

# **Strategic Housing Land Availability Assessment (SHLAA) Report 2011-2012**

**Basildon Borough Council  
February 2012**

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# 1.0 INTRODUCTION

## Background

This Strategic Housing Land Availability Assessment (SHLAA) is the first of its kind for Basildon Borough Council and considers the potential supply of housing land across the whole Borough. This document is an evidence base document and the report will inform the emerging Local Development Plan (LDP) in particular the Basildon Core Strategy and Basildon Site Allocations Development Plan Document (DPD), and will be reviewed annually to ensure that the most up to date information is considered.

Establishing a land supply and identifying sites for development through the relevant Local Development Documents (LDD) must be based upon a strong evidence base. The Core Strategy and/or Site Allocations documents can only consider land which is suitable, available and achievable for housing development. The Strategic Housing Land Availability Assessment will provide this evidence. Please note however, that the SHLAA does not represent policy and will not determine whether a site should be allocated or granted permission for development, it will simply determine which sites are currently considered suitable, available and achievable for housing development. This information will be carried forward into the LDF process for consideration alongside other factors such as additional evidence bases and the Council's development strategy.

The primary role of the SHLAA is to:

- I - Identify whether sites have the potential for housing;
- II - Assess their housing potential; and
- III - Assess when they are likely to be developed.

## Purpose of Strategic Housing Land Availability Assessment

Paragraph 7 of the Government's Guidance on Strategic Housing Land Availability Assessments (DCLG, July 2007), states that the aim should be to "*identify as many sites with housing potential in and around as many settlements as possible in the study area*". Further guidance has since been published on behalf of the Government by the Planning Advisory Service (July 2008).

Specifically the SHLAA should:

- Identify specific sites for the first 5 years of a development plan, that are available for development and that can be delivered;
- Identify specific developable sites for 6-10 years, and ideally up to 15 years in plans, to allow the 5 year housing land supply to be continuously topped up; and
- Where it is not possible to identify specific sites for years 11-15 of the plan, to indicate broad locations for future growth.

The report focuses on the Borough of Basildon, and has been produced with the Basildon SHLAA Methodology in mind, which underwent consultation and adoption in 2009.

## 2.0 POLICY CONTEXT

### National Policy Context

Planning Policy Statement 3 (PPS3): Housing (June 2011) sets out the requirement for local authorities to undertake Strategic Housing Land Availability Assessments (SHLAA), in consultation with key stakeholders as part of the evidence based policy approach to the preparation of Local Development Documents. The document emphasises the government's commitment to achieving a high standard of design and the most efficient use of land. Planning Policy Statement 12 (PPS12): 'Local Spatial Planning' (June 2008) also highlights the need for a sound evidence base. These Planning Policy Statements and the related guidance provide the framework within which Basildon Borough Council has undertaken and prepared its first Strategic Housing Land Availability Assessment.

### Practice Guidance

*Strategic Housing Land Availability Assessment: Practice Guidance* (July 2007) was published by the Department for Communities and Local Government and gives practical advice on how to carry out an assessment to identify land for housing and assess the deliverability and developability of sites, it also includes consideration of sites for possible urban extensions and new freestanding settlements where appropriate.

### Regional Policy Context

The Regional Spatial Strategy for the East of England (RSS) (May 2008) initially provided housing figures for the Borough up until 2021 and identified the overall target for housing provision in the Borough as 10,700 dwellings between 2001 and 2021 equating to an average annual build rate of 535 dwellings per year. The SHLAA Methodology (2009) was prepared with this in mind. However, in July 2010 the Secretary of State wrote to local authorities stating the Government's intention to abolish regional spatial strategies and return decision making powers on housing and planning to local councils. Consequently decisions on housing supply should be made by local planning authorities without the framework of regional numbers and plans.

The Government stance on locally determined approaches to housing figures has continued and on 15<sup>th</sup> November 2011 The Localism Bill received Royal Assent and formally commences the abolition of the RSS. As part of the decentralised approach to local planning a National Planning Policy Framework (NPPF) is proposed and will replace the suite of planning policy statements and guidance currently in place. The NPPF continues to support the production of the SHLAA in its current role to identify land for housing development and indicates that, in future, the process may also be utilised to identify land for other uses including employment land. The draft NPPF was consulted on nationally in July – October 2011 with the adopted document anticipated in April 2012.

Updates of the SHLAA are likely to be prepared in accordance with the NPPF and will assist the Council in maintaining an up-to-date rolling supply of deliverable sites against the housing requirement that will now be determined locally as promoted by the Localism Bill and the evolving Local Development Plan for Basildon Borough. This report, however, has been prepared at an interim point where policy is undergoing a significant shift and as the new processes embed it will become clearer how this will impact upon future SHLAA and identify any need to alter the methodology.

## **Local Policy Context**

### Local Plan

In September 2007, Basildon Borough Council, in liaison with the Secretary of State, applied to 'save' some of its Local Plan policies from the 1998 *Basildon District Local Plan*. Those that were confirmed as being 'saved' continue to form a material consideration in the assessment of planning applications for the borough and will remain in place until they are replaced by the Local Development Framework. Current saved planning policies are considered as a policy constraint for the SHLAA and have been considered during the assessment process where applicable. A list of the currently 'saved policies' is attached to this report at Appendix F.

The lynchpin document of the LDF is the Core Strategy which will allocate a locally determined housing figure for the borough that is based on robust and reliable information relating to the local area. As part of the production of the Core Strategy the Borough Council will take into account a number of evidence base documents, which inform current and future levels of need and demand for housing, and using the SHLAA identify the quantum of land available for housing development. This will contribute to the determination of a local housing figure to be provided for the 20 year plan period. The Core Strategy and the 'saved' Local Plan policies will provide the policy context for decision making on the use of land and buildings within the Borough until the LDF is completed, at which time the 'saved' Local Plan policies will no longer apply.

### 3.0 METHODOLOGY

#### Background

The Basildon SHLAA Methodology was prepared by the Council and publically consulted on with key stakeholders for 6-weeks during June-July 2009 and followed the approach to engagement on technical papers set down in the 2009 Statement of Community Involvement (SCI). The targeted consultation contacted 220 stakeholders, including delivery agencies, planning consultancies, and housing developers and sought their views on the Councils approach to the SHLAA. 178 comments were received back and have been detailed in the consultation report for the SHLAA Methodology which can be found on the Council's website: [www.basildon.gov.uk](http://www.basildon.gov.uk)

The comments were taken into consideration when producing the final Basildon Council Strategic Housing Land Availability Assessment Methodology, which was approved by Cabinet on 15<sup>th</sup> October 2009.

#### Outputs & Process

This is the first SHLAA for Basildon Borough Council and will be reviewed annually to keep an updated record of potential housing site sources within the Borough.

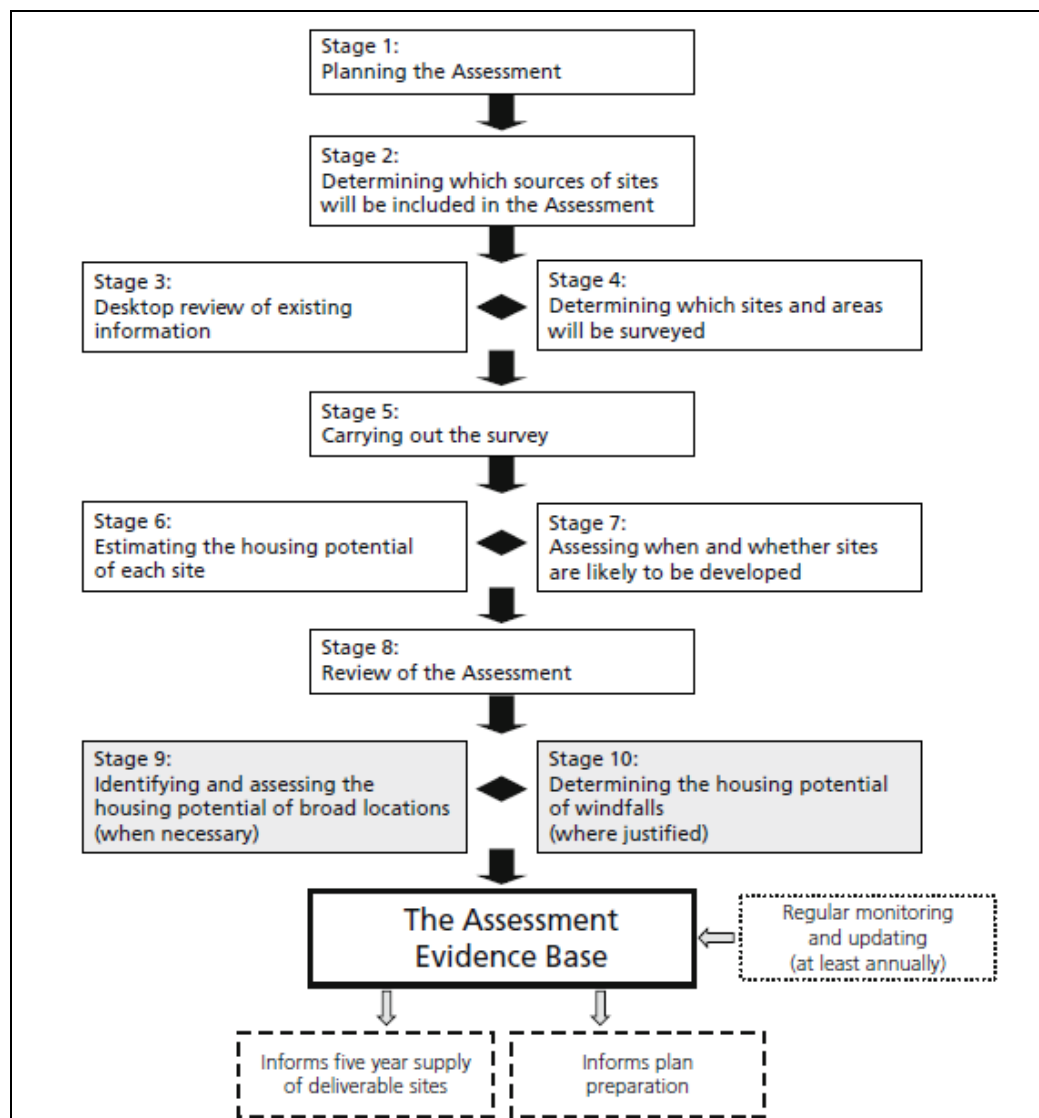
The following diagrams (Figure 1 & 2) have been provided by the Department for Communities & Local Government in the SHLAA Practice Guidance (2007) and set down the necessary outputs and process requirements for the production of an effective SHLAA and both the Councils Methodology and completed SHLAA have been produced with this in mind.

