy GB2 and SA objectives 1 (landscape, countryside and green spaces) and 13 (flood risk) for Policy GB4 are likely to be mitigated through the implementation of other policies in the Local Plan, notably policies SD4, DES1, GB1, GB3 and GB11, CC1-CC5 and NE1.

## Reasonable Alternatives

**E.63** The policies in Chapter 14 of the Revised Publication Local Plan score the same or better than their equivalent policies in the Draft Local Plan.

**Table E.11: SA effects for policies in the Revised Publication Local Plan Chapter 14 – Protecting Green Belt Land**

SA Objectives	GB1	GB2	GB3	GB4	GB5	GB6	GB7	GB8	GB9	GB10	GB11
1. Landscape, countryside and green space	++	--	+/?	--/+/?	++/?	++/?	+/?	++/?	+/?	+/?	++
2. Cultural heritage	++	-	+/?	-	++/?	++/?	+/?	++/?	+/?	+/?	++
3. Biodiversity	+	--	+/?	-	+/?	+/?	+/?	+/?	0	0	++
4. Economic growth and regeneration	+/-	+	+/-	+	+/-	+/-	-	+/-	0	++	0
5. Town centres	++	0	+	0	0	0	0	0	0	0	0
6. Education and social inclusion	0	0	0	0	0	0	0	0	0	0	0
7. Meeting housing need	-	++	-/?	++	-	+/?	0	0	0	++	0
8. Health and wellbeing	+	0	0	0	0	0	0	0	0	0	+
9. Vibrant communities	0	0	0	+	0	0	0	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	++	0	++	+	+	+	0	+	0	0	++
11. Access to services and facilities	0	0	0	0	0	0	0	0	0	0	+

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SA Objectives	GB1	GB2	GB3	GB4	GB5	GB6	GB7	GB8	GB9	GB10	GB11
12. Re-use of previously developed land and buildings	++	0	++	+	+	+	+	+	0	0	++
13. Flood risk	+	--/?	0	--/?	0	0	0	0	0	0	0
14. Greenhouse gas emissions	0	-/?	0	-/?	0	0	0	0	0	0	0
15. Air, land and noise pollution	0	-/?	0	-/?	0	0	+	0	0	0	+
16. Water resources	0	0	0	?	0	0	0	0	0	0	0
17. Preparedness for the effects of climate change	0	0	0	0	0	0	0	0	0	0	0
18. Waste	0	0	0	0	0	0	0	0	0	0	0
19. Traffic congestion	+	-/?	+	-/?	0	0	+	0	0	0	+



# Revised Publication Local Plan Chapter 15 – Meeting the Challenge of Climate Change and Flooding

## Policies Appraised

**E.64** Chapter 15 of the Revised Publication Local Plan set out the Council's planning policies on meeting the challenge of climate change and flooding:

- Policy CC1: Responding to Climate Change.
- Policy CC2: Flood Risk and Drainage Management.
- Policy CC3: Washlands.
- Policy CC4: Managing Flood Risk in New Development.
- Policy CC5: Sustainable Buildings – New Builds.
- Policy CC6: Sustainable Buildings – Extensions, Alterations and Conversions.
- Policy CC7: Renewable Energy Infrastructure.

## Significant Effects

**E.65** The appraisal of the chapter's seven policies identified the following significant effects:

- A significant positive effect is identified for Policy CC2 against SA objective 3 (biodiversity). The policy seeks to develop a riverside strategy covering the marshlands to the south of the Borough, with the aim of protecting and enhancing important habitats.

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- A significant positive effect is identified for policy CC1 against SA objective 11 (access to services and facilities). This policy seeks to ensure that development locations are identified that have good access to services and public transport provision in order to reduce carbon emissions and encourage more sustainable forms of travel that minimises the Borough's contribution to climate change.
- Significant positive effects are identified for policies CC1-CC4 against SA objective 13 (flood risk). These policies seek to reduce the impacts of climate change on the Borough through flood risk and drainage management, thus reducing the risk to people and buildings. Policy CC 4 permits development in areas of flood risk under certain circumstances; therefore the significance of this positive effect is uncertain.
- Significant positive effects are identified for policies CC1, CC5 and CC7 against SA objective 14 (greenhouse gas emissions). These policies seek to reduce the impacts of the Borough on climate change by encouraging the development of high quality sustainable and energy efficient homes and commercial and industrial buildings, as well as using the "fabric first" approach and encouraging the incorporation of on-site renewable energy equipment to reduce carbon emissions. Policy CC1 also encourages development locations with good access to local services and public transport which would reduce the need to rely on the private car helping to reduce the associated greenhouse gas emissions. The effect for Policy CC5 is uncertain due to the fact the minimum requirement for the design of all new developments is in line with the most up to date Building Regulations which would need to be met regardless.
- Significant positive effects are identified for policies CC1 and CC5 against SA objective 16 (water resources). Policy CC1 seeks to reduce the impacts of the Borough on climate change by encouraging the development of high quality sustainable and water efficient homes and commercial and industrial buildings. Policy CC5 seeks to ensure that the design of all new developments incorporates measures for achieving high levels of water efficiency.
- A significant positive effect is identified for policy CC1 against SA objective 17 (preparedness for the effects of climate change). This policy seeks to encourage the delivery of multi-functional green infrastructure which has

the potential to help increase permeable land which would reduce the risk of flooding as a result of climate change.

- A significant positive effect is identified for policy CC5 against SA objective 18 (waste). Policy CC5 requires that the waste resulting from the construction of all new buildings should be managed in a way that maximises the re-use and recycling of materials, including aggregates, on-site where possible. The policy also states that space should be provided in new builds which allows for the segregation of waste.
- A significant positive effect is identified for policy CC1 against SA objective 19 (traffic congestion). This policy seeks to deliver improvements to public transport and a wider range of active modes of transport to reduce the impact of the Borough on climate change. These measures, along with encouraging development locations that have good access to services, are likely to reduce the need to rely on private cars which in turn should help to reduce levels of congestion and pollution in the Borough.

## Mitigation of Significant Adverse Effects

**E.66** The Sustainability Appraisal of Chapter 15's policies identified no significant adverse effects.

## Reasonable Alternatives

**E.67** All but one of the policies in Chapter 15 of the Revised Publication Local Plan score the same or better than their equivalent policies in the Draft Local Plan. The exception is Policy CC7. The Draft Local Plan version of the policy included explicit reference to the need to demonstrate that proposals for new renewable energy infrastructure have no harm to landscape or significant features in the landscape, ecology or historic assets, local communities or the openness of the Green Belt. This text has been removed from the Publication version of the policy. The new adverse effects are recorded as minor in

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acknowledgement that the policy requires that such proposals comply with all other relevant policies within the Plan.

**Table E.12: SA effects for policies in the Revised Publication Local Plan Chapter 15 – Meeting the Challenge of Climate Change and Flooding**

SA Objectives	CC1	CC2	CC3	CC4	CC5	CC6	CC7
1. Landscape, countryside and green space	0	0	0	0	+	0	-/?
2. Cultural heritage	+	+	+	0	+	+	-/?
3. Biodiversity	+	++	+/?	0	0	0	-/?
4. Economic growth and regeneration	+/-	+	+	+/-	0	0	0
5. Town centres	0	0	0	0	+/?	0	0
6. Education and social inclusion	0	0	0	0	0	0	0
7. Meeting housing need	+/-/?	+	+	+/-	+/-	0	0
8. Health and wellbeing	+	+	+	+	+	+	-/?
9. Vibrant communities	0	0	0	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	0	0	0	0	+/?	0	0
11. Access to services and facilities	++	0	0	0	0	0	0

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SA Objectives	CC1	CC2	CC3	CC4	CC5	CC6	CC7
12. Re-use of previously developed land and buildings	0	0	0	0	0	0	0
13. Flood risk	++	++	++	++/?	0	+	0
14. Greenhouse gas emissions	++	0	0	0	++/?	+	++
15. Air, land and noise pollution	+	0	0	0	0	0	0
16. Water resources	++	+	+	0	++	+	0
17. Preparedness for the effects of climate change	++	+	0	+	0	+	0
18. Waste	0	0	0	0	++	+	0
19. Traffic congestion	++	0	0	0	0	0	0

# Revised Publication Local Plan Chapter 16 – Conserving and Enhancing the Natural Environment

## Policies Appraised

**E.68** Chapter 16 of the Revised Publication Local Plan set out the Council's planning policies on conserving and enhancing the natural environment:

- Policy NE1: Green Infrastructure Strategy.
- Policy NE2: Country Parks.
- Policy NE3: Local Wildlife Sites.
- Policy NE4: Development Impacts on Ecology and Biodiversity.
- Policy NE5: Development Impacts on Landscape and Landscape Features.
- Policy NE6: Pollution Control and Residential Amenity.
- Policy NE7: Development on Contaminated Land.
- Policy NE8: Ensuring Health and Safety in Development.
- Policy NE9: Development of Agricultural Land.

