

Basildon District Annual Monitoring Report

December 2008



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Introduction

What is the Annual Monitoring Report?

- 1 An Annual Monitoring Report (AMR) is a document prepared by every Local Planning Authority (LPA) which indicates how a LPA has been implementing its adopted planning policies; how it has been working to replace or update them; as well as the reporting on local performance against national, regional and local targets. It shows what has happened in the past, what is currently happening and helps in identifying trends to predict how things may continue in the future.
- 2 This year's AMR is the AMR08.

Legislative Background

- 3 Section 35 of the [Planning and Compulsory Purchase Act 2004](#) ⁽¹⁾ requires every Local Planning Authority (LPA) to make an annual report to the Secretary of State (in December of each year) containing information on the progress of the Local Development Scheme (LDS) and the extent to which the policies in the Local Development Documents (LDDs) are being achieved.
- 4 Further details of this requirement are set out in Regulation 48 of the [Town and Country Planning \(Local Development\) \(England\) Regulations 2004](#) ⁽²⁾. This refers to the monitoring of Local Development Frameworks (LDFs) which should cover:
 - the implementation of the LDS;
 - the monitoring of the LDDs;
 - the implementation of any Local Development Orders or Simplified Planning Zones.

Guidance

- 5 The preparation of AMR08 has accounted for advice from both national and regional guidance, namely:
 - LDF Monitoring – A Good Practice Guide (ODPM, 2005)
 - Annual Monitoring Report (AMR) – FAQs and Seminar Feedback on Emerging Best Practice 2004/ 2005 (ODPM, 2005)
 - Regional AMR – Data Collection Forms and Explanatory Notes (EERA)
 - Local Development Framework Indicators - Update 1/2005 (ODPM 2005)
 - Regional Spatial Strategy and Local Development Framework Core Output Indicators - Update 2/ 2008 (CLG, 2008)

The Monitoring Period

- 6 AMR08 covers the period 1st April 2007 to 31st March 2008, which is also referred to as the Monitoring Period. In addition, it highlights many issues that have arisen between the end of the monitoring period and 31st December 2008, the AMR's submission deadline.

1 http://www.opsi.gov.uk/acts/acts2004/ukpga_20040005_en_1

2 <http://www.opsi.gov.uk/si/si2004/20042204.htm>

AMR Objectives

- 7** The new system of plan making is designed to be a continuous process, with the LPA regularly preparing, adopting and reviewing Local Development Documents (LDDs), to take account of changing national and local circumstances. Keeping plans up-to-date is assessed by the AMR, the principal objectives of which are to:
- i. Provide contextual information on Basildon District
 - ii. Identify the extent to which the Council meets the milestones and targets set out in the approved LDS, and, in the event of any targets not being achieved, the reasons why
 - iii. Assess whether aims and objectives of LDDs are being achieved
 - iv. Determine whether any additional LDDs or policies need to be prepared and why
 - v. Determine whether any LDDs or policies need revising or withdrawing
 - vi. Determine whether national, regional or local policies impact on the LDDs
 - vii. Prepare a housing trajectory, forecasting future housing supply against strategic housing requirements
 - viii. Provide comparable information on a selection of Core Indicators monitoring critical issues relating to planning activities including Development Control and Planning Policy. ⁽³⁾
- 8** Local Indicators have also been adopted by the Council and cover issues such as:
- National Performance Indicators
 - Equalities Assessment
 - Consultation and Engagement

Partnership Working

- 9** A Service Level Agreement (SLA) between Essex County Council (ECC) and Basildon District Council (BDC) for development monitoring in the District has been instrumental in ensuring that local monitoring has met acceptable standards. ECC has also provided constructive feedback on the previous Basildon District AMRs, helping to refine its content and approach.
- 10** BDC is an active member of the Essex Monitoring Group, a county-wide Local Authority development monitoring forum which seeks to enhance development monitoring across Essex and share best practise.
- 11** BDC is expanding its partnership and SLA base to ensure future delivery of objectives within the District.

Our Changing Approach

- 12** Since the first Basildon District AMR was published in December 2005, the document has developed in terms of its structure, content and purpose. It has evolved to reflect comments from stakeholders and partners as well as the changing needs of the Council and Planning Services. The AMR structure has been reviewed this year following

³ Core Indicators have changed in structure since AMR07.

feedback from stakeholders and partners that the three part split introduced in the AMR2007 was found to be confusing and did not provide appropriate levels of information regarding Planning matters.

- 13** The AMR08 focuses on the policies, indicators, and performance of the LDF, with contextual data included only when and where it has been appropriate to describe what has been happening in the District. Contextual data has been restricted to service generated statistics, which are easily maintained.
- 14** Where appropriate, the document looks at sub-district level information. This includes the area of the District within the Thames Gateway South Essex (the part of the District south of the A127) and Basildon town, which is a Key Centre of Development and Change (KCDC) in the East of England Plan. It is also recognised that future analysis needs to develop a more detailed study of ward and sub ward areas. An element of this has already been achieved through the work on the Contextual Support documents. Once themes for the LDF are produced, this work, including more localised studies of Core and National Indicators, can take place.

Our Performance as a Local Planning Authority

Local Indicators

- 15** Local Planning Authorities are advised to highlight in their AMR any monitoring that could benefit the document and link these to strategic objectives. For the purposes of the AMR 2008, Basildon Council have reviewed the following:
 - National Indicators (which includes the 'old' BVPI monitoring system).
 - Equalities Monitoring
 - Planning and Enforcement Appeals
 - Consultation

Performance Indicators

- 16** Best Value indicators of previous years have been almost completely replaced by National Indicators (NI's). Whilst many of these indicators focus on joint working with other service providers to collect and collate information, the majority of Planning Services indicators are continuations or logical extrapolations of Best Value indicators.
- 17** Some performance indicators Planning Services do not have direct responsibility for within Basildon District Council, but for which the information originates from, or is related to LDF activity.
- 18** Where possible, wider scope is used to study the Key Centres of Development and Change, as well as the part of the District within the Thames Gateway.

BV106 – Percentage of new homes built on Previously Developed Land (PDL).

- 19** New homes, including conversions, built on Previously Developed Land (PDL), is prioritised in PPS3 (Housing). In setting local targets, authorities should ensure that by 2008, 60% of additional housing is provided on either previously developed land or through the conversions of existing buildings.

Table 1 Percentage of New Homes built on PDL by year

Year of Study	Percentage of New Homes built on PDL
2001-2002	25.0%
2002-2003	51.2%
2003-2004	51.6%
2004-2005	58.6%
2005-2006	71.6%
2006-2007	86.0%
2007-2008 - District as a whole	83.3%
2007-2008 - KCDC only	88.2%
2007-2008 - Thames Gateway area only	88.4%

- 20** The redevelopment of estates and the subdivision of properties (mostly in Billericay or Wickford) contribute towards achieving development on PDL. However, in the long term, Basildon District Council's performance against this BVPI will be limited by the small amount of PDL available for residential development.
- 21** Development on PDL is encouraged by local policies which prioritise the re-use of land over development on greenfield sites. Whilst future performance may drop a little, it is not likely to fall beneath national targets during 2008-09.

NI154: Net Additional Homes Provided

- 22** This new indicator monitors net housing development over the monitoring year. This simply replicates the elements already studied elsewhere within previous annual monitoring reports.

Table 2 Overall Housing Return for Basildon District

	New Completions	Demolitions	Changes of Use	Conversions	Net Build
2004-2005	284	160	12	0	136
2005-2006	466	51	49	9	473
2006-2007	268	82	-4	1	183
2007-2008 Whole District	376	62	-1	2	315
2007-2008 Thames Gateway area.	239	20	-1	2	220

Source: EERA

NI155: Number of affordable homes completed

- 23** Although this is not an indicator that Planning Services is responsible for, it does collect some of the evidence for it. In 2007-08 36 new affordable homes were built.

NI157: Processing of Planning Applications

- 24** The Government has set Development Control targets for the time it takes LPAs to determine different types of planning applications.
- NI157 Majors ⁽⁴⁾ : 60% of major applications in 13 weeks
 - NI157 Minors ⁽⁵⁾ :65% of minor applications in 8 weeks
 - NI157 Other: 80% of other applications in 8 weeks
- 25** Due to changes in indicators and variations in how statistical returns of developments are calculated, there may be small shifts in performance from one period to another. However, this indicator is essentially BV109 a-c which has been studied in previous years, and can enable a certain level of historical comparison (BV109a-c data is included to show historical trends).

4 For dwellings, a major development is one where the number of dwellings to be constructed is 10 or more, or the site is 0.5 hectares or more. For all other uses, a major development is one where the floorspace to be built is 1,000 square metres or more, or where the site area is 1 hectare or more.

5 Minor development is development which does not meet the criteria for Major Development nor the definitions of Change of Use or Householder.

Table 3 Performance on Major, Minor and Other Applications

Year of Study	(Major)	(Minor)	(Other)
Target	60% in 13 weeks	65% in 8 weeks	80% in 8 weeks
2002-2003	58%	69%	88%
2003-2004	52%	78%	94%
2004-2005	57%	67%	86%
2005-2006	43%	74%	92%
2006-2007	68%	84%	92%
2007-2008	63%	82%	90%

- 26** 2007-2008 has seen a slight reduction in the speed of decision making. However, more effort has been taken to ensure the decision represents best value for the customer.

NI159 Supply of ready to develop housing sites

- 27** Evidenced in appendices is the information related to the 5-15 year Housing Trajectory:

Table 4 Supply of Ready to Develop Housing Sites

	Estimated Net Additions	PDL	HA	Target	Managed Delivery (actual/expected) ⁽⁶⁾
2007/08	-	-	-	691	315
2008/09	215	16	10.64	734	172
2009/10	193	32	14.21	787	154
2010/11	577	64	20.80	816	490
2011/12	586	67	21.18	848	527
2012/13	1,299	263	40.28	800	1,234
2013/14	2,600	1,611	120.90	617	2,080

- 28** A spreadsheet from EERA calculated the return of this performance indicator as being 130% of need delivered within the period 2009-2014. This implies that Basildon District Council currently has enough sites to meet development needs over the next 5 years.
- 29** Not accounting for supply within the current year, there are sufficient sites to deliver 4,657 homes within 5 years. The annual build target at 2008 is 691 homes. Over 5 years, this equates to a target of 3,453 homes.

⁶ These figures are calculated from estimated net additions.

- 30** Estimates of managed delivery were made on a site by site basis, taking into account the expected slow down in development due to the housing downturn. Sites include those identified in the Urban Capacity Study, surveys to identify areas developed without planning permission, and sites allocated in the 1998 Local Plan. Sites included did not include those put forward under the Call for Sites exercises - since these have not been formally assessed. Windfall calculations have not been included.

NI170 Previously developed land that has been vacant or derelict for more than 5 years

- 31** Table data is based on evidence from the DCLG returns from 2002-2008:

Table 5 Previously developed land that has been vacant or derelict for more than 5 years.

Year	Ha of PDL vacant for more than 5 years	Ha of buildings vacant for more than five years	Ha of land and buildings derelict for more than five years	Known developed land within authority (Ha) ⁽⁷⁾	Results
2001/02	No data	No data	No data	1,704	-
2002/03	9	67	0	1,704	4.5%
2003/04	2	37	0	1,704	2.3%
2004/05	4	38	0	1,704	2.5%
2005/06	4	36	0	1,704	2.3%
2006/07	4	36	5	1,704	2.6%
2007/08	-	-	-	-	-

- 32** This table provides a wide understanding of this new indicator, although the 1,704 Ha is a best estimate. The baseline for this indicator is 2006. The target is to have a year on year reduction in long term vacant/derelict pdl, from 2006 onwards.

BV200 a-b – Plan-making

For 2007/ 2008

- The LDS document was published in February 2006. A revision is planned for 2009.
- The LDS milestones set out are reviewed annually in the AMR. Some slippage has occurred as shown in the AMR08 appendices.

7 Area of land in the District that is not in the Green Belt.

- 33** There is no need for Planning Services to continue with the collection of this performance indicator, as it is double counting. This data is already required and collected for the AMR.

BV204 – Appeals

- 34** BV204, whilst dropped from the list of the new National Indicators (NI's), has been retained by Basildon District Council to show accuracy of decision making. This indicator measures the percentage of appeals allowed that originated from planning permission refusals. This shows that over 75% of the Council's decisions to refuse were correct.

Table 6 Performance on Appeals by year

2004-05	2005-06	2006-07	2007-08
19.7%	25.0%	26.67%	23.64%

BV205 - The Local Authority's score against a 'Quality of Planning Services' checklist

- 35** Like all other services within a Local Authority, the Planning Service must show that it provides a good quality service that is accessible to users. Planning Services has raised some doubts as to the worth of retaining this indicator at a local level. It is suggested that in future years it is dropped, or replaced by a more stakeholder focused indicator.

Table 7 Performance against Quality Checklist

2004-05	2005-06	2006-07	2007-08
88.33%	94.44%	100.00%	100.00%

BV219 b - Conservation Areas

- 36** BV219b - The Council has not undertaken appraisals of Conservation Areas - but expects to do so in future years.

Planning and Enforcement Appeals

- 37** An Appeal, in this context, is when a planning decision by the LPA has been contested and is subject to external review by the Planning Inspectorate. The results of the appeal may result in the decision held by the Local Authority as being 'upheld', or that the appellants position is 'allowed'.
- 38** Appeals principally impact on Development Control, when an application is Refused or if an applicant 'appeals against non-determination', when the decision is not made within the Government's target decision times.
- 39** Appeals also arise through Planning Enforcement, where a decision on the legality of a development or activity raised by the Local Planning Authority (often to protect green space, health, or amenity) is challenged.
- 40** The outcome of DC Appeals is studied under performance indicator BV204 (no longer a National Indicator). Normally this is seen as:
- an indicator of strong planning decision making and
 - an example of the capacity of the LPA to deal with varied demands (the appeal process is lengthy and costly)
- 41** As can be seen from the table, on average only 21% of Appeals are allowed. This shows that the Council's initial reasons for refusal were sound in almost 80% of cases. Although this indicator can be used as a proxy measure of the quality of planning decisions, it does not account for the impact that Appeals have on normal services.

Table 8 Planning Appeals per annum

Year	Applications decided in year	Number of Appeals lodged in year	Appeals resulting from Refusals	Appeals resulting from from non determination	Number of Appeals Allowed	Percentage of Appeals Allowed
2001-2002	1,401	44	42	0	12	28.5%
2002-2003	1,591	80	77	0	15	18.6%
2003-2004	1,530	89	81	0	19	21.3%
2004-2005	1,529	80	74	2	17	21.3%
2005-2006	1,465	63	59	0	13	20.6%
2006-2007	1,537	51	50	1	14	24.5%
2007-2008	1,514	61	58	0	12	19.7%

- 42** Appeals within the Enforcement Framework operate differently - the process is less fluid than with Development Control, especially as it has to work in a more reactive and preventative level. Appeals are almost always the result of the serving of an enforcement notice to correct a 'breach' of development.

Table 9 Enforcement data and appeals

	Cases in	Cases Closed	Appeals lodged in year	Appeals Allowed
2001-2002	450	651	0	0
2002-2003	388	504	8	0
2003-2004	419	397	8	0
2004-2005	431	655	4	1
2005-2006	330	361	1	1
2006-2007	390	358	3	0
2007-2008	378	422	0	0

- 43** Enforcement appeals result from the reactive / targeted role the Enforcement Team has in protecting the District and upholding planning policies. Whilst their casework is largely in response to enquiries or concerns raised by members of the public, few Enforcement Notices result in Appeals. By and large, the Council is successful in defending these Appeals.

Equalities Monitoring

- 44** Equalities Monitoring within Planning Services is a vital issue. The individual status of an applicant or agent should have no impact on the process of deciding an application, since the proposal submitted should be the only information used in the determination process.

Collection of evidence

- 45** In 2007-08 only 82 applications (as opposed to 140 in the AMR07) had equalities data attached.
- Applications Decided 2007-2008 = 1,253
 - Forms for this monitoring period with equalities monitoring evidence = 82
 - % of decided applications with equalities monitoring forms = 6.5%

General Methodology

- 46** Equalities information was collected on a new monitoring form sent out in planning application packs (both paper copies and electronic versions). These were then separated from the application, at the outset, so that the planning case officers were not aware of this information. It should be noted that the Monitoring Officer is the only person (other than the Systems Administrator) who has access to the Equalities data.

- 47** It should be noted that the monitoring form has changed to account for several aspects of equalities legislation that had not been previously studied. Questions relating to Age, Religion, and Sexual preferences have been added. Although these categories have been included, it was rare that any returns were provided. The inclusion of these questions may have discouraged respondents from providing any equalities data.