**Figure 1:** The Strategic Housing Land Availability Assessment Process and Outputs

1	A list of sites, cross-referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary)
2	Assessment of the deliverability/developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine if / when an identified site is realistically expected to be developed
3	Potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)
4	Constraints on the delivery of identified sites
5	Recommendations on how these constraints could be overcome and when

Source: Department for Communities Local Government (2007) Strategic Housing Land Availability Assessment: Practice Guidance

**Figure 2:** SHLAA Stages of Production



Source: Department for Communities Local Government (2007) *Strategic Housing Land Availability Assessment: Practice Guidance*

The government guidance on the SHLAA stipulates that Local Authorities should not need to justify their methodology when it has conformed to the national guidance<sup>1</sup>, including through public examination unless deviation from the methodology has occurred. Due to the time which has passed between completing the SHLAA 2011-12, and the production of the methodology in 2009, officers found that some aspects of the approved methodology were no longer relevant or practical and took steps to overcome these or put in place measures to secure consistency in the assessment process. The Council are confident, however, that it has continued to be in conformity with the national approach and in order to present a transparent SHLAA has undertaken a critical analysis of the Council's own methodology and documented where this may have taken place. Justification and the action taken is also detailed as part of the exercise and, where appropriate, makes suggestions as to how the methodology could be amended to reflect the findings of officers. This critical analysis is included as part of this report and can be found in Appendix G.

<sup>1</sup> DCLG - Strategic Housing Land Availability Assessment: Practice Guidance - Para 15.



## **Informing & Supporting the Process**

As a starting point for undertaking the SHLAA, guidance has primarily stemmed from the Practice Guidance (2007) and PPS3 at the national level, and the Basildon Council SHLAA Methodology at the local tier.

There are approximately 500 sites currently held in the SHLAA database and these sites form the basis of the 2011-12 SHLAA and have been assessed for suitability, availability and achievability in accordance with the Council's methodology. The majority of these sites were sourced from the two 'Call for Sites' exercises which were conducted in 2007 and 2008. A small portion of the overall total were also identified through the Urban Capacity Study (2004), Replacement Local Plan exercises (2005), unimplemented allocations and those sites which have been received by the authority since the end of the second 'Call for Sites' exercise until June 3<sup>rd</sup> 2011 which was the 'cut-off' date for sites that would be assessed under this reporting period. Future reviews of the SHLAA will include additional sites which continue to be submitted to the authority for consideration and which enable the Council to keep a rolling understanding of potential housing land and assist in the production of the Local Development Plan.

Since some of the sites were identified through studies and processes undertaken over a period of time and from varying sources, the Council have considered sites in a rational manner to ensure that those sites being assessed remain legitimate. For example, for sites identified in the Urban Capacity Study (2004) only those which have not been developed as of 1<sup>st</sup> April 2011 have gone forward for assessment in the SHLAA process. These sites will continue in future reviews and only be removed where information has been presented which makes development unlikely or when the site has been developed.

Those sites received under the 'Call for Sites' processes in 2007 and 2008 were submitted to the Council by landowners, developers and agents and collated over the two periods. On both occasions the 'Call for Sites' process was widely advertised in the local press, the Estates Gazette and on the Council's website. This process resulted in the submission of over 1,500 hectares of land and 400 sites. Whilst the majority of these sites have been included in the SHLAA, some have been developed since their original submission and have therefore been removed. There have also been a few occasions where the intention to develop has altered and the submitter has requested removal which has warranted removal. As there is no merit in detailing these eliminated sites and for the sake of the submitters privacy the Council have not identified these sites in the report. The sites which originated from the 'Call for Sites' continue to form the overwhelming bulk of the sites within the SHLAA.

Also included within the sites considered through this SHLAA are, as detailed by the Councils approved methodology, those sites which are unimplemented allocations from the Councils Local Plan, which have undergone a planning examination and the prospect and/or precedent of development has been established. Those sites identified through the Replacement Local Plan (RLP) exercises originated from a process that pre-dates the 'Call for Sites' and followed a more open process of land submissions for possible development consideration. This took place in 2005 and was intended to inform the Replacement Local Plan which was being prepared at the time but due to a change in planning legislation at the time, was not taken through to adoption stage. However, the majority of sites were resubmitted during the 'Call for Sites' and have therefore remained in the SHLAA process. Those that were not resubmitted however have not been retained for consideration as no intention to develop could be established and therefore adds no value to the purpose of the SHLAA.

Finally a small number of sites were submitted in the intervening period between the closure of the 2008 'Call for Sites' and 3<sup>rd</sup> June 2011 when the Council closed the period

for submitting sites for consideration in order to undertake the 2011-12 SHLAA. This opportunity to submit sites for consideration through the SHLAA review 2012-13 reopened on 4<sup>th</sup> June 2011 and a new closing date for expressions of interest will be set on the Council's website in due course.

As this is the Council's first SHLAA and all of the sites have now been amalgamated into the process, all previous referencing systems for the sites have been replaced and assigned a new reference number for ease of assessment, which begins 'SS', an abbreviation for SHLAA Site. Some sites submitted from the above sources have been amalgamated due to duplication or to rationalise sites which may have been too small in their own right, therefore making a more purposeful site for assessment purposes. This method will be continued for future reviews of the SHLAA.

All sites included in the SHLAA are included in this report and can be found at Appendix H. These sites will be carried forward into the review stages for the 2012-13 SHLAA.

To support the undertaking of the SHLAA the Council appointed Baker Associates of Bristol, to carry out the viability assessments of sites (Stage 7c) enabling an independent appraisal of potentially suitable sites. This specialist knowledge has contributed fundamentally to the findings of the SHLAA and was conducted in liaison with local developers, professionals, and other key stakeholders who have an informed insight and understanding of housing development in the Basildon area. These included representatives of:

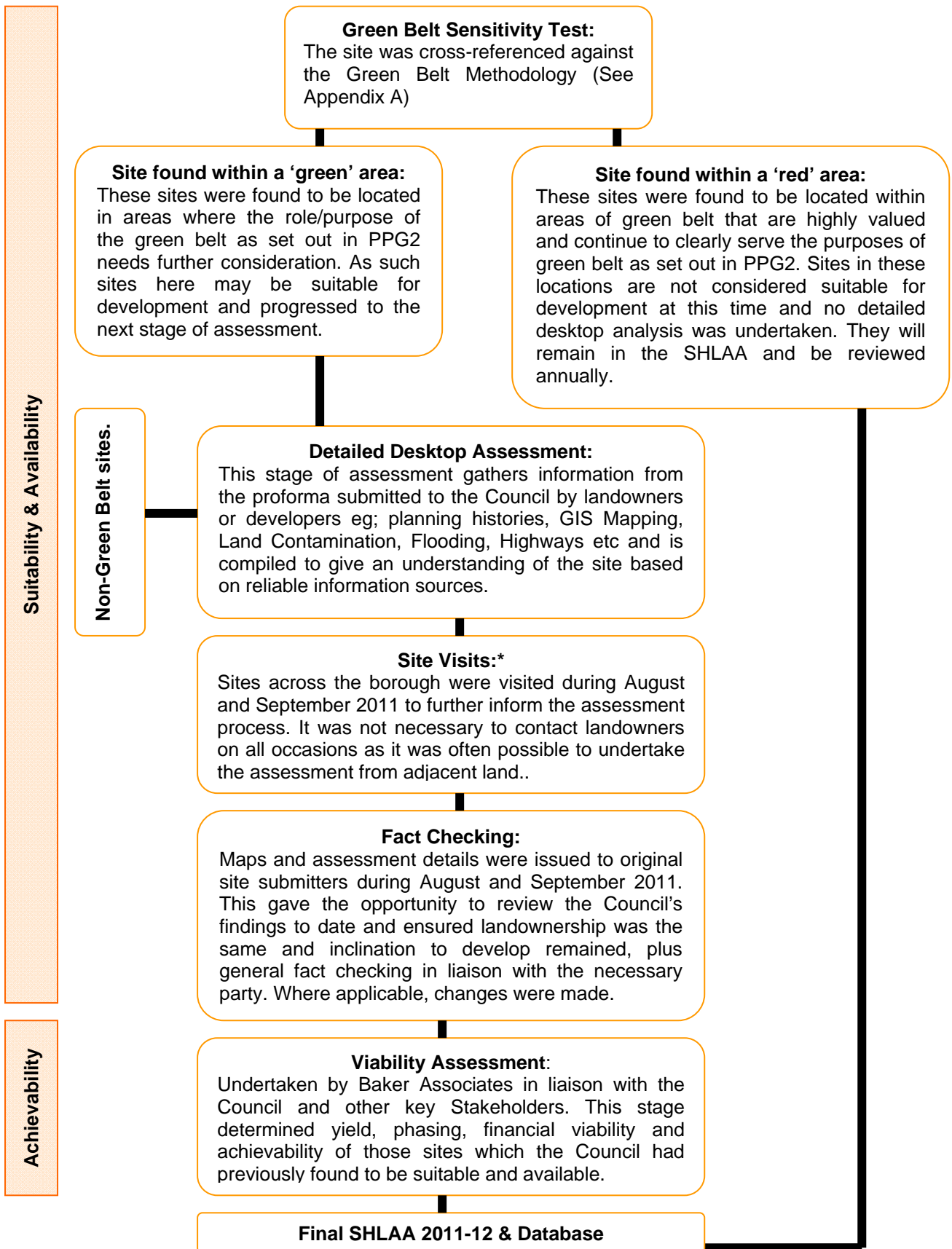
- Land agents operating in the area;
- Planning consultancies;
- National House Builders;
- Housing Representatives of both the Council and Social Landlords; and
- The Local Planning Authority.

A meeting of these stakeholders was convened on 23<sup>rd</sup> November 2011 to assist in setting a robust and informed assessment of the markets as part of the viability appraisal stage. An overview of this stakeholder meeting and attendees are detailed within the Report of the Viability Assessment included at Appendix C.

### **Carrying Out the Survey**

Basildon is a Borough that contains a number of settlements, surrounded entirely by green belt. Therefore a more in depth and better understanding of the land available in the Borough is considered essential to recognise the value the Green Belt serves in relation to the need for development. For this reason no minimum threshold has been applied to the identification of sites within the SHLAA and sites which can accommodate at least one dwelling will be considered for the assessment process.