## Significant Effects

**E.69** The appraisal of the Chapter 16 policies identified the following significant effects:

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- Significant positive effects are identified for policies NE1-NE5 and NE9 against SA objective 1 (landscape, countryside and green spaces). This is because policies NE1-NE5 aim to protect, extend and enhance the Borough's Green Infrastructure network, including Areas of Higher Landscape Value, Country Parks and Local Wildlife Sites. The policies also aim to preserve and enhance landscape and landscape features, securing strategic landscaping on all new major housing and employment development proposals, and secure new green infrastructure alongside new development, where appropriate. The urban landscape will be improved through provision of green infrastructure including parks, gardens, allotments, trees and green roofs. Policy NE9 diverts development away from greenfield land, which helps conserve and enhance the natural landscape and countryside of the Borough.
- A significant positive effect is recorded for Policy NE9 against SA objective 2 (cultural heritage and local distinctiveness). This is because policy NE9 prevents development on the best and most versatile agricultural land, unless it can be demonstrated that the land is the most sustainable choice for reasonable alternatives.
- Significant positive effects are identified for policies NE1-NE4 and NE9 against SA objective 3 (biodiversity). This is because policies NE1-NE4 aim to protect, extend and enhance the Borough's Green Infrastructure network alongside new development. The urban landscape will be improved through provision of green infrastructure including parks, gardens, allotments, trees and green roofs. Policy NE9 prevents development on the best and most versatile agricultural land, unless it can be demonstrated that the land is the most sustainable choice for reasonable alternatives.
- A significant positive effect is identified for policy NE6 against SA objective 8 (health and wellbeing). This is because Policy NE6 specifies that all development proposals must be located and designed so as to not cause significant adverse effects upon the health of residents. In addition residential amenity must not be compromised by pollution to land, air or water.
- A significant positive effect is identified for Policy NE9 against SA objective 10 (regeneration and renewal of disadvantaged areas) because Policy



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NE9 prevents development on the best and most versatile agricultural land, indirectly encouraging the recycling of derelict and other urban land before greenfield land. This is likely to focus economic regeneration within the Borough's existing settlements, contributing to regenerating and renewing disadvantaged areas with significant positive effects on this objective.

- Significant positive effects are identified for policies NE7 and NE9 against SA objective 12 (re-use of previously developed land and buildings). This is because Policy NE7 may improve efficiency of land use through the utilisation of previously contaminated land, following remediation. Policy NE9 prevents development on the best and most versatile agricultural land, indirectly encouraging the recycling of derelict and other urban land before greenfield land.
- A significant positive effect is identified for policy NE1 against SA objective 14 (greenhouse gas emissions). This is because policy NE1 seeks the provision of Green Infrastructure which is multi-functional and incorporates measures that will help to reduce the extent of climate change and/or enable the Borough's communities to adapt better to a changing climate. This will involve the incorporation of green infrastructure within new development, through measures such as the provision of footpaths, cycleways, green links, parks, gardens, trees, allotments and green roofs. Measures such as these are likely to reduce the local contribution to climate change.
- Significant positive effects are identified for policies NE1 and NE6 against SA objective 15 (air, land and noise pollution). Policy NE1 seeks to secure the provision of Green Infrastructure alongside development which achieves a reduction in pollution to air, water and soil. Policy NE6 requires all development proposals to be located and designed in such a manner so as to not cause significant adverse effects upon the environment, the health of residents or residential amenity by reason of pollution to land, air or water, or as a result of any form of disturbance including, but not limited to noise, light, odour, heat, dust, vibrations and littering.
- A significant positive effect is identified for policy NE6 against SA objective 16 (water resources). This is because policy NE 6 states that Sustainable

Drainage Systems should be incorporated wherever practical to minimise impacts on water quality.

- A significant positive effect is identified for policy NE1 against SA objective 17 (preparedness for the effects of climate change). This is because policy NE1 seeks the provision of Green Infrastructure which is multi-functional and incorporates measures that will help to reduce the extent of climate change and/or enable the Borough's communities to adapt better to a changing climate. This includes incorporating green infrastructure into new development and the urban environment, where appropriate. This will help to ensure that buildings and public realm areas are prepared for the impacts of climate change.

## Mitigation of Significant Adverse Effects

**E.70** The Sustainability Appraisal of the policies in Chapter 16 identified no significant adverse effects.

## Reasonable Alternatives

**E.71** The policies in Chapter 16 of the Revised Publication Local Plan score the same or better than their equivalent policies in the Draft Local Plan.

**Table E.13: SA effects for policies in the Revised Publication Local Plan Chapter 16 – Conserving and Enhancing the Natural Environment**

SA Objectives	NE1	NE2	NE3	NE4	NE5	NE6	NE7	NE8	NE9
1. Landscape, countryside and green space	++	++	++	++	++	+	0	-/?	++
2. Cultural heritage	+	+	+	+	+	0	0	-/?	++
3. Biodiversity	++	++	++	++	+	+	0	-/?	++
4. Economic growth and regeneration	-	-	-	-	0	0	0	0	+/-
5. Town centres	0	0	0	0	0	0	0	0	+
6. Education and social inclusion	0	+	+	0	0	0	0	0	0
7. Meeting housing need	+	-	-	-	-	+/-	+	+	-
8. Health and wellbeing	+	+	+	0	+	++	0	0	+
9. Vibrant communities	0	+	+	0	0	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	+	0	0	-	0	0	0	0	++
11. Access to services and facilities	+	+	+	0	0	0	0	0	0

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SA Objectives	NE1	NE2	NE3	NE4	NE5	NE6	NE7	NE8	NE9
12. Re-use of previously developed land and buildings	0	0	0	0	0	0	++	0	++
13. Flood risk	+	+	+	+	+	+	0	0	+
14. Greenhouse gas emissions	++	+	+	+	+	+	0	0	0
15. Air, land and noise pollution	++	+	+	+	+	++	+	+	0
16. Water resources	+	0	0	0	0	++	0	0	0
17. Preparedness for the effects of climate change	++	0	0	0	0	+	0	0	0
18. Waste	0	0	0	0	0	0	0	0	0
19. Traffic congestion	0	0	0	0	0	+	0	0	0

# Revised Publication Local Plan Chapter 17 – Conserving and Enhancing the Historic Environment

## Policies Appraised

**E.72** Chapter 17 of the Revised Publication Local Plan sets out the Council's planning policies on conserving and enhancing the historic environment:

- Policy HE1: Strategy for Conserving and Enhancing the Historic Environment.
- Policy HE2: Conservation Areas.
- Policy HE3: Listed Buildings.
- Policy HE4: Scheduled Monuments and Archaeology.
- Policy HE5: Locally Identified Heritage Assets.

## Significant Effects

**E.73** The appraisal of the Revised Publication Local Plan's five policies identified significant positive effects for SA objectives 1 (landscape, countryside and green spaces) and 2 (cultural heritage and local distinctiveness). These significant positive effects can be attributed to the fact that all five draft policies seek to ensure that development proposals enhance the character, setting and local distinctiveness of heritage assets and make a positive contribution to local character.

## Mitigation of Significant Adverse Effects

**E.74** The Sustainability Appraisal of the five Chapter 17 policies in the Publication Local Plan identified no significant adverse effects.

## Reasonable Alternatives

**E.75** The policies in Chapter 17 of the Revised Publication Local Plan score the same or better than their equivalent policies in the Draft Local Plan.

**Table E.14: SA effects for policies in the Revised Publication Local Plan Chapter 17 – Conserving and Enhancing the Historic Environment**

SA Objectives	HE1	HE2	HE3	HE4	HE5
1. Landscape, countryside and green space	++	++/?	++/?	++/?	++/?
2. Cultural heritage	++	++/?	++/?	++/?	++/?
3. Biodiversity	0	+	0	0	0
4. Economic growth and regeneration	0	0	0	0	0
5. Town centres	0	0	0	0	0
6. Education and social inclusion	0	0	0	0	0
7. Meeting housing need	0	0	0	0	0
8. Health and wellbeing	0	+	0	0	0
9. Vibrant communities	0	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	0	0	+/?	0	0
11. Access to services and facilities	0	0	0	0	0

**Appendix E** Revised Publication Local Plan Sustainability Appraisal (November 2018)

SA Objectives	HE1	HE2	HE3	HE4	HE5
12. Re-use of previously developed land and buildings	0	0	+/?	0	0
13. Flood risk	0	+	0	0	0
14. Greenhouse gas emissions	0	0	0	0	0
15. Air, land and noise pollution	0	0	0	0	0
16. Water resources	0	0	0	0	0
17. Preparedness for the effects of climate change	0	0	0	0	0
18. Waste	0	0	0	0	0
19. Traffic congestion	0	0	0	0	0



# Revised Publication Local Plan Chapter 18 – Implementation

## Policies Appraised

**E.76** Chapter 18 of the Revised Publication Local Plan sets out the Council's policies on the implementation, monitoring and review of the Plan's policies:

- Policy IMP1: Implementation Strategy.
- Policy IMP2: Use of Planning Obligations.
- Policy IMP3: Phasing of Development.
- Policy IMP4: Piecemeal Development.