Basic Results from 01/04/2007 - 31/03/2008

Table 10 Planning Decisions with Equalities Evidence

Status of Application at 31/03/08	All applications during period	Applications with Equalities Evidence
Appeal	0.13%	1.2%
Granted	62.2%	72.2%
No Objection	1.1%	-
Objection	0.06%	-
Pending Consideration	0.6%	-
Pending Decision	2.0%	1.2%
Permitted Development	0.9%	1.2%
Permitted	6.8%	-
Plan Required	0.3%	1.2%
Refuse	19.5%	18.2%
Split Decision	0.1%	-
Withdrawn	5.8%	4.8%

- 48** All applications have a Development Type Number Code: whether the application relates to a major/ minor/ or other proposals. These have changed in previous years from an list of 18 codes, to one of 28. Whilst the transition has made matters difficult to compare data pre and post code changes, for this period, it is still possible to use the 01-18 list below.
- 49** The table below shows that Equalities Monitoring forms are not completed by all applicants, and that over 50% of equality monitoring forms returned relate to householder developments.

Table 11 Applications with or without equality data by development code 2007-2008

	Type by year	With an equalities response
1. Major Dwellings	15	4
2. Major Offices/ R&D/ light industry	0	0
3. Major Heavy Industry/ storage/ warehousing	2	0
4. Major Retail/ Distribution and Servicing	1	0
5. All other Major Developments	12	0
6. Minor Dwellings	158	19
7. Minor Offices/ R&D/ light industry	9	1
8. Minor Heavy Industry/ storage. warehousing.	9	0
9. Minor Retail, Distribution and Servicing	14	0
10. All other Minor Developments.	81	1
11. Minerals	0	0
12. Change of Use	82	9
13. Householder Developments	717	47
14. Advertisements	71	0
15. Listed building consents to alter/ extend	14	0
16. Listed building consents to demolish	0	0
17. Conservation Area Consents	0	0
18. Other (not included in the above).	68	1
Total	1,253	82

Gender of Applicants

- 68.2% respondents were male (56)
- 12.1% respondents were female (10)
- 7.3% respondents provided no details in this regard (6)

50 Of the applications known to be made by made by males: thirty nine were granted, three applications were withdrawn, ten refused, one permitted, one is still pending a decision, one appealed, and one still requiring a plan to be submitted.

51 Of those known to be made by females: six were granted, and four refused.

Disability Status of Applicants

- 7 respondents stated that they were disabled (8.5%)
- 64 respondents stated that they were not disabled (78.0%)
- 11 respondents provided no details in this regard (13.5%)

52 Of the applications processed for disabled applicants: five were granted, two refused.

Ethnicity

Table 12 Ethnicity of Applicants by population %

Census Definition of Ethnic Group	Census 2001	Sample 2007-08
White %	96.9%	96.3%
White British %	94.6%	95.2%
White Irish %	1.0%	-
White Other %	1.3%	1.2%
Mixed %	0.9%	-
Mixed White and Black Caribbean %	0.4%	-
Mixed White and Black African %	0.1%	-
Mixed White and Asian %	0.3%	-
Mixed White and Other %	0.2%	-
Asian or Asian British %	1.0%	1.2%
Asian or Asian British - Indian %	0.6%	-
Asian or Asian British - Pakistani %	0.2%	1.2%
Asian or Asian British - Bangladeshi %	0.1%	1.2%
Asian or Asian British - Other Asian %	0.2%	-
Black or Black British %	0.7%	-
Black or Black British - Caribbean %	0.3%	-
Black or Black British - African %	0.3%	-
Black or Black British - Other Black %	0.1%	-
Chinese or Other Ethnic Group	0.5%	-
Chinese or Other Ethnic Group - Chinese %	0.3%	-
Chinese or Other Ethnic Group - Other %	0.2%	-
Form entered - but no 'ethnic group' data provided	na	1.2%
Total	100%	100%

53 Whilst the sample of respondents were smaller than last year, the general balance of response relatively matches the Census 2001 population scores.

Other Equalities Matters

- 54** No applicant filling in the Equalities form completed information on their religion or sexual orientation. Several stated their age - but the information was so rarely expressed it provided little actual evidence to support its study.

Assessment of Applications in relation to Disability 2007-2008

- 55** Of the seven applications made by disabled people, two were refused. On review, there was no reason to assume that the developments put forward were refused other than their own development merits.

Assessment of Applications in relation to ethnic groups 2007-2008

- 56** One application was received from a Bangladeshi applicant. This was granted without issue.
- 57** One application was received from a Pakistani applicant. This was refused. This applicant was an agent for a third party who proposed to build twelve flats. The initial refusal was appealed. The appeal resulted in the dismissal of the application.
- 58** The application from a White Other was granted without issue.

Future Actions to improve Equalities monitoring

- 59** Whilst monitoring should not be ignored, it is more important to judge current policy and service provision and plan for the future. The AMR2009 should take a more generalist approach to analysing equalities matters within the service. The current quantifiable 'mechanism' has merits, but does not analyse the root operations of Planning Services.

Consultation and Engagement

- 60** Unlike many other Council Services, Planning Services is in a constant state of consultation and engagement with the public and stakeholders through the provision of its statutory function. This can be seeking views on various types of planning applications, Tree Preservation Order designations, performance reviews, or LDF documents.
- 61** Whilst measuring the impacts of this 'low level endemic' consultation cannot be achieved, mechanisms has been established to provide an indicative insight into customer satisfaction, through our new Equalities Monitoring process.

Customer Satisfaction Analysis

- 62** The Equalities Monitoring Form was improved during the AMR2007 to capture more information about stakeholders, in relation to expanded equality legislation requirements. In addition to this, it was also considered important to ask about the quality of service customers received when they contacted Planning Services.

- 63** Response to quality monitoring has been very poor. This is partly due to the fact that the monitoring sheets were sent out 'in advance' of actual service provision. However, it has highlighted some interesting issues for the department.

Table 13 Contact with Planning Service - quality of service

Department	Very Poor Service	Poor Service	No thoughts	Good Service	Very Good Service
Administration	0	1	2	3	5
Local Land Charges	0	0	0	0	0
Development Control	0	4	12	9	3
Enforcements	0	0	0	0	0
Forward Plans	0	0	5	1	0
Not known whom I have been in contact with	0	0	9	7	1

- 64** A consistent concern raised by respondents was the inaccessibility of Planning Officers to guide applicants through the pre-application process, to be available when required to ensure that applicants were supported throughout the application process.
- 65** Whilst some respondents clearly knew which Team they were working with within Planning Services, a fair number had no idea of the department's structure. This may need to be communicated to stakeholders.
- 66** Both of these matters are serious enough to be raised in the AMR08 for action/mitigation by AMR09.

Maintaining and Improving LDF Engagement & Consultation

- 67** The Council uses specialist computer software that means all LDF documents can be published electronically and in a web-based format for consultation purposes. All stakeholders and the public have the ability to view and comment on documents online; view comments made by others; and view comments made with regards to particular sections of the documents.
- 68** Any stakeholder, either individual, agent or organisation can sign-up for a Basildon District Council LDF Consultation Portal account and can use it throughout the LDF's preparation. This offers a significant improvement for all of the Council's stakeholders who previously faced paper based consultation techniques, which were also time-consuming to administer, less environmentally friendly and not always available online.
- 69** Different methods and techniques are being explored to ensure the Council remains effective in its engagement and consultation activities to all local audiences and other stakeholders.

- 70** The Service is exploring social networking sites as a support option to provide LDF content to a wider audience.

Our Local Development Framework

The Local Development Framework

- 71** The Planning and Compulsory Purchase Act 2004 introduced new procedures for the preparation and approval of local planning policy. Under these new arrangements, a Local Development Framework (LDF) is to be established for each LPA. The LDF, which together with the Regional Spatial Strategy (RSS) and Waste and Minerals Development Framework will form the future Development Plan for Basildon District. An LDF can be best visualised as a portfolio of individual documents, also known as Local Development Documents (LDDs), that each address different aspects of local planning and development policy. The components of an LDF are:

Core Strategy Development Plan Document (DPD)

- Covering the period 2010-2025, this will set out the guiding principles against which all the other Local Development Documents (LDDs) will be prepared, linking them with the Regional Spatial Strategy (RSS) and the Sustainable Community Strategy. It will address the key planning issues facing the District, and set out the overall development strategy incorporating "headline" policies for new development. It will establish the way in which new housing, business and retail requirements, as set out in the RSS, will be met in the District.
- An initial consultation on the Core Strategy was held in 2007.

Site Allocations DPD

- The Site Allocations DPD will allocate specific parcels of land for development.
- 2 Call For Sites exercises have been held in 2007 and 2008. In terms of meeting the LDS timetable - this element has been pulled forward a year to inform the Core Strategy.

Other DPDs

- These include the Essex and Southend on Sea Replacement Structure Plan Saved Policies (2007) and Basildon District Local Plan Saved Policies (2007), for as long as they remain in force. Other DPDs planned cover Development Control Policies and Gypsy and Traveller Sites.

Proposals Map

- This illustrates, on an OS map base, the extent of policies, proposals and land designations in the adopted DPDs

Supplementary Planning Documents (SPD)

- These expand upon policies set out in adopted DPDs

Statement of Community Involvement (SCI)

- This sets out the various ways in which the District's residents and other stakeholders will be consulted and engaged with in the preparation of the LDF and planning applications

Local Development Scheme (LDS)

- This is the project plan or programme for the preparation of the LDF. It details the timetable for the production of LDDs. It enables the public to find out what the Council is proposing to do and when, and at what stage they can expect to be involved in the process. The LDS focuses on the work programme for the next five years from initial LDD preparation through to adoption.

Annual Monitoring Report (AMR)

- This measures the progress of LDF preparation against the targets and milestones in the LDS, as well as assessing the effectiveness of LDD policies once they are adopted

The Development Plan

72 Under the 2004 Act, the Development Plan will be revised, in an incremental basis, in the following ways:

- Four Single Issue Reviews (SIR) are planned for the RSS by the East of England Regional Assembly (EERA). These concern:
 - Planning for Gypsy & Traveller Accommodation
 - Planning for Lakeside Basin, Thurrock
 - Transport
 - Waste
- The Essex Waste Plan 2001 and Essex Minerals Local Plan 1997 will be superseded by the Essex Minerals & Waste Development Framework scheduled for completion in 2009
- The Basildon District Local Plan 1998 (BDLP98) has been replaced by the Basildon District Local Plan Saved Policies (2007). These in turn will be replaced by the following Development Plan Documents, to a timetable set out in the Basildon District Local Development Scheme:
 - Core Strategy
 - Site Allocations
 - Development Control Policies
 - Gypsy & Traveller Sites

Supplementary Planning Guidance (SPG) and Documents (SPDs)

73 The Council has two approved Supplementary Planning Guidance (SPG). It is intended that both these documents will remain active as long as the policies to which they relate to in the Development Plan remain operative. These SPG are material considerations in the determination of planning applications.

- **Development Control Guidelines SPG** - Originally adopted in 1993, with alterations in 1997, these guidelines expand upon policy BE12 in the BDLP98.

The guidelines are for new residential development, extensions to existing dwellings, shop fronts and advertisements.

- **Gardiners Lane South Development Brief SPG** - This expands upon policy E1 in the BDLP98 and was approved in 2003. The SPG acts as a guide to inform the physical aspects of new development on the Gardiners Lane South (GLS) Comprehensive Development Area and sets out, in broad terms, the detailed planning principles.

Evidence and Background Studies for Local Development Documents

- 74** In preparing the LDDs, the Council will draw upon a range of background studies, research and monitoring reports, which will collectively form the evidence base for the LDDs. All reports will be made available for public inspection. The evidence base will include District, County / Regional and National level data. It will be reviewed, where appropriate to ensure that it is kept up to date and when required, further studies may be carried out. The evidence base includes:

* Annual reports

† Expected completion dates for studies / documents under preparation

75 Housing

- Urban Capacity Study (May 2004)
- Housing Needs Survey (May 2003)
- Housing Needs Survey Update (Market Assessment & Needs Study) (Oct 2004)
- EPOA Survey & Assessment of Gypsy and Traveller Accommodation and Related Needs in Essex (Dec 2005)
- Strategic Housing Review (incorporating a Housing Market Assessment) (2007)
- Residential Land Availability Survey*
- Thames Gateway South Essex Strategic Housing Market Assessment (2008)
- TGSE Sub-Regional Housing Strategy (2008)
- Basildon District Housing Strategy 2004-2007 (2005)
- Basildon District Homelessness Strategy 2008-2013 (2008)

Employment, Economy and Skills

- Employment Capacity Study (incorporating an Employment Land Review) (2009†)
- Industrial Monitoring Report 2003-4 (2004)

Retail, Leisure & Culture

- Basildon District Retail Capacity Study (2007)
- Basildon District Retail Capacity Study update (Summer 2008†)
- Retail and Leisure Monitoring Report *
- Basildon District Cultural Strategy (2006)

76 Biodiversity and Environment

- Phase 1 Habitat Survey (Spring 2005)
- A Nature Conservation Reference Guide for Basildon District (December 2005)
- Biodiversity and Habitat Monitoring Report (December 2007)*

- PPG17 Open Space - Needs and Opportunities Assessment (2009+)
- Thames Gateway South Essex Strategic Flood Risk Assessment (November 2006)
- Essex & Southend-on-Sea Waste Local Plan (2001)
- Basildon District Local Biodiversity Action Plan 2005-2009 (2004)
- Basildon District Playing Pitch Strategy (2004)
- Basildon District Open Space Strategy (2008/2009+)

77 Transport

- Essex Local Transport Plan 2 - 2006-2011 (July 2006)

Other Council Strategies - Social and Community

- Basildon Sustainable Community Strategy 2008-2033 (2008)
- Basildon District Social Inclusion Strategy 2006-2011 (2006)
- Basildon District Integrated Youth Strategy (2007)

78 Planning Monitoring

- LDF Annual Monitoring Reports*

Sustainability Appraisal

79 All LDDs require a Sustainability Appraisal (SA) to assess their impacts on the environmental, social, natural resource and economic aspects of sustainability. In addition, where a LDD is likely to have a significant effect on the environment, the Sustainability Appraisal must also meet the legal requirements of the European Directive on Environmental Assessment of Plans and Programmes (referred to as the SEA Directive). The following DPDs will require an SEA:

- Core Strategy
- Site Allocations
- Development Control Policies
- Gypsy & Traveller Sites

80 To ensure the full integration of the SA/SEA and the LDF, it is intended that it will be undertaken in-house. For DPDs, the final SA report will be published at the Preferred Options stage and it will be subsequently updated and submitted alongside the Submission version of the DPD. For SPDs, if a SA is necessary, the SA report will be published with the consultation draft of the SPD.

Development Plan Saved Policies

81 In the LDF, the Core Strategy DPD will deal with the overarching planning issues facing the District and replace the major policies in the BDLP98. The Site Allocations DPD will replace the BDLP98 policies allocating land for housing, employment, retail and recreational uses. The policies in the BDLP98 that control development will be replaced by a Development Control Policies DPD.

82 Under the 2004 Planning & Compulsory Purchase Act, all existing Local Plans adopted before September 2004 would expire on 28th September 2007. As this would have created a planning policy vacuum across the country, in August 2006, the DCLG set out a protocol for handling requests to the Secretary of State from LPA seeking approval

to save local plan policies beyond 28th September 2007. The policies approved as saved, would be able to remain in use for the determining of planning applications. For every policy that a LPA requested to be saved, it had to be demonstrated that it:

- reflected the principles of Local Development Frameworks
- was consistent with current national and regional policy
- was not feasible or desirable to replace them by 27th September 2007

- 83** The Secretary of State assessed and approved Basildon District Council's Saved Policies Submission in all respects, except for two policies. The policies which were saved have been compiled into a separate document, the [Basildon District Local Plan Saved Policies - September 2007](#).

Other Material Considerations

- 84** A substantial amount of work had been undertaken in relation to the production of the draft Basildon District Replacement Local Plan, published in Redeposit form in July 2005. Elements of this work will be used, where appropriate, to inform the preparation of relevant LDDs. In the interim, the draft Replacement Local Plan Development Control Policies were approved by the Cabinet for use as a material consideration in the consideration of planning applications.

Progress on the Local Development Scheme 2006-2011

Summary of LDS Performance

LDS Performance

- 1. Identifying the extent to which the Council is meeting the milestones and targets set out in the LDS, and in the event of any targets not being achieved, the reasons**
 - The milestones that were previously in place have been re-assessed in light of the withdrawal of the RLP. The Revised LDS 2006-2011 came into effect in February 2006.
 - The LDS will need to be revised in 2009.
- 2. Assessing whether the aims and objectives set out in the LDDs are being achieved**
 - In terms of the assessment of other Development Plan Documents, this has been incorporated into the Policy Assessment chapter of the AMR. On the whole, the majority of the saved policies appear to achieve the aims and objectives of the Local Plan 1998.
 - The LDDs to be developed in the future will also be included within the policy assessment as appropriate.

