

'BASILDON 2031'

SHAPING THE FUTURE OF OUR BOROUGH

CORE STRATEGY

DEVELOPMENT PLAN DOCUMENT

**BASILDON BOROUGH
LOCAL DEVELOPMENT FRAMEWORK**

FEBRUARY 2012

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i Foreword

The Core Strategy is our overarching plan for how we think the Borough should develop and deal with its main challenges over the next 20 years. It is about finding the right balance between housing provision, town centre regeneration, employment and economic growth, infrastructure requirements, recreation and leisure provision and, of course, the Green Belt.

The Borough will always face pressure from development because of its proximity to London, but we think it is only right that growth acknowledges the limits of our environment, so that it can be preserved for the future.

We are keen to welcome new businesses and visitors to the Borough by regenerating our town centres and business estates, and providing new opportunities for shopping, leisure and employment. We hope that people will like our focus for family and high quality housing; in higher quality urban environments that help us protect our Green Belt, safeguard our open spaces and manage pressures on local infrastructure such as roads, railways and waste water.

The Core Strategy shows three options for growth of the Borough over the next twenty years. Option A is our preferred option and focuses on maximising urban potential and protecting the Green Belt. Option B accommodates a growing population with some releases of Green Belt land for development. Option C maximise the Borough's growth potential with higher density developments in the urban area with release of Green Belt land to accommodate some 14,100 dwellings.

I am sure our residents, businesses, interest groups and public sector partners have views on this, which is why I am launching the Core Strategy Preferred Options Report for a 6 week public consultation from February 27 2012 and I strongly recommend that you have a look to see how it might affect you, your business or your family between now and 2031.

The document is a draft of what we would like to do. We are keen to hear your views before we submit the Core Strategy to Government next year.

I strongly encourage you to have your say in the consultation by completing a comment form, responding on-line or coming along to one of the consultation road shows that have been arranged.



Cllr Richard Moore

Cabinet Member for Planning

ii Glossary

Relevant Abbreviation	Term	Definition
-	Allocation	Land assigned for a particular purpose in the Development Plan, e.g. housing, industry etc.
-	Ancient Woodland	<p>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 associated with this habitat. Furthermore relatively undisturbed woodland often contains features of historical, archaeological and landscape importance.</p> <p>Ancient woodland is listed under Section 41 of the Natural Environment and Rural Communities Act 2006, as being of principal importance for the purpose of conserving biodiversity in England.</p>
AMR	Annual Monitoring Report	Survey, monitoring and review are crucial to the successful delivery of Local Development Frameworks. Local Planning Authorities must undertake a number of monitoring tasks, the results of which are published annually in the AMR. The AMR is published on the Council's website at the end of December each year.
-	Basildon	When "Basildon" is mentioned in text, it refers only to the area of the Basildon New Town including Laindon and Pitsea and not the whole Borough.
BRP	Basildon Renaissance Partnership	<p>From April 2011, the Basildon Renaissance Partnership and the former Basildon Local Strategic Partnership joined together under the brand of "Basildon Renaissance Partnership" to create a new overarching body comprising representatives from the public, private and voluntary sectors.</p> <p>BRP is chaired by the Leader of Basildon Council and comprises the following organisations:</p> <ul style="list-style-type: none"> • Basildon Borough Council

		<ul style="list-style-type: none"> • Essex County Council • Essex Police • Essex County Fire & Rescue • NHS South West Essex Primary Care Trust • Homes & Communities Agency • Thames Gateway South Essex • South West Essex Children's Commissioning and Delivery Board • Basildon Business Group • Basildon, Billericay and Wickford Council for Voluntary Services <p>Before April 2011, Basildon Renaissance Partnership was the name of the Council's Local Delivery Vehicle set up in April 2002 to coordinate the Borough's Thames Gateway projects.</p>
-	Brownfield	Land that has been developed previously.
	Call for Sites	An open invitation held in 2007 and 2008 to landowners, developers and others in the Borough to put forward sites situated in either urban or rural areas to inform the Strategic Housing Land Availability Assessment (SHLAA).
CIL	Community Infrastructure Levy	A planning charge introduced by the Planning Act 2008 that LPAs can choose to charge on new developments in their area to fund infrastructure that the Council, local community or neighbourhoods want.
-	Community Strategy	Overarching documents which sit at the top of all strategic and service plans for a particular area which promote a long term vision for improving the social, economic and environmental wellbeing of an area.
CLG	Communities and Local Government	The central Government department with responsibility for Planning. Formerly DTLR / DETR / DoE / ODPM.

-	Comparison Floorspace	Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.
-	Conservation Area	Areas of Towns or Villages which have special architectural or historic interest and deserve to receive careful protection are designated as Conservation Areas. Conservation areas give broader protection than listing individual buildings: all the features, listed or otherwise, within the area, are recognised as part of its character.
-	Convenience Floorspace	Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery.
-	Delivery Strategy	The Core Policies to deliver the Spatial Strategy.
	Development Plan	A suite of local documents prepared by local authorities which determine the policies and proposals for land use, waste and minerals development for a Borough/ District/ City. It informs day to day decision making on whether or not planning permissions should be granted under the Town & Country Planning Act 1990.
-	Evidence Base	The collection of information and studies which a LPA will use to draw up suitable planning policies for its area.
-	Green Belt	A restrictive land use designation around major built up areas that has existed since 1947 to restrict urban growth and safeguard the countryside for agriculture, forestry and recreation. They are protected by PPG2 and Development Plan policies.
-	Greenfield	Land that has not been previously developed.
GDP	Gross Domestic Product	The market value of all final goods and services produced within an area in a given period.

HRA	Habitat Regulations Assessment	A legal assessment prepared in accordance the Conservation of Habitats and Species Regulations 2010 which considers whether a plan or project is likely to have a significant effect on a European site directly or indirectly, alone or in combinations with other plans or projects.
-	Intensification	The process of increasing housing densities in urban areas through redevelopment, infill development, conversions or change of an existing land use.
-	Listed Building	Buildings designated to be of 'special architectural or historic interest' by the Secretary of State under the Listed Buildings and Conservation Areas Act 1991.
LDF	Local Development Framework	A portfolio of local development documents which set out the planning policies applicable in an area. Replaces the former system of Local Plans.
LDS	Local Development Scheme	The formal timetable of how a LPA will prepare an LDF.
LEP	Local Enterprise Partnership	A locally owned partnership between local authorities and businesses which play a key role in determining local economic priorities to drive economic growth and create local jobs.
LIP	Local Infrastructure Plan	Part of the Evidence Base of the LDF which provides an overview of the infrastructure requirements of an area, who is responsible for delivery together with phasing, costs and funding mechanisms.
LNR	Local Nature Reserve	Local Nature Reserves 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 District setting out detailed planning policies, proposals and Proposals Maps for use when determining planning applications and spatially guiding strategic development. Will be replaced by the Local Development Framework.
LPA	Local Planning Authority	The local authority responsible for planning matters in its area. Essex County Council and Basildon Borough Council are both Local Planning Authorities for different planning matters in Basildon Borough.
LoWS	Local Wildlife Sites	Local Wildlife Sites 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 that sets out strategies for the conservation of much of our most vulnerable wildlife.
-	Material Consideration	Any consideration that relates to the use and development of land is capable of being a material planning consideration.
-	Mixed use	A site that is developed for more than one use, e.g. retail, residential, business, leisure etc.
NPPF	National Planning Policy Framework	Sets out the Coalition Government's economic, environmental and social planning policies for England. It was published as a Draft for consultation in July 2011.
-	Outline planning application	Planning application that contains few details beyond the general proposed use of the land. Used to establish the principle of development on a site. Details of the proposal are submitted later as "reserved matters" which must be approved by the Local Planning Authority before development can take place.

PPG17	Planning Policy Guidance 17	National planning policy for open space, sports and recreation.
PPG/PPS	Planning Policy Guidance/ Planning Policy Statements	Government guidance on planning policy issues. There are 25 issues on different planning topics. PPGs are gradually being replaced by Planning Policy Statements (PPS).
-	Plotland	<p>Thirteen Green Belt settlements in the Basildon Borough that originated following the agricultural depression of the early 20th Century. Following the arrival of the railways, many people bought smallholdings, buildings small shacks and dwellings they could visit at weekends and for holidays to escape East London. Following the Second World War, many people moved to these areas on a permanent basis despite the majority not having running water, electricity or fuel connections.</p> <p>The majority of Plotlands were cleared during the building of Basildon New Town in the mid-late 20th Century, however, thirteen remain and are home to about 2000 people.</p>
PDL	Previously Developed Land	<p>Defined with PPS3 - Annex B: June 2011 as "Land which is or was occupied by a permanent structure, including the curtilage of developed land and any associated fixed surface infrastructure."</p> <p>It excludes agricultural/forestry land, landfill sites, private residential gardens, parks, recreation grounds, allotments and playing fields.</p> <p>It also excludes land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time, to the extent that it can reasonably be considered as part of natural surroundings.</p>

-	Ramsar site	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.
RSS	Regional Spatial Strategy	Set regional policy for regions in England outside of London. The Coalition Government is due to revoke them from 2012.
REM	Reserved Matters	The details of a proposed development, which relate to an outline planning permission already granted. The Local Planning Authority has to approve the reserved matters before development can take place.
-	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.
s.106	Section 106 agreement	An agreement entered into between a landowner and the Local Planning Authority, whereby the landowner undertakes to do specific actions in relation to the development the section 106 (of the Town & Country Planning Act) agreement relates to. This could cover, for example, providing public open space or agreeing the detailed use of the land. Also referred to a Planning Obligation. A s.106 agreement or Obligation can only be imposed if it is necessary to make the proposal acceptable in land-use planning terms.
-	Spatial Strategy	The section of the Core Strategy which sets out the level of development the Borough will accommodate in the next plan period and how its be distributed between the area's settlements.