Site assessments have gone through the following process:



## 4.0 SUITABILITY, AVAILABILITY & ACHIEVABILITY

The assessment of a sites suitability, availability and achievability provides the information on which the judgement of a sites deliverability and developability is made and the surveying process is crucial to this.

In order to provide a consistent approach to site assessment, suitability, availability and achievability has been determined from a list of assumptions produced by the Borough Council through the Councils adopted SHLAA Methodology (2009) and expanded upon through the undertaking of the SHLAA.

### **Suitability Assessment Phase**

‘A site is suitable for housing development if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities’

*SHLAA Practice Guidance – Para 37*

Suitability of a site is one, albeit crucial, aspect of the SHLAA assessment and will take into account information available to the Council using the SHLAA Methodology (2009), as a basis to help build up a picture and overarching understanding of the site area in relation to its development potential in a consistent manner.

The information set out in this report identifies the numerous facets that are taken into account during the assessment process, including site visits, and should there be disagreement with the outcome of the suitability assessment submitters and/or landowners are encouraged to provide additional, legitimate information that may enable the Council to amend site appraisals at the review stages of the SHLAA.

It should be remembered that the SHLAA does not allocate land for development but appraises sites for their potential to inform formal allocation processes of the Local Development Process.

### **Green Belt Sensitivity Test**

The extensive area of Green Belt in Basildon Borough forms part of the wider Metropolitan Green Belt area which has been an established land designation since the Town and Country Planning Act of 1947 and was initially implemented as a strategic function to restrict urban sprawl outwards from the capital. The Green Belt signifies more than just a ‘countryside’ designation and comprises a variety of uses, from farms, homesteads, tourism, spots and open countryside. The Green Belt, whilst serving the strategic function to prevent exponential expansion of London, also serves a more tangible role and continues to be of significant importance for both the residents and wildlife that live in and around it, as well as those that visit it and utilise it for recreation.

The presence and extent of Green Belt in the Borough is an important consideration for the development plan process and its evidence bases, including the SHLAA, due to the role it plays in policy, the landscape and natural environment and the lives of our residents.

In June 2011 the Council undertook a Green Belt Assessment as part of the work which informs the Development Plan process. This Green Belt Assessment

considers the entirety of the Borough's Green Belt against the 'five purposes' of the Green Belt set out in Planning Policy Guidance 2: Green Belts (PPG2 – Para 1.5). These are:

1. To check unrestricted sprawl of large built-up areas;
2. To prevent neighbouring towns from merging into one another;
3. To assist in safeguarding the countryside from encroachment;
4. To preserve the setting and special character of historic towns; and
5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

The SHLAA is a document which looks at land potential for development, and therefore the Green Belt and its value to the Borough should be given a high priority for consideration in the SHLAA process. No assessment or review of the Green Belt has taken place since the adoption of the Basildon District Local Plan 1998 yet it remains a priority for consideration for the Council. The value of the Green Belt must be considered carefully and consistently to ensure that any future development pressures facing the Borough do not negatively impact or damage the designated area unnecessarily and/or inappropriately. As such, prior to any other form of SHLAA appraisal, the Council's Green Belt Assessment was utilised for sensitivity testing which enabled the Council to identify, at an early stage, areas of the Borough where development would be unsuitable. At this stage no SHLAA sites were considered or factored in, as the Green Belt Assessment was undertaken to assess the Green Belt only, without any regard for sites submitted and remained neutral of other considerations.

The Council's Green Belt Assessment methodology is attached to this report at Appendix A and sets out the '3-step' approach taken by the Council to consider the Green Belt accordingly. The '3-Steps' were:

#### Step 1 – Establishing Assessment Areas

The first stage looked at the Green Belt as it currently exists to determine the assessment areas. Using the outer borough boundary as the guide, green belt land within this was divided into 67 individual broad areas using the physical boundaries of roads, river corridors and railways line etc to make areas more manageable to assess.

#### Step 2 – Assess the Areas Against the 'five purposes' of the Green Belt

Using the 'five purposes' of the Green Belt, set out in paragraph 1.5 of PPG2, each of the 67 areas were assessed through desktop consideration and site visits using the 'five purposes' as the criteria.

#### Step 3 – Documenting the Findings

An assessment matrix was produced to document the findings of the assessment and documents both the conclusions of each area against each of the criteria as well as an overall outcome. The overall outcome box was categorised in one of two ways which was either green or red:

### *Red Areas*

Those areas categorised as 'red' were found to have met at least four of the 'five purposes' of the green belt. This indicates that the function of the Green Belt remains clear and established, and that development would be likely to undermine and/or negatively impact on the land. For the purposes of the SHLAA, any site being considered for potential housing development and located within a 'red' area would be found unsuitable for development and not considered through the SHLAA assessment process in anymore detail. (See Appendix B)

### *Green Areas*

Areas found to be 'green' met three or less of the 'five purposes' of the Green Belt. This indicates that the area is not fulfilling its Green Belt function to a significant degree and that further consideration of the areas in terms of the environment, sustainability, appearance etc may need to be considered in order to determine the role it plays in the future of the borough. For the purposes of the SHLAA, any site being considered for potential housing development and located within a 'green' area would progress to the detailed desktop assessment phase which would consider other matters that could determine whether it could be considered potentially suitable for development.

It is important to note that those sites found within 'green' areas do not lose their 'Green Belt Status', nor does it mean that they will automatically be considered as suitable, just that further consideration of the site would take place and a pragmatic judgement made through the gathering of wider information.

The Councils Green Belt Assessment, using this methodology, identified that of the 67 sub areas, 27 were identified as 'red areas' and found to serve a clear Green Belt function, meeting four or more of the 'five purposes' of the Green Belt. The remaining 40 areas were identified as 'green areas' and found to meet 3 or less of the purposes. In SHLAA terms 98 sites were found to be entirely within the 'red' areas of the green belt and were found to be unsuitable on this basis and received no further detailed desktop assessment. These sites have not been formally excluded from the SHLAA process and will remain on the database to be reviewed annually in the event that land designations or approaches to the green belt change. The remaining SHLAA sites moved on to the next stage of the SHLAA to undergo an assessment of their suitability and availability through desktop analysis and site visits.

### **Detailed Desktop Assessment**

The detailed desktop assessments were undertaken by the Forward Planning team over a period of months between July & August 2011. The desktop assessments are imperative to establishing whether a site is suitable and/or available for development. The work drew from a variety of sources including and not exclusively:

- GIS Mapping systems and constraints layers;
- Information on the location of pipelines provided by the National Pipeline Agency;
- Information on gas and electricity infrastructure provided by Transco/National Grid;

- Information on flooding provided by Environment Agency;
- Property history information in terms of planning applications;
- Historic maps and historic environment records;
- Records of Tree Preservation Orders;
- Call for Sites and/or SHLAA submission proformas;
- The Councils evidence bases such as, Biodiversity Action Plans (BAP); Employment Capacity Study (2008) etc; and
- Information provided by Essex County Council including:
  - Highways information;
  - Location of academic facilities;
  - Public Rights of Way; and
  - Public transport.

In order to undertake consistent and informed appraisals of the sites and ensure the same research was undertaken each time, a proforma was designed for desktop use to gather and record the information. This proforma was approved through the SHLAA Methodology 2009, a copy of which is attached to this report at Appendix E.

The content of these proformas have since been transferred onto a purpose made Access database for the SHLAA and the same information fields have been copied across. All SHLAA reviews going forward will record information in the database.

#### *Site Exclusions & Constraints*

For clarity, it is important to note that in only very rare occasions will sites, submitted to the authority for consideration in the SHLAA, be excluded from the SHLAA process. It may be however, that certain constraints on sites result in making a site unsuitable, but this may not be the case in the future and therefore the majority of sites will usually remain in the SHLAA process and reviewed annually.

Cases of exclusion will only normally be justifiable where a site is not large enough to accommodate a dwelling and/or the site is affected entirely by the following constraints:

- Scheduled Monuments;
- Areas at risk from flood, namely Flood Zone 3;
- Sites of Scientific Interest (SSSI);
- Local Nature Reserves (LNR);
- Land within the Marshes Protection Area;
- Active mineral extractions sites;
- Oil and high pressure gas pipelines;
- High Voltage Overhead Transmission Lines (HVOTL); or
- Immovable Communication Links such as fibre optic telecommunication cables.

In addition to the constraints referenced in the SHLAA Methodology, sites which have been commenced and/or developed since the last reporting period will also be excluded from the SHLAA process as their development potential will have been reached. As this is the first SHLAA for Basildon Borough Council, this will apply to any sites which were submitted but were developed/commenced prior to 1<sup>st</sup> April 2011.

For the majority of the sites within the SHLAA process, suitability of land for development used the SHLAA Methodology as the basis and assessed sites for their suitability with consideration of the following:

- Accessibility & Constraints to Access;

- Environmental Constraints;
- General Physical Constraints;
- Location & Sustainability Considerations; and
- Planning Policy Constraints.

#### Accessibility & Constraints to Access:

In order to appraise both the practicalities of a site and its location in terms of distance to services accessibility considerations are key to determining a sites suitability for development. As such, alongside identifying the main access(s) to the site as verified by maps and site visit, the distance of a site to the following key services and amenities was assessed:

- Secondary School;
- Primary School;
- GPs/Health Centre;
- Neighbourhood Centre;
- Town Centre;
- Public Open Space.
- Bus Stop; and
- Railway Station

Distance to the above services and amenities have been measured ‘as the crow flies’ from the centre of the site. This information has been extracted from the mapping layers owned by the Council which has been compiled to record facilities information.

Distance to each of the services has been broken down into the following categories and used these distances as the standard guide for recording information during assessment:

Primary School	Within 600m	
Secondary School	Within 1500m	
GPs/Health Centre;	Within 800m	
Neighbourhood Centre	Within 800m	
Town Centre	Within 800m	
Public Open Space (including those categorised in Planning Policy Guidance 17: Planning for Open Space, Sport & Recreation)	Allotments & Community Gardens,	Within 400m; and Within 800m
	Amenity Green Spaces;	Within 400m; and Within 800m
	Children and young people spaces;	Within 400m; and Within 800m
	Churchyards and cemeteries;	Within 400m; and Within 800m
	Civic Spaces;	Within 400m; Within 800m and within 2,000m
	Country Parks;	Within 400m; Within 800m and within 2,000m
	Educational Fields;	Within 400m; and Within 800m
	Natural and semi-natural green space;	Within 400m; and Within 800m
	Outdoor Sports Facilities; and	Within 400m; Within 800m and within



		2,000m
	Urban Park and Gardens	Within 400m; Within 800m and within 2,000m
Bus Stops	Within 800m	
Railway Station	Within 1,000m and within 1,600m	

These distances are the result of various evidence bases and guidance including the consultation on the Councils Strategic Environmental Assessment Scoping Report; Planning Policy Guidance 17: Planning for Open Space, Sport & Recreation and discussions with Essex County Council and relevant departments such as Highways etc. The use of these categories is also supported by *Shaping Neighbourhoods: A guide for health, sustainability and vitality*<sup>2</sup> which defines the benchmarks in relation to walking distances:

- Sites within 400m are within a 5 minute walking distance;
- Sites within 800m are within a 10 minute walking distance; and
- Sites over 800m indicate the potential requirement for the private car or public transport.