3. Determining whether any LDDs need to be reviewed as a result of changes in national, regional or local policies

- Not applicable - To date no DPDs have been adopted.

4. Determining whether any additional LDDs need to be prepared and why

- The LDS review in 2009 will consider whether the proposed DPDs need to be amended or added to.

5. Preparing a trajectory of forecasting future housing supply against strategic housing requirements

- This is now a statutory requirement for the AMR to provide - details are available within the appendices.

6. The title of any development Order adopted by the authority under section 61A of the Town and Country Planning Act 1990(a)

- No Development Orders were adopted by Basildon District Council in the Monitoring Period.

7. The AMR will be submitted to GO-East by 31st December 2008, and made available on the Council's web site at least one week prior to that date.

- The AMR 2008 is intended to be submitted electronically to GO-East and placed on the Council's website on 24th December 2008.

The Effectiveness of Our Existing Policies

- 85** Basildon District Council's Development Plan includes the Basildon District Local Plan Saved Policies - September 2007. For more information see 'Development Plan Saved Policies'.
- 86** For the purposes of the AMR08 - where appropriate, policies have been outlined for future study, the effectiveness of the policy is raised, and any notes or considerations are outlined.

Assessment Methodology








- 87** In previous AMR's a formal assessment criteria, derived from auditing practice, was used to analyse policies within the Basildon District Local Plan 1998.
- 88** This methodology required a sample of applications that related to a specific policy, either through:
- The identification of sites required the use of spatial analysis through ArcView GIS; or
 - Through qualitative analysis of the entire decision record from 2001-2008 - determined by application type, content, or processing.
- 89** Theoretically, this would have produced substantial results that would enable a quantified analysis of policies developed in 1998. However the reality of the matter was quite different.
- Decisions, whilst clearly driven by the policies, have not always evidenced that they were made in conformity with a specific policy (only through reference to documents of policies).
 - This has been made worse by the need to archive material to electronic servers: evidence and notes that would demonstrate use of a policy have not been retained on electronic databases (such as PublicAccess).
 - When policies are evidenced, due to the number of policies that would influence a decision, it is clear that the 'principal' policy is often cited as the deciding factor.
- 90** The policy analysis that has taken place has shown little to no fault with the utilisation of policies from 1998. A substantial re-analysis of how to formulate future policy development has resulted to a more qualitative approach, supported by quantitative analysis.
- 91** By not evidencing the chain of policy use, it is harder to defend the decision making process at Appeal, and does not provide a consistent and transparent service to customers and stakeholders.
- 92** For policy analysis and to provide an adequate audit trail of decision making, the following should be implemented:
- Policies used should be detailed within the Decision notice of a planning permission or refusal.
 - Future policies should be linked to a quantifiable indicator. Currently, policies can only be monitored on their use and possible contextual impacts.
- 93** How policies should be considered in the future will be presented within AMR09.
- 94** This is, naturally, an ongoing process. Many of the policies subject to review this year, will still be subject to review the next:
- Issues related to the development of affordable housing: including ensuring that major development are formally evidenced in terms of their contributions to affordable housing.








- Water Wildlife: The AMR has difficulties making an effective study of species for Core Indicators - elements of this come from the non-formal mechanisms for reporting wildlife impact of development. This will need to be reviewed and approaches outlined for improvement if the format of the policy remains the same.
- Hazardous Substances: Whilst it is clear efforts are made to account for hazardous material, and documentation is collected, there is no evidenced register to show conformity of decision making.
- Retail analysis: The Retail Surveys of Basildon Council show the year by year analysis of store types within the District. In terms of trends there is little analysis. Knowing what "works" in the District, and where gaps are in the market will assist in the development of the District.
- Transport: The transport system suffers from a lack of infrastructure development, as demonstrated by the planning register. As such, further analysis of policies and large scale developments with infrastructure requirements need to be developed.
- Town Centre analysis and additional supporting documents: Town Centre plans, drive development within the District. Analysis of their impact on Policy matters may add significant value.
- Enforcement Matters: The majority of policy analysis in 2008 took account of the response of Development Control to policy matters. Enforcement use the policies in relation to their work, and an understanding of this requirement for policies to work effectively and transparently in both of these contexts must take place.
- Crime and Disorder issues: Similarly to general Development Control policies, there is no clear link between development and performance on this indicator. The next step is to consider the 'workings' of Development Control to assess how Crime and Disorder policies are accounted for.





Basildon District Local Plan Saved Policies Performance Assessment

- 95** Saved Policies that need to be reviewed in 2008 are set below. Policies which have not been saved will not be subject to any future review - unless a policy gap is identified and historical guidance on approach and mechanisms are required.
- 96** The Basildon District Local Plan Saved Policies (September 2007) is available to view or download from the [Council's Website](#). More information can also be found in 'Our Local Development Framework'.
- 97** This list identifies either historical assessment results, or policies that have not been assessed and likely mechanisms to detect a policy failure.










Table 14 Policies Assessed in 2008 - Preview



Policy	Performance	Commentary
KEY		<ul style="list-style-type: none"> High risk policy - has failed previous reviews This policy needs to be closely monitored in the future. Research to identify the reasons behind these problems will need to be carried out.
		<ul style="list-style-type: none"> Medium risk policy - some elements of the policy caused problems in previous reviews. There are some concerns about this policy. Further monitoring will be required in the future.
		<ul style="list-style-type: none"> Minimal risk policy - few to no elements of the policy raised issues in previous reviews Monitoring will continue on the criteria based policies. On completed development policies - monitoring will cease.
GB1 - The definition of the Green Belt		Will only need review prior to adoption of changed greenbelt in future LDF documents. Definition is clearly published, and is available to both developers and officers.
GB3 - Replacement Dwellings in the Green Belt		Whilst it is clear that DC and Enforcement use this policy frequently, it is not clear how effectively the history of development within parts of the District is monitored. This is a minor concern.
GB4 - Extensions to Dwellings in the Green Belt		As per GB3, concerns are due to the quantity of extension/ conversion applications. It is not entirely clear how accurate the historical data is that is used in the decision process, on which the volume calculations for dwelling extensions are based. Some concerns
GB5 - Definition of a Dwelling		The definition of what is a dwelling is not directly quantifiable through case work. However, it is made quite clear within the policy itself. This is a policy which, like 'definition of greenbelt', exists on its own terms and should be subject to review in future LDF documents.

Policy	Performance	Commentary
GB6 - Agricultural Workers Dwellings		There are two cases of the use of this policy since 2001. As such it could be argued that the policy has had the desired result in controlling development in the countryside, or that the policy has reduced the potential for development, or that the lack of agricultural development in the District means that there is little call for this policy to be used. Status is unclear.
GB7 - Re-use of Dwellings in the Green Belt.		Overview of policy shows six tests to be considered before approval of a COU within the green belt can be given, and a test is required to account for site history (despite concerns already raised on this for policies GB3-4)). However, the test appears to function effectively on a qualitative level.
S2 Housing Sites for development during the Plan period		i) Will not need future review - development completed.
		ii) Will not need future review - development completed.
		iii) Will not need future review - development completed.
		iv) Will not need future review - development completed.
		v) Will not need future review - development completed.
		vi) Will not need future review - the development potential of the site has now been hampered due to designation as a Local Wildlife Site.
S3 Areas of Special reserve (long term development sites post 2001)		Areas of Special Reserve are not development sites 'in potentia'. However, the decision of the Secretary of State in relation to development at Barn Hall throws the purpose of this policy into doubt.
S5 Affordable Housing	Not possible to review effectively	This is an issue for joint work with the Housing Department who are able to identify substantial amounts of Affordable Housing into the District through purchase.






Policy	Performance	Commentary
C1 Protected Areas (wildlife)		Annual Monitoring Reports have shown that areas like SSSIs may need more support to preserve their status. Subject to future review.
C2 Country Parks		Due to their clearly defined spatial status and public ownership, Country Parks do not appear to be subject to adverse development. To be subject to highlighting if this situation changes.
C5 Trees and Woodlands - protection of ancient woodland		Ancient Woodlands do not appear to be subject to adverse development via the development control process. However, there are some cases where uses without planning permission have caused damage. Monitoring will continue.
C7 The Marshes Area		Clear restrictions to development within the Marshes Area shows that only permissions for nature reserve management and country park facilities have been permitted.
C13 Water Wildlife	Not possible to review effectively.	Due to the 'case-for-case' nature of studies performed to protect water wildlife within the District - it is not possible to 'quantify' good or bad practice. Future policies will need to define a standard approach to measuring impact on water wildlife, and change to adopt new standards where appropriate.
C15 Hazardous substances	Not possible to review effectively	Whilst data on Hazardous Substances collected on application forms, the information is not entered into the planning database Whilst it is clear that the information is considered on a case by case basis, there is no ability to audit or quantify those decisions. In future if hazardous substances are to be included within policy assessments, then a formalised evidence collection and publication procedure is required.





Policy	Performance	Commentary
C16 Hazardous installations	●	One installation within Thurrock has a potential impact on Basildon District - but there are no known Hazardous Installations within the District. This policy should be reviewed annually, as new Hazardous Installations could be developed in the future.
R1 Open Space	●	<p>Open space studies are seen as a critical part of the LDF process.</p> <p>There is a long history of development on open space.</p> <p>Policy is yellow - due to concerns as to whether development on local amenity areas and natural and semi-natural sites is 'appropriate' or not. To be reviewed.</p>
R4 Proposed Open Space - Hannikins Farm, Billericay	Not possible to review effectively	Site not acquired by Council. It is not clear whether the policy has influenced decisions on the site due to lack of any evidence within the scope of the plan period. To be placed under review.





Policy	Performance	Commentary
R11 Sports Facilities Allocation - Pound Lane, Landon.		No planning application has been submitted for this site in the period 2001-2008. This is likely due to the clear need for the regeneration of sports facilities elsewhere in the District. Subject to future review.
R15 Golf Courses		Of the two applications that have been subject to decision since 2001, both have chosen to undertake ecological assessments.
R16 Noisy and Disturbing Sports		There is no clear evidence that this policy is considered for decision making. It may not be being used, or not being considered.
E1 Comprehensive Development Area - Gardiners Lane South		Work at GLS is unlikely to take place for at least a few more years. The impact of the credit crunch and employment issues have put this development on hold. To be reviewed in future years and through the 5-15 year housing frameworks.
E2 Proposed Employment Sites - Terminus Drive, Pitsea		Since 2001 - several planning applications that do not qualify under the terms of this policy have been refused- implying health of the policy is green. Pending review.
E3 Proposed Employment Sites - Courtauld Road, Basildon		No development has yet taken place, although planning permission has been granted. Subject to future review.
E4 Existing Employment Areas		Within employment zones there were 59 changes of use from 2001. It is clear that there is a move to include a wider range of services - including nurseries, training centres, leisure sites and music studios in these areas. This diversification of industrial areas adds to the long term economic health of a district. An industrial to industrial change of use is almost always approved'. The long term aims for employment areas needs to be set out and what levels of diversity is appropriate. Policy is strong and healthy, but needs to be reviewed within the LDF.
E5 Ford Research and Development Centre		Since 2001 there has been a substantial chain of development and permissions granted within this area. It could be argued that whilst the permissions are appropriate in support of its allocation they are (in themselves) not directly related to it. Whilst the actual tracking of development on the site is evidenced, the long term aims for the area need to be reviewed within future LDF documents.
E6 Untidy Industry		Since 2001 there has been a strong legacy of development within defined industrial

Policy	Performance	Commentary
E7 Alternative uses of Industrial Premises		<p>estates for untidy industry. There is very little general industrial development outside of these particular areas. When a potential site use is deemed untidy it is clearly referenced as such within the decision notice.</p> <p>The policy seeks 'like for like' employment capacity. That is, the same number of people working at 'industrial premises' matched by the same number of people working 'alternative uses'. The sample selected does not appear to support increased employment potential.</p> <p>The is evidence in some of the decision notices that policy E7 was given regard. However, objectively - a more defined approach to assessment of whether it is appropriate to allow diversification of industrial premises would be more beneficial.</p>
E10 General Employment Policy		<p>Within the period from 2001 - there are substantial examples where the E10 policy has been used to support a decision about employment sites.</p>
SH1 New Retail Development		<p>Since 2001, evidence from decision notices indicates that policy TC1 appears to have more importance than SH1, although the sample group also appeared to focus on Town Centres. This is also an indicator of turnover in the retail sector. Policy is subject to further review, but the 'health' of policy may be simply a question of the sample rather than any failure of use.</p>
SH3 Town Centre Retail Development Sites		(i) Car Park Two, Great Oaks, Basildon - no planning application. Subject to future review.
		(ii) Fodderwick, Basildon - developed - no further review
		(iii) Station Avenue, Wickford - no planning application. Subject to future review.
		(iv)Rear of Tudor Mansions, Pitsea - permission granted, no development to date - subject to review.
SH4 Town Centre Primary Shopping Frontages		<p>Within the sample base taken since 2001, there is little evidence that SH4 was used within decisions related to Town Centre Primary Shopping frontages. This is likely to be a result of more direct policies having an influence on development.</p>

Policy	Performance	Commentary
SH5 Town Centre Shopping Frontages - areas outside primary shopping frontages	Requires further analysis - AMR09	Whilst it is clear that the policy is being used to make decisions, which would normally indicate a green health level, it is not clear that the policy is being used constructively. Further analysis is required to assess these areas through the Retail Monitoring reports, which will be reported in the AMR09

Policy	Performance	Commentary
SH6 Retailing on Industrial Estates		Within the sample group selected since 2001, it was clear that sites had conditions that related to this policy, but the policy was not listed on the decision notice. This implies that the general status of this policy is good, but that practises to communicate why decisions were made need to be improved.
SH7 Local Shopping Centres		Based on a study of the Retail Surveys, the static concept of local centres is a largely artificial. Similarly, the development of local centres have outstripped the identified ones in the Local Plan. Of the COU since 2001, only one involved the loss of residential space to retailing purposes. This is something that could be isolated and studied through the AMR as part of retail analysis - AMR09
SH8 Local Shopping Centres		The development of local centres have outstripped the identified ones in the Local Plan. Spatial analysis shows that of the COU from 2001 - 15 were to change A1 use to A3, 2 for A1 to A2, and the remainder to sui generis. A more up to date policy regime will ensure the health of this policy.
SH9 Temporary Retail Uses		Of the permissions relating to SH9 from 2001 onwards, only one related to car boot sales, none to Sunday markets, and the remainder related to the selling of horticultural products at supermarkets. More useful for the AMR2009 would be an analysis of the Enforcement casework related to this policy. As such - subject to future work 2009.
TC1 District Wide Town Centre Policy		There is strong evidence that Town Centre development is fairly well regulated using this policy. However there are examples when policy TC3 is used when TC1 is considered implicit to that. Again this is purely communication of decision reasons rather than policy health.
TC3 Wickford Town Centre		Wickford Town Centre Masterplan is in place and Station Avenue/ Lower Southend Road are integral parts of the future of the area. However, development as envisaged has not yet taken place. Subject to future review.
TC4 Pitsea Town Centre		Pitsea Town Centre regeneration plans are in place, and Tudor Mansions are an integral

Policy	Performance	Commentary
		part of the future of the area. However, health is yellow due to the fact that redevelopment has not yet taken place. Subject to future review.
TC5 Markets	Not possible to review effectively.	Not enough evidence on development register during 2001-2008 to show that decisions are managed appropriately.
TC6 Residential Development in Town Centres		Major residential developments within town centres show that the policy is being used to make a decision, and define conditions, but is not formally being reported within the decision notice. So, the use of the policy is definitely healthy due to evidence of mixed use developments, but the communication could be improved
T5 Public Transport.	Not possible to review effectively.	Due to sample size it is not clear whether the policy has helped promote the development of public transport.
BE12 Development Control	Not possible to review effectively - further work required AMR09	Development Control Guidelines associated with the Local Plan 1998 will need to be assessed as part of the LDF framework. It is clear that policy BE12 is used as the principal reason for the majority of refusals. Being able to evidence this will be among the first steps to analysing the policy in future years.
BE13 Areas of Special Development Control Policy - Ramsden Bellhouse	Not possible to review effectively.	There are problems in reviewing development within this area - policies GB4 and BE12 are used exclusively to defend decisions, without reference to BE13. As a result, and due to the very small numbers of cases, it is not possible to review the effectiveness of this policy.
BE14 Areas of Special Development Control Policy - Sugden Avenue		Since 2001 only one permission (pending) appeared to use this policy in relation to a replacement dwelling. As per review in AMR06, the lack of use of the policy implies that a specialised policy for the area may be effective. Pending future review.
BE15 Areas of Special Development Control Policy - Bowers Gifford		The AMR06 showed that this policy is being consistently used to assess developments in Bowers Gifford. This is still the case.