SAC	Special Area of Conservation	SACs are areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.
SPA	Special Protection Area	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'.
SSSI	Special Site of Scientific Interest	SSSI's are the country's very best wildlife and geographical sites. There are over 4,000 Sites of Special Scientific Interest in England, covering around 7% of the land area. More than 70% of these sites by area are internationally important for their wildlife, and are also designated as Special Areas of Conservation, Special Protection Areas or Ramsar sites.
SCI	Statement of Community Involvement	An LDF document which explains to the public how they will be involved in planning matters in their area. They are a legal requirement of the Planning & Compulsory Purchase Act 2004.
SEA	Strategic Environmental Assessment	An assessment required by EU legislation that predicts and evaluates the effects of implementing a plan, project or programme and identifies mitigation measures necessary to make the plan, project or programme acceptable in environmental terms.
SHLAA	Strategic Housing Land Availability Assessment	A key component of the evidence base of an LDF to support the delivery of sufficient land for housing to meet the community's needs for more homes.
SPG/SPD	Supplementary Planning Guidance/ Supplementary Planning Document	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.
SA	Sustainability Appraisal	An appraisal of economic, environmental and social effects of a plan to allow decision to be made in accordance with the principles of sustainable development.
-	Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Strategy for Sustainable Development in the UK (1999) is based on four broad objectives: <ul style="list-style-type: none"> • Maintenance of high and stable levels of economic growth and employment; • Social progress which recognises the needs of everyone; • Effective protection of the environment; • Prudent use of natural resources.
	Topic Papers	Thematic discussion papers prepared to support the Core Strategy. They contain background information, policy review and facts and figures relevant to the Borough on each topic area.
TGSEP	Thames Gateway South Essex Partnership	Sub-Regional partnership that aims to facilitate development in the Thames Gateway area within South Essex.

Table 1

Chapter 1 Introduction

- 1.1** The Core Strategy is the central document of the Basildon Borough Local Development Framework (LDF). It establishes the spatial vision and objectives for the Borough setting out how it will change and function by 2031.

What is this document and why is it important?

- 1.2** Local Planning Authorities must by law prepare a Development Plan for their area to coordinate land use and new development⁽¹⁾.
- 1.3** The Local Development Framework, or LDF, is a suite of documents that will replace the Basildon District Council Local Plan Saved Policies⁽²⁾, which currently form the Development Plan for the area, alongside Essex County Council's Waste Plan 2001 and Minerals Plan 1997.
- 1.4** The Core Strategy has Development Plan Document (DPD) status in the LDF and is the central DPD that will help deliver the priorities set out in the Basildon Borough Community Strategy currently under preparation by the Basildon Renaissance Partnership (BRP). The Core Strategy must think ahead 20 years and coordinate how the Borough should develop and change through a spatial planning framework stating where development will go and what it will be expected to achieve.
- 1.5** Other DPDs will, in time, accompany the Core Strategy and go into further detail about the sites that will come forward for development and how they will be designed. The nature of these documents and the programme for preparing them is set out in the Council's LDF timetable, known officially as the Local Development Scheme⁽³⁾. The Development Plan is illustrated in Figure 1 overleaf.

1 Compliance with Planning and Compulsory Purchase Act 2004 and the Planning Act 2008

2 Saved by the Secretary of State from the Basildon District Local Plan 1998

3 Basildon Borough Local Development Scheme 2011-2014, adopted in December 2011, which can be revised when necessary.

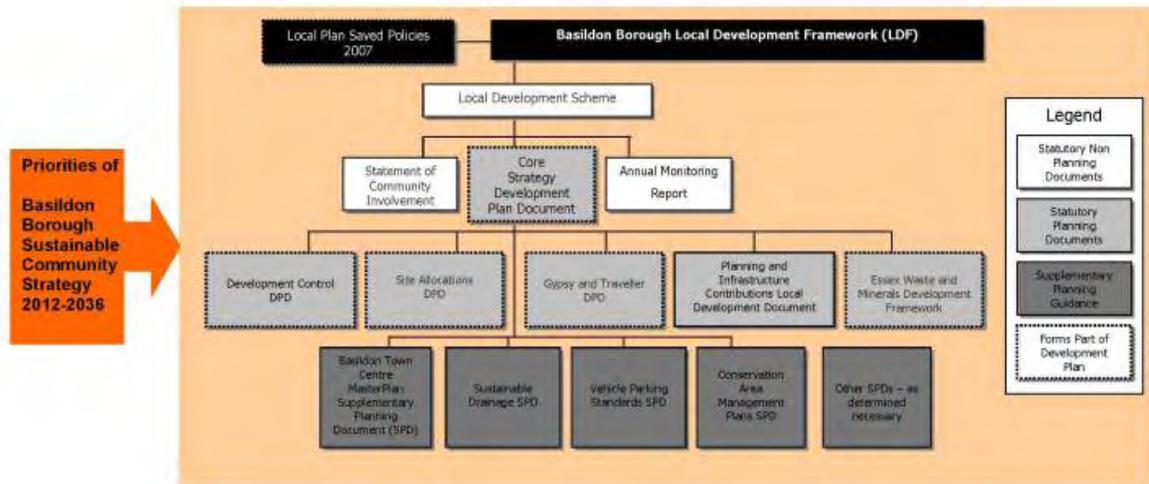


Figure 1 Basildon Borough Development Plan

Future Effect on Saved Local Plan Policies

- 1.6** Saved policies of the adopted Basildon District Local Plan remain part of the Development Plan until superseded by an adopted Development Plan Document. Appendix 2 sets out the 'saved' Local Plan policies that the Core Strategy will supersede when it is adopted in 2014.

Plan Period

- 1.7** The Core Strategy's Plan Period is twenty years from 2011-2031, however it is impossible for the Council to know all the needs that the Borough faces in this time, particularly given the unstable nature of the global economy that is currently affecting the level of investment by the public and private sectors.
- 1.8** This Core Strategy Preferred Options Report is therefore prepared on the basis that the Core Strategy's first review, following adoption in 2014 will be **completed by 2019**, rather than later in the plan period.

Question PO 1

Do you feel that the proposed Plan Period is sufficient to reflect the Vision and Strategic Objectives of the Core Strategy? If not, please explain your answer.

Core Strategy Preparation Stages

- 1.9** The Core Strategy has been prepared in accordance with Part 6 of the Town and Country Planning (Local Development) (England) Regulations 2004⁽⁴⁾(as amended in 2008)⁽⁵⁾. These are:
- Regulation 25 - Public Participation in the preparation of a Development Plan Document (**PREFERRED OPTIONS - CURRENT STAGE**)
 - Regulation 27 - Publication of a Development Plan Document (PUBLICATION STAGE)
 - Regulation 29 - Submission of Documents and information to the Secretary of State (SUBMISSION STAGE)

The Core Strategy: How we arrived at the Preferred Options

- 1.10** The preparation of the Core Strategy has been undertaken in accordance with the guidance in PPS12: Spatial Planning, the procedures set out in the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008, the approach set out in the [Council's Local Development Scheme 2011-2014](#) and Statement of Community Involvement 2011.
- 1.11** This document is the **Core Strategy Preferred Options Report**. It sets out the Council's **preferred** spatial vision for how Basildon Borough should develop over the next twenty years. It proposes to deliver this by fulfilling ten **preferred** Strategic Objectives. In its Spatial Strategy it considers three Spatial Options for how the Borough could grow by 2031, to meet the vision and objectives, considering questions like how many new homes are needed, where will new industry go, what forms of infrastructure will be needed to support them and how will the levels of growth impact on the Borough's environment?
- 1.12** The Council has, after examining the positive and negative aspects of each Spatial Option, selected a **preferred** Spatial Option to pursue through its LDF planning policies and strategic allocations in its **preferred** Delivery Strategy; the main aspects of which are illustrated on a Key Diagram.

Previous LDF Consultation & Engagement

- 1.13** The last consultation that occurred on the Core Strategy DPD was in Autumn 2007 with the publication of the Core Strategy Issues Paper. A significant outcome of the consultation was that the Core Strategy needed to be more strategic and spatially focused.
- 1.14** This signalled the commencement of a series of projects which included a series of consultation and engagement activities as set out in Table 2 below.

Core Strategy Consultation/ Engagement Activity	Month/ Year
Draft Strategic Housing Land Availability Assessment (SHLAA) Developers Forum	Nov 2011
Core Strategy Sustainability Appraisal Scoping Report and Site Selection Criteria Refresh	Apr 2011

4 <http://www.legislation.gov.uk/ukxi/2004/2204/part/6/made>

5 <http://www.legislation.gov.uk/ukxi/2008/1371/contents/made>

Core Strategy Consultation/ Engagement Activity	Month/ Year
SHLAA Methodology	Jul 2009
Call for Sites (2nd Round)	Jan 2009
Habitat Regulations Assessment - Screening Opinion to Natural England	Nov 2008
Core Strategy Sustainability Appraisal Scoping Report and Site Selection Criteria	Aug 2008
Call for Sites (1st Round)	Nov 2007
Core Strategy Issues Paper	Nov 2007

Table 2

Evidence Base

- 1.15** All LDF documents are required to have an Evidence Base to draw from during their preparation to ensure that accurate, robust and up to date information is available to formulate meaningful and effective policies.
- 1.16** The list of documents in Table 3 is not exhaustive, but it does show the main sources of information that have been used to guide the preparation of the Core Strategy Preferred Options Report.

Title	Author	Date
Draft Indoor Sports & Recreational Facilities Study	Ashley Godfrey Associates	2012
Draft Basildon Borough Transport Model	Essex County Council/ Mouchel plc	2012
Draft East of England Population Projections	Edge Analytics	2012
Strategic Housing Land Availability Assessment (SHLAA)	Basildon Borough Council	2012
SHLAA: Economic Viability Appraisal	Baker Associates	2012
Noak Bridge Conservation Area Appraisal	Essex County Council	2011
Little Burstead Conservation Area Appraisal	Beacon Planning Ltd	2011
Great Burstead Conservation Area Appraisal	Beacon Planning Ltd	2011
Billericay Conservation Area Appraisal	Beacon Planning Ltd	2011
PPG17 Playing Pitch Strategy (LDF Technical Study)	RQA Ltd	2011
South Essex Outline Water Cycle Study (WCS)	Scott Wilson/ URS	2011

Title	Author	Date
South Essex Level 2 Strategic Flood Risk Assessment (SFRA)	Scott Wilson/ URS	2011
Draft PPG17 Open Space Assessment Part II	Basildon Borough Council	2011
Essex Hotel Futures Study	Hotel Solutions	2010
Leisure, Arts, Culture & Tourism Study with Retail Capacity Update	White Young Green	2010
South Essex Level 1 Strategic Flood Risk Assessment (SFRA)	Scott Wilson/ URS	2010
Basildon Borough Historic Characterisation Assessment	Essex County Council	2010
Thames Gateway South Essex Strategic Housing Market Assessment Update	GVA Grimley	2010
Basildon District Habitat & Biodiversity Survey (Year 3 of 3)	Essex Ecology Services Ltd	2010
PPG17 Open Space Assessment Part I	Basildon Borough Council	2010
Basildon District Habitat & Biodiversity Survey (Year 2 of 3)	Essex Ecology Services Ltd	2009
Thames Gateway South Essex Strategic Housing Market Assessment (SHMA)	GVA Grimley	2008
Basildon District Habitat & Biodiversity Survey (Year 1 of 3)	Essex Ecology Services Ltd	2008
Employment Capacity Study (inc. Employment Land Review)	Roger Tym & Partners/ Lambert Smith Hampton	2008
Basildon District Strategic Housing Review	GVA Grimley	2007
Basildon District Phase I Habitat Study	Essex Ecology Services Ltd	2005
Essex Landscape Character Appraisal	Chris Blandford Associates	2003

Table 3

Local Infrastructure Plan

- 1.17** The Basildon Borough Local Infrastructure Plan (LIP) will accompany the Publication and Submission versions of the Basildon Borough Core Strategy 2011-2031.