Accessibility has been provided as a guide for developers, the local authority and the public to indicate the distances of sites to relevant services. Accessibility is not a determining factor on the suitability or sustainability of sites and the findings of accessibility are not defined as a constraint to development. Proximity of sites to facilities is just one of many considerations and a site will not usually be found unsuitable for reasons of inaccessibility alone as new facilities could be provided or existing ones enhanced where need and opportunity arises.

During the undertaking of the assessments additional accessibility information has been identified if and where relevant, such as the location of pre-defined cycle routes and bus stops.

Where access to the site is not established or problematic, this would be considered as a constraint to development and can lead to a site being found unsuitable. Examples of such constraints could be where a site is 'land-locked' and/or would require the demolition of properties which were not on a site submitted for consideration through the SHLAA; where access would be difficult as a result of Tree Preservation Orders or where development on site would impact upon public rights of way and/or adjacent highways.

In order to gain a specialised view on sites with regard to wider access issues, opinion has been sought from Essex County Council Highways Department. In April 2011 the Highways team undertook a broad and overarching review and considered the implications of highways policy on areas across the borough. 86 large, green belt land parcels were considered by Highways alongside 7 specific urban areas, as a way to divide the borough and make the appraisal task more manageable. These areas were considered against the Essex County Council's Development Management Policies (February 2011) to give a general view on whether development would be in keeping with the adopted policies<sup>3</sup>. Highways responses to sites can be found at Appendix D. Similar to the approach taken by Highways Authorities across the country, the Highways views were graded as Red, Amber or Green to reflect the extent of highways specific policy implications with Red relating to those areas which would have significant policy

<sup>2</sup> Shaping Neighbourhoods: A guide for health, sustainability and vitality – H. Barton et al (2003)

<sup>3</sup> <http://www.essex.gov.uk/Environment%20Planning/Planning/Transport-planning/Information-for-developers/Documents/Development%20Management%20Policies%20Feb%202011.pdf>

implications and potentially negatively impact on the road network and Green which would suggest development would have a limited impact. Amber suggested partial impacts.

Sites referred to by the Highways Authority as 'Red' are more likely to be considered as constrained for development from a highways perspective. These considerations are key to the SHLAA assessment process and whether a site is determined to be potentially suitable for development. This does not however mean that sites which have achieved a 'Green' grade would all be considered suitable merely that there are less highways issues. All assessments are considered for suitability based on the overall assessment process and not just the outcome of Highways response.

It should also be noted that details relating to highway matters can be amended upon submission of further evidence such as a Transport Assessment or the submission of details demonstrating a valid access, which was not evident previously through the assessment process and this would be done during the review phases of the SHLAA. More detailed Highways opinions will be sought through the LDF process during land allocations processes where transport officers will be able to offer more in depth comments on individual sites and the implications of any development.

### Environmental Constraints

Environmental considerations for the SHLAA are set out in annexe 1 and 2 of the Councils approved SHLAA Methodology and have only been expanded on below where it was felt necessary to further clarify the assessment process. Knowledge of the environment contributes to the understanding of a site and enables the Council to build up a picture of how development could impact upon the potential for development and is therefore an important part of the process in determining suitability.

A site has an environmental constraint if the following are present; some are a protective designation which has been attributed by varying bodies from International agencies to the Local Council tier and others represent a more logistical issue for development:

- Scheduled Monument;
- Site of Special Scientific Interest (SSSI);
- Special Area of Conservation (SAC);
- Special Protection Area (SPA);
- Ramsar (Wetland area);
- Local Nature Reserve (LNR);
- Flood Zone classification;
- Washlands;
- Marshes Protection Area;
- Ancient Woodland;
- Local Wildlife Sites;
- Biodiversity Action Plan Priority Habitat sites (BAP);
- Protected Species Alert Area;
- Village Green & Common Land;
- Ground Water Vulnerability Area;
- Conservation Area;
- Listed Buildings;
- Archaeological Finds Area;
- Tree Preservation Order (TPO);
- Potentially Contaminated Land;
- Public Right of Way (PRoW);
- Oil/Gas pipeline;
- Electricity Pylons;
- Immovable Communication Links;
- Wastewater/sewage treatment plant 400m buffer zone;
- Existing developed business/industrial areas.

Environmental constraints were appraised through the desktop assessment and during site visits and supported by mapping and information provided by key stakeholders such as the Environment Agency, English Heritage, and Natural England. If other

environmental aspects such as ponds or rivers were identified during the assessment process, these were also recorded on the proforma.

### *Buffer Zones*

In the following cases buffer zones have been applied around particular environmental areas for the benefit of sensitivity and to ensure that development potential is considered with these valuable environmental facets in mind:

Sites of Special Scientific Interest (SSSI)	2km
Special Areas of Conservation (SAC)	5k
Special Protection Area (SPA)	5k
Ramsar (wetland area)	5k
Wastewater/Swage treatment plant buffer	400m
Local Nature Reserve (LNR)	100m
Ancient Woodland	100m
Local Wildlife Site	100m
Biodiversity Action Plan Priority habitat (BAP)	100m
Protected Species Alert Area	10m

The threshold of buffer zones for SSSI, SAC, SPA and Ramsar are all determined through Environmental Impact Regulations 2011. In the cases of others listed, these have been determined and agreed upon with key stakeholders including Natural England, Essex County Council Ecology teams and the Wildlife Trust during the production of the Basildon Borough Council Strategic Environmental Assessment Scoping Report 2011.

The precautionary measure of applying buffer zones is generally taken to bring awareness to the proximity of a site of these valued environmental designations, but a sites location within the buffer zone will not necessarily make a site unsuitable for that reason alone and may have little or no effect. As many of these designations relate to wildlife and biodiversity which can travel over land, it is important to highlight where development could affect corridors, habitats and/or watercourses to make sure that the possibility of migration is taken into account.

### *Flooding*

Known areas of flooding continue to be a national cause for consideration and development in areas prone to flooding can result in land being unsuitable for development as well as exacerbate flooding issues for existing developments due to increased water run off. Using the flood maps provided by the Environment Agency (May 2011) the Council were able to have regard to any flooding issues which may relate to sites and take account of this in the assessment for suitability.

The Basildon SHLAA 2011-12 and approved Methodology 2009 have accorded with the sequential test approach set out in PPS25: Development and Flood Risk which acknowledges that sites unaffected by any flood zone, or sites within Flood Zone 1, are more suitable for development. In these cases sites assessed were not considered to be environmentally constrained by flooding.

A more cautionary view is taken regarding sites within Flood Zone 2 and 3 and some measures of mitigation may be possible if only part of a site is affected and a case by case assessment of these was taken. Where partial flooding is identified, depending on the proportion of that flooding, sites may have had their size reduced to exclude any affected areas. Any site that fell entirely within the boundaries of Flood Zone 3 would not be found as suitable and the level of mitigation necessary to achieve successful

development would likely be extensive. All findings relating to flooding issues were recorded on the proforma.

### *Potentially Contaminated Land*

Potential land contamination relates to the previous uses of the site, which may have adversely impacted upon the quality of the land and soil. Any sites which are subsequently allocated for development through the LDF and demonstrate any identified land and soil contamination may be required to undertake a ground investigation before commencement of residential development. Land and soil quality information was sourced from historic maps, information gathered under the Basildon Borough Council's Contaminated Land Strategy (2007) and information supplied by the Council's Environmental Health Department.

Land contamination may not prohibit development but it is a factor associated with both suitability and achievability and type of development possible and was therefore a necessary consideration for the assessment process.

As detailed in the SHLAA Methodology (2009), the following land contamination categories (A-D) have been solely created for use in the SHLAA process and utilises limited information for this high level assessment process. All sites assessed were compared against the following criteria:

**A - Site has received formal investigation and it has been determined that the land is suitable for residential use, or the land has been remediated so that it is now suitable for residential use.**

Any formal investigation was not undertaken by the Council as part of the SHLAA however information on this may have been provided alongside possible planning applications or as accompanying information to the site when it was submitted to the Council for consideration.

**B. Research of historical map data indicates that contamination issues are unlikely. No formal detailed assessment had been made.**

This suggests that the threat of contamination is unlikely but this may need to be investigated in future if required should development become a prospect.

**C. There is a risk of contamination due to information from historic maps and/or proximity to other built structures. No detailed assessment had been made.**

This category takes a precautionary approach to land contamination in the event that the site was once used for an alternate use such as commercial, petrol filling stations or agriculture. This category is not however identifying that contamination is present, but would suggest that more investigation into contamination may be necessary.

**D. There is a known contamination constraint which has been confirmed by formal assessment and no remediation has taken place to date.**

This applies to any sites where contamination has been established as discovered through assessments accompanying planning applications and/or where they are noted on the Contaminated Land Register. Known contamination is likely to impact significantly on the suitability assessment for the SHLAA.

### General Physical Constraints & Considerations

#### *Gradient of land and site levels*

Identified during both the desktop assessment and site visit phases of the SHLAA process; land gradient and site levels were considered to account for potential barriers to development of a site where inhabitants of the sites or adjacent sites could be affected.

#### *Immovable Communication Links*

Links of this nature include high speed fibre optic communication cables for telecommunications and electronic data transfer. Basildon Borough houses financial organisations and data centres that depend on such communication links and awareness of them is important. However, in many cases the location of the communication pathway is confidential and unknown by the authority. For the purposes of the SHLAA, knowledge of these links was only accounted for where information on this was publically available.

#### *Existing Business & Industrial Areas*

Whilst these don't necessarily constitute a constraint to development, for the purposes of the 2011-2012 SHLAA, sites under existing employment and/or industrial use have primarily been found to be unsuitable for housing development for this reporting period. The Basildon Council Employment Capacity Study (2008), undertaken for the Council by Roger Tym & Partners and Lambert Smith Hampton identified a need to retain all employment sites for future need except for one. As such, the Council have taken the advice of the study but will review this as and when a revised Employment Study is undertaken by the authority which is anticipated to be commissioned in due course.