Policy	Performance	Commentary
BE17 Shop Fronts		Since 2001, 12 shop fronts were given permission within Conservation Areas out of 87 shop front permissions within the District. In both groups, policies were used for the decision, and were capable of being tracked. However, a general shop front policy and a Conservation Area policy could be a more effective combination. For future review.
BE18 Advertisements	Not possible to review effectively within separate contexts for AMR08 - review in AMR09	The wide range of advertising throughout the District is best tackled through the Enforcement process since the sample group shows that the policy operates and is referenced, the control of unauthorised advertising is most relevant. Subject to future review.
BE19 Advertisements - Green Belt		Since 2001, 41 permissions existed on the greenbelt for advertising, mostly on principal road corridors (and on sites previously used for advertising). Yellow level, due to a need to assess the performance of enforcement in dealing with unauthorised advertising. Subject to review in AMR2009.
BE20 - Telecommunications		Since 2001, there were no telecommunications developments on SSSIs, none on ancient woodland sites, two on listed buildings, and 24 within the greenbelt. This is out of 145 permissions. 17% were on areas that may have had visual amenity damaged as a result. Policy may not be achieving objectives. Subject to review.
BE21 Health care Developments - New developments	Not possible to review effectively	From all development on appropriate sites, it is clear that DC policy BE12 has more authority over health care sites than BE21. It is rare to find a site which evidences consideration of this policy. Whilst the policy clearly has a function, a stronger identification of use and reporting mechanism is needed.
BE22 Health care Developments		The AMR06 showed that the policy was only being used effectively from 2005 onward. Clear evidence that post this point car parking requirements have also been considered. Subject to future review.
BE24 Crime Prevention	Not possible to review effectively	Based on sampled case studies since 2001, no mention of BE24 was raised in relation to a decision notice or report. This implies that whilst the issue is of importance it is not capable of being tracked through the system. No use of this policy was critical in support

Policy	Performance	Commentary
		of sampled applications. Concerns raised as to its suitability within a policy document if it should operate as DC guidance.

What is Being Achieved in the Basildon District?

National Core Indicators

- 98** All AMRs should cover a range of indicators in their studies. These indicators need to be defined by a central body to ensure there is a level of comparability between different authorities' performance, and by different monitoring periods.
- 99** For the AMR 2008, these indicators have changed. This does not prevent the old format indicators from being collected where they are necessary to monitor the implementation of spatial strategies or reflect requirements of other strategies.

Business Development

BD1: Total amount of additional employment floorspace - by type.

BD2: Total amount of employment floorspace on previously developed land - by type

BD3: Employment land available - by type.

BD4: Total amount of floorspace for 'town centre uses'

Housing

H1: Plan period and housing targets

H2(a): Net additional dwellings - in recent years.

H2(b): Net additional dwellings - for the reporting year

H2(c): Net additional dwellings - in future years

H3: New and converted dwellings - on previously developed land

H4: Net additional pitches (Gypsy and Traveller)

H5: Gross affordable housing completions

H6: Housing Quality - Building for Life Assessments

Environmental Quality

E1: Number of planning permissions granted contrary to Environmental Agency advice on flooding and water quality grounds

E2: Change in areas of biodiversity importance

E3: Renewable energy generation

Housing

100 The information within this part of the report is based upon the Development Monitoring SLA with Essex County Council at the end of March 2008. This section includes a number of National indicators, which have been grouped together to improve presentation.

Table 15 Dwellings built or converted in 2007-2008

	Number of dwellings built	Number of dwellings converted ⁽⁸⁾
Gains	376	5
Losses	61	3
Net Build	315	2

Table 16 Number of dwellings subject to a change of use in 2007-2008

Change of use	Number of dwellings
From non-residential to residential	1
From residential to non-residential	2
Net change of use to residential	- 1

Table 17 Total dwelling completions at at 31st March 2008

Dwelling completions	Number of dwellings
Gross Dwelling Completions	
• New builds	
• Conversions	
• Changes of use	382
Dwelling losses	67
Net Dwelling Completions (completions minus losses)	315

Table 18 How many non permanent dwellings were completed 2007-08

Non - permanent completions	Number of dwellings
Gains	0
Losses	0
Net	0

8 For example, a house converted into 2 flats would be a gain of 1. A building containing 2 flats converted into one dwelling would be a loss of 1

Table 19 Comparison of total housing stock at 1st April 2007 and 31st March 2008

Stocktake dates	Total number of dwellings
Opening stock at 1st April 2007	73,133 ⁽⁹⁾
Closing stock at 31st March 2008	73,448
Increase	315

Housing Completions

Table 20 Number of bedrooms in completed dwellings 2007-2008

Number of bedrooms	Number of dwellings (net)
1 bedroom	39
2 bedrooms	234
3 bedrooms	38
4 or more bedrooms	53
Unknown ⁽¹⁰⁾	-49
Net Total of dwellings developed in 2007 - 2008	315

Table 21 Dwelling Completions 2001-2008 (revised)

Completions Category	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008
Gross Dwelling Completions	-	-	-	297	533	272	382
Net Dwelling Completions	221	280	114	135	473	183	315
Accumulated Completions (net)	221	501	615	750	1,223	1,406	1,721

Please note that dwelling completions have now been checked against Regional and County figures and show a different total for the years 2001-2003. These have been incorporated into the Housing Trajectory data to enable a shared authority approach to annual monitoring.

9 The 'opening stock' varies considerably from the closing stock reported in the AMR07 - this information is from the RSS and BDC intends to use their sources from now on.

10 Number of dwellings of unknown number of bedrooms completed minus number of dwellings of unknown number of bedrooms demolished.

Housing Trajectory

- 101** The draft [East of England Plan \(RSS\)](#) proposes a minimum target for the District of 10,700 new dwelling units (2001-2021), equating to an annual build rate of 535 net dwellings per year. Since 2001, there have been 1,721 net builds in Basildon District; an average of 246 builds per year. In order to meet the RSS minimum target of 10,700 dwellings by 2021, future annual dwelling build rates will need to average around 690 units - almost three times the average annual build rate in the District since 2001.

Table 22 Annual net build rate to meet required development targets

Annual net build rate calculation	
Draft RSS dwelling requirement 2001- 2021	10,700
Less net completions	1,721
Divided by the remaining number of years between 2007 and 2021 (13 years)	/13
Required annual build rate to start 1st April 2007	690

- 102** Due to the complexity of the trajectory, this subject is discussed in significantly more depth within appendix 7: Residential Development Analysis.
- 103** The issues of whether the proposed trajectory provides enough capacity for future development is discussed in Our Performance as a Local Planning Authority.

Housing Targets

- 104** The RSS annualised the housing target for Basildon District as '535 units/ annum over twenty years' to meet an overall housing target of 10,700 by 2021.
- 105** Due to the fact that the District has not seen completed development at that level on an annual basis, and does not expect to achieve that level (except in future projections) - this annualised target has risen annually.

Table 23 Annual Housing Targets

	01-02	02-03	03-04	04-05	05-06	06-07	07-08
Defined delivery at 535 units/ annum	535	1,070	1,605	2,140	2,675	3,210	3,745
Actual net delivery (accumulated)	213	513	666	802	1,275	1,458	1,773
To still deliver	10,487	10,187	10,034	9,898	9,425	9,242	8,925
Annual Housing Target	535	551	566	618	628	660	687

- 106** As part of an extensive exercise into the future housing trajectories for Basildon District - the following table contains an estimate of future delivery based on applications, and research that has been published through the residential land availability studies, Local Plan, and other publicly available data. Due to the District not having an adopted DPD with land allocations, the table ends in 2014.

Table 24 Estimated Future Performance to Annual Housing Targets

	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Defined delivery at 535 units/ annum	4,280	4,815	5,350	5,885	6,420	6,955
Estimated net delivery (accumulated)	1,947	2,101	2,592	3,119	4,353	6,433
To still deliver	8,753	8,599	8,108	7,581	6,347	4,267
Estimated Annual Housing Target	729	782	810	842	793	609

- 107** Due to the accumulation, and factored deliverability of sites, it is estimated that the majority of sites would be delivered by 2013-14, showing a reversal of the trend up to 2011-12 of bottle-necked development.
- 108** Whilst subject to revision based on improved annual intelligence, this table shows the delivery defined, actual delivery, and expected deliveries based on trajectory work.
- 109** The format of developing this trajectory will be refined in the future and in light of actual deliveries/ development opportunities on an annual basis.

Housing Trajectory and Land Supply

- 110** Due to the complexity of the trajectory, this subject is discussed in significantly more depth within appendix 7: Residential Development Analysis.

Previously Developed Land

- 111** It is desirable that the majority of new development is built on Previously Developed Land.

Table 25 Dwelling Completions 2007-2008

Dwelling completions - category	Results
Number of dwellings built (gross)	382
Number of dwellings built on PDL (gross)	318
% of dwellings built on PDL	83.3
Total area occupied by completed dwellings (gross)	63.9 ha

Table 26 PDL developments within Basildon KCDC

Dwelling completions - category	Results
Number of dwellings built (gross) within Basildon KCDC	238
Number of dwellings built on PDL (gross)	210
% of dwellings built on PDL	88.2%

Density Calculations

Table 27 Density of developments

Number of dwellings used for density calculation	217
Number <30 Dwellings per Ha	0
Number 30-50 Dwellings per Ha	0
Number >50 Dwellings per Ha	217

- 112** Only large sites were used to calculate density. Therefore, the figures do not directly relate to gross or net overall build within the District. CLG expects that Density studies are included in the AMR, despite the lessening of its importance within Core Indicators.

Affordable Housing

- 113** The creation of Affordable Housing, and the general availability of existing tenures, dictates the long term livability and flexibility of the District to meet a wide range of residents' needs.
- 114** Affordable Housing development policies have already been shown as being difficult to quantify within the chapter 'The effectiveness of our existing policies'.
- 115** Actual Affordable Housing builds have been consistently low, when tracked through Development Monitoring. Contact with the Housing Strategy department shows that Affordable Housing is much more likely to be bought in from already existing housing stock. As a result of this, more work will be performed for the AMR2009 in identifying and evidencing how Affordable Housing is created from existing stock.
- 116** To complement this issue, a ward by ward analysis of the prices of housing types - for the quarter January to March 2008 has been produced, to enable a future comparison of existing market prices by ward ⁽¹¹⁾.

Table 28 Average House Prices Jan-Mar 2008

	All Sales	Detached	Semi Detached	Terraced	Flat
Billericay East	£267,175	£440,936	£254,414	£171,750	£181,335
Billericay West	£262,277	£400,750	£272,571	£254,583	£163,433
Burstead	£293,607	£512,833	£268,332	Not enough sales	£192,400
Crouch	£356,731	£456,759	£254,154	£171,750	£161,468
Fryerns	£151,365	Not enough sales	£166,582	£153,184	£117,708
Laindon Park	£199,547	£268,571	Not enough sales	£181,055	£136,200
Langdon Hills	£250,629	£356,961	£165,600	£191,814	£213,566
Lee Chapel North	£183,005	£268,571	£208,356	£176,858	£139,398
Nethermayne	£264,613	£387,332	£165,600	£210,915	£290,799
Pitsea North West	£151,152	Not enough sales	£185,331	£150,790	£128,533
Pitsea South East	£193,292	£283,778	£201,165	£155,226	£118,750

11 Please note that Land Registry does not provide Housing Information by Ward. This table is an extrapolation based on a sample of postcodes spatially defined within the Ward.

	All Sales	Detached	Semi Detached	Terraced	Flat
St Martins	£155,127	Not enough sales	Not enough sales	£153,063	£152,787
Vange	£152,524	Not enough sales	Not enough sales	£156,052	£135,739
Wickford Castledon	£212,048	£276,471	£220,803	£196,332	£145,736
Wickford North	£236,036	£305,062	£226,427	Not enough sales	£152,500
Wickford Park	£199,947	£282,500	£204,941	£186,999	£143,583
England and Wales	£182,762	£275,333	£171,250	£143,266	£173,041

117 There are only a few wards within Basildon District where annual housing costs are within 35% of the annual earnings of Basildon residents. This is a principal indicator that the majority of housing in the District is not affordable.

118 In terms of provision of Affordable Housing:

Table 29 Gross Affordable Housing Completions 2007-2008

Social Rented Housing Provided	226
Intermediate Housing Provided	58
Affordable Homes Total	284

Source: HIP Return 2008 (Housing Investment Programme HSSA)

Table 30 Affordable Dwellings through Planning System 2007-08

	All dwelling completions (Gross)	Affordable Gross	Affordable Loss	Affordable Net	% of new build as affordable
Basildon District	382	36	2	34	9.4
Basildon KCDC	238	34	2	32	14.3

119 Basildon Planning Service can track the development of 36 units which have been designed as being affordable housing.

120 Housing can identify 226 units which are classified as affordable. Affordable housing can be created from both purpose built developments and through buying off-the-shelf housing. This explains the variance between the two datasets.

Gypsy & Traveller Accommodation

- 121** During the monitoring period there was no change in the number of authorised Gypsy and Traveller pitches in the District.
- 122** Similarly, there was no change in the number of authorised pitches for Travelling Showpeople.

Building for Life

- 123** The CABE-Home Builders Federation 'Building for Life' standard are supported by the government as the standard for the quality design of new home.
- 124** The standard defines twenty issues which a quality design should have. If a development can 'check' itself against 13 issues, but not seven, it has a BfL Score of 13.

Table 31 Quality of Housing - Building For Life Assessments

Total number of housing sites	8
Number of dwellings on those sites	401
Number of sites with a BfL assessment of 10-13	1
Dwellings on those sites	100
% of dwellings on BfL 10-13	24.9%
Number of sites with a BfL assessment of less than 10	7
Dwellings on those sites	301
% of dwellings on less than 10 BfL	75.0%

- 125** This indicator has only been used to study larger developments which were delivered during the monitoring period.
- 126** As a result, the developments meet (or have failed to meet) Building for Life standards retrospectively, and these questions were not considered in advance of approval.
- 127** These standards are being used in the discussion and consideration of housing developments during this and future monitoring periods.

Economic Development

128 The future prosperity of Basildon District depends on ensuring that there is sufficient land for business development. The LDF allocates land for employment related development. The data set refers to business developments by their classification in the Use Classes Order (UCO). Further guidance is available from the [Planning Portal](#)⁽¹²⁾, which sets out the UCOs and associated legislation.

Box 1

Use Class Order

B1 - Business

- Class II (a) Offices, not built into retail or financial establishments
 (b) Research and development studios, laboratories, high-tech

Class III (c) Light Industry

B2 - General Industry

Class IV-IX General Industry

B8 - Storage or Distribution

Class X Wholesale Warehouse, distribution centres, repositories.

Table 32 Business Development Completions

		B1a	B1b	B1c	B2	B8	B1-8	Total
Total amount of additional employment floorspace by type (m ²)	gross	1,949	0	916	0	0	32,411	35,276
	losses	1,6477	0	0	221	1,275	35,540	53,513
	net	-14,528	0	916	-221	-1,275	-3,129	-18,237

		B1a	B1b	B1c	B2	B8	B1-8	Total
Total amount of employment floorspace on previously developed land (m ²)	gross	1,949	0	916	0	0	32,411	35,276
	% PDL	100%	0	100%	0	0	100%	100%

	B1a	B1b	B1c	B2	B8	B1-8	Total
Extant Planning Permissions (Ha)	-0.65	0	.17	.02	.35	-.43	-0.54
Extant Allocations (Ha)	0	0	0	0	0	150.42	150.42
Total (Ha)	-0.65	0	.0	0.02	0.35	149.99	149.8

		B1a	B1b	B1c	B2	B8	B1-8	Total
Total amount of additional employment floorspace within Basildon KCDC (m ²)	Gross	1,949	0	0	0	0	32,411	34,360
	Loss	16,477	0	0	0	1,274	35,540	53,292
	Net	-14,528	0	0	0	-1,275	-3,129	-18,932

		B1a	B1b	B1c	B2	B8	B1-8	Total
Total amount of employment floorspace on PDL in KCDC(m ²)	Gross	1,949	0	0	0	0	32,411	34,360
	%	100	0	0	0	0	100	100

		B1a	B1b	B1c	B2	B8	B1-8	Total
New employment land available by type in KCDC (Ha)	Extant Planning Permissions	-0.14	0	0.17	0	0.15	0.67	0.85
	Extant Allocations	0	0	0	0	0	150.42	150.42
	Total	-0.14	0	0.17	0	0.15	151.09	151.27

129 The tables show that for Basildon District during 2007-2008 the amount of developed Business and Industrial use was far outweighed by losses within the sector. All development took place on previously developed land and that nearly 150 Ha of land has been identified for future usage.