- 1.18** The LIP will identify the infrastructure commitments from both the public and private sector over the plan period to support the delivery of the Core Strategy, as well as indicating what infrastructure will be needed to be secured through local development using tools such as Planning Obligations or a Community Infrastructure Levy (CIL) (if implemented).
- 1.19** The LIP will set out who is responsible for the delivery of each form of infrastructure, their priority, a broad indication of when it will be installed/ completed by, capital costs and the source of funding. Where possible and necessary, it will also include higher order infrastructure outside the Borough, that is also relevant to the Borough's growth to provide as complete a picture as possible.

Topic Papers

- 1.20** Using the Evidence Base, nine thematic Topic Papers have been prepared. They review national, regional and local policy and discuss the thematic subject in the context of Basildon Borough citing a variety of sources (listed as footnotes) and extracting the key Drivers for Change for the Core Strategy to address. The Topic Papers and their reference numbers are set out in Table 4.

Reference	Topic Paper Name
TP1	Environment
TP2	Reducing the effects of a Changing Climate
TP3	Economic Development
TP4	Town Centres and Retailing
TP5	Housing
TP6	Transport and Utilities
TP7	Community Infrastructure
TP8	Settlement Hierarchy
TP9	The Spatial Options

Table 4

Sustainability Appraisal

- 1.21** The Core Strategy Preferred Options Report has been informed by the findings of a Sustainability Appraisal (SA)⁽⁶⁾, incorporating a Strategic Environmental Assessment (SEA)⁽⁷⁾.
- 1.22** It has been prepared in accordance with the Council's SA/SEA Scoping Report⁽⁸⁾ and Site Assessment Methodology⁽⁹⁾, adopted in June 2011.

6 In accordance with s.19(a) Planning and Compulsory Purchase Act 2004

7 Compliant with European SEA Directive 2001/42/EC

8 <http://www.basildon.gov.uk/CHttpHandler.ashx?id=3227&p=0>

9 <http://www.basildon.gov.uk/CHttpHandler.ashx?id=3225&p=0>

- 1.23** The SA/SEA results and how they influenced the Core Strategy policies are summarised in this Report. The full SA/SEA Report is also subject to public consultation in line with the Regulations⁽¹⁰⁾ and is available to view at all official Deposit Points/ or view/ download from the Council's LDF webpages www.basildon.gov.uk/ldf.

Question PO 2

Do you have comments on the Core Strategy SA/SEA Report and its findings?

Habitat Regulations Assessment

- 1.24** Plans and projects which have the potential to affect European sites of nature conservation importance have to be assessed against the requirements of the Habitat Regulations⁽¹¹⁾.
- 1.25** A Habitats Regulations Assessment (HRA) has therefore been carried out alongside the development of the Core Strategy to determine whether the Core Strategy is likely to have any significant effects on the integrity of any European designated sites in accordance with the methodology agreed with Natural England in 2008.
- 1.26** The HRA Report is also subject to public consultation in line with the Regulations and is available to view at all official Deposit Points/ or view/ download from the Council's LDF webpages www.basildon.gov.uk/ldf.

Question PO 3

Do you have comments on the Core Strategy HRA Report and its findings?

Service Impact Assessment

- 1.27** The Equalities Act 2010 requires public authorities to work to eliminate discrimination and promote equality in all their activities. Public authorities must ensure that all decisions are made in such a way as to minimise unfairness, and do not have a disproportionately negative effect on people because of their particular characteristics or background⁽¹²⁾.
- 1.28** The Core Strategy Preferred Options Report has been subject to a rapid Service Impact Assessment (SIA) to determine whether its policies negatively impact upon any people.

Question PO 4

Do you have comments on the Core Strategy SIA Report and its findings?

10 The Environmental Assessment of Plans and Programmes Regulations 2004

11 The Conservation of Habitats and Species Regulations 2010

12 Decisions made by public bodies should not discriminate against people in relation to any of the following 'Protected Characteristics': Age, Disability, Gender Reassignment, Marriage and Civil Partnership, Sexual Orientation, Pregnancy and Maternity, Race and Gender.

Having Your Say

- 1.29** In accordance with the guiding principles for involving others in the preparation of new planning documents, as set out in the Council's adopted Statement of Community Involvement⁽¹³⁾ the Council is inviting comments on the Core Strategy Preferred Options Report and the following supporting documents:
- Sustainability Appraisal (incorporating the Strategic Environmental Assessment);
 - Habitat Regulations Assessment;
 - Service Impact Assessment⁽¹⁴⁾;
- 1.30** Comments can also be made on how the Topic Papers and Evidence Base have been used to inform the Core Strategy Preferred Options Report.
- 1.31** The Council wants to know whether you agree with the Council's Preferred Spatial Option or whether you think one of the rejected spatial options should be pursued, or whether you think there is another option that has not been considered.
- 1.32** Questions are set throughout the document. If you do not agree with the Council's Preferred Spatial Options, you should answer them as fully as possible and be clear about exactly what you would like the document to say instead. This is because in considering all responses to this consultation, the Council will have to consider your views and any new information you provide against the information contained in the evidence base and policy documents already completed.
- 1.33** Responses to this consultation should be made within the defined period, **Monday 27th February 2012 to 5pm Wednesday 11th April 2012 inclusive.**

Where can you see the plan?

1) The plan and its supporting documents can be viewed and downloaded online via :

www.basildon.gov.uk/ldf

2) Reference copies of all documents are being sent to the following libraries in the Borough:

- Basildon;
- Vange;
- Fryerns;
- Laindon;
- Pitsea;
- Wickford; and
- Billericay.

3) Reference copies of all documents are also available to view at:

- Customer Services at The Basildon Centre, St Martin's Square, Basildon
- The Pitsea Area Housing Office, Northlands Pavement, Pitsea; and
- The Russell Sharpe Tenants Resource Centre, Westgate, Basildon.

13 Basildon Borough Council, Statement of Community Involvement 2011, adopted 2 February 2012.

14 Also known as an Equality Impact Assessment

Where can you get hold of a copy of the plan?

- 1.34** Free copies of the Preferred Options Report and Comments Forms can be posted to you on request. Just call 01268 294155 or e-mail ldf@basildon.gov.uk with your address details.
- 1.35** Free copies of the Preferred Options Report and Comments Forms can also be picked up from:
- Basildon, Billericay and Wickford libraries;
 - Customer Services, The Basildon Centre;
 - Pitsea Area Housing Office; and
 - Any public roadshow.

Exhibition

- 1.36** There will be a permanent exhibition in the Basildon Centre, St Martin's Square, Basildon from 27th February 2012 to 11th April 2012.

Public Roadshows

- 1.37** We will be holding a series of staffed public roadshows at the following locations throughout the Borough on selected dates during the consultation period. Anyone is welcome to come along, see an exhibition of the Core Strategy's proposals and ask any questions they may have to Council staff:

Area	Roadshow Location	Date	Time
Billericay	Billericay Reading Rooms, 73 High Street, Billericay http://www.essexinfo.net/billericayreadingrooms/	Mon 27th Feb	Noon to 9pm
Billericay	Billericay Reading Rooms, 73 High Street, Billericay http://www.essexinfo.net/billericayreadingrooms/	Sat 3rd Mar	10am-4pm
Basildon	Basildon Sporting Village, Cranes Farm Road, Basildon http://www.everyoneactive.com/tabid/1630/Default.aspx	Thurs 8th Mar	Noon - 9pm
Basildon	Eastgate Shopping Centre (outside Starbucks/ Base, Lower Mall), Basildon Town Centre http://www.eastgateshoppingcentre.com/	Sat 10th Mar	10am-4pm
Wickford	Wickford Community Centre, Market Road, Wickford http://www.wickfordcommunitycentre.co.uk/	Wed 14th Mar	Noon - 9pm
Wickford	Wickford Community Centre, Market Road, Wickford http://www.wickfordcommunitycentre.co.uk/	Sat 17th Mar	10am-4pm

Area	Roadshow Location	Date	Time
Pitsea	The Place: Pitsea Leisure Centre, Northlands Pavement, Pitsea http://www.basildon.gov.uk/index.aspx?articleid=3425	Wed 21st Mar	Noon-9pm
Laindon	Laindon Community Centre, Aston Road, Laindon http://www.laindon.org/	Thurs 22nd Mar	Noon-9pm

How can you comment on the Plan?

You are encouraged to submit your comments online if possible via <http://basildon-consult.limehouse.co.uk/portal/>

However, responses can also be made using the Comments Forms available to download from the Council's website www.basildon.gov.uk/ldf, or the ones which can also be picked up from local libraries, area housing offices, Customer Services at the Basildon Centre or sent to you if you contact the Forward Plans team.

Completed Comments Forms and any other comments should be sent to:

Forward Plans Team, Planning Services, Basildon Borough Council, FREEPOST ANG11276, St Martin's Square, Basildon, Essex, SS14 1ZZ

ldf@basildon.gov.uk

ALL COMMENTS MUST BE RECEIVED BY 5PM 11TH APRIL 2012

Contact Details

- 1.38** To contact a member of the Forward Plans Team about this consultation or anything in it, please telephone 01268 294155 or send an e-mail to ldf@basildon.gov.uk.

Next Steps

- 1.39** Once the consultation period has finished, the Core Strategy will be prepared for submission to Government for independent examination. It will be published prior to submission, at which time further representations can be made regarding the soundness of the document.