Where assessment sites were only partially affected by employment uses the land size was reduced and where the land sizes were still large enough to accommodate residential development, these were assessed accordingly.

#### *Village Greens & Common Land*

As detailed within the SHLAA Methodology, village greens and common land will usually be found as unsuitable for development due to the restrictions and covenants attached to the classification of land which also impacts upon the availability of a site.

During the undertaking of the SHLAA there were several applications for village green status pending within the borough. Where resolution had not been reached, sites were considered under their current status i.e. public open space etc. The status of the application will be reconsidered as part of the future review process.

#### Location & Sustainability Considerations

The SHLAA Practice Guidance advocates the importance of sustainability when assessing a sites suitability for development. In the absence of a formal spatial strategy such as a Core Strategy or settlement assessment which classifies the role of each settlement in the borough and helps to guide the physical location of development, the Council have adopted the following approach when considering the location of sites.

- I. A site will be found unsuitable where it is not within or adjacent to the settlement boundary or adjacent to a site, which if combined, would be adjacent to the settlement boundary.

The main Basildon conurbation (including Laindon and Pitsea), Wickford and Billericay have been considered as the key settlements for the purposes of the 2011-12 SHLAA. These areas are easily defined and have an established resident population and service infrastructure. Outside of these key areas Crays Hill, North Benfleet and Ramsden Bellhouse were also considered to be of sufficient size and service provision to be attributed a settlement status for the purposes of the SHLAA. This is also a consistent

approach with evidence identified as part of the Borough's initial settlement hierarchy study.

During the undertaking of the SHLAA it was found to be a valuable inclusion of those sites which could be joined by proxy of other submitted sites to the settlement boundaries. However, in cases where it was evident that this would result in an unsustainable site, suitability was questioned. An example of this was particularly relevant when assessing a very large site which was adjacent to the settlement boundary yet the proxy site was at its far edge and it was clear that significant phased development, over many years (and possibly not within the plan period), would need to occur before the outlying site could be considered sustainable. In this case the proxy site was found to be unsustainable and unsuitable and such assessments were considered on a case by case basis and an explanation given.

By combining this approach with the Green Belt Methodology, the Council then undertook the assessment process with a focus of both sustainable locations and the green belt.

In future reviews of the SHLAA it is intended that a more in depth settlement study and/or spatial strategy set out in the Core Strategy will be utilised to help inform the SHLAA process and potentially allow for more sites to be considered.

- II. Sites will usually be found unsuitable where physical problems, barriers or constraints completely separate the site from the settlement boundary.

In some cases the presence of environmental and/or physical constraints have created a barrier between the edge of the settlement boundary and the site thus desegregating it from the rest of the built area. Where this has occurred sites will normally have been found unsuitable due to how development here may impact upon the rest of the built form which may lead to more sprawling development depending on the extent of the barrier. Examples of these 'barriers' include those listed within this document as a possible constraint to development and also in some cases roads.

Whilst the Council fully accept the necessity of highway networks and roads for access, where roads have formed a controlling boundary to development at the edges of settlements they have usually been identified as a physical constraint in the site assessment process. The sustainability of settlements relies upon controlled development and due to the extent of the green belt in the borough, the 2011-12 SHLAA has taken the view that where significant development has been curtailed by the presence of a road, which forms a settlement boundary edge, sites will normally have been found unsuitable and found to be segregated from the settlement boundary.

This approach has been taken in the absence of a development strategy which will be determined through the Core Strategy. This approach will be monitored as the Council's growth strategy develops and through subsequent SHLAA review.

- III. A site will likely be found unsuitable where there are no available accesses to the site; where access to the site is provided by an adjacent site, which has not been submitted, and/or where access cannot be provided without demolishing one or more houses and that site can accommodate less than 15 prospective dwellings.

The accessibility of a site is a key consideration for potential development and the SHLAA, therefore where there was no evidence of an access to the site via existing provisions, or the potential for an access from routes, sites were likely to be found unsuitable at this time.

In the case of sites where access could only to be created via the demolition of existing dwellings, a pragmatic approach was taken to the cost/benefit of the development potential of a site. As such it was considered that any sites which required demolition of adjacent properties to gain access would need to have a potential yield of 15 dwellings or over to maximise the housing numbers return and balance the loss of the demolished property. Furthermore, unless the site which would provide the access is under the control of the property developer there is a higher potential for delivery issues in acquiring the access site.

Where information can be provided which demonstrates a legitimate access to the site via existing provisions or newly created routes then this may be altered during the future review phases of the SHLAA.

- IV. A site will be found unsuitable if it is an allocated Local Authority owned park, recreation ground, allotment or open space or publically owned allotment or open space and has been found necessary to retain through PPG17 assessment.

A range of public open spaces and recreation grounds were submitted to the Council for consideration in the SHLAA from both public and private bodies. These sites were appraised accordingly and were viewed in accordance with any assessment of the site that had been undertaken in relation to the Council's PPG17 Assessment procedures as guided by the national government Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation.

In some cases a limited number of these sites had also previously had applications for development on them and PPG17 considerations had been carried out for the application procedure, which contributed to an awareness of the open space provision for that site in greater detail and this was considered through the assessments where applicable.

As open spaces contribute so readily to the quality of life for people, unless a clear assessment of the site indicates that disposal to development would not have a detrimental impact then sites would have been found unsuitable.

All of the relevant sites have not had full PPG17 assessments carried out on them at this time but this will continue to happen during reporting periods and the suitability of sites may be altered following the receipt of this information and thus amended during the review process.

#### Planning Policy Constraints

Whilst it is recognised that the SHLAA is an evidence base that will assist in the development of the Local Development Framework and associated documents which will replace existing Council planning policy, there is merit in having regard to existing planning policy but it is unlikely that a site will be found unsuitable on the basis of existing planning policy reasons unless clearly justified.

In the context of the Basildon Borough Council SHLAA 2011-2012, current planning policy refers to saved Basildon Borough Council Local Plan policies which can be found in Appendix F and any relevant national guidance such as Planning Policy Statements and Guidance Notes.

In accordance with SHLAA Practice Guidance *'the scope of the assessment should not be narrowed down by existing policies designed to constrain development'*<sup>4</sup> as such the identified saved Local Plan policies are utilised as a guide to developers and the public as possible constraints to development should the site go forward.

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<sup>4</sup> Strategic Housing Land Availability Assessments: Practice Guidance (2007) – Para 21

Many of the constraints and considerations already highlighted relate to elements of policy and legislative consideration that need to be taken into account when assessing a site's suitability. These include environmental constraints, PPG17 considerations, the Councils Employment Capacity and other policy issues. These have been taken into account when undertaking the assessments.

One specific factor in relation to national policy, that has implications for the SHLAA, is that of alterations to PPS3: 'Housing' which has been amended in the period between the majority of site submissions at 'Call for Sites' and the assessment period of this report. On 15 June 2010 the Government announced that private residential gardens are now excluded from the definition of previously developed land as specified by Annex B of PPS3. In these cases, the majority of residential garden sites submitted were likely have been found unsuitable for development for this reason. The amended PPS does not, however, prevent development on residential gardens entirely but may restrict the type, size and scale of development. Proposals should avoid overdevelopment and should compliment the area's character, therefore the outcome of the assessments in this matter have been detailed on a case by case basis.

#### Site Visits

Officers undertook site visits during August and September 2011. Utilising the information gathered during the desktop assessment phase as the basis, general site characteristics were checked where possible during the site visits. Other factors which were checked during the physical visits were landscape characteristics such as topography, access, land use, or any constraints which could cause complications and/or prevent development. Where possible, photographs of a site's access and general layout were also taken to enable further reflection away from the site.

To avoid as much disturbance to residents and/or landowners as possible officers undertook site visits from roadside visits or by viewing land from adjacent sites and footpaths. However, in the event that contact was necessary to gain access this was made and site visits carried out in liaison with the necessary party.

\*It should be noted that due to a police operation a limited number of sites in the Cray's Hill area were not visited during the SHLAA 2011-2012 and have been assessed on the basis of the desktop review alone with the assistance of local officer knowledge and Google Maps/Street view. These sites will be visited during the review phases. Sites affected were: SS0317, SS0318 and SS0479 which were either affected partially or entirely by the on-going police operation.

#### **Availability Assessment Phase**

**'A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, ransom strips, tenancies or operational requirements...'**

*SHLAA Practice Guidance – Para 39*



The importance of 'availability' in the SHLAA process can not be underestimated as it is vital to establishing whether a site is a valid option for development. Given the role of the SHLAA to enable the Council to establish a land supply for housing development for the future, if there is doubt over whether a site will come forward, or that certain constraints prevent it from being considered available, then it can not realistically be included as a potential option. The key elements for establishing 'availability' for the SHLAA are:

- Ownership Constraints;
- Land use constraints;
- Access constraints; and
- Sites with Permission.

### Ownership Constraints

Ownership constraints refer to any legal ownership issues including multiple ownership, tenancies, ransom strips; and operational requirements.

For the purposes of the SHLAA where it is clear that ownership issues may arise i.e. consent from all landowners of a site have not been submitted, a site has been submitted without landowners consent or they are simply unknown, a site is likely to have been found unavailable. Where sites are under multiple ownerships but there is an agreement of all parties to dispose of the site, then it is recommended that a written confirmation of this be submitted to the Council for their consideration during the review period of the SHLAA.

These ownership constraints were predominantly identified through consultation, desktop review and site visits but for the majority of sites, landownership information has been submitted to the Council as part of processes, such as the 'Call for Sites'. A 'Fact Checking' exercise during August and September 2011 was undertaken on those sites undergoing detailed desktop assessment with known landowners/submitters of sites, to ensure that the ownership information, amongst other details, were as up to date as possible. This exercise gave submitters/landowners the opportunity to amend details if necessary.

### Land Use Constraints

As discussed above; the retention of existing employment allocations for the future, as set out in the Employment Capacity Study (2008), has been applied to the SHLAA 2011-2012 and where sites were an existing employment site they were generally found to be unavailable.

Where the site is occupied/utilised or and occupied dwelling exists and would need to be demolished for the development to take place, this has also been considered a constraint to development and resulted in a site being found unavailable. However, exceptions to this would be where a site is of a significant size and there was a low likelihood that the occupied dwelling would prevent development from taking place, availability may be achieved. Sites affected by this were considered on a case by case basis and information detailed through the assessment process.