130 The majority of the information was collected in partnership with Essex County Council. Any remaining data was cross-referenced against records in Basildon District Council's planning application management system. Site assessments to determine on-site completions was undertaken by ECC in March 2007, in association with the residential development monitoring.

2007-2008 Results

- The loss of Essex Ford, Cherrydown - B1a office space converted into 425 apartments
- The Extant allocations - refers to vacant non-pdl plots - the total score is largely attributable to 100 Ha at the Ford Research Centre, Dunton.

Retail and Town Centres**Town Centres - retail, business, and mixed usages**

131 This data set refers to business developments by their Use Class Order (UCO), classification, which includes:

Box 2**Use Class Order - Town Centre uses****A1 - Shops**

- Shops, Retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, Internet cafes, etc.
- Pet shops, sandwich bars
- Showrooms, domestic hire shops, funeral directors

A2 - Financial and Professional Services

- Banks, building societies, estate and employment agencies
- Professional and financial services, betting offices.

B1a - Offices

- Offices not within A2.

D2 - Assembly and Leisure

- Cinemas, music and concert halls.
- Dance, sports halls, swimming baths, skating rinks, gymnasiums
- Other indoor and outdoor sport and leisure uses

Further guidance on UCO's is available at: the [Planning Portal](#).

Table 33 Town Centre Monitoring

		A1	A2	B1a	D2	Unknown	Total
Total amount of floorspace for 'Town Centre uses' within local authority (m ²)	Gross	3,817	500	1,949	0	0	6,266
	Loss	500	0	16,477	0	0	16,977
	Net	3,317	500	-14,528	0	0	-10,711

		A1	A2	B1a	D2	Unknown	Total
Of the above - the amount delivered within Town Centres (m ²)	Gross	3,817	500	0	0	0	1,317
	Loss	500	0	11,809	0	0	12,309
	Net	3,317	500	-118,09	0	0	-7,992

		A1	A2	B1a	D2	Unknown	Total
Gross Development within Town Centres	%	100	100	0	0	0	100

		A1	A2	B1a	D2	Unknown	Total
Total amount of floorspace for 'Town Centre uses' on PDL (m ²)	Gross on PDL	3,817	500	1,949	0	0	6,266
	%	100	100	100	0	0	100

		A1	A2	B1a	D2	Unknown	Total
Town Centre use within KCDC (Basildon) (m ²)	Gross	3,817	500	1,949	0	0	6,266
	Loss	500	0	16,477	0	0	16,977
	Net	3,317	500	-14,528	0	0	-10,711

		A1	A2	B1a	D2	Unknown	Total
Gross PDL within KCDC (m ²)	Gross	3,817	500	1,949	0	0	6,266
	%	100	100	100	0	0	100

132 From the above figures - it is clear to see that only Basildon has had any Town Centre development during the monitoring period.

- 133** This implies that Basildon Town Centre has a degree of vitality (even though the development of the Morello Quarter has resulted in a significant loss of office space), but that developments in Wickford and Billericay are not underway.

Culture, Heritage and Landscape

Conservation areas:

- 134** There are four Conservation Areas within Basildon District. A formal study of Conservation Areas is planned to start in mid-2009. It is possible that development within some Conservation Areas may have resulted in significant loss of character from the date of original designation, and the position of the Council with regard to preserving these areas will be outlined.
- 135** Top line results from the study will be presented in the AMR.

Listed Buildings

- 136** 51 permissions on listed buildings / builds or demolitions within the District have been granted or appealed since 2002-2008

Table 34 Number of planning permissions granted relating to Listed Buildings

Year	Permissions on Listed Buildings
2001-2002	No records
2002-2003	4
2003-2004	2
2004-2005	12
2005-2006	10
2006-2007	6
2007-2008	12

Table 35 Listed Building permissions granted 2007-2008

Basildon Reference	Ward	Impact
07/00289/LBBAS	Billericay East	Alterations to the front and interior of building.
07/00482/LBBAS	Billericay East	Conversion of roof space to office/ filing room.
07/00656/LBBAS	Billericay East	Restoration of rear wall using lime mortar.
07/00685/LBBAS	Burstead	Single storey extension to barn.

Basildon Reference	Ward	Impact
07/00805/LBBAS	Crouch	Removal and replace of existing garage and porches
07/00829/LBBAS	Burstead	Internal and external alterations to farmhouse
07/00852/LBBAS	Billericay East	Installation of ATM to front
07/01041/LBBAS	Billericay East	Display signage
07/01079/LBBAS	Billericay East	Replacement signage
07/01278/LBBAS	Vange	Refurbishment and new entrance doors
07/01316/LBBAS	Burstead	Erection of garage block
07/01539/LBBAS	Nethermayne	Side extension and internal changes

137 The majority of listed building decisions in 2008 related to Billericay High Street.

History and Archaeology

138 A Historical Assessment is under way, which should provide enough evidence to feed into the AMR09, but also policy development, current development practices, and the contextual report which supports the AMR document. Once sites are clearly identified, a yearly tracker can be put in place to assess whether developments within the District have impacted upon these locations.

Biodiversity, Flora and Fauna

Advances in Local Biodiversity and Habitat Monitoring

139 During 2004-2005, EECOS⁽¹³⁾ carried out a District-wide Phase 1 Habitat Survey for Basildon District Council. The data collected for the Phase 1 was also used to review the Basildon District Register of Sites Important to Nature Conservation (SINCs), leading to the identification of locations worthy of the designation Local Wildlife Sites (LoWS).

140 In the AMR05, the results of the Phase 1 were used to report on changes to the District's Priority Habitats between a Phase 1 carried out by Essex Wildlife Trust in 1993 and the 2005 Phase 1. It represents a significant part of the biodiversity baseline.

141 Annual biodiversity monitoring was secured in March 2007 following a three-year SLA between EECOS and Basildon District Council. The Basildon District Biodiversity and Habitat SLA, EECOS seeks to:

- Annually inspect all LoWS and resurvey those where there are signs of significant disturbance/ damage/ significant change

13 The Essex Wildlife Trust's not-for-profit ecological consultancy company

- Survey all potential new LoWS
 - Identify the extent on GIS and carry out annual assessments of the condition of UKBAP Priority Habitats
 - Undertake a condition assessment of the SSSIs in the District (with the exception of Holehaven Creek)
- 142** By carrying out an annual survey of habitats and biodiversity in Basildon District, the Council will be provided with an up to date, accurate and objective evidence base to inform planning decisions. The survey will also assist in monitoring habitat change and will improve biodiversity in the District by influencing site management.
- 143** The data provided this year represents the second year of the SLA.

Changes in Priority Habitats

- 144** The minor modifications made to the habitat areas in this report make little difference to the conclusions drawn in last year's report. For the most part, changes have been brought about after consideration of the habitat definitions or because additional species records have prompted a re-evaluation of the habitats themselves.
- 145** There remains very little clear acid grassland within the district, as those sites with acidic influence, Ba2 Parkhill Wood Meadow and Barrenleys Meadow being the most obvious, also show characteristics of neutral grassland.

Table 36 UK BAP Priority Habitats 2007-2008

UK BAP Broad Habitat	UK BAP Priority Habitat	Area in Basildon District (ha)	% in LoWS	% in SSSI	Commentary
Boundary and Linear Features	Hedgerows	6.1	100	0	Only sites with relevant habitat selection criteria are included
Broadleaved Mixed and Yew Woodland	Lowland Mixed Deciduous Woodland	137.1	52.1	47.9	Norsey Wood SSSI is the only non-LoWS Ancient Woodland in the District
Acid Grassland	Lowland Dry Acid Grassland	0.1	100	0	Some overlap with the following habitat.
Neutral Grassland	Lowland Meadows	146.1	93.3	6.2	
Improved Grassland	Coastal and Floodplain Grazing Marsh	382.8	83.8	16.2	
Fen, Marsh, and Swamp	Reedbeds	20.0	35.0	65.0	

UK BAP Broad Habitat	UK BAP Priority Habitat	Area in Basildon District (ha)	% in LoWS	% in SSSI	Commentary
Inland Rock	Open Mosaic Habitats on Previously Developed Land	63.6	100	0	This includes only sites known to have importance for nature conservation, as set out in the BAP.

UK BAP Broad Habitat	UK BAP Priority Habitat	Area in Basildon District (ha)	% in LoWS	% in SSSI	Commentary
Littoral Sediment	Coastal Saltmarsh and Intertidal Mudflats	71.5	42.4	56.1	Two Priority Habitats have been combined because of mapping difficulties; note that 1.5% lies outside of SSSIs and LoWs.
Total		8 27.3	76. 9	23. 1	

- 146** The new BAP habitats, Hedgerows and Ponds, are not adequately represented in the mapping exercise carried out to date.
- 147** Some BAP Hedgerows habitat has been identified, but this is limited to a small number of green lane LoWS and those LoWS where the hedgerow habitat selection criteria (HCr9) has been cited. The definition of Hedgerows covers all boundary lines of trees or shrubs consisting of at least 80% cover of woody native species. Therefore, the majority of hedgerows within the district could qualify. As suggested in the 2007 report, the most appropriate way of addressing the principle behind this BAP habitat may be to identify a small number of LoWS that include a network of qualifying hedgerows, preferably ones with good species diversity or ground flora and that have been in existence for a significant period of time. Sites in various parts of the district should be considered. Two such sites, one an extension of an existing green lane site, are recommended for further survey.
- 148** The easiest attribute on which to hang BAP Pond status is the presence of Great Crested Newts, as good records exist for a number of sites. As a result, the BAP habitat has been added to several sites - Ba21 Langdon Complex, Ba23 St. Nicholas Church Complex, Ba27 Noak Bridge and Ba40 Nevendon Bushes. In all these cases it is not just the presence of the pond that is important, it is the association with good terrestrial habitat and reliable recent records for Great Crested Newts.
- 149** The reason for Ponds being added to the suite of BAP habitats is presumably because they are frequently threatened by neglect, development and "improvement". There is a danger that Great Crested Newts will hijack the habitat and demote the importance of other ponds where they do not occur. It should be noted that the UK BAP habitat applies to a wide range of ponds supporting a wide range of scarce, rare and threatened species and the availability of information on these species should be used to notify additional ponds and their surrounding habitats. Habitat Selection Criterion HCr26 should be used for such ponds, in addition to any species criteria that may apply.
- 150** The definition of the Lowland Mixed Deciduous Woodland is as broad as that for hedgerows, including "most semi-natural woodlands". The application of this definition has not been considered at a county level, but for now it seems appropriate to continue using the "filter" of ancient woodland to identify BAP habitat, which will then correlate with the Essex BAP Ancient Woodland HAP. The other approach would be to consider any woodland that is deserving of LoWS status to be BAP habitat, but there seems to be little clear benefit in doing so.

Change in Areas Designated for their Intrinsic Environmental Value including Sites of International, National, Regional, Sub-Regional, or Local Significance

International Sites

151 There are no sites of International designation within the Basildon District.

National Sites

152 There are six SSSIs in the Basildon District.

- Basildon Meadows (6.8 Ha)
- Mill Meadows (6.76 Ha)
- Pitsea Marsh (93.45 Ha)
- Norsey Wood (65.62 Ha)
- Vange and Fobbing Marshes (167.29 Ha)
- Holehaven Creek (272.87 Ha)

153 During 2007-2008 none of the SSSI's showed any signs of dramatic or recent changes that would warrant a more detailed investigation during the monitoring period.

Local Wildlife Sites

154 The Biodiversity and Habitat SLA Report 2008 reported that three new LoWS were added to the network, eight were extended and two were reduced. None have been wholly deleted.

155 The three new sites are:

- River Crouch at Noak Bridge
- Barrenleys Meadow
- Pitsea Landfill Site (active) - to be known as Fobbing Horse

156 There are now a total of **52 LoWS** in the District. These sites cover an area of 1,056.9 hectares, accounting for the loss of 2.0 hectares and the addition of 96.9 hectares.

157 It must be stressed that development has not caused the loss of 2.0 hectares of land formerly recognised within LoWS. The loss of land is partly as a result of the reassessment of the habitat (Ba24) Dry Street Pastures, and an ongoing deterioration in quality at (Ba34) All Saints Churchyard, Vange.

Water, Soil and Geology

Flood Protection

Flood Protection and Climate Change

158 Whilst Planning Services do not collect data for:

- NI188: Planning to Adapt to climate change
- NI189 Flood and coastal risk management

159 It can be built into the remit of the Annual Monitoring Report to provide this data in future years to support the Monitoring Process.

Permissions granted contrary to Environment Agency advice

Planning Applications Refused in Line with Agency Advice

160 The [Environment Agency](#) (EA) ⁽¹⁴⁾ in its role as a consultee advises LPAs on flooding concerns as part of the planning application process. Any proposal that occurs on or close to an area of medium to high flood risk (Flood Zone 2 or 3) requires a Flood Risk Assessment. Depending on the outcome of the FRA, the EA may advise the Council that some proposals should be refused permission or appropriate mitigation measures must be incorporated into proposals.

Table 37 Planning applications highlighted in Environment Agency advice 2008 in terms of flood risk

LPA Reference	LPA Decision	Nature of Proposed Development	Reason for Objection
07/00801/OUT	Allowed	Major Residential	Adverse impact on Surface Water Run off. Unsatisfactory FRA/ FCA submitted
07/01099/FULL	Pending Decision	Major Residential	Adverse impact on Surface Water Run off. Unsatisfactory FRA/ FCA submitted
07/01100/OUT	Pending Consideration	Mixed use - Major	Adverse impact on Surface Water Run off. Unsatisfactory FRA/ FCA submitted
07/01204/FULL	Pending Decision	Major Residential	Adverse impact on Surface Water Run off. Unsatisfactory FRA/ FCA submitted
08/00240/OUT	Pending Decision	Major Residential	Adverse impact on Surface Water Run off. Unsatisfactory FRA/ FCA submitted
08/00241/OUT	Pending Decision	Major Recreational Schemes	Adverse impact on Surface Water Run off. Unsatisfactory FRA/ FCA submitted

LPA Reference	LPA Decision	Nature of Proposed Development	Reason for Objection
07/01487/FULL	Granted	Major Offices/ Light Industry	Adverse impact on Surface Water Run off.Unsatisfactory FRA/ FCA submitted
07/00943/FULL	Granted	Major Residential	Adverse impact on Surface Water Run off.Unsatisfactory FRA/ FCA submitted
08/00239/OUT	Pending Decision	Major Mixed Use	Adverse impact on Surface Water Run off.Unsatisfactory FRA/ FCA submitted
07/00515/FULL	Granted	Minor Mixed Use	Insufficient Info - Flood Risk
07/00744/FULL	Granted	Minor Mixed Use	Insufficient Info - Flood Risk Sequential Test not adequately demonstrated
07/00218/FULL	Allowed	Minor Residential	Part C of Exception Test not passed Sequential Test not adequately demonstrated
07/00994/OUT	Withdrawn	Minor Offices/ Light Industry	PPS25 Request for FRA/ FCA Sequential Test not adequately demonstrated
07/01064/FULL	Granted	Minor Other	PPS25 Request for FRA/ FCA Sequential Test not adequately demonstrated
07/01122/FULL	Withdrawn	Minor Residential	PPS25 Request for FRA/ FCA Sequential Test not adequately demonstrated
08/00405/FULL	Pending Consideration	Minor Residential	PPS25 Request for FRA/ FCA Sequential Test not adequately demonstrated
08/00252/FULL	Withdrawn	Minor Residential	PPS25 Request for FRA/ FCA Sequential Test not adequately demonstrated
08/00229/FULL	Refuse	Major Residential	PPS25 Request for FRA/ FCA Sequential Test not adequately demonstrated
07/00993/FULL	Withdrawn	Minor Mixed Use	Sequential Test not adequately demonstrated Unsatisfactory FRA/ FCA submitted
07/00151/FULL	Withdrawn	Minor Other	Unsatisfactory FRA/ FCA submitted

LPA Reference	LPA Decision	Nature of Proposed Development	Reason for Objection
07/01541/FULL	Granted	Minor Offices/ Light Industry	Unsatisfactory FRA/ FCA submitted

Planning Permissions Granted referencing any conditions which fully mitigate Agency Concerns

Table 38 Planning permissions granted, but with conditions which fully mitigated Environment Agency Concerns 2007-2008

LPA Reference	Mitigating conditions
07/01487/FULL	Within the decision notice, mitigation was clearly outlined to identify contaminants and ensure protection of water from flood/ run off, restricting development until completed.
07/00943/FULL	Within the decision notice, mitigation was clearly outlined to identify contaminants and ensure protection of water from flood/ run off, restricting development until completed. Surface water attenuation and drainage studies were also included as condition.
07/00515/FULL	Within the decision notice, mitigation was clearly outlined to identify contaminants and ensure protection of water from flood/ run off, restricting development until completed. Similarly that development must account for Flood Risk Assessment submitted alongside the application
07/00744/FULL	Within the decision notice, mitigation was clearly outlined to identify contaminants and ensure protection of water from flood/ run off, restricting development until completed.
07/01064/FULL	No specific conditions were raised within the decision notice, but a Flood Risk Assessment has been submitted within records post approval implying that the issues raised have been considered.
07/01541/FULL	Whilst a Flood Risk Assessment was submitted in advance of the decision, a condition of the approval is that a scheme for compensatory flood storage works take place taking into account climate change and flood process. Also required was a formal hydrological study.