Chapter 2 Policy Context

National

Planning Policy Statement 12: Spatial Planning

- 2.1** Planning Policy Statement 12: Spatial Planning (PPS12) is the current national planning policy for preparing Local Development Framework documents⁽¹⁵⁾. It sets out the type of documents that should be produced and what principles should be followed in their development including using an objective evidence base, public and stakeholder engagement and the process of Examination in Public.

Draft National Planning Policy Framework (NPPF)

- 2.2** The Draft National Planning Policy Framework (NPPF) was published for consultation in July 2011 as part of the Coalition Government's reforms of the English planning system to make it less complex and in turn promote sustainable growth⁽¹⁶⁾. Once adopted it will replace all national Planning Policy Statements and Planning Policy Guidance (PPSs & PPGs). Whilst the NPPF is still in a draft form, subject to further review and therefore change, it is a useful indicator into how the Government sees plan-making evolving in the future.
- 2.3** To summarise, the NPPF maintains the plan-led system and gives it the goal of achieving sustainable development.
- 2.4** Plans are expected to be prepared on the basis that they have objectively assessed the development needs of the area, which should be met, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.
- 2.5** Plans should set Strategic Priorities for the plan area including:
- Housing and economic development requirements;
 - The provision of retail, leisure and other commercial development;
 - The provision of transport, minerals, waste, energy, telecoms, water supply and water quality infrastructure;
 - The provision of health, security, community infrastructure and other local facilities; and
 - Climate change mitigation and adaptation, protection and enhancement of the natural and historic environment, including landscape and where relevant coastal management.
- 2.6** The draft NPPF is clear that Local Plans should also:
- Plan positively for the development and infrastructure required to meet the NPPF;
 - Be drawn up for an appropriate timescale, preferably 15 years to take account of longer term requirements;
 - Indicate broad locations for strategic development on a key diagram and land use designations on a Proposals Map;
 - Allocate sites to promote development and flexible use of land, providing detail on form, scale, access and quantum of development where appropriate;
 - Identify areas where it is necessary to limit freedom to change the uses of buildings;

15 DCLG, Planning Policy Statement 12: Local Spatial Planning, 4 June 2008

16 DCLG, Draft National Planning Policy Framework, 25 July 2011

- Identify land which is genuinely important to protect from development; and
- Contain a clear strategy for the environmental enhancement of the area.

Regional

Regional Spatial Strategy (RSS)

- 2.7** The Regional Spatial Strategy: the East of England Plan was published in May 2008⁽¹⁷⁾ by the East of England Regional Assembly to guide major development in the region to 2021 in accordance with the Planning & Compulsory Purchase Act 2004. It replaced most of the policies in the former Essex and Southend on Sea Replacement Structure Plan 2001 and Regional Planning Guidance issued by the Government.
- 2.8** The RSS contained a spatial vision for the region and policies to achieve the sustainable delivery of economic, housing, waste management and transport development, alongside environmental protection and enhancement.
- 2.9** In May 2010, the Coalition Government announced its intention to abolish all RSS as part of provisions in the Localism Act 2011.

Local Enterprise Partnership

- 2.10** The South East Local Enterprise Partnership was approved by the Coalition Government in November 2010 and is the largest in England, with a combined population of 3.9m people and over 130,000 businesses supporting 1.3m jobs⁽¹⁸⁾.
- 2.11** It exists to enable the conditions for business growth at a strategic level by bringing together leaders from business, local government and further/ higher education to articulate an area's strategic priorities and work in partnership to "Create the most enterprising economy in England".

Local

Basildon Borough Sustainable Communities Strategy

- 2.12** The Basildon Borough Local Development Framework has a key role in delivering community aspirations and therefore national planning policy requires that the Core Strategy should accord with the priorities identified in the Sustainable Community Strategy⁽¹⁹⁾.
- 2.13** The Basildon Borough Communities Strategy 2012-2036 (as the Sustainable Community Strategy will be known) is being developed by the [Basildon Renaissance Partnership](#) (BRP) with input from local communities and business.
- 2.14** The Strategy will contain the shared vision and objectives for the future of the Borough for the next 25 years, which individual organisations will have to take into account when determining how they can best contribute to its delivery over the time period.
- 2.15** Its priorities are:
- To improve the employment prospects, education and skills of local people;

17 East of England Regional Assembly (EERA), Regional Spatial Strategy for East of England: The East of England Plan, May 2008

18 <http://www.southeastle.com>

19 s.19 Planning & Compulsory Purchase Act 2004 & PPS12: 'Spatial Planning' - Paragraph 4.2, 4.34 and 4.35.

- To promote sustainable regeneration and deliver housing growth through high quality, locally distinctive sustainable developments and supporting infrastructure;
- To support and promote the growth of local economies and businesses to benefit local people;
- To support local people to improve their health and well-being; and
- To treat the cause of crime, antisocial behaviour and disorder and improve community safety.

2.16 The policies and proposals in this Core Strategy will help to deliver the spatial aspects of the Community Strategy.

Basildon District Regeneration Framework

2.17 The [Basildon District Regeneration Framework 2007-2021](#) was developed by the Basildon Renaissance Partnership and endorsed by the Council's Cabinet in November 2007. It was developed to coordinate physical regeneration projects, whilst integrating social, environmental and community regeneration initiatives. It set out the aims of the projects and what they were expected to deliver, to form the basis for future funding and investment.

Development Plans

2.18 All Local Planning Authorities (LPAs) have a legal duty to produce a Development Plan that sets out local planning policies for the development, land use, minerals and waste matters in their area over a defined time period.

2.19 The Development Plan applicable to Basildon Borough comprises:

- Basildon District Local Plan Saved Policies 2007
- Essex and Southend on Sea Waste Local Plan Saved Policies 2007
- Essex and Southend on Sea Minerals Local Plan Saved Policies 2007

2.20 These are gradually being replaced by the Basildon Borough Local Development Framework and the Essex and Southend on Sea Waste and Minerals Development Plan Documents.

Essex and Southend on Sea Local Transport Plan

2.21 The [Essex Transport Strategy 2011](#) is a 25 year approach for transport in Essex and Southend on Sea. It sets out the Local Transport Authority's (Essex County Council) aspirations for improving travel in the county, to help achieve sustainable long term economic growth and enriching the lives of residents.

2.22 ECC have a duty to:

- Consult with and involve the public and stakeholders in decision-making;
- Manage the network to enable traffic, including cyclists and pedestrians to flow freely by making sure roads are used efficiently and with reduced congestion;
- Consider the transport needs of people with disabilities; and
- Have regard to the environment, including issues such as carbon dioxide produced by transport, air quality, noise, landscape and biodiversity.

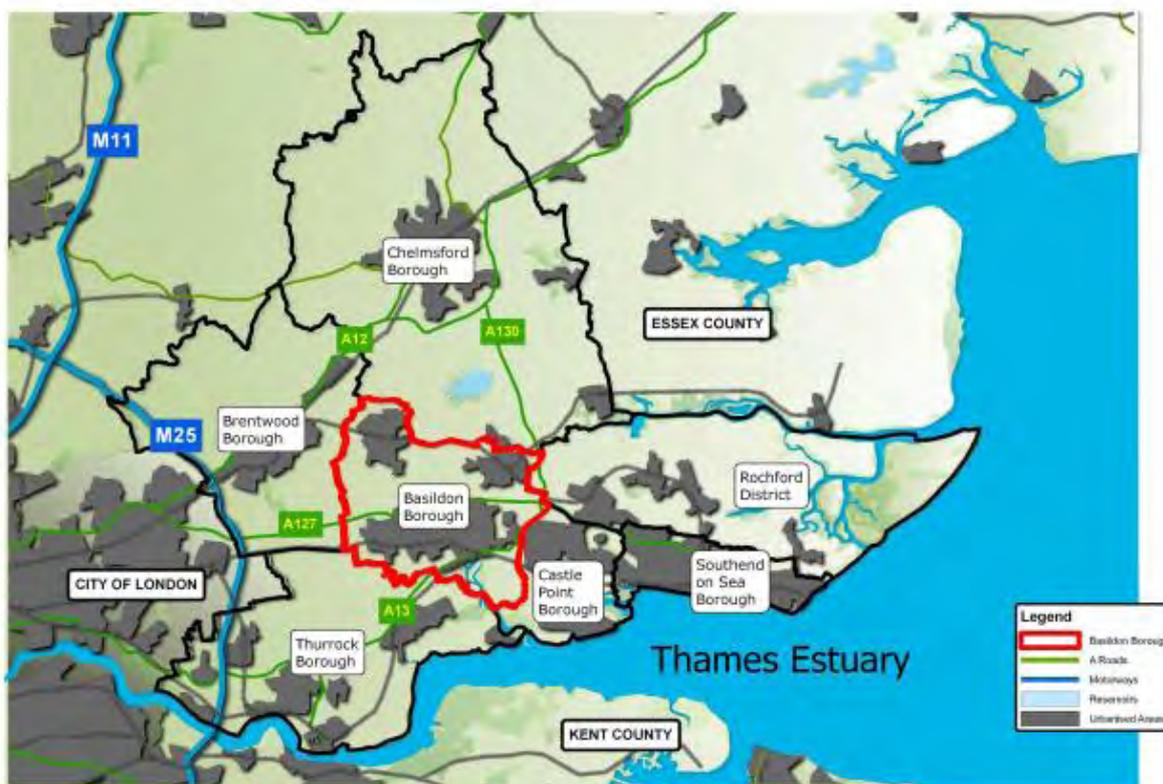
Chapter 3 Spatial Portrait

- 3.1** Basildon Borough is located in South Essex, 48 kilometres/ 30 miles east of the City of London covering an area of about 110 square kilometres, or 42 square miles.
- 3.2** The south of the Borough is located within the Thames Gateway, a Government priority area for regeneration, and is recognised as the business and economic hub of Thames Gateway South Essex. It has good access to the strategic transport network, as shown on Map 1, with the M25 accessible from both the A13 and A127 which pass through the Borough connecting London to Southend; the A12 and A120 to north Essex with their connections to Stansted Airport and the ports of Felixstowe and Harwich provided by the A130. The Borough is served by five railway stations, all with main line connections to London.