### Access Constraints

Similar to the suitability considerations, access to a site is fundamental to its potential for development. For the SHLAA 2011-12, sites which have no available access or

access to the site can only be provided by an adjacent site, which has not been submitted, will be found unavailable for development at this time.

### Sites with Permission

Sites with permission and/or those listed in the Residential Land Availability that have been considered through the SHLAA have been classed as available unless information retrieved from applicants stated otherwise. Whilst there is some overlap of SHLAA sites and RLA sites, the 2011-12 SHLAA has not fully amalgamated the full list of RLA sites into the assessment process as detailed in the Councils Annual Monitoring Report 2010-11. The Council will remedy this in future through the review process.

### **Achievability Assessment Phase**

**'A site is considered achievable for development where there is a reasonable prospect that housing will be developed on site at a particular point in time. This is essentially a judgement about the economic viability of a site...'**

*SHLAA Practice Guidance – Para 40*

Assessing the achievability (also known as viability) of sites requires a specialised knowledge and an understanding of market factors, cost issues and delivery of development and is central to the findings of the SHLAA in identifying land potential. Due to the importance of this phase of the assessment Basildon Borough Council commissioned consultants to undertake this stage of the assessment process which not only ensures an informed appraisal of sites viability, but also ensured an independent view.

Following a written quotation process undertaken by the Council in April 2011, Baker Associates of Bristol were successful in securing the contract to carry out a 'Viability and Achievability Study' on the Basildon Borough Council SHLAA. The Consultants committed to undertaking all necessary aspects of the viability work on those sites which the Council had identified as Suitable and Available through the in-house work of desktop analysis and sites visits. Sites found to be both Suitable and Available by the Council and that were to be assessed for achievability amounted to 83 sites.

Only those sites that were found to be Suitable and Available will have information regarding Achievability included within them as part of this report and its appendices.

### **Baker Associates – Viability & Achievability Study**

Of those sites assessed in the SHLAA 83 of the sites were found to be Suitable and Available and it is these sites that Baker Associates have comprehensively appraised for their achievability. Using the Councils SHLAA Methodology (2009), DCLG, SHLAA Practice Guidance (2007), detailed site assessments and their own expert knowledge, Baker Associates were able to work in liaison with developers, landowners and other stakeholders who operate in the housing market in Basildon Borough, to consider a range of factors impacting upon the viability of a site including market interest, timeframe for development and estimated annual build rates. This partnership working culminated in a stakeholder workshop held on 23<sup>rd</sup> November 2011 at the Council Offices where assumptions made and Bakers approach of identifying 'uplift values' to determine viability were discussed, agreed, and amended where necessary.

The 'Viability and Achievability Study' is a formal part of the SHLAA 2011-2012 report and can be viewed in full at Appendix C. The report, which sets out the consultants methodology and approach to viability has been used by the Council to confirm the in-house assessment of housing potential in order to meet future housing supply. The primary aims of the Consultants report is to:

- Confirm the economic viability of all sites as being in principle both suitable and available for residential or mixed-use development in the SHLAA, taking into consideration the current economic climate and costs that will be associated with residential development;
- Meet the criteria contained in Section 7c of the Practice Guidance and paragraph 54(3) of the Council's adopted SHLAA Methodology (2009) in assessing the achievability of housing and employment sites taking into consideration market conditions, cost and delivery factors; and
- Consider what actions may be needed to overcome any constraints that have been identified, (Section 43, Practice Guidance and paragraph 57 of the Councils SHLAA Methodology (2009)).

The overall findings of the SHLAA have only considered yields and timescales on sites which can be demonstrated to be suitable, available, achievable, deliverable and developable. The findings of the Consultants, as set out in the attached report supersedes that of the Councils more academic approach to Viability, including yields and timescales which have been tested and considered with valued stakeholders in a consistent manner. The work carried out by the Consultants also negates the need to complete the Part 2 Assessment section of the Councils SHLAA proforma set out in the 2009 Methodology which has been carried out in a different format in accordance with the practices of the Consultants and these are also set out in the report and have been fed into the Councils comprehensive SHLAA database.

### **Deliverable, Developable, Non-developable**

The determination of a sites suitability, availability and achievability combined with timeframe for development directly informs the overall site assessment as either:

- Deliverable and Developable;
- Developable; or
- Non-developable.

#### ***Deliverable & Developable:***

A site is deliverable if it is available within the 5 year timeframe, in a suitable location with a reasonable prospect that housing will be delivered. A deliverable site is Suitable, Available and Achievable and will also have a timeframe of 0-5 years (2011-2016). A deliverable site is automatically assigned as a developable site also.

#### ***Developable:***

A site is developable if there is a reasonable prospect the site will be available and developed within the timeframe indicated and within a suitable location. A developable site is Suitable, Available and Achievable and has timeframe for development of 5-10 years (2016-2021) or 10+ years (2021+).

#### ***Non –Developable:***

A site is non-developable where the prospect of development is unlikely, and does not meet all three criteria of suitable, available and achievable.

### Overcoming Constraints

The SHLAA is reviewed annually. If evidence is provided which demonstrates that an identified constraint can be overcome, this will be taken into account in the review of the SHLAA and may result in a site that was currently non-developable to be deemed developable.

### Future SHLAA Reviews

The SHLAA assesses housing land supply on an annual basis with following key considerations:

- Are there new sites that need to be assessed which have been submitted to the authority in the interim of reporting periods?;
- Are there any changes which need to be accounted for? These may include adjustments to existing sites based on new information received; changes to reflect any development that may have taken place on a site; or to reflect new constraints or the removal of a constraint that may have previously applied.

The SHLAA 2011-2012 will be used in the production of the Local Development Framework and the information set out here and in future reviews will continue to do so.

In order to enable new site submissions to be assessed in a timely manner and allow for review to take place, an annual deadline for submissions will be imposed and published on the Council's website accordingly. For the 2011-12 report, the closing date of 3<sup>rd</sup> June 2011 was set and any sites following that date will be considered through the review process. The SHLAA Review 2012-2013 will be undertaken during the second half of 2012 to be published in early 2013.

## 5.0 FINDINGS

The following section summarises the key findings of Basildon Borough Councils first SHLAA and these findings will be utilised in the production of the Councils LDF and in establishing a housing land supply.

SHLAA Sites found to be suitable and available have been used to identify a potential land supply sufficient to accommodate 11,887 new homes over 515.2ha of land covering varying land types from urban to green belt and previously developed to open space.

Of the 11,887 potential dwellings, 2,742 were located within existing urban areas; the remaining numbers (9,145) would be on sites that are located within the green belt.

Due to the absence of a local housing target at time of publication, it is not possible to determine whether this is of a sufficient level to meet the Councils housing need which will be determined through the Core Strategy. However, it is in excess of the 10,700 housing target set within the East of England Regional Spatial Strategy.

A total of 476 sites are held in the SHLAA database and have been processed in accordance with the measures set out in this report. SHLAA sites are not located in any one area of the borough and have been submitted in all areas.

Of the 476 sites considered, 98 sites were found to be in 'red' areas of the green belt which were found to be most sensitive to development and were instantly found unsuitable for this SHLAA period. 295 sites were identified as either unsuitable, unavailable or both, based on the findings of the assessment process. The remaining 83 sites were found to be suitable and available and progressed to the stage where viability and achievability was appropriate.

Following the viability assessments undertaken by Baker Associates, 78 of the 83 were found to be viable and achievable, including 8 sites which have existing planning permission or are under construction. As detailed in tables 1 and 2 below the remaining 70 sites are distributed geographically as follows:

Settlement*	No of Sites	Cumulative Land	Potential Yield
Basildon	40	327.948ha	7,239
Billericay	13	100.2ha	2,302
Laindon	8	29.99ha	713
Pitsea	1	0.33ha	12
Wickford	8	51.99ha	1,288
<b>Total</b>	<b>70</b>	<b>510.458ha</b>	<b>11,554</b>

\*This has been related to the closest urban conurbation/town.

47 sites were found to be deliverable and developable within 5 years equating to an approximate yield of 2,110 new homes for the 5year period (including those noted through the SHLAA as under construction and permitted). Sites falling within this period are located within existing urban areas and include some allocated open spaces.

31 sites were found to be developable in the 5-10 year timeframe equating to a potential yield of 9,502 new dwellings. There was 1 site identified as developable in the 10-15 year period of 275 dwellings for year 11 (2021-22) only.

Whilst the SHLAA is intended to identify a land supply for 15 years, it is the Council's view that when reviewing the delivery timeframes identified by the viability testing of the SHLAA as set out in table 3 below, it is likely that due to the current market there is likely to be some deviation from this with a potentially longer delivery period of certain sites. Furthermore, the Council have yet to adopt a Core Strategy which will also impact upon the delivery of sites depending on the growth strategy it adopts.

Appendix H provides a summary of the appraisal for every site included within the SHLAA with accompanying map to show site location.

**TABLE 1: Settlement-by-settlement breakdown of Sites considered as Suitable, Available & Achievable****Basildon**

<b><u>Site Ref (SS):</u></b>	<b><u>Address:</u></b>	<b><u>Settlement:</u></b>	<b><u>Site Size (Ha):</u></b>	<b><u>dwelling yield</u></b>	<b><u>Delivery Period</u></b>
<b>SS0070</b>	Land south of Basildon College, north of Basildon Hospital	Basildon	13.4ha	284	2016/17
<b>SS0071</b>	Land north of Dry Street (Area of Special Reserve – Saved Policy BAS S3)	Basildon	21ha	302	2014/15
<b>SS0072</b>	Thurrock and Basildon College Nethermayne Campus	Basildon	8.28ha	250	2014/15
<b>SS0078</b>	Cherrydown West / Ashdon Way Car Park	Basildon	1.0ha	80	2013/14
<b>SS0082</b>	Land opposite 54-84 Audley Way	Basildon	0.25ha	9	2013/14
<b>SS0087</b>	Open Space and garages at rear of 2-12 Priors Close, 94-114 Pinmill and 442-510 Long Riding, Barstable	Basildon	0.23ha	8	2013/14
<b>SS0088</b>	Open Space rear of 8-34 Codenham Straight and rear of 40-66 Codenham Green, Kingswood	Basildon	0.20ha	7	2013/14
<b>SS0089</b>	Open Space rear of 2-28 Wynters and rear of 1-17 Codenham Straight, Kingswood	Basildon	0.19ha	6	2013/14
<b>SS0100</b>	Open Space at junction of Upper Mayne, St Nicholas Lane, r/o 160-204 Ballards Walk; 130-166 Little Lullaway; and 50-78 Eldeland, Lee Chapel North	Basildon	6.6ha	210	2013/14
<b>SS0105</b>	Ashleigh Centre & Fryerns Library, Whitmore Way	Basildon	0.92ha	35	2013/14
<b>SS0107</b>	Land at Long Riding, north of Napier Close, Barstable	Basildon	2.07ha	85	2013/14
<b>SS0108</b>	Open Space opposite 113-151 Church Road and South of Fairhouse County Primary School, Vange	Basildon	1.03ha	45	2013/14
<b>SS0111</b>	Vange Hill Drive Open Space, Vange.	Basildon	1.46ha	60	2013/14
<b>SS0112</b>	Open Space between London Road and Moss Close, Vange	Basildon	0.59ha	24	2013/14