## Significant Effects

**E.77** The appraisal of the Revised Publication Local Plan's policies identified only one significant positive effect. This is for Policy IMP2 against SA objective 11 (access to services and facilities). The policy seeks to ensure that new developments contribute to the impact on infrastructure, local services and the environment through a Community Infrastructure Levy (CIL) or a planning obligation. The policy specifically mentions that contributions may be required to provide community services and facilities as well as transport, which will improve accessibility to them. Such a framework allows the pooling of multiple contributions to tackle provision at a strategic level rather than on a site-by-site basis, resulting in significant positive effects on this objective.

## Mitigation of Significant Adverse Effects

**E.78** The Sustainability Appraisal of the four Chapter 18 policies in the Revised Publication Local Plan identified no significant adverse effects.

## Reasonable Alternatives

**E.79** The policies in Chapter 18 of the Revised Publication Local Plan score the same or better than their equivalent policies in the Draft Local Plan.

**Table E.15: SA effects for policies in the Revised Publication Local Plan Chapter 18 – Implementation**

SA Objectives	IMP1	IMP2	IMP3	IMP4
1. Landscape, countryside and green space	+	+	+	0
2. Cultural heritage	+	0	+	0
3. Biodiversity	+	+	+	0
4. Economic growth and regeneration	+	+	0	+/?
5. Town centres	+	+	0	+/?
6. Education and social inclusion	+	+	+	+
7. Meeting housing need	+	+	+	+/?
8. Health and wellbeing	+	+	+	+
9. Vibrant communities	+	+	0	0
10. Regeneration and renewal of disadvantaged areas	+	+	0	+/?
11. Access to services and facilities	+	++	+	+

**Appendix E** Revised Publication Local Plan Sustainability Appraisal  
(November 2018)

SA Objectives	IMP1	IMP2	IMP3	IMP4
12. Re-use of previously developed land and buildings	0	0	0	+
13. Flood risk	+	+	+	0
14. Greenhouse gas emissions	+	+	+	0
15. Air, land and noise pollution	+	+	+	0
16. Water resources	+	+	+	0
17. Preparedness for the effects of climate change	+	+	+	0
18. Waste	+	+	+	0
19. Traffic congestion	+	+	+	0

## Appendix F

# Omission Sites Sustainability Appraisal (2019)

## Introduction

**F.1** Basildon Borough Council commissioned LUC in April 2013 to carry out a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of the Basildon Core Strategy and associated Development Planning Documents. In late 2014 the decision was made to consolidate all plan-making work into a single new Local Plan to manage growth and development up to 2034. Consequently, all the SA work that had informed the Core Strategy was consolidated and used to inform the preparation and appraisal of strategic policies, site allocations and development management policies in a Draft Local Plan. The Draft Local Plan was published for consultation alongside an accompanying SA Report in January 2016 under Regulation 18 of the Town and Country Planning Regulations (2012). Following the Regulation 18 consultation, further work was undertaken to prepare and appraise final options for inclusion in a Publication Local Plan. The Publication Local Plan was published for consultation alongside an accompanying SA Report in November 2018 under Regulation 19 of the Town and Country Planning Regulations (2012).

**F.2** During consultation on the Publication Local Plan, the Council received notification of several site options from site promoters in the Borough from here on referred to as 'omission sites'. This SA Addendum reports the significant effects of each omission site for comparison with the other site options appraised throughout the plan-making process, including the final site allocations.

## Omissions Sites Promoted During Consultation on the Publication Local Plan

**F.3** The section below lists all 28 omission sites promoted during the consultation on the Publication Local Plan. The Council has considered the omission sites and has come to the view that they should not be included in the Local Plan. The Council's reasoning as to why each site option has been omitted from the Publication Plan is also provided in the section below.

**F.4** Ten of the promoted omission sites have already been appraised as site options during the definition and appraisal of previous iterations of the Basildon Local Plan. Where this is the case, reference is made to where the effects of these previously appraised site options can be found in previous iterations of the SA Report. However, the proposals put forward in representations for 17 of the remaining omission sites have boundaries different to the site options previously appraised in the same general location. For completeness, these 17 omission sites along with one newly promoted site (OM26) have been treated as new site options for appraisal and consideration for allocation in the Basildon Local Plan, and have been appraised in this addendum.

**F.5** Figure F.1 illustrates the location of all the omission sites promoted during consultation on the Publication Local Plan. Figure F.2, Figure F.3 and Figure F.4 illustrate the locations of the Broad Locations, Strategic Sites and site options appraised throughout the SA process.

## List of Omission Sites Promoted During the Consultation on the Publication Local Plan

### **OM01: Land at Shot Farm, Wickford**

#### Notes on the SA of the Site Option

New site option. 'Policy-off' effects are appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). Consideration is given to the effects of appropriate mitigation and enhancement measures below.

#### Reason for Not Including the Omission Site in the Local Plan

The Landscape Character and Green Belt Landscape Capacity Study (2014) found this site unsuitable for development due to high visibility of area from the A130 and the open, undeveloped character of the landscape. Furthermore, in isolation this site option is not contiguous with an existing settlement and therefore is not consistent with the Council's spatial strategy.

### **OM02: Land at Potash Road, Billericay**

#### Notes on the SA of the Site Option

New site option. 'Policy-off' effects are appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). Consideration is given to the effects of appropriate mitigation and enhancement measures below.

## Reason for Not Including the Omission Site in the Local Plan

The Landscape Character and Green Belt Landscape Capacity Study (2014) found this site unsuitable for development due to landscape and Green Belt consequences.

### **OM03: Land South of London Road, Wickford**

#### Notes on the SA of the Site Option

Although this site has a very similar boundary to the site option appraised as Draft Policy H18, it is not identical. Therefore, this omission site has been appraised as a new site option. 'Policy-off' effects are appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). Consideration is given to the effects of appropriate mitigation and enhancement measures below.

## Reason for Not Including the Omission Site in the Local Plan

The Housing Options Topic Paper (November 2018) concluded that the site should be allocated for development. However, Members made a decision not to include this site in the Publication Local Plan and subsequently the Revised Publication local Plan, due to the concerns in respects of encroachment and impact on landscape. It was concluded that the site makes a good contribution to the Green Belt, the area contributes to managing urban sprawl and preventing Wickford from merging with Crays Hill. There were also concerns regarding surface water flooding risk.

## **OM04: Land South of Dunton Road, Basildon**

### Notes on the SA of the Site Option

New site option. 'Policy-off' effects are appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). Consideration is given to the effects of appropriate mitigation and enhancement measures below.

### Reason for Not Including the Omission Site in the Local Plan

The Landscape Character and Green Belt Landscape Capacity Study (2014) concluded that the development of this site would cause a major change in the character of the area, due to the openness of the area to the A127 and the barrier this forms to associations with existing build development. Furthermore, in isolation this site option is not contiguous with an existing settlement and therefore is not consistent with the Council's spatial strategy.

## **OM05: The Paddocks, Billericay**

### Notes on the SA of the Site Option

New site option. 'Policy-off' effects are appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). Consideration is given to the effects of appropriate mitigation and enhancement measures below.



## Reason for Not Including the Omission Site in the Local Plan

The Landscape Character and Green Belt Landscape Capacity Study (2014) concluded that there is limited opportunity for residential development in the area due to elevated and prominent slopes. Furthermore, in isolation this site option is not contiguous with an existing settlement and therefore is not consistent with the Council's spatial strategy.

## **OM06: Land at Winifred Cottage and Burwood Works**

### Notes on the SA of the Site Option

New site option. 'Policy-off' effects are appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). Consideration is given to the effects of appropriate mitigation and enhancement measures below.

## Reason for Not Including the Omission Site in the Local Plan

The Landscape Character and Green Belt Landscape Capacity Study (2014) concluded that there is opportunity for small to medium scale residential development within North Benfleet plotlands where Policy GB4 – Green Belt Residential Infill Development would apply. A review of the borough's Green Belt infill potential has identified that existing Green Belt residential locations, predominantly in the Borough's remaining Plotland settlements, have the potential to provide new individual building plots in the future, when applying the policy criteria. Furthermore, in isolation this site option is not contiguous with an existing settlement and therefore is not consistent with the Council's spatial strategy.

## **OM07: Land at 286 London Road, Wickford**

### Notes on the SA of the Site Option

New site option. 'Policy-off' effects are appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). Consideration is given to the effects of appropriate mitigation and enhancement measures below.

### Reason for Not Including the Omission Site in the Local Plan

The Landscape Character and Green Belt Landscape Capacity Study (2014) concluded that there is opportunity for residential development to be in-filled within the existing plotlands area. Therefore, Policy GB4 – Green Belt Residential Infill Development would apply. A review of the Borough's Green Belt infill potential has identified that existing Green Belt residential locations, predominantly in the Borough's remaining Plotland settlements, have the potential to provide new individual building plots in the future, when applying the policy criteria.