Map 1 Basildon Borough Strategic Context

3.3 The neighbouring Local Authorities to Basildon Borough are shown on Map 2.



Map 2 Basildon Borough Sub-Regional Context

The Borough's Historic Development

- 3.4** Human activity in the Borough can be traced back to around 10,000BC. The Medieval period (1066-1537) laid the foundations for its modern development with the establishment of local manors, parish churches and parish boundaries with the only community of any size being the medieval town of Billericay, alongside the villages of Laindon, Pitsea, Dunton, Great Burstead, Little Burstead, Crays Hill, Vange and Basildon.
- 3.5** After the arrival of the railways in the late 19th Century, more rapid development occurred around Billericay and the surrounding villages. The agricultural depression at the beginning of the 20th Century, saw farms which lay semi-derelict, bought at low cost and subdivided into plots marketed to people seeking a rural escape from the slums of East London. By the 1930's, the population of the Plotlands had grown to 22,000 the majority of whom lived in sub-standard properties lacking basic amenities which were served by almost 80 miles of unmade roads.
- 3.6** Following World War II, Lewis Silkin, Minister of Town and Country Planning, officially designated Basildon as a "Mark I New Town". It covered an area 6 miles x 3 miles and incorporated the villages of Laindon and Pitsea and was to become a modern, planned town for both the local population and those moving out of war damaged London. The Government created Basildon Development Corporation in 1949 which drew up a series of Masterplans to coordinate the development of a town for 100,000 people, served by new shops, factories, roads, schools, a hospital and open spaces.

- 3.7** The towns of Billericay and Wickford also expanded significantly in the post war period with new residential neighbourhoods being created on the fields surrounding the towns. Some ribbon development also took place in Ramsden Bellhouse, along Noak Hill Road and in Bowers Gifford.
- 3.8** In 2009, Basildon New Town celebrated its 60th birthday, which was followed in 2010 by the District gaining Borough status.

Natural & Historic Environment

- 3.9** The local environment is a rich tapestry of nationally and locally important habitats, with six Sites of Special Scientific Interest (SSSIs) and over 50 Local Wildlife Sites, Local Nature Reserves and CountryParks interlinked by 150km (94 miles) of Public Rights of Way providing access around the towns and into the open countryside. There are also three Scheduled Monuments including Norsey Wood in Billericay which is the site of Bronze age burials; four Conservation Areas and 130 Listed Buildings, including two churches in Great Burstead and Laindon that are afforded the highest level of national protection, Grade I status.

Population & Demographics

- 3.10** Basildon is the second largest borough in Essex by population, comprising 172,600 residents⁽²⁰⁾. The population is expected to increase in the future due in large part to its location near to London. Between 2001 and 2008, there were substantial rises in the number of people aged 60-64, and the number of residents aged 85 and over grew by 32%⁽²¹⁾. The majority of residents describe themselves as White British (90.1%), with Black and Minority residents accounting for 9.9% of the population⁽²²⁾, which is an increase of 4.5% since 2001. The majority of respondents consider themselves to be Christian (73.3%)⁽²³⁾, with other faiths accounting for 1.9%.

Housing

- 3.11** There were around 73,500 homes in the Borough in 2009. 71% were owner-occupied, 17% rented through the public sector and 6% privately rented. The Borough's housing stock comprises 22.2% detached, 25.6% semi-detached, 36.3% terraced and 15.5% flats. A significant proportion of properties are 2-3 bedroom (60%), with 1 bed properties and 4+ bed properties comprising 3% and 37% respectively. The average household size is 2.37 persons⁽²⁴⁾.
- 3.12** There is a larger concentration of social rented properties in Basildon than the rest of the Borough, where there is also what is considered to be an over-representation of 3 bed terraced properties⁽²⁵⁾. The focus for market housing in the Borough tends to be for entry-level family housing. This is attractive to first-time buyers in the sub-region as well as those looking to move into the area from outside and those working locally in low-to-mid skilled employment. In proportional terms the level of social housing in the Thames Gateway South Essex area is greatest in Basildon at 23%, which is also above the regional and national averages⁽²⁶⁾.

20 ONS 2007 Mid Year Estimates

21 ONS 2008

22 2007 ONS update

23 2001 National Census

24 Basildon District Council, Basildon District Annual Monitoring Report 2009

25 GVA Grimley, TGSE Strategic Housing Market Assessment 2008

26 GVA Grimley, TGSE Strategic Housing Market Assessment 2008

Education

- 3.13** There are 10 secondary schools, 25 primary schools, 15 junior schools and 16 infant schools in the Basildon Borough, most of which are run by Essex County Council and some by private organisations⁽²⁷⁾. Schools in Billericay and Wickford have a generally good reputation and consequently are over-subscribed from applications outside their catchment areas, whereas in Basildon, Laindon and Pitsea schools are, with some exceptions, generally under-subscribed⁽²⁸⁾.
- 3.14** Educational attainment at both primary and secondary school level in the Borough is slightly below the Essex average. In 2008, 62.7% of GCSE pupils in the Borough's schools achieved grades A-C, compared with 63.3% in Essex. In 2007, 75% of pupils achieved Level 4 or above at Key Stage 2 compared with the county level of 80%. 66% of pupils achieved Level 5 or above at Key Stage 3 compared to 76% across the county⁽²⁹⁾.
- 3.15** The Borough's skills base is relatively low, though not evenly distributed, with only 17% of resident workers qualified to NVQ4 and above and an overwhelming 40% holding NVQ1 or no qualifications at all.

The Economy

- 3.16** Basildon is a recognised business hub within the Thames Gateway and beyond and serves as a central economic driver for Essex and the sub region and this identity should be strengthened. The Borough is the 31st most competitive business location in the UK, and accounts for 1/8th of Essex's Gross Domestic Product (GDP). There is approximately 1.2m square meters of commercial floor space within 650 ha of industrial areas and 220,000 square meters of retail floor space within one regional town centre and four town centres.⁽³⁰⁾ The Borough has the second largest economy in the Thames Gateway outside of Canary Wharf employing over 77,000 people, 40,000 of whom work in the A127 Corridor Enterprise Park.⁽³¹⁾
- 3.17** The key employment area of the borough runs along the A127 Corridor and accommodates over 8,000 businesses, including multinational companies such as Ford Motor Company, Selex Galileo, First Data, MK Electric, Case New Holland and IFDS⁽³²⁾.
- 3.18** Despite these high profile employers, there is still a relatively high level of commuting (45%) to higher skilled jobs outside the Borough. Employers have not been attracted to locate in areas with lower skills levels and the Borough's education performance is considered to exacerbate this problem⁽³³⁾. Skills gaps within the resident population are, for the most part, filled by non-residents with 26% of those employed in the Borough commuting from south and central Essex, assisted by the good transport routes in and out of the area⁽³⁴⁾.
- 3.19** The service sector represents the largest employment sector in the borough accounting for 79% of jobs, including people working in the public sector, health care, finance and retail. Over the past decade this sector has seen much growth, which can in part be explained by the various developments which have occurred such as the expansion of Basildon Hospital to

27 Essex County Council, Commissioning School Places Essex 2011-2016

28 Essex County Council, Commissioning School Places Essex 2011-2016

29 Department of the Environment figures - (Basildon District Profiles)

30 Basildon Renaissance Partnership, Draft A127 Development Framework - November 2009

31 Essex County Council, Essex Economic Assessment: Local Assessments 2010

32 Essex County Council, Essex Economic Assessment: Local Assessments 2010

33 Roger Tym & Partners, Basildon Employment Capacity Study: Final Report, June 2008

34 Roger Tym & Partners, Basildon Employment Capacity Study: Final Report, June 2008

include the Essex Cardio Thoracic Centre and the relocation of certain businesses into the Borough such as International Financial Data Services (IFDS) which moved from neighbouring Brentwood.

- 3.20** Manufacturing is the second largest sector in the borough, with 14.6% of the employment base. The composition of manufacturing is no longer concentrated on product assembly, but higher skilled engineering functions creating a platform upon which to build a more specialised and higher value sector⁽³⁵⁾.

Retail & Leisure

- 3.21** The Borough's town centres range from the traditional high streets in Billericay and Wickford to the more modernist shopping centres in Basildon and Laindon and the market-oriented environment of Pitsea, dominated by a large edge-of-centre superstore. Basildon is one of Essex's Regional Town Centres, alongside Chelmsford, Southend and Colchester.
- 3.22** There are also four out-of-centre retail parks with larger format and more flexible retail buildings. Each town centre has at least one supermarket providing convenience goods and others are located around the urban area. Over 40 local centres support the Borough's residential and business neighbourhoods. This diversity provides good retail accessibility and consumer choice to the Borough's residents and workers.
- 3.23** However, the Borough is facing increasing competition from other desirable shopping locations, including Bluewater, Westfield Stratford & Lakeside Shopping Centres as well as Southend and Chelmsford town centres. There is some leakage of retail expenditure from the Borough's residents particularly from those who live in Billericay and Wickford, which is not necessarily compensated by replenishing income from non residents. For each town centre, the prevailing characteristics and demographics raise different issues and three Masterplans have identified ways of managing urban change in Basildon, Pitsea and Wickford. A consistent issue within the Borough is the need for better quality, modern premises which are more flexible to changing demands and in more attractive environments for retail and leisure operators.
- 3.24** The Borough offers a broad range of leisure activities and recreational opportunities including the £38m Basildon Sporting Village, which incorporates Essex's only 50m swimming pool and the South Essex Gymnastics Centre, which is to be a training camp for the London 2012 Olympic Games. There is also Festival Leisure Park, which contains a multiplex cinema, bowling alley, night clubs, hotels and restaurants. There are also several private health clubs, four golf courses and four country parks elsewhere in the Borough.

Borough Settlement and Centre Hierarchies

- 3.25** Settlement hierarchies are used by the planning system to inform decisions about where to locate new development based on an area's size and function.
- 3.26** The Borough's Settlement Hierarchy is set out in Table 5 below as it existed in 2011, ranking the towns, villages and smaller settlements based on their geographic area, population and function as discussed in greater detail in Topic Paper T8.