<b>SS0113</b>	Open Space rear of 1-47 Goldings Crescent and between 8 and 10 Moss Drive, Vange	Basildon	0.33ha	13	2013/14
<b>SS0114</b>	Open Space North West of Ryedene CP School, Ryedene, Vange, Basildon	Basildon	0.33ha	13	2013/14
<b>SS0115</b>	Open Space between Ryedene CP School and Springfields, Freshwater Drive and Driftway, Vange, Basildon	Basildon	0.908ha	37	2013/14
<b>SS0118</b>	Open Space, North of 59-67 Bardfield and adjacent to 37-45 Bardfield, Vange, Basildon	Basildon	0.31ha	12	2013/14
<b>SS0120</b>	Open Space at rear of 26-54 Dencourt Crescent and rear of 34-54 The Greensted, Barstable, Basildon	Basildon	0.44ha	15	2013/14
<b>SS0122</b>	Open Space between 5-25 and 83 Meredene and 37-59 Stagden Cross, Barstable, Basildon	Basildon	0.51ha	15	2013/14
<b>SS0123</b>	Former Fryerns School and Social Services Offices, Broadmayne, Craylands	Basildon	2ha	76	2013/14
<b>SS0124</b>	Gardiners Lane South, Cranes Farm Road, Basildon	Basildon	37.35ha	0*	Undetermined*
<b>SS0130</b>	Land South of Wash Road, West of Pipp's Hill Road North and East of Eastfield Road, Basildon	Basildon	21ha	530	2016/17
<b>SS0139</b>	Open Space to the rear of 22-30 The Fold and opposite 24-30 Honeypot Lane, Fryerns	Basildon	0.12ha	5	2013/14
<b>SS0140</b>	Open Space, East of Abbots Court and Chaplin Close, West of South Wash Road, Noak Bridge	Basildon	0.84ha	32	2013/14
<b>SS0147</b>	Land at Parklands, rear of 5-29 Parkside, Northlands	Basildon	0.35ha	10	2013/14
<b>SS0148</b>	Open Space at junction of Ashlyns and Cheshunts, adjacent to/to the rear of 1-5 Cheshunts and 133 Cheshunts, Felmores	Basildon	1.88ha	75	2013/14
<b>SS0149</b>	Open space adjacent to Great Chalvedon Hall opposite 31-57 Tyefields	Basildon	0.98ha	40	2013/14
<b>SS0163</b>	Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford	Basildon	31.5ha	740	2016/17
<b>SS0166</b>	Land adjacent to Nevendon Rd (A132), east of Sutcliffe Close, to north of Champion Close	Basildon	0.75ha	20	2013/14



<b>SS0170</b>	Open Space and The Paddock Pavilion, rear of Nursery Gardens, Shrubbery Close and 57-93-Ashlands, Pound Lane	Basildon	0.45ha	22	2013/14
<b>SS0171</b>	Open Space opposite 40-68 Wickhay, Lee Chapel North	Basildon	0.26ha	8	2013/14
<b>SS0190</b>	Roseview, Burnt Mills Road, and land to rear of Rose View, Basildon	Basildon	0.66ha	19	2016/17
<b>SS0191</b>	Land north of Vange Primary School and Basildon zoo	Basildon	14.97ha	330	2016/17
<b>SS0207</b>	Farm land east of Pound Lane, North Benfleet	Basildon	118ha	2275	2016/17
<b>SS0208</b>	Hovefields on Southern Arterial Road, North Benfleet	Basildon	7.2ha	180	2016/17
<b>SS0210</b>	Land east of Tyefields, south of Burnt Mills Road, Basildon	Basildon	51.39ha	1000	2016/17
<b>SS0219</b>	Land east of Eric Road and east of Alpha Close	Basildon	1.1ha	32	2016/17
<b>SS0235</b>	Land at Tompkins Farm, London Road, Vange	Basildon	11.6ha	250	2016/17
<b>SS0417</b>	Land at Basildon Rose Gardens Ltd, Burnt Mills Road, Basildon	Basildon	2.85ha	85	2016/17

**Total Potential identified by the SHLAA: 327.948ha 7,239**

\* SS0124 was considered to viable, however due to existing leases relating to the site and other uncertainties regarding availability which have become apparent, no land, yield or delivery period has been considered at this point and will be reviewed in the SHLAA 2012-13. This decision has been taken to maintain an accurate view of potential land supply.

**Billericay**

<b><u>Site Ref (SS):</u></b>	<b><u>Address:</u></b>	<b><u>Settlement:</u></b>	<b><u>Site Size (Ha):</u></b>	<b><u>dwelling yield</u></b>	<b><u>Delivery Period</u></b>
<b>SS0005</b>	Land North of Mayflower House, Heath Close, Billericay	Billericay	0.20ha	6	2013/14
<b>SS0012</b>	Land East of Greens Farm Lane, West of Outwood Common Road, North of Outwood Farm Road	Billericay	27.71ha	650	2016/17
<b>SS0161</b>	Land west of Mountnessing Road, North of London Road and South of the railway line, Billericay	Billericay	28.8ha	650	2016/17
<b>SS0168</b>	Open Space, Community Hall and garages, r/o 3-83 Langham Crescent, Great Burstead	Billericay	0.66ha	22	2013/14
<b>SS0198</b>	Thatched Cottage and Land to the rear of Thatched Cottage, Southend Road	Billericay	2.56ha	65	2016/17
<b>SS0238</b>	Land between Outwood Farm Road and Sunnymede, Billericay	Billericay	20.6ha	430	2016/17
<b>SS0304</b>	Land adjacent Bluebell Lodge, 403 Mountnessing Road, Billericay	Billericay	0.75ha	16	2016/17
<b>SS0307</b>	South End farm, Southend Road, South Green, Billericay	Billericay	4.5ha	110	2016/17
<b>SS0333</b>	Land north of Kennel Lane, east of the A176, Billericay (inclusive of Langhams, Kennel Lane)	Billericay	8.7ha	200	2016/17
<b>SS0367</b>	Land North of Linda Gardens and Cherry Gardens, Billericay	Billericay	1.38ha	38	2016/17
<b>SS0387</b>	Land south of 115 Laidon Road, Billericay	Billericay	0.77ha	20	2016/17
<b>SS0388</b>	Land south of London Road, Billericay	Billericay	1.17ha	30	2016/17
<b>SS0389</b>	Land west of Heath Close, Billericay.	Billericay	2.4ha	65	2016/17

**Total Potential identified by the SHLAA: 100.2ha 2,302**

## Laindon

<u>Site Ref (SS):</u>	<u>Address:</u>	<u>Settlement:</u>	<u>Site Size (Ha):</u>	<u>dwelling yield</u>	<u>Delivery Period</u>
SS0059	Land at Ford Dunton Technical Centre, and Former Laindon School Playing field, Laindon, Basildon	Laindon	16.3ha	356	2014/15
SS0064	Land east of Pound Lane, Laindon	Laindon	1.05ha	20	2013/14
SS0067	Land at Laindon Link, South West of Roundacre	Laindon	0.69ha	30	2013/14
SS0069	Open Space and garages at rear of 1-53 Paprills, 318-334 Great Gregorie and 156-184 The Knares, Lee Chapel South	Laindon	0.49ha	16	2013/14
SS0090	Basildon Integrated Support Service (Lincewood County Infants School Annexe) High Road, Langdon Hills	Laindon	0.37ha	16	2014/15
SS0091	Land at Lee Chapel Lane and North of High Banks, Lee Chapel Lane, Langdon Hills	Laindon	0.3ha	1	2013/14
SS0188	Land adj 15 New Century Road, Laindon	Laindon	0.13ha	4	2013/14
SS0390	Land at Sellers Farm, Dunton Road, Laindon	Laindon	9.89ha	270	2016/17
<b>Total Potential identified by the SHLAA:</b>			<b>29.99ha</b>	<b>713</b>	

## Pitsea

<u>Site Ref (SS):</u>	<u>Address:</u>	<u>Settlement:</u>	<u>Site Size (Ha):</u>	<u>dwelling yield</u>	<u>Delivery Period</u>
SS0150	Land at North of 36 Popes Crescent, Pitsea	Pitsea	0.33ha	12	2013/14
<b>Total Potential identified by the SHLAA:</b>			<b>0.33ha</b>	<b>12</b>	

**Wickford**

<b><u>Site Ref (SS):</u></b>	<b><u>Address:</u></b>	<b><u>Settlement:</u></b>	<b><u>Site Size (Ha):</u></b>	<b><u>dwelling yield</u></b>	<b><u>Delivery Period</u></b>
<b>SS0034</b>	Wickford Car Park, rear of High Street and Ladygate Centre	Wickford	0.78ha	0*	Undetermined*
<b>SS0035</b>	Wickford market between Market Road and Woodlands Road, Wickford	Wickford	0.45ha	35	2014/15
<b>SS0053</b>	Land south and north of Barn Hall (Area of Special Reserve BAS S3) + Allocation S3 + R3	Wickford	24.2ha	600	2016/17
<b>SS0054</b>	Land north and east of Station Avenue, Barn Hall, Wickford	Wickford	4.6ha	98	2013/14
<b>SS0164</b>	The Wickford Education Centre, Alderney Gardens, Wickford	Wickford	1.58ha	44	2013/14
<b>SS0195</b>	Downham View Farm, 47 Castledon Road, to rear of Studland Avenue and Southbourne Grove, Wickford	Wickford	3.9ha	100	2016/17
<b>SS0206</b>	Wickford Memorial Park Community Hall and Car Park, Rettendon View	Wickford	0.26ha	11	2013/14
<b>SS0286</b>	Land South of London Road, from West of Tudor Way to East of Ramsden View Road, Wickford.	Wickford	17ha	400	2016/17

**Total Potential identified by the SHLAA: 51.99ha 1,288**

\*SS0034 was considered to be viable, however, availability issues have become apparent and therefore no land, yield or delivery period has been considered at this point and will be reviewed in the SHLAA 2012-13. This decision has been taken to maintain an accurate view of potential land supply.