## **OM08: Anglian Water Site on Dry Street, Basildon**

### Notes on the SA of the Site Option

New site option. 'Policy-off' effects are appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). Consideration is given to the effects of appropriate mitigation and enhancement measures below.

## Reason for Not Including the Omission Site in the Local Plan

Considerable environmental constraints have been identified on the site. However, given that the principle of development has already been established on the allocation, 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.

### **OM09: Land to the South of Basildon Zoo, London Road, Basildon**

#### Notes on the SA of the Site Option

New site option. 'Policy-off' effects are appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). Consideration is given to the effects of appropriate mitigation and enhancement measures below.

## Reason for Not Including the Omission Site in the Local Plan

The Landscape Character and Green Belt Landscape Capacity Study (2014) advises that adverse impacts on the elevated landform and setting of the listed All Saints church should be avoided as this still retains a 'semi-rural' setting. Therefore, there is limited opportunity for development.

## OM10: Land North of Linda Gardens, Billericay

### Notes on the SA of the Site Option

Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (November 2018) as HELAA Site SS0367 – Land North of Linda Gardens and Cherry Gardens, Billericay. This site option is one of ten additional site options appraised during the preparation of the Publication Local Plan. These ten site options were not tied to draft housing allocation policies largely due to their relatively small sizes, i.e. each in isolation would not represent a reasonable alternative to any specific draft housing allocation policy.

### Reason for Not Including the Omission Site in the Local Plan

The Housing Options Topic Paper (November 2018) concluded that the site could form an appropriate extension to Billericay, given its less significant landscape and visual impacts. However, Members decided that the site makes a good contribution to Green Belt purposes, given that it retains many of its historical landscape features relating to the rural environment, and that there are no strategic benefits in bringing the site forward.

## **OM11: Lynton Park in Dunton, Basildon (part of larger extent of land at West Basildon – H10 in Draft Local Plan 2016)**

### Notes on the SA of the Site Option

New site option. 'Policy-off' effects are appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). Consideration is given to the effects of appropriate mitigation and enhancement measures below.

### Reason for Not Including the Omission Site in the Local Plan

Members have concluded that the inclusion of this site would cause notable harm to the countryside in this location, as the site makes a good contribution to the Green Belt. There is also low landscape capacity due its weak relationship with the existing urban built form/edge, there is a risk of harm to the Green Belt if allocation went ahead, a risk to the historic Church/Hall and Rectory, a risk of urban areas merging if development were to be permitted in this area. Officers continue to recommend extending the development extent in this location as it is a sustainable growth location, although recognise the concerns Members have with regard to Green Belt coalescence in relation to proposals for the Dunton Hills Garden Village.

## **OM12: Larger extent of land at H12 – Land South of Wickford**

### Notes on the SA of the Site Option

New site option to Publication Local Plan Site Allocation Policy H12. Alternative large site boundary of 37ha appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019) in the context of the mitigation and enhancement measures set out in Policy H12 and associated Development Management policies. These same effects are summarised below.

### Reason for Not Including the Omission Site in the Local Plan

The Housing Options Topic Paper (November 2018) did not recommend this site for housing development as the area represents an important Green Belt gap, separating Wickford from Basildon. It is however believed that land to the south of the H12 could provide suitable open space uses, including playing pitches.

## **OM13: Land at Kingsmans Farm, Billericay**

### Notes on the SA of the Site Option

New site option. 'Policy-off' effects are appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). Consideration is given to the effects of appropriate mitigation and enhancement measures below.

## Reason for Not Including the Omission Site in the Local Plan

When considered by Members, the larger allocation (H17) was reduced by 300 homes (to exclude land at Kingsmans Farm) for the following reasons: prevention of urban sprawl, encroachment into the countryside, loss of historic field patterns, loss of separation from the urban edge of Billericay, loss of landscape qualities outlined in the Landscape Assessment and Landscape Appraisal.

### **OM14: Land at Foot Farm, Billericay**

#### Notes on the SA of the Site Option

Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (November 2018) as an alternative to Draft Site Allocation Policy H27.

## Reason for Not Including the Omission Site in the Local Plan

This site is located in an area which the Council's landscape evidence base, specifically the Basildon Outline Landscape Appraisals of Potential Strategic Development Sites (2017)' identifies as having limited opportunity for development. Therefore, Members did not deem the site suitable as it makes a strong contribution to Green Belt purposes, is visually prominent and plays an important role in restricting further sprawl. Although there is some potential for ribbon development along Southend Road.

## **OM15: Land off Outwood Farm Road, Billericay**

### Notes on the SA of the Site Option

Although this site has a very similar boundary to the site option appraised as an alternative to Draft Policy H26, it is not identical. Therefore, this omission site has been appraised as a new site option. 'Policy-off' effects are appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). Consideration is given to the effects of appropriate mitigation and enhancement measures below.

### Reason for Not Including the Omission Site in the Local Plan

Land promoted in this location is in an area of high landscape sensitivity as concluded within the Landscape Character and Green Belt Landscape Capacity Study (2014). It would also constitute sprawl, and further outward growth of Billericay. This development option has therefore not been recommended.

## **OM16: Land South of Outwood Common Road, Billericay**

### Notes on the SA of the Site Option

Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (November 2018) as an alternative to Draft Site Allocation Policy H27.



## Reason for Not Including the Omission Site in the Local Plan

Land promoted in this location is in an area of high landscape sensitivity as concluded within the Basildon Outline Landscape Appraisals of Potential Strategic Development Sites (2017). It would also constitute sprawl, and further outward growth of Billericay. This development option has therefore not been recommended.

### **OM17: Land at Gifford House, Basildon**

#### Notes on the SA of the Site Option

Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (November 2018) as an alternative to Draft Site Allocation Policy H13.

## Reason for Not Including the Omission Site in the Local Plan

This site has not been recommended, when considered in isolation to other proposals for East Basildon. The site is within the Bowers Gifford and North Benfleet Neighbourhood Area where the Council has chosen a policy 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.

## **OM18: Land between the A13 and London Road (Site A)**

### Notes on the SA of the Site Option

Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (November 2018) as an alternative to Draft Site Allocation Policy H13.

### Reason for Not Including the Omission Site in the Local Plan

This site has not been recommended, when considered in isolation to other proposals for East Basildon. The site is within the Bowers Gifford and North Benfleet Neighbourhood Area where the Council has chosen a policy 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.

## **OM19: Land between the A13 and London Road, Basildon (Site B)**

### Notes on the SA of the Site Option

Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (November 2018) as an alternative to Draft Site Allocation Policy H13.

## Reason for Not Including the Omission Site in the Local Plan

This site has not been recommended, when considered in isolation to other proposals for East Basildon. The site is within the Bowers Gifford and North Benfleet Neighbourhood Area where the Council has chosen a policy 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.

### **OM20: Land North of Wash Road, Basildon**

#### Notes on the SA of the Site Option

New site option. 'Policy-off' effects are appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). Consideration is given to the effects of appropriate mitigation and enhancement measures below.

## Reason for Not Including the Omission Site in the Local Plan

The Housing Options Topic Paper (November 2018) did not consider this 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 opportunity to reinforce a clearly defined/defensible Green Belt boundary.

## **OM21: Hovefields and Honiley Neighbourhood Area**

### Notes on the SA of the Site Option

Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (November 2018) as an alternative to Draft Site Allocation Policy H14.

### Reason for Not Including the Omission Site in the Local Plan

This location is not recommended for the intensive development proposed, due to significant environmental and infrastructural constraints. This area represents an important Green Belt 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. The broader area to the south of Wickford, including Hovefields and Honiley 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 and form, access and approach to the delivery.

## **OM22: Land at Dale Farm, Wickford**

### Notes on the SA of the Site Option

Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (November 2018) as an alternative to Draft Site Allocation Policy H12.

## Reason for Not Including the Omission Site in the Local Plan

Evidence indicates that this is not currently a sustainable proposal due to its scale and remote proximity to services. In the absence of suitable access arrangements, and given other potential site constraints such as relocating the existing occupants of the site, it is not likely that the development opportunities sought on the site would be deliverable. The broader area to the south of Crays Hill, including Dale Farm 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 and form, access and approach to the delivery.

### **OM23: Land South of Outwood Farm Road, Billericay**

#### Notes on the SA of the Site Option

New site option. 'Policy-off' effects are appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). Consideration is given to the effects of appropriate mitigation and enhancement measures below.

## Reason for Not Including the Omission Site in the Local Plan

This site is in an area assessed by the Landscape Character and Green Belt Landscape Capacity Study (2014), to have limited opportunity for residential development due to elevated and prominent slopes.

## **OM24: Larger extent of land at H8 – West Basildon**

### Notes on the SA of the Site Option

Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (November 2018) as an alternative to Draft Site Allocation Policy E7 and H10a.