Basildon Borough Settlement Hierarchy 2011

Designated Settlement Status		Settlement Name	
1	Main Urban Area	Basildon (incorporating Laindon and Pitsea)	
2	Main Towns	Billericay and Wickford	
3	Serviced Villages	Bowers Gifford, Crays Hill, Ramsden Bellhouse	
4	Unserviced Settlements	Plotlands	Bells Hill Road, Vange Break Egg Hill, Billericay Broomfields Chase, Little Burstead Crays Hill, Billericay Crooked Brooke, Fobbing Green Lanes, Little Burstead Fairmead, Wickford New House Farm, Wickford North Benfleet Northlands Farm, Langdon Hills Stormants Way, Langdon Hills Wickford Lawns, Shotgate,
		Other	Little Burstead & Noak Hill

Table 5

- 3.27** Similarly to Settlement Hierarchies, Centre Hierarchies are used by the planning system to inform decisions about where to locate new retail and leisure development based on guidance in national planning policy⁽³⁶⁾. It will be used to determine the scale of development appropriate to each location.
- 3.28** The Borough's Centre Hierarchy is set out in Table 6 below as it existed in 2011 ranking the centres based on their function, services available and amount of floorspace used for retail or leisure purposes.

Basildon Borough Centre Hierarchy 2011

Designation	Location
1 Regional Town Centres	Basildon Town Centre ⁽³⁷⁾
2 Town Centres	Billericay Town Centre Wickford Town Centre Pitsea Town Centre Laindon Town Centre ⁽³⁸⁾
3 District Centres	None
4 Local Centres	41 Centres listed in Appendix 1

Table 6

Major Urban Area

- 3.29** Basildon, encompassing Laindon and Pitsea, is located between the A127 and A13 and is home to around 103,600 people and due to the level of facilities and services available, it is regarded in the Borough's Settlement Hierarchy as a Major Urban Area.
- 3.30** It is the site of [Basildon University Hospital](#), a complex which includes an extensive range of acute medical services including maternity, renal and Accident and Emergency serving 400,000 people living in south west Essex⁽³⁹⁾. It is also the location of the Essex Cardiothoracic Centre which serves Essex and beyond. Opened in 2007, it is one of the most modern centres of its kind in the country, providing specialist diagnosis and treatment for people with heart and lung diseases.
- 3.31** The new [London Gateway](#) shipping port currently being constructed by Dubai Ports World on the site of the former Shellhaven Oil Refinery is only 7 miles away from Basildon Town Centre in neighbouring Thurrock. Once completed, the port will comprise a large deep-water port capable of handling the biggest container ships in the World and will house one of Europe's largest logistics parks.

37 Reflects Regional Spatial Strategy 2008 designation

38 Laindon Town Centre does not, in its current form function as a town centre in the same way as other town centres in the Borough, however, there are commitments to its regeneration. Downgrading the centre from a Town Centre to a District Centre could harm this opportunity and therefore in the hierarchy it is retained as a Town Centre.

39 http://www.basildonandthurrock.nhs.uk/index.php?option=com_content&view=article&id=20&Itemid=2

- 3.32** The area has three town centres. Basildon Regional Town Centre which serves an area wider than the Borough. It is subject of a £1billion regeneration scheme by regeneration company [Basildon Regeneration \(Barratt Wilson Bowden\) Ltd](#) to attract new homes, shops, facilities and business into the area together with the provision of an improved public realm and new transport interchange.
- 3.33** Pitsea Town Centre is the location of a range of services, including leisure, retail and a popular market. A small cluster of 1930s buildings provide a sense of identity and charm, but the town is dominated by the Tesco Extra superstore on the edge of the town centre, which is the base for traditional town centre services such as the Post Office. Pitsea is very accessible due to its position on the A13, but the environment is overly dominated by highway infrastructure. In 2007, Pitsea Town Centre Masterplan was approved to guide the future regeneration of the centre.
- 3.34** Laindon Town Centre comprises the Laindon Centre, which is a self-contained modernist shopping centre, built in the 1970's, a small supermarket, library and some housing.
- 3.35** Basildon's leisure assets include the [Festival Leisure Park](#) with its multiplex cinema, bowling alley, restaurants and hotels; the [Towngate Theatre](#) and [Basildon Sporting Village](#), comprising the only Olympic sized swimming pool in Essex, a regional gymnastics centre, athletics stadium, health and fitness suite and playing pitches.
- 3.36** Part of Basildon's New Town legacy is the number of quality parks and open spaces. Notable amongst these is Gloucester Park, which first appeared in the New Town Master Plan of 1951 and was officially opened in 1957 by the Duke of Gloucester. Thousands of young trees were planted in the park between 1975 and 1985 the effects of which can still be seen today. The park is also the location of the Sporting Village mentioned above. Wat Tyler Country Park is a Site of Special Scientific Interest (SSSI) thanks to its diverse wildlife which include some nationally rare species, contained within the 120 acres of meadow, woodland, ponds and marshland. The park has been subject to a multi-million pound investment programme which has brought a new visitor centre and Green Centre, sculpture trail, bird hides and paths, which are available to the general public. The park is also home to several historic thatched cottages and military archaeology including the route of the World War II GHQ line. Langdon Hills Country Park overlooks the town to the west as a 461 acre nature reserve run by Essex Wildlife Trust, comprising woodland, meadows, lakes and former Plotland gardens.

Towns

- 3.37** The settlements of Billericay and Wickford are situated to the north of the Borough and have a population of approximately 34,100 and 29,600 respectively. An assessment of the level of facilities and services in these two areas classifies them as Towns. Billericay is a semi-rural town which combines an historic and modern feel. It retains some of its old world charm, yet has a good industrial estate, a traditional High Street with national stores and community services. Wickford is a major commuting town, comprising a mix of residential areas, an important industrial estate and town centre.
- 3.38** Originally the Parish of Great Burstead, Billericay today has expanded from its medieval High Street ribbon development roots to encompass surrounding farmland. It has developed on one of the highest points in Essex, being 100 metres above sea level on a natural ridge in the otherwise largely flat landscape of south Essex. It is a town of archaeological and historical importance, comprising a small Roman town and a medieval and post-medieval market town⁽⁴⁰⁾.

Norsey Wood, was the location of the final battle of the 'Peasants Revolt' in 1381 where King Richard II's soldiers defeated Essex rebels; and in 1620, four former residents of the town were Pilgrim Fathers who set sail on The Mayflower to discover America.

- 3.39** Billericay has a successful High Street environment that attracts visitors from surrounding areas. It has a strong economy throughout the day and evening, with a good range of shops, restaurants, cafes, pubs and services⁽⁴¹⁾. The majority of this expansion took place following the arrival of the railway in 1889, though most notably between the 1950's and 1960's.
- 3.40** Like Billericay, Wickford has historic roots, having developed around a ford on the River Crouch, and is mentioned in the Domesday book of 1086. There was a large Roman villa and estate located at Beauchamps Farm, superimposed on a possible early Roman fort⁽⁴²⁾. Originally an agricultural hamlet, prior to the arrival of the railway, significant residential development occurred in the town during the mid 20th Century transforming it into a commuter town. Wickford has continued to expand rapidly in recent years, with the construction of thousands of new homes in The Wick and at Shotgate accounting for a third of all homes in the town. Wickford Town Centre Masterplan was adopted in 2006 to guide development in the area.
- 3.41** The employment areas in Radford Way, Billericay and Hurricane Way, Wickford, make a significant contribution to the provision of jobs and business activity within each respective town.
- 3.42** The Billericay Conservation Area comprises the largest number of listed buildings in the Borough, whilst the smaller Great Burstead Conservation Area on the edge of Billericay comprises the Church of St Mary Magdalene, one of only two Grade I listed buildings in the Borough. Wickford contains a number of listed cottages and farm houses.
- 3.43** Billericay is rich in natural and semi-natural open spaces, such as Norsey Wood, an ancient woodland and Scheduled Monument, as well as Mill Meadows, both of which are SSSI's. Future opportunities may exist to connect up these wildlife rich areas as part of the Ramsden Heath and Woods Living Landscapes scheme advocated by the Essex Wildlife Trust. Billericay does however contain some open spaces which fall below desirable quality standards and the town also lacks any allotment provision, despite there being indicators of need⁽⁴³⁾. Lake Meadows is an important park in the centre of the town created in the late 19th Century.
- 3.44** Wickford has the lowest supply of accessible open space per head of population in the Borough⁽⁴⁴⁾ and the presence of man-made barriers (e.g. the two railway embankments and Golden Jubilee Way dual-carriageway) inhibit physical access to what is otherwise good quality open space. Whilst it may not be economically or physically possible to rectify all of these issues, the principle of securing a new strategic open space in North-West Wickford was approved by the Council in 2010⁽⁴⁵⁾, along with an acceptance that improvements, when resources permit, will need to be made to certain open spaces in the town. The Wick Country Park and Wickford Memorial Park are notable major open spaces in the town, the former created to serve the expanding Wick residential estate in 2001 while the latter was created in the mid 20th Century.

41 White Young Green, Leisure Arts, Culture Tourism and Retail Capacity Study Update 2010

42 Essex County Council, Basildon District Historic Environment Characterisation 2011

43 Basildon District Council, PPG17 Open Space Assessment Part I, March 2010

44 Basildon District Council, PPG17 Open Space Assessment Part I, March 2010

45 Basildon District Council, PPG17 Open Space Assessment Part I, March 2010

Rural Areas

- 3.45** There are three settlements within the Borough which are considered to be Serviced Villages: Bowers Gifford, Crays Hill and Ramsden Bellhouse, whilst there are a further fifteen Unserviced Settlements, all located within countryside designated as Green Belt.

Serviced Villages

- 3.46** Ramsden Bellhouse is a small village of around 260 households and a population of approximately 600 inhabitants, located 3 miles to the east of Billericay in a semi-rural setting. The village is characterised by low density detached residential development set in large plots, distributed in a ribbon fashion along five principal road frontages. Historically the settlement developed in the early 20th century alongside the Grade II listed parish church of St. Mary and Ramsden Bellhouse Hall.
- 3.47** Bowers Gifford is a former Plotland of around 400 detached and semi-detached bungalows and chalets, located 1 mile east of Pitsea. It was developed between World War I and II. The main settlement is to the north of the Grade II* Parish Church of St. Margaret and north of London Road where other historic uses associated with the parish exist such as The Bull Public House and St. Margaret's Church of England Primary school. There are no listed buildings within the settlement. The population for Bowers Gifford is estimated to be 900 people.
- 3.48** The settlement of Crays Hill lies 3 miles to the south east of Billericay and in common with the other two serviced settlements developed largely during the early 20th Century after the First World War. There are some 290 households residing in a mixture of detached and semi-detached bungalows, chalets and houses within Crays Hill village with an approximate population figure of 660. There are no listed buildings within the settlement, though the Grade II* parish church overlooks the village from the north. Crays Hill Primary School lies immediately adjacent to the east of the village.