**TABLE 2: Sites with Current Permission or Under Construction**

<b>Site Ref (SS):</b>	<b>Address:</b>	<b>Settlement:</b>	<b>Site Size (Ha):</b>	<b>Yield*</b>	<b>Delivery Period</b>	<b>Status</b>
<b>SS0079</b>	Gloucester Park Swimming Pool and rear car park, Broadmayne	Basildon	0.5ha	144	11/12	Under Construction
<b>SS0080</b>	Land east of Gloucester Park Swimming Pool, Broadmayne		0.46ha			
<b>SS0081</b>	Community Resource Centre, The Gore/Broadmayne		0.06ha			
<b>SS0116</b>	Land including existing play centre between 26 and 76 Kent View Road, Vange, Basildon	Basildon	0.29ha	10	13/14	Permitted
<b>SS0137</b>	Basildon zoo site, London road, Vange.	Basildon	1.94ha	40	16/17	Permitted
<b>SS0151</b>	Land west of Youth and Community Centre, Church Park Road, Pitsea	Pitsea	0.13ha	5	13/14	Permitted
<b>SS0165</b>	1-31 Runwell Road, Wickford	Wickford	0.13ha	84	13/14	Permitted
<b>SS0236</b>	Playing Field at Runwell Youth Centre, Rear of 18 Hawkins Close, Shotgate	Wickford	1.24ha	50	13/14	Permitted

**Total Land/Units 4.75ha 333**

\*Please Note: SHLAA yields of a site may differ from the permitted yields due to the viability work undertaken by Baker Associates in discussion with landowners and developers etc.

**Table 3: Delivery Frames for Development of all Developable & Deliverable SHLAA Sites (ONLY SHLAA SITES Including Permitted & Under Construction\*)**

Site Ref (SS):	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/2027	2027/28	2028/29	2029/30	2030/31	
SS0005	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
SS0012	0	0	0	0	0	200	200	200	50	0		0	0	0	0	0	0	0	0	0	650
SS0035	0	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35
SS0053	0	0	0	0	0	200	200	200	0	0	0	0	0	0	0	0	0	0	0	0	600
SS0054	0	0	49	49	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	98
SS0059	0	0	0	100	100	100	56	0	0	0	0	0	0	0	0	0	0	0	0	0	356
SS0064	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
SS0067	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
SS0069	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
SS0070	0	0	0	0	0	100	100	84	0	0	0	0	0	0	0	0	0	0	0	0	284
SS0071	0	0	0	100	100	100	2	0	0	0	0	0	0	0	0	0	0	0	0	0	302
SS0072	0	0	0	100	100	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250
SS0078	0	0	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80
SS0079, 80, 81	40	40	40	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	144
SS0082	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
SS0087	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
SS0088	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
SS0089	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
SS0090	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16
SS0091	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
SS0100	0	0	50	50	50	50	10	0	0	0	0										210
SS0105	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35
SS0107	0	0	85	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85
SS0108	0	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45







**Appendix A: Basildon Borough Council Green Belt Methodology**

**Appendix B: Sites Located within 'Red' Areas of the Green Belt**

**Appendix C: Basildon Borough Council Strategic Land Availability Assessment Economic Viability Appraisal – January 2012**

**Appendix D: Essex County Council Highways Department Comments – April 2011**

**Appendix E: Detailed Assessment/Survey Proforma**

**Appendix F: Basildon Council Saved Local Plan Policies**

**Appendix G: SHLAA Methodology Compliance Check**

## **Glossary**

### **Allocation**

Land assigned for a particular purpose in the Development Plan, e.g.housing, industry etc.

### **Ancient Woodland**

Ancient woodland is an area that has been wooded continuously since at least 1600 AD. Ancient woodlands are of prime ecological and landscape importance. Many rare and threatened species are Ancient Woodland associated with this habitat. Furthermore relatively undisturbed woodland often contains features of historical, archaeological and landscape importance. Ancient woodland is listed under Natural Environment and Rural Communities Act 2006 Section 41, as being of principal importance for the purpose of conserving biodiversity in England.

### **Basildon**

Refers to the area of Basildon New Town (Includes Laindon and Pitsea)

### **Basildon Borough**

Refers to the Borough of Basildon (Includes Basildon New Town, Billericay and Wickford).

### **Brownfield**

Also known as “previously developed” site or land. The classification refers to land that is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. An official definition is contained in Planning Policy Statement 3: Housing, Annex B.

### **Communities and Local Government**

The central Government department with responsibility for Planning. Formerly DTLR / DETR / DoE / ODPM.

### **Conservation Area**

Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

### **Conservation Area Appraisal**



Conservation Area Appraisals reassess the character of an area and notes any changes, which may have occurred since its designation such as new development, changes to specific buildings and streetscapes.

### **Contaminated Land Strategy**

This strategy was prepared by the Environmental Health Department and regularly goes under review.

### **Core Strategy**

A Development Plan Document setting out the long-term spatial vision for the local planning authority's area, the spatial objectives and strategic policies to deliver that vision.

### **Crow flies**

A term used to describe the straightest route between two points.

### **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 the Proposals Map, it is a line around a town or village enclosing the built area and any planned extensions to that settlement. Development outside of the development boundary is usually restricted.

### **Essex County Council (ECC)**

The Local Authority for Essex with joint responsibility for producing the Waste & Minerals Local Development Framework. It is also the Highways and Education Authority for Basildon Borough and the rest of the County.

### **Flood Zones 2 and 3**

Flood zones are areas defined by the Environment Agency that relate to past levels of river or coastal flooding and are related to future potential risk of flooding. Flood zones 2 and 3 relate to areas of land that are most often flooded, such as existing flood plains.

### **Greenfield**

Greenfield land or sites are areas of land that have not been previously developed. Such land would include public open space, playing fields, allotments and agricultural land.

### **Green Belt**

A green belt is a formal policy designation for controlling urban growth. The Metropolitan Green Belt around London, which includes a significant part of the Basildon Borough lands, stems back to the Town & Country Planning Act 1947 and remains in place as a land designation. Planning Policy Guidance 2: Green Belts, is a central piece of policy guidance on this matter.

### **Housing Provision**

The number of new dwellings that must be provided in the Borough. Housing provision figures were formerly set by the East of England Regional Plan, but in future will be determined locally through the Core Strategy once adopted.

### **Infill**

Development that takes place between existing uses and buildings within the existing built up area.

### **Intensification**

The process of increasing housing densities in urban areas through redevelopment, infill, conversions or change of an existing land use.

### **Listed Building**

A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).

### **Local Development Document (LDD)**

The collective term covering Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement. LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

### **Local Development Framework (LDF)**

The name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area and may also include Local Development Orders and Simplified Planning Zones.

### **Local Nature Reserve (LNR)**

Local Nature Reserves (LNRs) are for both people and wildlife. They offer people special opportunities to study or learn about nature or simply to enjoy it. To qualify for LNR status, a site must be of importance for wildlife, geology, education or public enjoyment.

### **Local Plan**

Development Plan for the Borough setting out detailed planning policies, proposals and Proposal Map for use when determining planning applications and spatially guiding strategic development. The Basildon District Local Plan will be replaced by the Local Development Framework.

### **Local Planning Authority**

The local authority responsible for the majority of planning matters for Basildon Borough is Basildon Borough Council. However, in limited matters such as Highways and Public Rights of Way, Essex County Council may also hold responsibilities.

### **Local Wildlife Sites (LoWS)**

Local Wildlife Sites (LoWS), previously known as Sites of Importance for Nature Conservation (SINC) or County Wildlife Sites (CoWS), are areas of land with significant wildlife value. Local Wildlife Sites support both locally and nationally threatened wildlife, and many sites will contain habitats and species that are priorities under the Essex or UK Biodiversity Action Plans (BAP), which sets out strategies for the conservation of much of our most vulnerable wildlife.

### **Mixed Use**

A site that is developed to cater for more than one use e.g. retail, residential, business and leisure etc.

### **Open space**

All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.

### **Planning Policy Statement (PPS) & Planning Policy Guidance (PPG)**

Statements of National Government Policy on land use within England. They aim to provide greater clarity on practical implementation from the national level.

### **Previously Developed Land (PDL)**

Land which is or was occupied by a permanent structure, including the cartilage of developed land and any associated fixed surface infrastructure. It excludes agricultural land, landfill sites, parks, recreation grounds, allotments and playing fields.

### **Ramsar**

Ramsar sites are wetlands of international importance, designated under the Ramsar Convention. The Ramsar Convention is an international agreement signed in Ramsar, Iran, in 1971, which provides for the conservation and good use of wetlands.

### **Residential Land Availability (RLA)**

Sites with planning permission.

### **Scheduled Monument**

'Scheduling' is shorthand for the process through which nationally important sites and monuments are given legal protection by being placed on a list, or 'schedule'. A schedule has been kept since 1882 of monuments whose preservation is given priority over other land uses.

### **Settlement boundary**

Settlement boundaries are identified within the Basildon District Local Plan. This is a line on a map that defines and encloses a settlement and to which area the planning policies are related.

### **Site Allocations Development Plan Document**

This is a Development Plan Document that formally allocates and identifies land for specific purposes, for example, identifying land for housing and employment, open space etc.

### **Sites of Special Scientific Interest (SSSI's)**

A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features.

### **Special Area of Conservation (SAC)**

SACs are areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.

### **Special Protection Area (SPA)**

SPAs are areas which have been identified as being of national and international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.

### **Statement of Community Involvement (SCI)**

The SCI sets out the standards which authorities will achieve with regard to involving local communities in the preparation of Local Development Documents and development control decisions. The Statement of Community Involvement is not a Development Plan Document but is still issued to the Secretary of State for their information.

### **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 Developments in the UK (1999) is based on four broad objectives:

- 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.

### **Thames Gateway South Essex Partnership (TGSE)**

Sub-Regional partnership that aims to facilitate development in the Thames Gateway area within South Essex.

### **Urban Capacity Study**

A survey to identify sources of housing land within existing built up areas.

### **Urbanisation**

To increase the scale of built environment through intensification of industry and/or housing etc.

### **Windfall sites**

Windfall sites are those that have not been identified in advance in Development Plans.