### Reason for Not Including the Omission Site in the Local Plan

Members have concluded that the inclusion of this site would cause notable harm to the countryside in this location, as the site makes a good contribution to the Green Belt. There is also low landscape capacity due its weak relationship with the existing urban built form/edge, there is a risk of harm to the Green Belt if allocation went ahead, a risk to the historic Church/Hall and Rectory, a risk of urban areas merging if development were to be permitted in this area. Officers continue to recommend extending the development extent in this location as it is a sustainable growth location, although recognise the concerns Members have with regard to Green Belt coalescence in relation to proposals for the Dunton Hills Garden Village.

## **OM25: Larger extent of land at H7 – Land South of London Road, Vange**

### Notes on the SA of the Site Option

Site Option already appraised in Appendix 4 of the Publication Local Plan SA Report (November 2018) as an alternative to Draft Site Allocation Policy H9.

## Reason for Not Including the Omission Site in the Local Plan

The Housing Options Topic Paper (November 2018) concluded that this proposal will have significant adverse effects on the natural and historic environment. It was also suggested that land around Vange Primary School And Nursery should be left unallocated, in case the school needs to expand. This option was therefore not recommended, as it is not considered that the proposal can overcome these concerns.

### **OM26: Land at Castledon Road, Wickford**

#### Notes on the SA of the Site Option

New site option. 'Policy-off' effects are appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). Consideration is given to the effects of appropriate mitigation and enhancement measures below.

## Reason for Not Including the Omission Site in the Local Plan

This proposal was promoted too late to be considered as a reasonable alternative and there are no other similar site options that have been considered which can be used as an appropriate proxy for further reasoning.

## **OM27: North Benfleet Hall Farm, Basildon**

### Notes on the SA of the Site Option

New site option. 'Policy-off' effects are appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). Consideration is given to the effects of appropriate mitigation and enhancement measures below.

### Reason for Not Including the Omission Site in the Local Plan

The Housing Options Topic Paper (November 2018) did not recommend this housing site option, when considered in isolation to other proposals for East Basildon. The study recommended that part of the site should be allocated for development in accordance with the Preferred Development Framework for East Basildon. However, Members made a decision to support the Bowers Gifford and North Benfleet Parish Council's preference to plan and allocate land for development in their area themselves, in accordance with national policy. Subsequently, a minimum housing target has been set for the neighbourhood area which the Parish Council will be required to meet deliver through a Neighbourhood Plan.

## **OM28: Larger extent of land at H11 – East Basildon**

### Notes on the SA of the Site Option



New site option. 'Policy-off' effects are appraised in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). Consideration is given to the effects of appropriate mitigation and enhancement measures below.

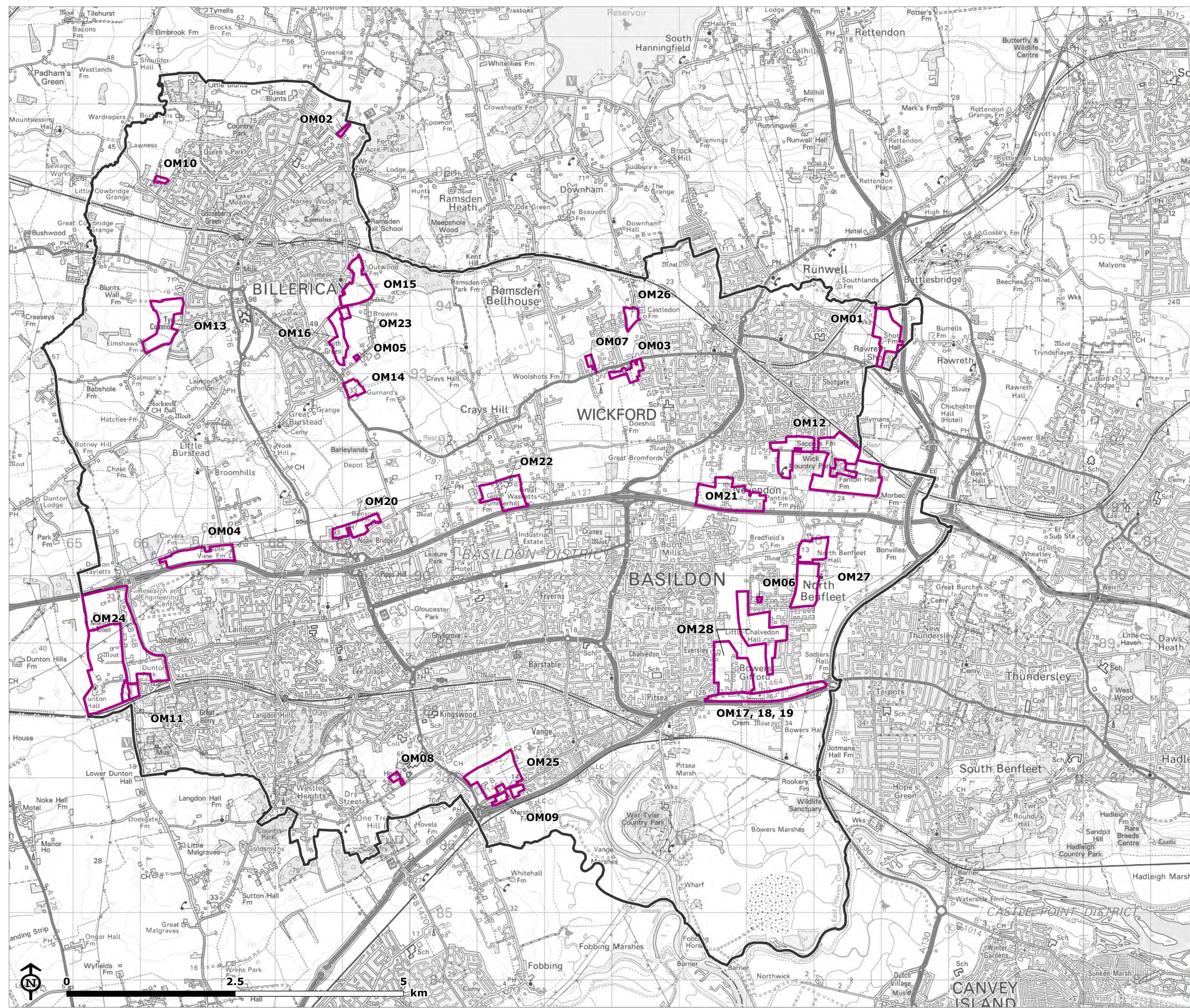


## Reason for Not Including the Omission Site in the Local Plan

The Housing Options Topic Paper (November 2018) concluded that the site should be allocated for development in accordance with the Preferred Development Framework for East Basildon. However, Members made a decision to support the Bowers Gifford and North Benfleet Parish Council's preference to plan and allocate land for development in their area themselves, in accordance with national policy. Subsequently, a minimum housing target has been set for the neighbourhood area which the Parish Council will be required to meet deliver through a Neighbourhood Plan.





**Figure F.1: Omission Sites**

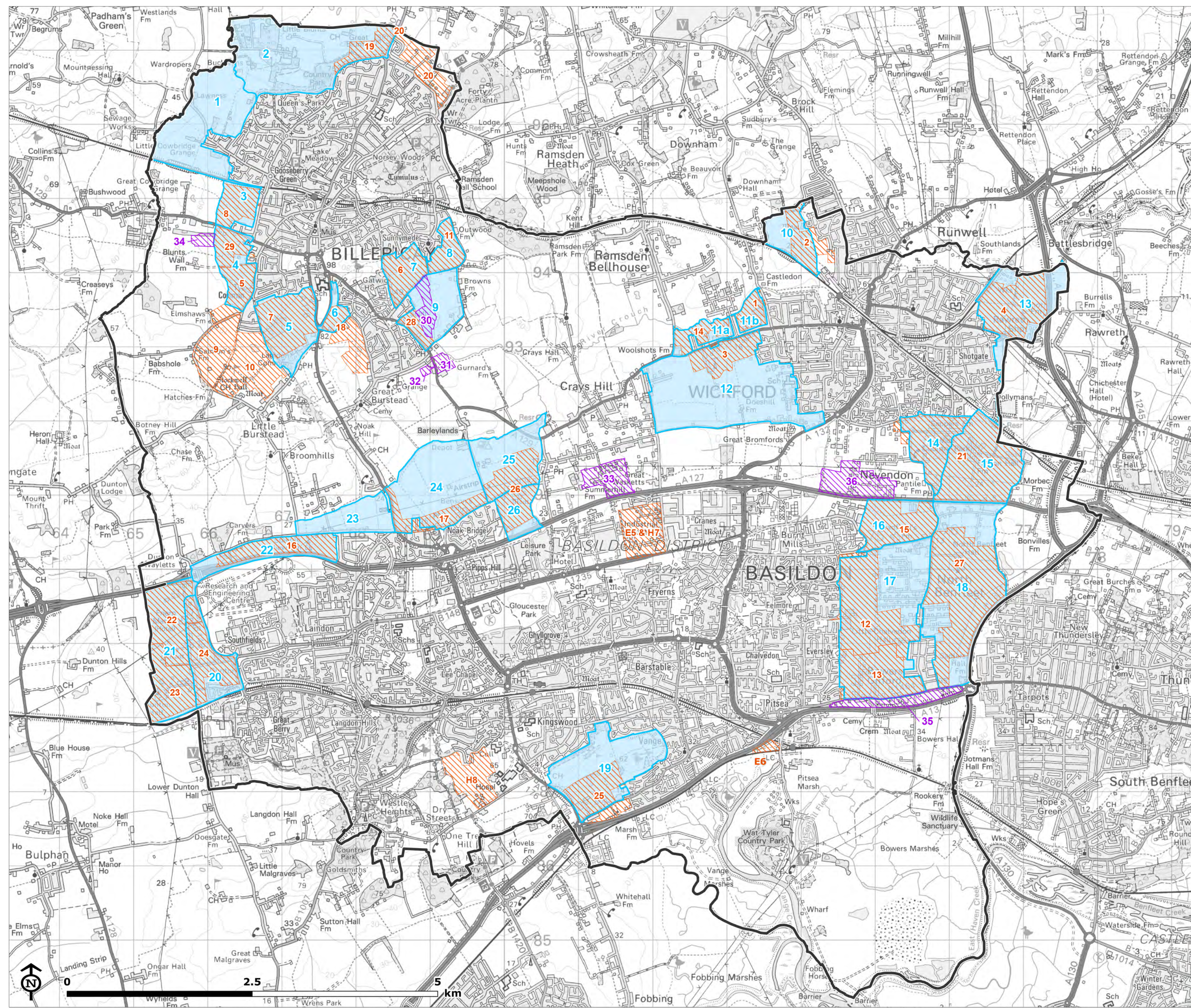
-  Basildon Borough boundary
-  Omission Sites