Unserviced Settlements

Plotlands

- 3.49** Basildon Borough has 13 Plotlands developed following the agricultural depression at the turn of the 20th Century. Today the Plotlands are small unserviced settlements containing empty and occupied land and a variety of uses, principally residential, but also commercial and recreational. Whilst previously an area that could be developed, the Green Belt designation came into effect from 1957 onwards, after which new development was restricted. There are at least 900 households living in the Plotland areas, equating to an approximate population of some 2,000 residents.
- 3.50** The 13 Plotland areas are listed below:
- Bells Hills Road / Hawkenbury Bush Lane
 - Break Egg Hill, Billericay
 - Broomhills Chase, Little Burstead
 - Crays Hill
 - Crooked Brooke, Fobbing

- Fairmead, Wickford
- Green Lane, Little Burstead
- Newhouse Farm and Castledon Road, Wickford
- North Benfleet
- Northlands, Langdon Hills
- Ramsden View Road, Wickford
- Stormonts Way, Langdon Hills
- Wickford Lawn, Shotgate

Noak Hill Road and Little Burstead

- 3.51** In addition to the Plotland areas, two further unserviced settlements can be defined at Noak Hill Road and Little Burstead.
- 3.52** Noak Hill Road comprises two sections of ribbon development along the main A176 linking Basildon and Billericay. Although falling within the Burstead parish, it has no village centre and comprises no local services. The only shop was replaced by apartments in 2006. The two urbanised areas of Noak Hill Road combined comprise around 255 households and an approximate corresponding population of approximately 580.
- 3.53** Little Burstead is a recognisable and long established village designated a Conservation Area with several historic buildings and a Grade II* parish church which lies some distance to the south of the village. The settlement is wholly located within the Green Belt and has a pleasant semi-rural feel, approximately 50 households and an estimated population of about 115. Historically, the village comprised a school house, two public houses, blacksmiths and a general store, though with the exception of one public house and a vacant school house, these premises have now been converted to residential use.

Chapter 4 Issues and Key Drivers for Change

4.1 Topic Papers TP1 to TP7 have thematically examined key issues facing the Borough and identified over thirty drivers for change that the Local Development Framework should seek to address which are shown in Table 7.

Topic Paper	Local Driver for Change
Environment	<ul style="list-style-type: none"> Protecting and enhancing the Borough's built and natural assets, landscapes and heritage & achieving sense of place A valued Green Belt Green infrastructure The environment and design
Housing	<ul style="list-style-type: none"> Housing delivery High quality design Homes for all
Economic Development	<ul style="list-style-type: none"> Competition and weaknesses in the local economy Enhancing the vibrancy and vitality of our town centres Provision & support for economic growth & prosperity Unemployment and the need to increase skills levels Accommodating and promoting tourism An 'end destination' Borough
Town Centres & Retailing	<ul style="list-style-type: none"> Competition with neighbouring towns Improving town centre environments Meeting expansion demands Need to regenerate and improve retail offer
Community	<ul style="list-style-type: none"> Improve and support educational opportunities Provide choice to improve people's health and create opportunities for healthier lifestyles Enhance the Borough's social and cultural identity Improving Civic Pride
Reducing the effects of a Changing Climate	<ul style="list-style-type: none"> Contributing to the reduction in Greenhouse gas emissions Managing and mitigating against flood risk Reducing water quality deterioration

Topic Paper	Local Driver for Change
	<ul style="list-style-type: none"> • Making buildings more resilient to a changing climate • Supporting the region's role in encouraging low carbon related industries to locate into the Borough
Transport & Utilities	<ul style="list-style-type: none"> • Increasing transport activity • Reducing the need to travel • Improve access to A127 Corridor and encourage integrated transport systems • Proving the perception of travel safety • Increasing the use of renewable electricity generation and energy efficiency

Table 7

Question PO 5

Do you agree with the Local Drivers for Change that have been identified from the Topic Papers? If not please explain your answer.

Question PO 6

Are there any others that you feel should have been included? If yes, please explain your answer.

Chapter 5 Vision and Objectives

Vision

- 5.1** Having considered the Core Strategy's policy context, examined the Topic Papers and considered their Drivers for Change, a Spatial Vision has been developed to tackle the Borough's development challenges and help deliver the Sustainable Community Strategy.

Basildon Borough Spatial Vision 2031

By 2031, Basildon Borough's inhabitants, communities and businesses will be flourishing; enjoying a quality of life and environment that has been enhanced through managing growth within the limits of the Green Belt, which will have an increased role in providing recreational opportunities.

The Borough's regenerated town centres, residential neighbourhoods, employment centres and green spaces will be the envy of South Essex, enriching its character and vitality as a place to live, work and play.

The Basildon Borough of 2031 will be:

1. More Environmentally Responsible and Distinctive

- The Green Belt and countryside will have been protected enhanced through land management and environmental improvements;
- A network of high quality open spaces and wildlife habitats will link its urban and rural areas together and provide access to the valuable natural resource that is South Essex's Green Grid;
- The Borough's Living Landscapes will be a major part of our lives. In particular, the South Essex Marshes will have been transformed into a complex of interconnected, yet distinct environments, benefiting nature through enhanced habitat, a greater appreciation of the Borough's fragile biodiversity, providing flood defence and educational links to our historic past;
- The Borough's architecture and townscape will be distinctive and pleasing to the eye;
- All new developments will be of a high quality design and environmental standard. They will respect our local heritage and ensure that the Borough continues to be a place where people want to live, take pride in and prosper; and
- More sustainable forms of development, design and construction will have helped reduce our vulnerability to a changing climate. The efficient use of natural resources, reduction in waste, more efficient energy use, together with local renewable energy will have also brought environmental and economic benefit.

2. Prosperous and Thriving

- A regenerated Basildon Regional Town Centre will have broadened its retail and leisure offer, be the home of a new college campus, an enlarged railway station and bus interchange. There will be more people living in the town centre, which will have greater space for business and culture in a safe, well designed and diverse environment with its own burgeoning evening economy offering something for people of all ages;

- Billericay, Wickford, Pitsea and Laindon Town Centres will be successful in their own right providing a focus for community life and providing a mixture of shops, services, housing, cultural and community facilities to serve their local areas;
- Improvements will have taken place to the Borough's schools, particularly in Basildon New Town, with changes in the way that education is provided, promoting a strong learning culture and encouraging young people to aspire and achieve more in later life;
- Links between business and higher education will have been strengthened and helped to stimulate more innovative business growth;
- Better access to educational and training facilities to improve residents' qualifications and skills will have been made available enabling them to play their part in, and benefit from, the area's increased prosperity;
- A high quality locally distinctive and prosperous economy with a strong skills base and high quality environment will have turned the town centres and industrial estates into hives of activity and business, with new buildings, support services and facilities; and
- There will be easier access to, and strengthened links between, employment opportunities within and outside of the Borough, particularly the City of London, Stratford City & the DP World, London Gateway Port in neighbouring Thurrock.

3. More Homely, Connected and Vibrant

- The Borough's communities will be inviting; they will be places people want to live, feel they belong to, and where their everyday and long-term needs are easily met;
- The Borough will be a place that feels safe, where people are active and healthy, and look out for each other;
- People will become involved in the running of their communities. There will be a strong sense of society and community spirit, supported by the voluntary sector, local groups, town and parish councils;
- New homes will have been built that help meet local needs and are of a design and type that people want to live in;
- Housing estate renewal will have been completed in Five Links and Craylands;
- Spatial inequalities in residents' state of health will have been reduced by new and enhanced medical facilities and methods of treatment and care;
- The Borough will have a distinguished reputation as a location offering sporting excellence;
- Peoples' physical, mental health and well-being will have been improved by getting people involved in physical activity, building new developments in more sustainable locations that reduce congestion and provide alternative ways of getting around, as well as through good access to high quality green spaces, leisure facilities and areas for play and recreation;

Question PO 7

Do you agree with the Spatial Vision 2031? If not, please explain what changes you would make and why.

Strategic Objectives

- 5.2** In order to deliver the Basildon Borough Spatial Vision 2031, ten Strategic Objectives have been established, which will be monitored during the implementation of the Core Strategy to determine its effectiveness and whether or not it needs to be reviewed due to under-performance. Each objective is drawn from the Drivers for Change which were established by the thematic Topic Papers which support the Core Strategy as part of the Evidence Base.
- 5.3** PPS12: 'Spatial Planning' requires the Core Strategy's objectives to be linked with key indicators and targets. As preparation of the Core Strategy progresses and is implemented following adoption, the indicators and targets may be revised to reflect more effective ways of measuring progress.

Driver for Change	Strategic Objectives
Environmental Protection and Enhancement	<p>SO1: Protecting and Enhancing the Quality of the Local Environment</p> <ul style="list-style-type: none"> • Enhance the quality of the Borough's built environment through spatial planning and design, conservation of heritage assets, and the improvement of the character and appearance of its landscapes to secure the future of the Borough's distinctiveness and sense of place; • Protect, conserve and positively manage the Borough's biodiversity resources through strengthening green infrastructure and the protection, renewal and creation of habitats;
A Valued Green Belt	<p>SO2: Improve the Quality and Value of the Green Belt</p> <ul style="list-style-type: none"> • Ensure the Borough's Green Belt continues to serve its purpose; and • Proactively manage the use of land in the Green Belt so that it benefits local communities; and • Continue to enforce against unauthorised development.
Need to Limit Environmental Impact	<p>SO3: Minimising Our Impact on the Environment</p> <ul style="list-style-type: none"> • Promote the efficient use of resources by embracing sustainable patterns of development, improving energy and water efficiency, increasing the use of renewable energy technologies and minimising pollution, including greenhouse gas emissions; • Designing local environments so that they are of a high quality, more resilient to a changing climate and benefit from integrated environmental systems for drainage and waste management; and • Ensure people can be protected from the effects of flooding.