Appeals Allowed in contravention of Environment Agency advice.

161 Two appeals were allowed in contravention of Environment Agency advice. Mitigating conditions are listed:

Table 39 Appeals Allowed in contravention of Environment Agency Advice

LPA Reference	Mitigating conditions
07/00801/OUT	Appeal allowed: drainage, ecology, and flood management were all part of the Secretary of States requirements to enable the appeal to be allowed.
07/00218/FULL	Appeal allowed: Environment Agency no longer maintained the objection.

Planning Applications objected to by the Environment Agency on Water Quality Grounds

- 162** The Environment Agency report covering the monitoring period shows no application to which objections were raised against on these grounds.

Material Assets

Plotting Development Types Granted by Ward 2003-2008

- 163** To explore the following tables more effectively - a major development is any planning permission granted or allowed which has:
- For Residential Permissions: 10 or more units (houses/ flats/ etc) as part of the development, or is being built on a site over 0.5 HA. A permission could be 425 units or more.
 - For Residential Permissions - Minor could mean anything from 1-9 units (houses/ flats/ etc) built on an area less than 0.5 HA. Typically permissions relate to one unit.
 - For Non-Residential Permissions: Any size larger than 1 HA. Larger permissions usually relate to many shops/ industrial units, rather than the minor 'one shop/ unit' average.
 - Sites of 'mixed development' (being a little bit of residential/ industrial/ or retail) have not been included to reduce the complexity of the study.
- 164** The data for the following analysis is available in Appendix 9 - Infrastructure.
- 165** In terms of Major Residential: It is clear that there have been developments in recent years at Wickford Castledon, Wickford North, Laindon Park, and Fryerns - but that this represents a 'shift' from development in previous years, in both amount and location. In terms of Major Industrial: There is very little development, but what is clear is that it is restricted to wards with Industrial Areas, as would be expected. Major Retail: Is barely present, with only a redevelopment in Pitsea South East.
- 166** Minor Residential development is principally focused in Crouch and Burstead wards, though Vange seems to have had a few 'peaks' in recent years.
- 167** Whilst the information, in itself, does not add a strong voice to what will be developed within Basildon District, it does provide a very basic mechanism of tracking 'typical' development within a ward for past and future and seeing where trends are. In the future it could be used alongside windfall tracking.

Section 106 / Community Infrastructure Levy (CIL)

- 168** Section 106 agreements relate to the Town and Country Planning Act 1990, where monies are paid by developers to Local Planning Authorities in order to offset the costs of the external effects of development. For example, if a developer were to build 100 new houses, there would be effects on local schools, roads etc., which the Local Authority would have to deal with. In that situation there might be a Section 106

agreement as part of the granting of planning permission, through which the developer would agree to make a contribution towards the provision of infrastructure related to that development, eg new school places, open space, affordable housing, highway improvements, etc.

- 169** S106 agreements would be phased out, if the Council were to adopt the Community Infrastructure Levy (CIL). CIL would enable a Local Authority to charge on most types of new development in their area. CIL charges would be based on simple formulae which relate the size of the infrastructure cost and the size and character of the development paying it. The proceeds of the levy would be spent on local and sub-regional infrastructure to support the development of the area.
- 170** By identifying developments that 'come through' in a year, and their related s106/ CIL charges, we can begin to show where infrastructure should be developed or improved - and whether the Council is achieving all it can with these infrastructure payments.
- 171** Between 2001-2008 there were 83 planning permissions granted with Legal Agreements attached:

Table 40 Number of s106 Agreements by year

Year	Number of permissions granted with legal agreements
2001-2002	2
2002-2003	7
2003-2004	5
2004-2005	16
2005-2006	20
2006-2007	21
2007-2008	12

- 172** The earlier period (2001-2004) may represent an initial lack of input onto the record system, rather than s.106 agreements not being used. The later period (2004-2007) shows a reasonable number of cases with s106 agreements. The recent drop in legal agreements ties to an overall drop in applications coming through the system. This is expected to continue until 2010.
- 173** Future analysis should highlight permissions and infrastructure bonuses, as well as where and how these developments will be progressed.

Open Spaces

- 174** Basildon District has almost 700 ha of open space. Existing provision includes 28 formal parks, providing for a range of sporting and outdoor recreation activities. Each of the main population settlements has at least one major park containing a range of facilities: Gloucester Park in Basildon, Lake Meadows in Billericay and Memorial Park in Wickford

fulfil this function. In addition, there are many small parks, recreation grounds, allotments, landscaped amenity areas and nature reserves, as well as five Country Parks and four Local Nature Reserves.

- 175** The [Green Flag Awards](#) ⁽¹⁵⁾ are a recognition of a qualitative standard being achieved for parks and green spaces in England and Wales. The Civic Trust, on behalf of the DCLG and the Green Flag Advisory Board, manages the programme. There are no parks in the Basildon District with a Green Flag award.

Waste Management

- 176** Basildon District Council does not have responsibility for this planning issue. Essex County Council is the [Minerals and Waste Planning Authority](#) ⁽¹⁶⁾.

Energy

- 177** In October 2008 - the following data was returned to EERA.
- 178** During the 2008 Monitoring period 4.21 MW of renewable energy development was granted planning permission. All of these developments were in the Basildon area (rather than the District as a whole).
- 179** Building Control confirmed that no completions had taken place during the monitoring period.

Table 41 Renewable energy capacity by type

	Permitted installed capacity in MW	Completed installed capacity in MW
Wind onshore	0.006	-
Solar photovoltaics	-	-
Hydro	-	-
Landfill gas	4.2	-
Sewage sludge digestion	-	-
Municipal (and industrial) solid waste combustion	-	-
Co-firing of biomass with fossil fuels	-	-
Animal biomass	-	-
Plant biomass	-	-

15 <http://www.greenflagaward.org.uk/>

16 <http://www.essexcc.gov.uk/vip8/ecc/ECCWebsite/dis/cha.jsp?channelOid=27961>

	Permitted installed capacity in MW	Completed installed capacity in MW
Total	4.21	-

Conclusion

Conclusion

- 180** The AMR reports on the continual monitoring of Basildon District Council's policy performance against a range of targets and milestones. It is a key part of the Local Development Framework (LDF) and assists in its development, monitoring and review.
- 181** The general approach of the AMR 2008 has reviewed and simplified the framework developed in 2007 in recognition of advice provided by the Planning Advisory Service (PAS). Appropriate levels of review, and corrective action have been built into the LDF structure to ensure that the DPDs are delivered in the most effective way possible. Significant foundational gains have been made in 2008 as a result, though these will be most apparent in the AMR2009.
- 182** Whilst slippage within the LDS is clearly apparent, the guidance received has enabled a serious review of the foundation work of the LDF to take place. This has seriously minimised risks related to the development of the document suite, and focused delivery.
- 183** The Policy Review was carried out in early 2008. Whilst there are clearly problems with the communication and intention of policies developed in 1998, the majority are either achieving their purpose, or are subject to further review. Of interest - for future years, is the analysis of secondary policies to assess their fitness.
- 184** An implication for future policy development is the ability to track usage - examples of good working practice from other authorities will be studied for the AMR09.
- 185** Core indicators have changed since 2007. This year shows significant variations to previous years work as a result. Great efforts have been made to provide as substantive a return possible, although there is still room for improvement. It is hoped that the collection and evidencing of these 'bed down' in future years. Where appropriate, 'old' CI's seen as not adding value have been removed from the collection remit.
- 186** Local Indicators have also changed - with the removal of BVPI's and development of NI's (which have cross-overs into new Core Indicators). In future years, elements of previous monitoring processes will be included within Local Indicators if they are found to be supportive of LDF development.

7 Residential Development Analysis

7.1 Housing Trajectory

Housing Trajectory 5-15 years

Introduction

- 7.1 Local Planning Authorities are required to prepare a housing trajectory, the main purpose of which is to provide a progress report on past performance on housing supply and to anticipate future build rates, to demonstrate a ready supply of housing land is available for development. Trajectories have been prepared in the Annual Monitoring Report to support and inform the future development of LDF documents.
- 7.2 The information presented within the attached tables show completion rates for the Regional Spatial Strategy period. There is also an allowance made for completions from previously developed land windfall sites.
- 7.3 The RSS expects that Basildon District will supply 10,700 housing units between 2001-2021, equivalent to an annual build rate of 535 units per year.

Table 42 Annual Build Rates - initial terms

Total Requirement 2001-2021	10,700
Over period of 20 years	20
Annual rate	535

- 7.4 Naturally, any build rate that does not meet 535 units per year results in an increased annual rate for future years - as the 'total requirement' of build is reduced only slightly, but the divisor drops by a year.
- 7.5 At Basildon District, as was already shown in previous AMR's, the annual build rate has not met the development rate required. This was expected, the majority of the Local Plan housing allocations have been built-out and the recent, large scale redevelopment of residential estates has resulted in significant levels of demolitions, which reduce the overall net number of homes built.

7.6 The District's build rate has been made up of windfall development, sites identified in the Urban Capacity Study, and the last remnants of the Basildon Development Corporation sites (ongoing since the mid-70's - and whilst boosting build rates at the end of the 90's now, mostly complete).

Calculation of Trajectory

7.7 This trajectory has taken standard guidance available from the Region/ County - and has taken into account the following sets of information:

- Outstanding Permissions - large sites
- Permissions already delivered - Either from sites which were windfall or allocated within local plans.
- Sites Allocated within the BDLP98
- Other Sites identified (such as Urban Capacity studies)
- Sites identified as vacant or WOPP.

7.8 At no point has a calculation been used to provide an estimate of windfall delivery, although there is strong historical scope for including a windfall estimate. No trend for growth/ urban concentration/ or any 'suggestions' as to future deliveries have been implied beyond what is strictly quantifiable. As such, this could be argued as a 'bare bones' trajectory.

7.9 Deliverability has been reduced to a general figure. This 'simple' approach was not a short cut to speed analysis. A formal study of general expiry rates, permission by permission analysis, and expectations provided a deliverability average of 3-7% loss in units (not permissions) a year. However, this document was developed during the Credit Crunch, and a generalised 'bloat' of losses and expected activity and been projected - as such, the deliverability is significantly artificial within these projections and will not be corrected until intelligence is improved (post April 2009 - for publication December 09 - if not earlier).

7.10 The capacity derived from evidence sources is significant: nearly 60% of the 10,700 requirement has been identified. The difficulty is in ensuring the capacity defined to date is built during the RSS period, and that future capacity comes forward within a reasonable time.

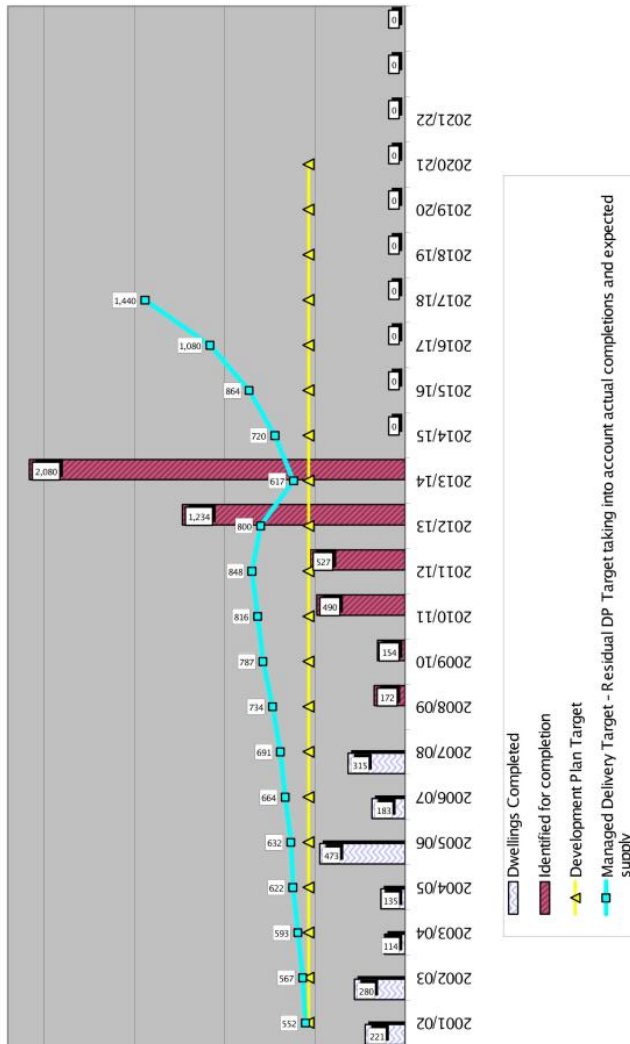
Trajectory Tables

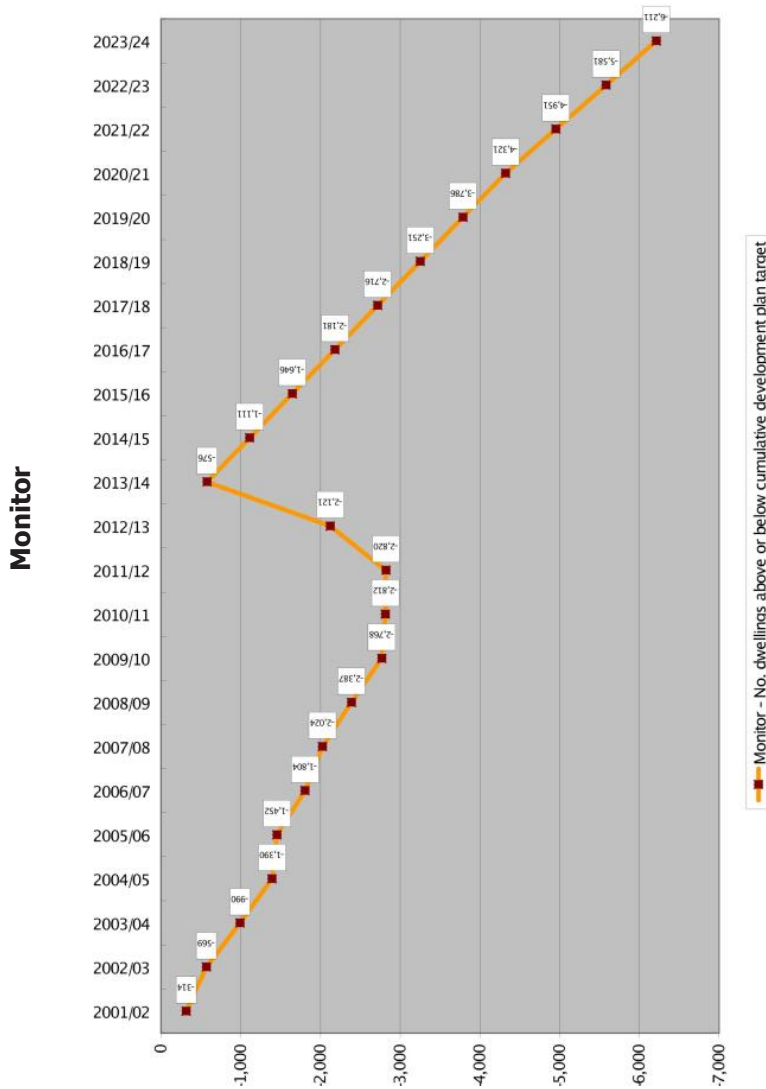
Table 43 Housing Trajectory

	Completions (net) achieved										Projected Completions (net) within remaining RSS plan period										Beyond RSS plan period							
	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26			
RSS period Remaining	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	The RSS 2001-2021	
Five years from monitoring period	0	0	0	0	0	0	0	5	4	3	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Relates to duty to show five years from 2009-2010
Fifteen years from monitoring period	0	0	0	0	0	0	0	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0	0	0	0	0	Relates to duty to show fifteen years from 2009-2010
Completions - (allocated sites)	0	26	0	23	0	0	0	60	0	0	400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Relates to sites formally identified within the BDLP1998.	
Completions (unallocated sites)	213	254	114	112	473	183	315	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Relating to sites not allocated	
Identified sites without planning permission (WOPPS/ UCS/ Vacants/ etc)	0	0	0	0	0	0	0	0	0	0	0	1666	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Trajectory is accepted as being artificial, but relates to available capacity.	