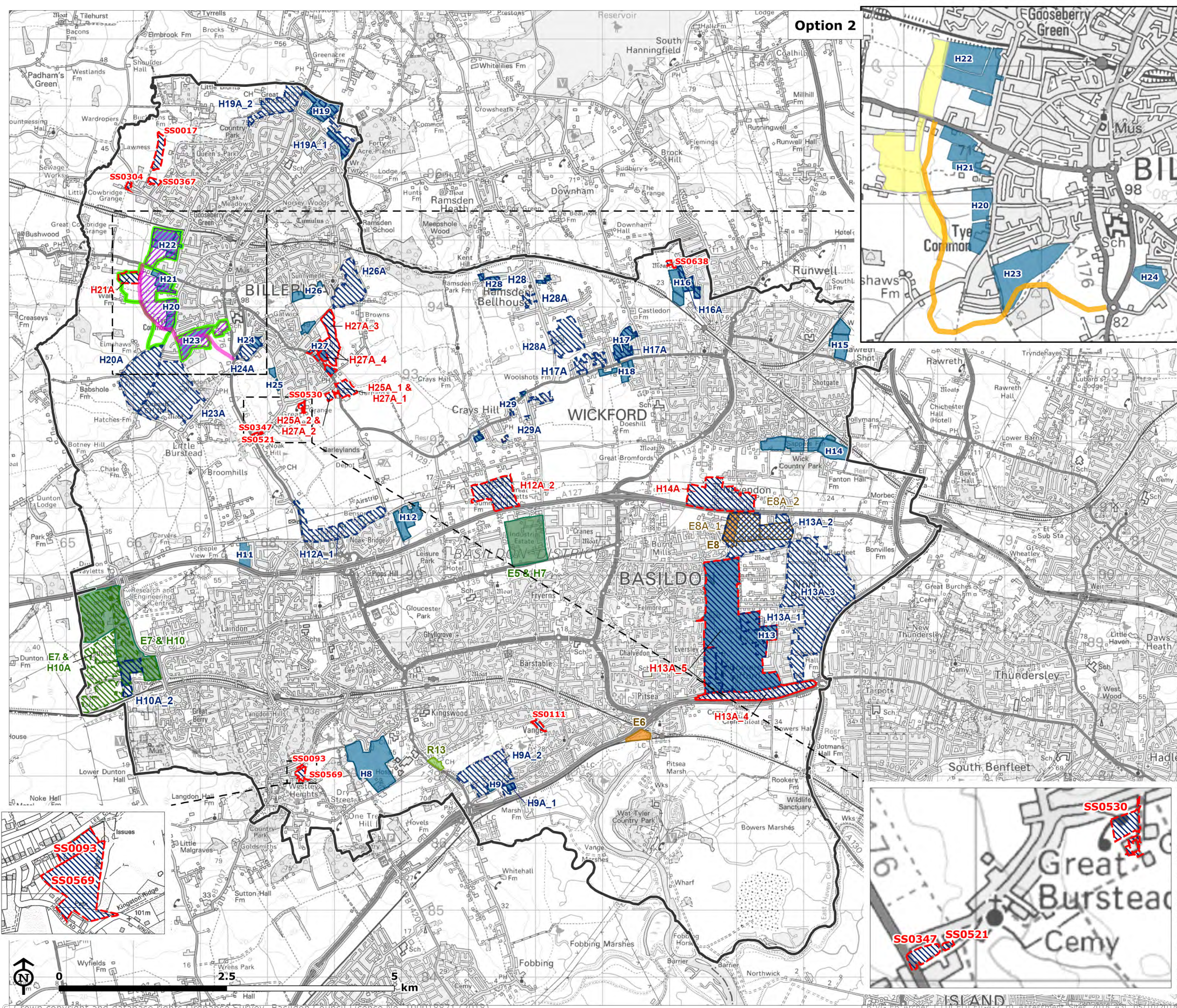
Main Map Scale @ A3: 1:55,000

**Figure F.2: Previously Appraised Broad Locations and Strategic Sites**

-  Basildon Borough boundary
-  Broad location
-  Strategic site
-  Additional strategic sites considered post Reg 18 consultation



Map Scale @ A3: 1:50,000



**Figure F.3: Previously Appraised Draft Local Plan Development Allocations & Reasonable Alternatives**

- Basildon Borough boundary
  - Preferred South West Billericay High Level Development Framework (Option 1)
  - Alternative South West Billericay Development Area (Option 2)
  - South West Billericay relief road option 1
  - South West Billericay relief road option 2 (see inset)
  - Strategic Open Space
- Allocation type**
- Housing site
  - Employment site
  - Mixed-use site
  - Hotel site
  - Alternative housing site
  - Alternative mixed-use site
  - Alternative employment site
  - Additional alternatives considered post Reg 18 consultation

Main Map Scale @ A3: 1:55,000



## Approach to the Appraisal of New Site Options

**F.6** All new promoted site options have an appraisal matrix in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019). These appraisal matrices were prepared using the SA objective assumptions for housing development set out in Appendix C.

**F.7** Due to the fact that these new sites options have not been tied to specific site allocation policies, the judgements and scores reported in Appendix 1 of the Omission Sites Sustainability Appraisal Addendum (2019) and summarised below in Table F.1 represent 'policy-off' effects, i.e. the effects of developing the promoted areas before consideration of the effects of appropriate mitigation and enhancement measures set out in relevant site allocation and development management policies.

**F.8** The other reasonable site options subject to appraisal through the SA process have generally been appraised with consideration to the mitigation and enhancement measures set out in relevant Draft Local Plan site allocation and development management policies (see Appendix 4 of the Publication Local Plan SA Report (November 2018)). Therefore, in order for the new promoted site options to be appropriately compared against the other previously appraised site options, consideration is also given to the effects of relevant mitigation and enhancement measures set out in relevant Draft site allocation and development management policies in the summary below. This approach is consistent with how options were tested at the Draft Plan stage.

## Summary of the ‘Policy-off’ Effects of the New Site Options

**F.9** Table F.1 summarises the ‘policy-off’ likely significant effects of the 18 omission sites that have not previously been promoted and tested through the SA process.

**F.10** The summary below focusses on the sites with the potential to generate significant effects against the SA objectives. No significant effects were recorded against the remaining SA objectives 4, 5, 9, 11, 14, 15, 16, 17, 18 and 19.

### Potential Significant Adverse Effects

**F.11** Eleven sites (OM3, OM4, OM5, OM9, OM11, OM12, OM13, OM15, OM20, OM27 and OM28) have the potential to generate significant negative effects against SA objective 1 (landscape, countryside and green spaces) because they are located in areas found to have no or very low capacity for development in the Council’s landscape character and sensitivity studies and/or they contain existing public open space that could be lost to development (e.g. OM12). All effects were considered uncertain until such time as the detailed design, scale and layout of new development are known.

**F.12** Thirteen sites (OM1, OM3, OM4, OM5, OM7, OM8, OM9, OM11, OM12, OM15, OM23, OM26 and OM27) have the potential to generate significant negative effects against SA objective 2 (cultural heritage and local distinctiveness) because they fall within areas considered to have historic landscapes and assets that are highly sensitive to change, as set out in Basildon Council’s Historic Environment Characterisation report. Furthermore, in some cases the sites scored ‘Red’ in Essex County Council’s Archaeological Assets Impacts Assessment for Potential Growth Locations within Basildon

Borough (2016). All effects were considered uncertain until such time as the detailed design, scale and layout of new development are known.

**F.13** Seven sites (OM1, OM2, OM8, OM9, OM12, OM15 and OM23) have the potential to generate significant negative effects in relation to SA objective 3 (biodiversity) because they are either located within 2.5km of a SAC/SPA/Ramsar site (e.g. OM01 and OM13), within 1km of an SSSI (e.g. OM14 and OM21) or contain designated priority habitats/species alert areas and/or local wildlife sites.

**F.14** Most sites (with the exceptions of OM5 and OM8) have the potential to generate significant negative effects on SA objective 12 (re-use of previously developed land and buildings) because they all contain Grade 3 agricultural land (moderate to good). All these effects were recorded as uncertain because the location of the Borough's Best and Most Versatile Agricultural Land (i.e. Grade 3a as opposed to Grade 3b) within areas recorded as Grade 3 agricultural land is unknown.

**F.15** Four sites (OM1, OM12, OM26 and OM27) have the potential to generate significant negative effects on SA objective 13 (flood risk) because they contain land that falls within flood zones 2 and 3 or significant areas of land susceptible to surface water flooding and/or groundwater flooding.

## Potential Significant Positive Effects

**F.16** One site, OM12, has the potential to generate a significant positive effects on SA objective 6 (education and social inclusion) and SA objective 7 (meeting housing needs) due to its large size and capacity to deliver significant numbers of new affordable homes and additional facilities.

**F.17** Six sites (OM1, OM8, OM12, OM13, OM20 and OM27) have the potential to generate significant positive effects against SA objective 8 (health and wellbeing) because they are located within close proximity to facilities that



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promote active lifestyles, such as public rights of way and formal open spaces and local healthcare services, such as GP surgeries and Basildon hospital.

**F.18** Seven sites (OM4, OM6, OM8, OM11, OM15, OM27 and OM28) have the potential to generate significant positive effects on SA objective 10 (regeneration and renewal of disadvantaged areas) because they fall within areas considered to be below average on the indices of multiple deprivation, including the Barriers to Housing sub-domain index. As such, there is potential for development of these sites to help regenerate these areas and provided affordable homes, which are particularly needed in these locations.

**F.19** Detailed appraisal matrices for each of the omission sites can be found in Appendix 1 of the Basildon Local Plan Sustainability Appraisal of New Omission Site Options (March 2019).

**Table F.1: Likely effects of the new omission sites prior to consideration of appropriate mitigation and enhancement measures**

SA Objectives	OM1	OM2	OM3	OM4	OM5	OM6	OM7	OM8	OM9	OM11	OM12	OM13	OM15	OM20	OM23	OM26	OM27	OM28
1. Landscape, countryside and green space	-/?	-/?	--/?	--/?	--/?	0/?	0/?	-/?	--/?	--/?	--/?	--/?	--/?	--/?	-/?	-/?	--/?	--/?
2. Cultural heritage	--/?	-/?	--/?	--/?	--/?	-/?	--/?	--/?	--/?	--/?	--/?	-/?	--/?	-/?	--/?	--/?	--/?	-/?
3. Biodiversity	--/?	--/?	-/?	-/?	-/?	-/?	-/?	--/?	--/?	-/?	--/?	-/?	--/?	-/?	--/?	-/?	-/?	-/?
4. Economic growth and regeneration	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5. Town centres	+/?	0/?	+/?	+/?	0/?	0/?	0/?	0/?	0/?	+/?	+/?	+/?	+/?	0/?	0/?	0/?	+/?	+/?
6. Education and social inclusion	+	+	+	+	+	+	+	+	+	+	++	+	+	+	+	+	+	+
7. Meeting housing need	+	0	+	+	0	0	0	0	0	+	++	+	+	0	0	0	+	+
8. Health and wellbeing	++/?	+/?	+/?	+/?	+/?	+/?	+/?	++/?	+/?	+/?	++/?	++/?	+/?	++/?	+/?	+/?	++/?	+/?
9. Vibrant communities	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10. Regeneration and renewal of disadvantaged areas	+	+	+	++	0	++	+	++	0	++	+	+	++	+	0	0	++	++
11. Access to services and facilities	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	+/?	+/?	-/?	-/?	-/?	-/?	-/?	-/?
12. Re-use of previously developed land and buildings	--/?	--/?	--/?	--/?	-	--/?	--/?	-	--/?	--/?	--/?	--/?	--/?	--/?	--/?	--/?	--/?	--/?
13. Flood risk	--	-	0	-	-	-	0	-	-	-	--	-	-	0	0	--	--	-
14. Greenhouse gas emissions	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	+/?	+/?	-/?	-/?	-/?	-/?	-/?	-/?
15. Air, land and noise pollution	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	+/?	+/?	-/?	-/?	-/?	-/?	-/?	-/?
16. Water resources	?	?	0	?	0	0	?	?	0	?	?	?	?	0	?	?	?	?
17. Preparedness for the effects of climate change	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
18. Waste	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?	?
19. Traffic congestion	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	+/?	+/?	-/?	-/?	-/?	-/?	-/?	-/?

## Effects of Appropriate Mitigation and Enhancement Measures

**F.20** Following the ‘policy-off’ appraisal of the new site options, this section considers the ameliorating effects of policies set out in Site Allocation and Development Management Policies in the Basildon Local Plan. This allows for an appropriate comparison between the residual effects of new site options and the other site options appraised in previous iterations of the SA (see Appendix 4 of the Publication Local Plan SA Report (November 2018)).

**F.21** Site allocation policies within the Basildon Local Plan set out detailed and site specific requirements to minimise and mitigate effects on the environment, enhance positive effects on the environment and generate positive social and economic effects through the provision of new and improved local services, facilities and associated infrastructure. Notable examples include the provision of:

- New and improved local services, facilities and infrastructure.
- Green infrastructure designed to conserve and enhance biodiversity and the historic environment, provide appropriate landscape buffers and screen sensitive views.
- Sustainable drainage systems, to avoid and mitigate flood risk – both on site and downstream.
- Sustainable transport measures, to improve the safety and variety of transport modes available to new residents and workers.

**F.22** In addition, the Basildon Local Plan contains numerous development management policies setting out more general requirements for development to deliver mitigation and enhancement measures for specific environmental, social and economic issues. Notable examples include:

- Promoting Transport policies T1-T11.

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- Promoting Healthy Communities Policies HC1-HC11.
- Meeting the Challenge of Climate Change and Flooding Policies CC1-CC7.
- Conserving and Enhancing the Natural Environment Policies NE1-NE9.
- Conserving and Enhancing the Historic Environment Policies HE1-HE5.

**F.23** Together both the site allocation and development management policies are likely to affect the residual effects of the new site options, reducing the significance of the potential adverse effects recorded and increasing the significance of potential positive and negligible effects recorded in Table F.1. The adverse effects of the new site options on most of the SA objectives, but notably SA objective 1 (landscape, countryside and green spaces), SA objective 2 (cultural heritage and local distinctiveness), SA objective 3 (biodiversity) and SA objective 13 (flood risk), are likely to be avoided or reduced, although this is not certain. In addition, requirements for associated enhancement measures may result in positive effects on the SA objectives. The positive and negligible effects of the new site options on all the SA objectives, but notably SA objectives 6 (education and social inclusion), SA objective 7 (meeting housing needs), 8 (health and wellbeing) and SA objective 10 (regeneration and renewal of disadvantaged areas), are likely to be improved upon.

**F.24** The significance of these potential reductions, as well as the potential for positive effects, will depend on the detailed financial contributions, local provisions, design, scale and landscaping of each site. Therefore, the uncertainty attached to these effects is retained until the detailed planning application stage.

**F.25** The likelihood of being able to avoid or mitigate the potential adverse effects recorded against SA objective 12 (re-use of previously developed land and buildings) is considered to be low due to the fact that the new site options all contain greenfield land.