Trajectory Graphs

Trajectory





7.11 The previous two graphs show that Basildon District Council has not built 535 units a year since 2001. However, since Basildon District has only five years of deliverable capacity identified - the cumulative plan target swiftly drops down to negative delivery as a result.

Future impacts of the Trajectory

7.12 Until the Strategic housing Land Availability Assessment and Core Strategy are completed and published - it is unlikely that the overall requirement can be plotted against longer term targets effectively. The lack of data for 2014 onwards is testament to the 'bare bones' approach presented by the trajectory. Rather than presenting a false position, the Service is very aware that a stoic and rigid approach to assessing future needs has to be clearly tied to policy development. By pre-empting policy development by citing potential builds ('adding flesh to the bones'), we could undermine trust in the LDF process, which has always aimed to ensure that stakeholders have a say in the development of the District.

7.13 2008, however, has seen the adoption of a trajectory system which meets Regional and County standards, which is fully evidenced, trackable, and capable of auditing. This work has laid the foundations for the SHLAA and for future presentations of Housing Delivery expectations.

7.14 Once the SHLAA / Core Strategy has been published, a substantial amount of development capacity will be enabled. This will ensure that future trajectories can be used effectively to track development, engage with developers, and drive deliveries to meet RSS targets.

7.15 Once new development capacity has been identified and formally published, it is expected that the majority will be delivered within three years. Whilst the trajectory appears 'bleak', the Council is very positive that the identified Regional Targets can be met.

8 Local Development Scheme

Local Development Scheme 2006 - 2011 (LDS)

- 8.1** The [LDS 2006-2011](#) ⁽¹⁷⁾ is available to view or download from the Council's website. This revised LDS came into effect in February 2006, and sets out the timetable for the preparation of the LDF documents.

Changes made in the revised LDS

- 8.2** The Council's first LDS (2005-2009) came into effect in June 2005. This included the RLP as the first of the DPDs to be produced. Due to a number of factors, primarily legal difficulties stemming from the Environmental Assessment of Plans and Programmes Regulations 2004, the Council withdrew the RLP on 29th June 2006.
- 8.3** The Council's priority is now to ensure that an up-to-date planning policy framework is in place for the identification of land to meet the District's development needs and the determination of planning applications. Accordingly, in view of the limited resources at its disposal, the Council needs to focus on the prime elements of the planning policy framework needed for the District.
- 8.4** A revised LDS for 2006-2011 was prepared to take these matters into account, ensuring a new timetable for the production of the LDF was in place. Details were provided in AMR07. These changes included:
- Accelerating sequentially the preparation of the Core Strategy and Site Allocations DPDs;
 - Adding a Development Control Policies DPD; and
 - Deferring the production of the Statement of Community Involvement. ⁽¹⁸⁾

Progress of LDS timetable 2006 - 2011

- 8.5** Some targets have been met ahead or on time, whilst reasonable progress has been made on other milestones.

Core Strategy

- 8.6** The Core Strategy has been delayed, in part, due to the requirement for more evidence to be compiled on spatial issues facing the District to support options and policies. This need has been particularly clear from the experience of other LPAs during Core Strategy Examinations in Public (EiPs). In addition, the publication of PPS3 (Housing) and the "Streamlining" documents have further increased the assessments and evidence required for housing and land availability issues. Therefore additional time has had to be spent in gathering additional evidence to inform and support the Core Strategy.

¹⁷ <http://www.basildon.gov.uk/80256B7500420D16/vWeb/wpEFEN6E3DF9>

¹⁸ The SCI is not as vital as the other three policy documents, because the Town and Country Planning (Local Development) (England) Regulations 2004 set minimum standards for consultation which the LPA must comply with.

- 8.7** An exercise originally planned to take place during the preparation of the Site Allocation DPD, known as the 'Call for Sites', was brought forward one year. Since the LDS was adopted, it had become apparent that this exercise was needed to inform both the Core Strategy and the Site Allocations DPDs. Therefore the Call for Sites now forms part of the Core Strategy Issues and Options evidence base. It has contributed to the progress of the Core Strategy's milestones.

Statement of Community Involvement (SCI)

- 8.8** The SCI has a lower priority in the Revised LDS, and it has not been progressed as planned. This has enabled the Council's Forward Plans Team to concentrate on the Core Strategy. This will not have a negative impact on the Soundness of the DPDs as the Regulations provide minimum consultation standards, which the Council will exceed.





Gypsy and Traveller DPD





- 8.9** In the Revised LDS, the key principle underlying the Gypsy & Traveller DPD timetable is that the DPD will be submitted after the Secretary of State's proposed changes are published (c. April 2009). The Single Issue Review of the RSS has been delayed, which has had a knock-on effect on the Basildon District G&T DPD.
- 8.10** Furthermore, if the draft RSS revision had included a reasonable target for Gypsy & Traveller site provision in this District, then commencement on the Issues and Options stage of the DPD would have been made. As it stands, the Council strongly objects to the target it has been provisionally allocated. As the target is only at the draft stage, and may still change, work on the DPD is unlikely to commence until the issue had been resolved at the regional level.

Local Development Scheme 2006-2011 Review

- 8.11** Based on the progress of the revised LDS, the implications of the Government's proposed amendments for LDF preparation and the ever changing spatial development needs and priorities of the Basildon District, it is expected that the Council will review its LDS in 2009 in accordance with s.15 (8)(a) of the Planning and Compulsory Purchase Act 2004.

	LDF document and preparation phase	LDS Timetable	On Target?	Comments
1	CORE STRATEGY			
	Issues and Options	June 2006 – Dec 2007		
1.1	Assemble Evidence Base	"	☹	<ul style="list-style-type: none"> Evidence base collation and assembly is on going. Some major studies into key areas are nearing completion
1.2	SEA / SA Framework: Contextual Baseline and Scoping Report	"	☹	<ul style="list-style-type: none"> Draft Contextual Baseline for SA/SEA and Scoping Report completed and consulted on 17 Aug – 21 Sept 2007 Consultation on SA/SEA Site Assessment Methodology and Criteria 2 July -6 Aug 2008. Finalisation delayed This primary SEA/SA framework can be adapted and revised for other DPDs
1.3	Issues preparation	"	☺	<ul style="list-style-type: none"> To create a more robust DPD, the issues and options elements of this stage have been split
1.4	Public Participation on Issues	"	☺	<ul style="list-style-type: none"> Consultation dates: 22 Oct – 30 Nov 2007
1.5	Consideration of reps made.	"		<ul style="list-style-type: none"> On target

	LDF document and preparation phase	LDS Timetable	On Target?	Comments
1.6	Preparation of Options, including SEA	"		<ul style="list-style-type: none"> The Core Strategy has been delayed because it became clear from the experience of early Core Strategy Examinations in Public that a lot more evidence was required to support options and policies. In addition, the publication of PPS3 (Housing) has further increased the evidence required for housing and land availability issues. Therefore additional time has had to be spent in gathering additional evidence to support the Core Strategy, including bringing forward the Call for Sites exercise, originally timetabled for 2008/09. This second issues and options stage will not meet the published timetable. As a result, all following stages will also be later than planned.
1.7	Public participation on issues and options (Reg 25)	"		
1.8	Consideration of Reps made	"		
1.9	Prepare Preferred Options, including SEA	"		
	Preferred Options			

	LDF document and preparation phase	LDS Timetable	On Target?	Comments
1.10	Public participation on preferred options (Reg 26)	Nov-Dec 2007		<ul style="list-style-type: none"> Although the Preferred Options stage is no longer required, it is likely that it will be employed for the Core Strategy.
1.11	Consideration of reps and Preparation of final document	Mar-May 2008		
2	SITE ALLOCATIONS DPD			
	Issues and Options	Oct 2008 – June 2009		
2.1	Issues and Options Preparation, including Call for Sites (Reg 25)	"		<ul style="list-style-type: none"> Call for Sites has been brought forward one year, to inform the Core Strategy and the 5 year housing supply calculations Consultation dates: 5 Nov – 14 Dec 2007, 28 July 2008 - 30 Jan 2009
2.2	SEA/SA on sites	"		<ul style="list-style-type: none"> This will commence once the Call for Sites Exercise is completed, as part of the Core Strategy.
3	GYPSY & TRAVELLER DPD			<ul style="list-style-type: none"> In the approved LDS, the key principle underlying this DPD timetable is that the DPD will be submitted after the Secretary of State's proposed changes are published <p>RSS Timetable</p>

	LDF document and preparation phase	LDS Timetable	On Target?	Comments
3.1	Issues & Options	Sept 2006 – Sept 2007	☹️	<ul style="list-style-type: none"> • The options consultation for the RSS Single Issue Review (SIR) on Accommodation for Gypsies and Travellers was held between May-July 2007 • The results were reported to the Regional Planning Panel in Sept 2007 • Draft RSS revision due to be submitted to Government in Dec 2007 • Public Consultation: Feb/Mar/Apr 08 • Examination in Public in October 2008 • Gov't's Proposed Changes April 2009 <ul style="list-style-type: none"> • The SIR has been delayed, which has had a knock on effect on the G&T DPD • If the draft RSS had included a reasonable target for site provision in this District, then a start on the Issues and Options stage would have been made. However, as the Council strongly objects to the draft target, and as the target is only a draft and could still change, work will not begin on this DPD until the issue had been resolved at the regional level.
3.2	Preferred Options	Oct-Nov 2007		<ul style="list-style-type: none"> • This stage is no longer required. However, it may still be utilised.
4	STATEMENT OF COMMUNITY INVOLVEMENT			





	LDF document and preparation phase	LDS Timetable	On Target?	Comments
4.1	Prepare issues and options, incl. Evidence Base, informal consultation etc) (Reg 25)	May-Jul 2007		<ul style="list-style-type: none"> Core Strategy has been prioritised over the SCI. In any event, the Regulations provide minimum requirements for consultation. Therefore the Regulations are being used to guide the consultations instead of a SCI.
4.2	Public Participation on Preferred Options	Aug-Sept 2007		
4.3	Prepare final Document (Reg 27)	Oct 2007 – Jan 2008		
4.4	Submission (Reg 28)	Feb 2008		

Table 46 Preparation of LDF documents to November 2008

Annual Monitoring Report

8.12 This has been published annually in December (05,06, 07, and 08) - and simultaneously published on Basildon District Council's website.

9 Infrastructure

9.1 In 'What is Being Achieved in the Basildon District?' it was considered that studying the historical development of permissions by wards could add value to future analysis of the changing face of Basildon District. This could in turn be used to identify areas of the District that will need infrastructure development in the future. For example, if a ward has had a very low level of development in the past five years, there is a good chance that that trend will continue, and infrastructure investment will need to be focused on reducing deficits in provision, rather than enlarging provision for future population increases.

9.2 In this appendix, the beginnings of this are presented. The following table lists the number of permissions in each ward, for a variety of development types over the last five years.

- Major residential development is where the number of dwellings to be constructed is 10 or more, or the site area is 0.5 hectares or more.
- For all other uses, a major development is one where the floorspace to be built is 1000 square metres or more, or where the site area is 1 hectare or more.

Table 47 Number of planning permissions granted for different development types by ward and year

Ward	Year	Major Residential	Minor Residential	Major Industrial	Minor Industrial	Major Retail	Minor Retail
Billericay East	03-04	1	15	0	2	0	5
	04-05	1	17	0	0	0	8
	05-06	0	10	0	2	0	2
	06-07	1	13	0	1	0	8
	07-08	0	16	0	3	0	3

Ward	Year	Major Residential	Minor Residential	Major Industrial	Minor Industrial	Major Retail	Minor Retail
Billericay West	03-04	0	5	0	2	0	3
	04-05	0	5	1	5	0	6
	05-06	0	7	0	0	0	0
	06-07	0	6	0	3	0	3
	07-08	0	6	0	1	0	2

Ward	Year	Major Residential	Minor Residential	Major Industrial	Minor Industrial	Major Retail	Minor Retail
Burstead	03-04	1	12	0	0	0	1
	04-05	1	11	0	1	0	1
	05-06	0	21	0	1	0	1
	06-07	0	26	0	1	0	2
	07-08	0	15	0	0	0	1

Ward	Year	Major Residential	Minor Residential	Major Industrial	Minor Industrial	Major Retail	Minor Retail
Crouch	03-04	1	13	0	1	0	0
	04-05	2	16	0	0	0	3
	05-06	1	10	0	0	0	1
	06-07	0	11	0	0	0	1
	07-08	0	13	0	0	0	0

Ward	Year	Major Residential	Minor Residential	Major Industrial	Minor Industrial	Major Retail	Minor Retail
Fryerns	03-04	2	0	0	5	0	3
	04-05	0	2	1	5	0	5
	05-06	0	0	3	1	0	6
	06-07	2	2	2	4	0	7
	07-08	1	0	0	4	0	1

Ward	Year	Major Residential	Minor Residential	Major Industrial	Minor Industrial	Major Retail	Minor Retail
Laindon Park	03-04	1	4	1	1	0	1
	04-05	0	3	1	1	0	0
	05-06	0	3	0	2	0	1
	06-07	0	7	0	0	0	0
	07-08	2	5	0	1	0	0

Ward	Year	Major Residential	Minor Residential	Major Industrial	Minor Industrial	Major Retail	Minor Retail
Langdon Hills	03-04	0	3	0	1	0	0
	04-05	0	13	0	0	0	1
	05-06	0	2	0	0	0	1
	06-07	2	0	0	0	0	0
	07-08	0	7	0	0	0	1

Ward	Year	Major Residential	Minor Residential	Major Industrial	Minor Industrial	Major Retail	Minor Retail
Lee Chapel North	03-04	1	2	0	0	0	0
	04-05	0	3	0	0	0	0
	05-06	0	4	0	0	0	0
	06-07	5	2	0	0	0	1
	07-08	2	2	0	0	1	0

Ward	Year	Major Residential	Minor Residential	Major Industrial	Minor Industrial	Major Retail	Minor Retail
Nethermayne	03-04	0	2	0	0	0	0
	04-05	1	1	0	0	0	0
	05-06	0	2	0	0	0	1
	06-07	2	4	0	0	0	1
	07-08	0	7	0	0	0	0

Ward	Year	Major Residential	Minor Residential	Major Industrial	Minor Industrial	Major Retail	Minor Retail
Pitsea North West	03-04	1	2	0	2	0	1
	04-05	0	1	0	1	0	2
	05-06	0	1	0	0	0	0
	06-07	0	1	1	0	0	0
	07-08	0	3	1	0	0	0

Ward	Year	Major Residential	Minor Residential	Major Industrial	Minor Industrial	Major Retail	Minor Retail
Pitsea South East	03-04	1	2	0	0	0	0
	04-05	1	1	0	0	0	0
	05-06	1	4	0	0	0	4
	06-07	0	8	0	0	1	4
	07-08	0	5	0	0	0	0

Ward	Year	Major Residential	Minor Residential	Major Industrial	Minor Industrial	Major Retail	Minor Retail
St Martins	03-04	0	0	0	0	0	6
	04-05	1	1	0	0	1	6
	05-06	1	1	0	0	1	2
	06-07	1	0	0	0	0	8
	07-08	0	0	0	0	0	2

Ward	Year	Major Residential	Minor Residential	Major Industrial	Minor Industrial	Major Retail	Minor Retail
Vange	03-04	0	0	0	0	0	0
	04-05	0	0	0	0	0	0
	05-06	0	2	0	0	0	0
	06-07	4	21	0	0	0	0
	07-08	0	7	0	0	0	0

Ward	Year	Major Residential	Minor Residential	Major Industrial	Minor Industrial	Major Retail	Minor Retail
Wickford Castledon	03-04	0	3	0	1	1	3
	04-05	0	9	0	0	0	1
	05-06	0	3	0	2	0	2
	06-07	0	6	0	1	0	6
	07-08	3	3	0	0	0	4

Ward	Year	Major Residential	Minor Residential	Major Industrial	Minor Industrial	Major Retail	Minor Retail
Wickford North	03-04	1	6	0	0	0	2
	04-05	0	12	0	3	0	2
	05-06	5	9	0	7	0	2
	06-07	2	8	0	4	0	1
	07-08	1	6	0	3	0	0

Ward	Year	Major Residential	Minor Residential	Major Industrial	Minor Industrial	Major Retail	Minor Retail
Wickford Park	03-04	3	1	0	0	0	0
	04-05	0	3	0	0	0	1
	05-06	1	5	0	0	0	1
	06-07	0	3	0	0	0	0
	07-08	0	2	0	0	0	0

9.3 These basic figures do not reveal much about the scale and location of development. Minor residential development could be anything from a conservatory to nine new homes, whilst major residential development could be anything from 10 to 1000 new homes. Furthermore, the difference between a minor and major residential development could be as small as one house. Future studies would need to identify the quantum of development that the planning permissions represent, in order to inform any infrastructure needs.

9.4 Future studies on the Infrastructure of Basildon District will examine the Housing potential delivered and still outstanding by ward - and the impact of S.106/ CIL on each ward.

10 Jargon Buster

A1	Use class as defined in the Use Classes Order 1987 (Amended 2005). Includes shops, post offices, travel agents, hairdressers, funeral directors, dry cleaners, retail warehouses, Internet cafes etc.
A2	Use class as defined in the Use Classes Order 1987 (Amended 2005). Includes banks, building societies, betting offices, and other financial and professional services.
A3	Use class as defined in the Use Classes Order 1987 (Amended 2005). Includes restaurants, snack bars and cafes
A4	Use class as defined in the Use Classes Order 1987 (Amended 2005). Pubs and bars.
A5	Use class as defined in the Use Classes (Amended 2005). Take-Aways.
Accessibility	<p>Connections between different places (e.g. housing and towns centres), including by different modes of transport.</p> <p>Ability for everyone (able-bodied or disabled) to enter, exit or move around buildings, facilities, or public transport services</p>
Agricultural / Farm \Diversification	An alternative use of land or buildings involving an enterprise, which remains within the farming unit, is integrally related to the farming unit, in the ownership of the farmer and managed from the existing farm accommodation.
Agricultural Occupancy Conditions	Where the occupation of the dwelling is limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.
Agricultural Worker	A person solely or predominantly working, or last working in agriculture or in forestry.
Allocation	Land assigned for a particular purpose in the Development Plan, e.g. housing, industry etc.
Amenity areas	Open spaces or landscaping within towns or villages providing the opportunity for general recreational use or visual amenity.
Ancient Woodland	In England, Ancient Woodland is defined as an area which has been wooded continuously since at least 1600 AD.
Article 4 Direction	Direction made by the Local Planning Authority to restrict "permitted development" in a particular area.
Basildon	Refers to the area of Basildon New Town (includes Laindon and Pitsea)

Basildon District	Refers to the District of Basildon (includes Basildon New Town, Billericay and Wickford)
Basildon Renaissance Partnership (BRP)	Local Delivery Vehicle for Basildon District
B1	Business Use Class as defined in the Use Classes Order 1987 (Amended 2005). Includes Offices (but not financial or professional services), research and development of products or processes, light industry (any industrial process that can be carried out in a residential area without detriment to the amenity of that area).
B2	Business Use Class as defined in the Use Classes Order 1987 (Amended 2005). General industrial processes.
B8	Business Use Class as defined in the Use Classes Order 1987 (Amended 2005). Warehousing, storage or distribution.
Best and Most Versatile (BMV) Agricultural Land	DEFRA's agricultural land classification system identifies the quality grades of agricultural land.
Biodiversity	Alternatively known as Biological Diversity. The variety of life on earth or in a specified region or area.
Bring facilities/ banks	Recycling collection points usually found at public places such as car parks and supermarkets.
Brownfield land	Land that has been developed previously.
Comparison retail	Non-food retail. Where customers can compare prices of similar goods in different shops before purchasing e.g. ASDA & HMV.
Conservation Area	Areas of special architectural or historic interest, the character of which is desirable to preserve or enhance. Designated by Local Authorities.
Convenience retail	Shops that sell everyday items, including foodstores.
Country Park	An area of land, or land and water normally not less than 25 acres in extent, designed to offer to the public, with or without charge, opportunity for recreational activities in the countryside.
Countryside Agency	Government agency with responsibility for rural matters. (Merged with the English Nature in 2006 to form Natural England.)
Curtilage	The area of land adjacent to and associated with a dwelling house or building.
DCLG	Government Department for Communities and Local Government. Formerly ODPM.

Defensible boundary	A boundary style or surface treatment that deters people from entering that area, e.g. a hedge between a house and the pavement.
DEFRA	Government Department for Environment, Food and Rural Affairs. Formerly Ministry of Agriculture, Fisheries and Food (MAFF).
Development	"The carrying out of building, engineering, mining or other operations in, on, over or under land, including demolition, or the making of any material change in the use of any buildings or other land."
Development boundary/ envelope	Shown on a Proposals Map, it is a line around a town or village enclosing the built area and any planned extensions to that settlement. Development beyond the development boundary may be more restricted.
East of England Regional Assembly (EERA)	Regional authority responsible for the production of the Regional Spatial Strategy (RSS)
Edge-of-centre	For shopping purposes, a location within easy walking distance (i.e. 200-300m) of the primary shopping area. Used in relation to retail development.
English Heritage	Government agency responsible for the built heritage of England.
English Nature	Government agency with responsibility for nature conservation. (Merged with the Countryside Agency in 2006 to form Natural England.)
Environment Agency	Government agency with responsibility for environmental protection and improvement, its main functions cover pollution prevention and control, water resources, flood defence, conservation, fisheries, navigation and recreation.
Environmental (Impact) Assessment	Identification and analysis of the impacts a development will have on the environment. Required for major development proposals.
Environmentally Sensitive Area (ESA)	National designation to protect and enhance an area where traditional farming methods have helped to create a distinctive landscape, wildlife habitats or historic features.
Essex County Council (ECC)	The Local Authority for Essex with joint responsibility for producing the Structure Plan, Waste Local Plan and Minerals Local Plan. It is also the Highways Authority for Basildon District.

Essex Local Transport Plan (LTP)	LTPs have a central role in co-ordinating and improving local transport provision. The LTP covers the whole of Essex and includes measures for planning integrated transport for five years and is the basis for putting forward a bid to Central Government for capital works.
Essex Wildlife Trust (EWT)	Nature conservation charity for the county of Essex.
Flood Zones 1, 2 & 3	Produced by the Environment Agency to show the extent of areas at risk from tidal and fluvial flooding. Zones 2 & 3 are a material consideration in the determination of planning applications.
Fluvial flooding	Freshwater/river flooding.
Functional and financial test	Tests used to assess the need for agricultural workers dwellings. The functional test is used to establish whether it is essential to have a worker(s) living on the farm. The financial test assesses whether the farm is economically viable and provides evidence for the size of dwelling that the farm can sustain.
Functional Flood Plains	Unobstructed or active areas of flood plain where water regularly flows in time of flood. Functional Flood plains act as "safety-valves," storing water that might otherwise flood other areas. It is important that their capacity is not reduced.
Garden extensions	Enlargement of a garden in the countryside, where the new garden area is on land that was not previously a garden, e.g. farmland.
GO-East	Part of the Government Office Network which constitutes the Eastern Region's offices for major Government departments, including DCLG.
GPDO	Town and Country Planning (General Permitted Development) Order 1995.
Green Corridors	Linear feature consisting of mainly semi-natural habitat, open space, or rivers that provide a significant contribution to the biodiversity value and landscape character of an area. They also, in some cases, provide public access to the countryside. Conceptually proposed in the Basildon District in the Replacement Local Plan Redeposit 2005.
Greenfield sites	Land that has not been previously developed.
High Tech uses	These include offices, research and development, electronics, precision engineering, pharmaceuticals and biochemistry.
Home Zones	Home Zones strike a balance between traffic and everyone else that uses the street: pedestrians, cyclists, business people and residents. Home Zones work by physically altering streets and

	roads in an area, forcing motorists to drive with greater care and at lower speeds. Home Zones often have a 10 mph speed limit.
Housing provision	The number of new dwellings that must be provided in the District as set out in the Essex and Southend on Sea Replacement Structure Plan or the Regional Spatial Strategy.
Infill	Development that takes place between existing uses and buildings within the existing built up area.
<i>In situ</i>	In its original position.
Intensification	The process of raising housing densities in urban areas through redevelopment, infill development, conversions or change of an existing land use.
Isolux diagram	A diagram showing the spread of light from a lighting source. An isolux is a line plotted on any appropriate set of coordinates to show all the points on a surface where the brightness of the light is the same. A series of these lines is an isolux diagram.
Joint Structure Plan Authorities (JSPA)	Essex County Council and Southend-on-Sea Borough Council are the JSPA for Essex, with responsibility for producing the Structure Plan.
Landscape capacity	The ability of a landscape type to absorb development.
Landscape Character Assessment (LCA)	A survey of the landscape to identify the development capacity of different types of landscape, and appropriate maintenance and enhancement measures.
Listed building	A building officially recognised on a Local List as having special historical or architectural interest.
Local Development Framework (LDF)	A portfolio of local development documents which set out different types of planning policy applicable in an area. Replace Local Plans.
Local Nature Reserve (LNR)	Areas of nature conservation of local significance. Designated as LNR under the National Parks and Access to the Countryside Act 1949.
Local Plan	Development Plan for the District setting out detailed planning policies, proposals and Proposals Maps for use when determining planning applications and spatially guiding strategic development. Will be replaced by the Local Development Framework.
Local Planning Authority	The local authority responsible for planning matters in its area. Essex County Council and Basildon District Council are both Local Planning Authorities for different planning matters in Basildon District.

Local Wildlife Sites (LoWS)	County level nature conservation designation. Previously called County Wildlife Sites or Sites of Importance for Nature Conservation.
Material planning consideration	Any consideration that relates to the use and development of land is capable of being a material planning consideration.
Minerals Local Plan	Contains policies that provide for the supply of minerals. Produced by ECC. Will be replaced by the Essex Minerals and Waste Development Framework.
Mixed use	A site that is developed to cater for more than one use, e.g. retail, residential, business, leisure etc.
Natural England	Organisation formed in 2006 from the merger of English Nature, the Countryside Agency and the Rural Development Service working towards the protection, promotion and improvement of England's natural environment.
Natural surveillance	Areas that are overlooked from public or private areas.
ODPM	Office of the Deputy Prime Minister - the central Government department with responsibility for Planning. Now DCLG. Formerly DTLR / DETR / DoE.
Outline planning application	Planning application that contains few details beyond the general proposed use of the land. Used to establish the principle of development on a site. Details of the proposal are submitted later as "reserved matters" which must be approved by the Local Planning Authority before development can take place.
Out-of-centre	A location that is clearly separate from a town centre, but not necessarily outside the urban area. Used in relation to retail development.
Out-of-town	An out-of-centre development on a greenfield site, or on land not clearly within the current urban boundary. Used in relation to retail development.
Permitted development	Development that does not require planning permission, e.g. small domestic extensions.
Planning conditions	Conditions placed upon planning permission to ensure that the development is acceptable. These can include design details, a time limit for commencing the development, limits on the use of the land or building etc.
Planning enforcement	Local Planning Authorities have powers to exercise effective and appropriate enforcement action to ensure that planning permissions and Local Plan policies are being adhered to and to stop unauthorised development.

Planning gain	Community benefit that is directly related to a particular development that results from development and is paid for by the developer, for example, public open space, social housing, roads, etc. Usually set out in a section 106 agreement (under the Town & Country Planning Act 1990).
Planning Inquiry	A formal appeal hearing into any planning decision a Local Planning Authority makes in respect of any planning related application made to them e.g. when a planning application is refused planning permission.
Planning Policy Guidance Notes (PPG) Planning Policy Statements (PPS)	Government guidance on planning policy issues. There are 25 PPGs on different planning topics. PPGs are being replaced by Planning Policy Statements (PPS) under the new planning system.
Playing pitches	Playing fields specifically for the playing of pitch sports, e.g. football, cricket, rugby, hockey.
Plotlands	Areas of land divided into small parcels of land owned by individuals, originally used for recreation and as a means to obtain access to the countryside.
Plot ratio	The ratio of the building footprint to the site area, e.g. for a 60% ratio, at least 60% of the site is covered by the building.
Precautionary approach	Taking action now to avoid possible environmental damage when the scientific evidence is inconclusive but the potential damage could be great.
Primary Shopping Frontage	The most important shopping areas of the District. Policy protects the retail function of these areas, identified in the Plan.
Prior Notification	In some cases, the permitted development rights for agricultural development cannot be exercised unless the developer has applied (prior notification) to the Local Planning Authority for a determination as to whether their prior approval is required.
Public Rights Of Way (PROW) Definitive Map	Definitive Maps are the legal record of Public Rights Of Way and are maintained by Essex County Council.
Regional Planning Guidance (RPG) Regional Spatial Strategy (RSS)	Contains strategic planning policies and a key diagram for the whole of the region. RPG is being replaced by RSS. The emerging RSS covers Essex and the rest of the East of England.
Renewable energy	Sources of natural energy that never run out: wind, water, solar, geothermal and biofuels (wood & other crops). Most commonly associated with solar panels, wind turbines and hydroelectric power stations.

Replacement dwelling	A dwelling built to replace an existing dwelling in the countryside.
Replacement Structure Plan (RSP01)	Contains strategic policies and key diagram for the whole county. The Essex and Southend-on-Sea Replacement Structure Plan, adopted in April 2001, is produced by the JSPAs. It is a 15-year land use planning strategy (1996-2011) and forms part of the statutory Development Plan.
Reserved matters	The details of a proposed development, which relate to an outline planning permission already granted. The Local Planning Authority must approve the reserved matters before development can take place.
Retail Park	Out-of-centre or out-of-town retail development consisting of a number of retail warehouses.
Redeposit	A revised version of the draft Replacement Local Plan, which may include amendments suggested by objectors to earlier versions.
Rural diversification	Process by which additional economic activities are undertaken to that of the traditional uses of agricultural land or farm buildings, ensuring the future of rural economies.
Scheduled Ancient Monument	An ancient structure, above or below ground, of national importance and included on the Secretary of State's Schedule described in Part 1 of the Ancient Monuments and Archaeological Areas Act 1979.
Section 106 agreement	An agreement entered into between a landowner and the Local Planning Authority, whereby the landowner undertakes to do specific actions in relation to the development the section 106 (of the Town & Country Planning Act) agreement relates to. This could cover, for example, providing public open space or agreeing the detailed use of the land. Also called a planning obligation. The obligation must be necessary to make the proposal acceptable in land-use planning terms.
Secured by Design	Secured by Design is the UK Police flagship initiative supporting the principles of designing out crime. It is an initiative to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment.
Sequential Test	A key element of PPS6. The sequential test is a hierarchy of preferred locations for development. Originally applied to retail development – whereby the town centre is the preferred location for retail and other town centre uses - it now also applies to other forms of development, including leisure, housing and employment.

Site of Special Scientific Interest (SSSI)	Designated for the national importance of their biological, geological or physiographical features. SSSIs represent a cross-section of Britain's natural features.
Supplementary Planning Guidance (SPG) Supplementary Planning Document (SPD)	Provide additional, more detailed guidance for the implementation of Local Planning policies. SPG have been superseded by SPD under the LDF system. They are material considerations when determining planning applications.
Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Strategy for Sustainable Development in the UK (1999) is based on four broad objectives: <ul style="list-style-type: none"> • Maintenance of high and stable levels of economic growth and employment • Social progress which recognises the needs of everyone • Effective protection of the environment • Prudent use of natural resources
Sustainable construction techniques	Environmentally friendly methods of construction. These include designing "green" or eco-friendly buildings, using locally sourced, non-toxic materials, reusing or recycling materials, employing local builders, managing the construction site to minimise construction waste, installing high-efficiency appliances and landscaping the finished development.
Sustrans	Sustrans (sustainable transport) is a charity working on practical projects to encourage people to walk and cycle more. Sustrans' flagship project is the National Cycle Network.
Telecommunication development	The erection or installation of telecommunication equipment, including mobile phone masts, radio, television and satellite broadcasting equipment, cable connections, satellite receiving dishes and roof top aerials. Not all telecommunication development requires planning permission.
Thames Gateway South Essex Partnership (TGSE)	Sub-Regional partnership that aims to facilitate development in the Thames Gateway area within South Essex.
Town centre	A city or town centre which provides a broad range of facilities and services, which fulfils a function as a focus for both the community and for public transport.

Town centre uses	Uses of land & buildings appropriate to a town centre location, e.g. retail & service uses, employment, leisure, entertainment, restaurants, culture, public car parking.
Tree Preservation Order (TPO)	A protective order placed on an individual tree or group of trees (including woodlands) to protect them from felling or damaging pruning work.
Urban Capacity Study	A survey to identify sources of housing land within existing built up areas.
Urbanisation	To make a rural area more industrialised and urban.
Use Classes Order	Different uses of land or buildings are categorised within "use classes" in the Town and Country Planning (Use Classes) Order 1987, as amended 2005. The use classes A and B are described elsewhere in this glossary.
Vitality and viability of town centres	The phrase relates to the economic health of town centres as defined in PPS6.
Washlands	See Functional Flood Plains
Waste Local Plan	Development plan containing detailed land use policies and proposals for deciding planning applications associated with the deposit, treatment, storage, processing and disposal of refuse or waste materials. Produced by ECC. To be replaced by the Minerals and Waste Development Framework.
Water minimisation/conservation	A range of ways to reduce water consumption, for example, water meters, installation of showers instead of baths, low flow taps, dual flush toilets, grey-water systems, water butts etc.