## Comparison of Effects of Omission Sites with Sites Allocated in the initial Publication Local Plan (November 2018)

7.15 Taking into account the ameliorating effects of appropriate mitigation and enhancement measures set out in the Site Allocation and Development Management Policies, the following omission sites have the potential to result in fewer significant adverse effects than some of the sites allocated in the Basildon Local Plan (specifically site allocation policies H11, H15, H19 and H21). (Site allocation policies H15 and H21 have the potential to generate three significant negative effects and no significant effects against the SA objectives; Policy H19 has the potential to generate three significant negative effects and two significant positive effects; and Policy H11 has the potential to generate four significant negative effects and three significant positive effects.):

- Policy-off, OM2 has the potential to generate significant adverse effects against SA objective 3 (biodiversity) and 12 (re-use of previously developed land and buildings). Considering the common mitigation and enhancement measures required by similar site allocation policies and associated development management policies, the potential significant negative effects recorded against SA objective 3 could be avoided or reduced through mitigation with additional potential for minor positive effects associated with potential habitat enhancement. As stated above, it is considered unlikely that any site options located on Borough's best and most versatile land could avoid significant adverse effects against SA objective 12 (re-use of previously developed land and buildings).
- Policy-off, OM6 has the potential to generate significant adverse effects against SA objective 12 (re-use of previously developed land and buildings). As stated above, it is considered unlikely that any site options located on Borough's best and most versatile land could avoid significant adverse effects against SA objective 12 (re-use of previously developed land and buildings). In addition, the site option has the potential to generate significant positive effects against SA objective 10 (regeneration and renewal of disadvantaged areas).

- Policy-off, sites OM7 and OM26 have the potential to generate significant adverse effects against SA objective 2 (cultural heritage) and 12 (re-use of previously developed land and buildings). Considering the common mitigation and enhancement measures required by similar site allocation policies and associated development management policies, the potential significant negative effects recorded against SA objective 2 could be avoided or reduced through mitigation. However, this is not certain with respect to cultural heritage without detailed site specific assessment and policy safeguards. Also, as stated above, it is considered unlikely that any site options located on Borough's best and most versatile land could avoid significant adverse effects against SA objective 12 (re-use of previously developed land and buildings). In addition, site OM26 has the potential to generate significant adverse effects against SA objective 13 (flood risk). While there is generally potential to avoid or mitigate flood risk by not developing areas susceptible to flood risk, the extent of the area susceptible to surface water flooding and flood zones 2 and 3 within the site boundary suggests this is unlikely.
- Policy-off, OM8 has the potential to generate significant adverse effects against SA objective 2 (cultural heritage) and 3 (biodiversity). Considering the common mitigation and enhancement measures required by similar site allocation policies and associated development management policies, the potential significant negative effects recorded against these objectives could be avoided or reduced through mitigation, and in the case of SA objectives 3 there is additional potential for minor positive effects associated with potential habitat enhancement. However, the scope for avoidance and mitigation is not certain with respect to cultural heritage without detailed site specific assessment and policy safeguards.
- Policy-off, sites OM13, OM20 and OM28 have the potential to generate significant adverse effects against SA objective 1 (landscape, countryside and green spaces) and SA objective 12 (re-use of previously developed land and buildings). Considering the common mitigation and enhancement measures required by similar site allocation policies and associated development management policies, this significant negative effect has the potential to be avoided or reduced through mitigation with additional potential for minor positive effects associated with potential landscaping enhancement. As stated above, it is considered unlikely that any site

options located on Borough's best and most versatile land could avoid significant adverse effects against SA objective 12 (re-use of previously developed land and buildings). In addition, the site options OM13 and OM20 have the potential to generate significant positive effects against SA objective 8 (health and wellbeing). Site option OM10 has the potential to generate significant positive effects against SA objective 10 (regeneration and renewal of disadvantaged areas).

**F.26** Given the relatively small size of site options OM2, OM6, OM7, OM8, OM20 and OM26, there is considered to be limited potential for these site options to generate significant positive effects against other SA objectives through the provision of new and improved services, facilities and infrastructure. Site options OM13 and OM28 are notably larger and therefore have greater potential to generate significant positive effects against SA objectives 6 (education), 8 (health and well being), 11 (facilities and services), 14 (climate change mitigation), 15 (pollution) and 19 (transport).

**F.27** Given the relatively small size of the majority of the omission sites when compared to site allocation policies H11, H15 and H19, all but two of the omission sites would need to be allocated to deliver an equivalent number of homes. The two notable exceptions are omission sites OM13 and OM28 which are promoted to deliver up to 500 and 800 homes respectively. However, in both cases, land in these locations has already been allocated, so if these omission sites were allocated the number of additional homes being delivered would be notably lower once the homes already allocated in these locations is taken into account. The reasons for why all omission sites have not been selected for allocation within the Basildon Local Plan are set out in above.

## Conclusions

**F.28** In light of the above mitigation and enhancement measures, the new site options tested are generally likely to generate similar effects to the sites allocated in the Basildon Local Plan. Some of the omission sites have fewer significant adverse effects than some of the allocated sites. However, these

## **Appendix F** Omission Sites Sustainability Appraisal (2019)

omission sites are relatively small scale, compared to the larger allocated sites that have a higher number of significant adverse effects. These omission sites do not have the capacity to deliver as many dwellings, nor to deliver the significant positive effects of the larger allocated sites, and most of the omission sites would need to be allocated to deliver the same number of homes as the these larger allocated sites, resulting in similar total cumulative effects. The two larger omission sites are variations of land already allocated in the Local Plan.

**F.29** Overall, the allocation of any of the new site options would not significantly affect the duration, scale and significance of effects generated by the Basildon Local Plan in isolation and in combination with other projects, plans and programmes.



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- 131** Policy SD3 allocates housing numbers to two Neighbourhood Plan areas – the Bowers Gifford and North Benfleet Neighbourhood Plan Area and the Ramsden Bellhouse Neighbourhood Plan Area. The column titled SD3a summarises the potential effects of delivering 1,350 dwellings somewhere within the North Benfleet and Bowers Gifford Neighbourhood Plan Area. The column titled SD3b summarises the potential effects of delivering 39 dwellings somewhere within the Ramsden Bellhouse Neighbourhood Plan Area.
- 132** Policy E4 represents the employment development component of a mixed-use development site. The housing and employment components of this development allocation are outlined in an equivalent policy (Policy H5) in Chapter 11. Therefore, Policy E4's significant effects are described in the section on Chapter 11.

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- 297** The concept of significance in relation to heritage refers to the value of a heritage asset because of its heritage interest which may be archaeological, architectural, artistic or historic. The setting of a heritage asset can also contribute to its significance (Strategic Environmental Assessment, Sustainability Appraisal and The Historic Environment, Historic England (2013)).
- 298** Prior to the appraisal of the final site allocation policies included in the Publication Local Plan in 2018, all site allocation policies and their reasonable alternatives were appraised and scored against the previous

## References

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housing need figure for the Borough (roughly 16,000 – 5% of which equals 800 dwellings). The Borough’s recognised housing need was reviewed in May 2017 in an Addendum to the South Essex Strategic Housing Market Assessment (SHMA) and revised to roughly 19,500 dwellings over the Plan period. All previously appraised site options have not been reappraised against the new housing need on the grounds that the increase and therefore the contribution each site option makes to meeting this need would change equally. The appraisal of the cumulative effects of the Publication Local Plan includes an assessment of the in-combination contribution of all allocated site options to meeting the Borough’s updated objectively assessed housing need over the Plan Period.

- 299** Formal open spaces include Outdoor Sports Facilities; Allotments, Community Gardens and City Farms; Churchyards and Cemeteries; Outdoor Sports Facilities; Parks and/or Gardens; and Educational Fields and Children’s Equipped Playspace.
- 300** Planned services and facilities only include those within the Strategic Site under assessment.
- 301** Formal open spaces include Outdoor Sports Facilities; Allotments, Community Gardens and City Farms; Churchyards and Cemeteries; Outdoor Sports Facilities; Parks and/or Gardens; and Educational Fields and Children’s Equipped Playspace.
- 302** Sustainable transport infrastructure includes Public Rights of Way (PRoW), bus stops and railway stations.
- 303** The Strategic Road Network is defined as motorways and A-roads.
- 304** The Strategic Road Network is defined as motorways and A-roads.
- 305** Basildon Borough Council (2008-2016) Appraisals and Assessments: Details of Local Plan Sustainability Appraisals, Strategic Environmental Assessment and Habitat Regulation Assessment:  
<http://www.basildon.gov.uk/article/2014/Appraisals-and-Assessments>.
- 306** Draft Policies E5 and E7 represent the employment development component of two mixed-use development sites. The housing and employment components of these development allocations are outlined in

## References

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equivalent policies in Chapter 11 (H8 and H11). Therefore, their significant effects are described in the section on Chapter 11.

- 307** Policy SD3 allocates housing numbers to two Neighbourhood Plan areas – the Bowers Gifford and North Benfleet Neighbourhood Plan Area and the Ramsden Bellhouse Neighbourhood Plan Area. The column titled SD3a summarises the potential effects of delivering 1,350 dwellings somewhere within the North Benfleet and Bowers Gifford Neighbourhood Plan Area. The column titled SD3b summarises the potential effects of delivering 39 dwellings somewhere within the Ramsden Bellhouse Neighbourhood Plan Area. Detailed appraisal matrices for both SD3a and SD3b are included in previous iterations of the SA Report.
- 308** Policy E5 represents the employment development component of a mixed-use development site. The housing and employment components of this development allocation are outlined in an equivalent policy (Policy H5) in Chapter 11. Therefore, Policy E5's significant effects are described in the section on Chapter 11.

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