Driver for Change	Strategic Objectives
Vibrant & Thriving Town Centres	<p>SO4: Creating Vibrant and Thriving Town Centres:</p> <ul style="list-style-type: none"> • Maintain Basildon Town Centre's role as a Regional Centre by ensuring it contributes to the Borough's overall growth targets and becomes the prime focus for new retail and leisure developments; and • Conserve the distinct identities of the Borough's other town centres, whilst improving their local community roles and functions through mixed-use developments that provide a better range of shopping, leisure and employment opportunities, alongside an enhanced transport infrastructure and public realm.
Economic Betterment	<p>SO5: Strengthening the Competitiveness of the Local Economy</p> <ul style="list-style-type: none"> • Maintain the Borough's position as a sub-regional economic hub by providing enough land, in suitable locations, with supporting infrastructure to accommodate business needs and support the diversification of the Borough's employment sector mix; • Improve the robustness of the local economy by ensuring opportunities to maintain and enhance business support programmes, access to early, primary, secondary, higher & further education and skills training are available to improve investor confidence in locating to or remaining in the Borough; and • Promote the Borough on a local, national, European and international scale as an attractive base for businesses.
Accommodating a Growing Population	<p>SO6: Delivering New Homes</p> <ul style="list-style-type: none"> • Provide sufficient housing, in a range of mixes and tenure that meet the Borough's existing needs, including that of its ageing population, whilst taking into account future population growth
Promoting Tourism	<p>SO7: Capitalising on Local Tourism Opportunities</p> <ul style="list-style-type: none"> • Extend the Borough's leisure tourism offer by promoting its cultural and environmental assets; and • Securing the provision of high quality accommodation and support facilities in the Borough to satisfy demands from businesses.

Driver for Change	Strategic Objectives
Healthier Lifestyles	<p>SO8: Helping Local People to Maintain Healthier Lifestyles</p> <ul style="list-style-type: none"> • Provide an environment that is attractive, enjoyable, safe, accessible and easy to live and work in; and • Ensure access to leisure, sport, recreation and cultural facilities is maintained to encourage active and healthier lifestyles.
Need to Improve the Quality of Life for Our Communities	<p>SO9: Enhancing Quality of Life for All</p> <ul style="list-style-type: none"> • Foster a dynamic and prosperous local economy, employing a highly trained, skilled and educated local workforce; • Reduce inequalities in employment by improving access to all levels of education, training and skill enhancement; • Address social exclusion and inequalities in healthcare and education by ensuring good quality health, education and community support and cultural facilities are accessible to the Borough's residents of all ages; • Improve access to, and the provision of community, sports and cultural facilities, together with sufficient local infrastructure to ensure healthier and stronger communities develop; and • Nurture stronger and safer communities, increasing peoples' safety and well-being by designing out crime, reducing disorder and its causes, encouraging community involvement and instilling civic pride.
Delivering Strategic Infrastructure	<p>SO10: Securing the Delivery of Supporting Infrastructure</p> <ul style="list-style-type: none"> • Ensure that all developments are in accessible locations to minimise the need to travel; • Promote a reduction in car use and encourage the use of public transport, walking, & cycling to minimise the impact of the Borough's growth on transport infrastructure; and • Ensure all developments are supported by the necessary infrastructure and community facilities, in an effective and timely manner to make the development sustainable and minimise its effect upon existing communities.

Table 8

Question PO 8

Do you agree with the Core Strategy's Preferred Strategic Objectives?

Question PO 9

Are there any other Strategic Objectives which you think should be included?

Chapter 6 Spatial Strategy

- 6.1 The Spatial Vision and Strategic Objectives set the framework within which the Borough's spatial development options must be derived.
- 6.2 Topic Paper TP9: The Spatial Options discusses the three spatial growth options examined in the preparation of the Core Strategy. They are each summarised in turn below, illustrated on a Key Diagram and evaluated for their Sustainability performance.

The Spatial Growth Options

Option A

Maximising Urban Potential and Protecting the Green Belt

Option A aims to maximise the urban potential of what is already in place, by regenerating our urban areas, utilising existing services and infrastructure. This option values the green belt above other considerations and makes it the priority for the future.

Summary of Option A

- 6.3 Option A's spatial strategy makes the most of what the Borough already has environmentally, economically and socially by limiting development to within the urban areas only, offering long term protection to the Green Belt and concentrating on the conservation and design of the built environment to improve people's quality of life.
- 6.4 The Green Belt will become a focus for environmental enhancement, habitat restoration, land management, flood defence and recreation.
- 6.5 The majority of growth would come forward from Primary Areas for Development and Change (PADC). This will include at least 6,500 additional dwellings⁽⁴⁶⁾, providing homes for approximately 9,000 people⁽⁴⁷⁾. Although this is less than the Borough's natural increase, it means that the Green Belt can continue to be afforded the highest protection with no land releases for development.
- 6.6 Future economic development would be focused on diversifying the types of industry and employers based in the Borough and infilling vacant or underused sites in existing employment areas and town centres. In addition, at least 5 hectares of new employment land will be released from the urban area.
- 6.7 Town centres will be the focus for regeneration and development, creating vital, active hubs through diversification and renewal.
- 6.8 Housing densities outside town centres in Option A will remain similar to existing neighbourhoods, offering scope for a range of property types to be built across the Borough.

46 Capacity for 6,500 dwellings has been identified by confirming existing or recently expired planning consents, locations that are considered appropriate through the Strategic Housing Land Availability Assessment (SHLAA 2011). It is based on assessments of average viable yields in 2011, which could change in future years.

47 Calculated as a slight decrease in household size from 2.4 to 2.32 by 2031

6.9 Using existing infrastructure, will place greater pressure on current services, but reduce the requirement for expensive initial expenditure by the local authority, service providers or developers, which can be a barrier to growth.

Option A Key Diagram

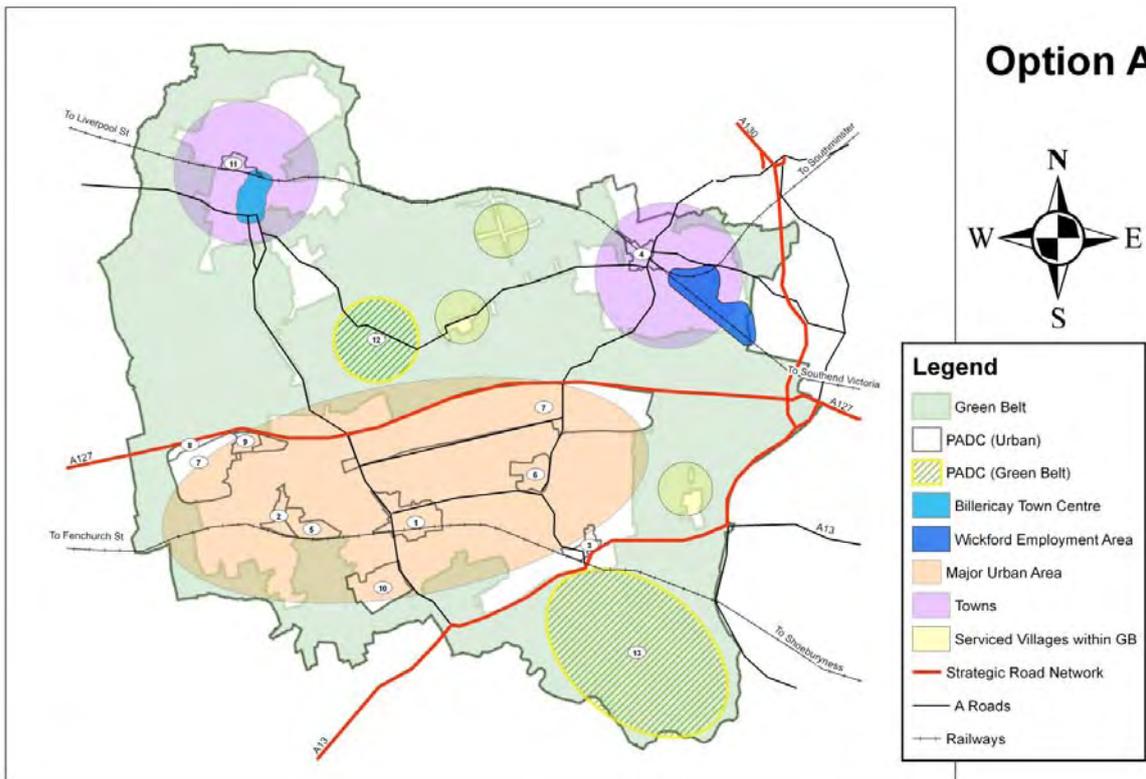


Figure 2 Option A

Option B

Accommodating a Growing Population and Strengthening Economic Resilience

Option B aims to provide a choice of housing whilst maximising the use of existing services and infrastructure. It aims to strengthen the economic resilience of the Borough through strategic land allocations in economically beneficial locations, whilst creating a robust, long-term Green Belt boundary.

Summary of Option B

- 6.10** Option B presents a strategy to improve the economic resilience of the Borough and meet a population rise of nearly 14,000 people, whilst maintaining existing urban densities and maximising the use of existing infrastructure. Existing development opportunities in the urban area will be met as in Option A, combined with several strategic extensions. The Borough will plan to provide 10,100 additional dwellings and up to 14 hectares of additional economic land to 2031. Town centres will be the focus for regeneration and development, creating vital, active hubs through diversification and renewal.
- 6.11** At least 6,700 dwellings will be provided within the current urban area⁽⁴⁸⁾, with 3,300 homes delivered in new urban extensions and at least 100 within Plotlands⁽⁴⁹⁾. Poor quality open spaces will be used to meet housing growth in the urban area, rationalising the public estate and focusing park investment on creating higher-quality spaces⁽⁵⁰⁾. Development of the Green Belt⁽⁵¹⁾ will be necessary to provide the addition 3,400 dwellings required under this option.
- 6.12** Housing densities in Option B will remain similar to existing neighbourhoods, offering sufficient scope for a range of property types to be built across the Borough. Where necessary, new areas will include additional services to provide for day-to-day needs, reducing the need to travel and improving quality of life. Maximising the use of existing infrastructure will place greater pressure on current services, but reduce the requirement for expensive initial expenditure by the local authority, service providers or developers, which can be a barrier to growth.

48 Capacity for 6,500 dwellings has been identified by confirming existing or recently expired planning consents, locations that are considered appropriate through the Strategic Housing Land Availability Assessment (SHLAA 2011) (Please Note: The SHLAA's yields are average viable yields in 2011, which could change in future years.), and capacity for 200 dwellings on existing open space

49 Plotland areas are defined in the 1998 Local Plan, being sporadic development in parts of the Borough that are now within the Green Belt

50 See PPG17 Assessment Part I for a complete assessment of the demands for better-quality open spaces in the Borough

51 As defined in the 1998 Local Plan

Option B Key Diagram

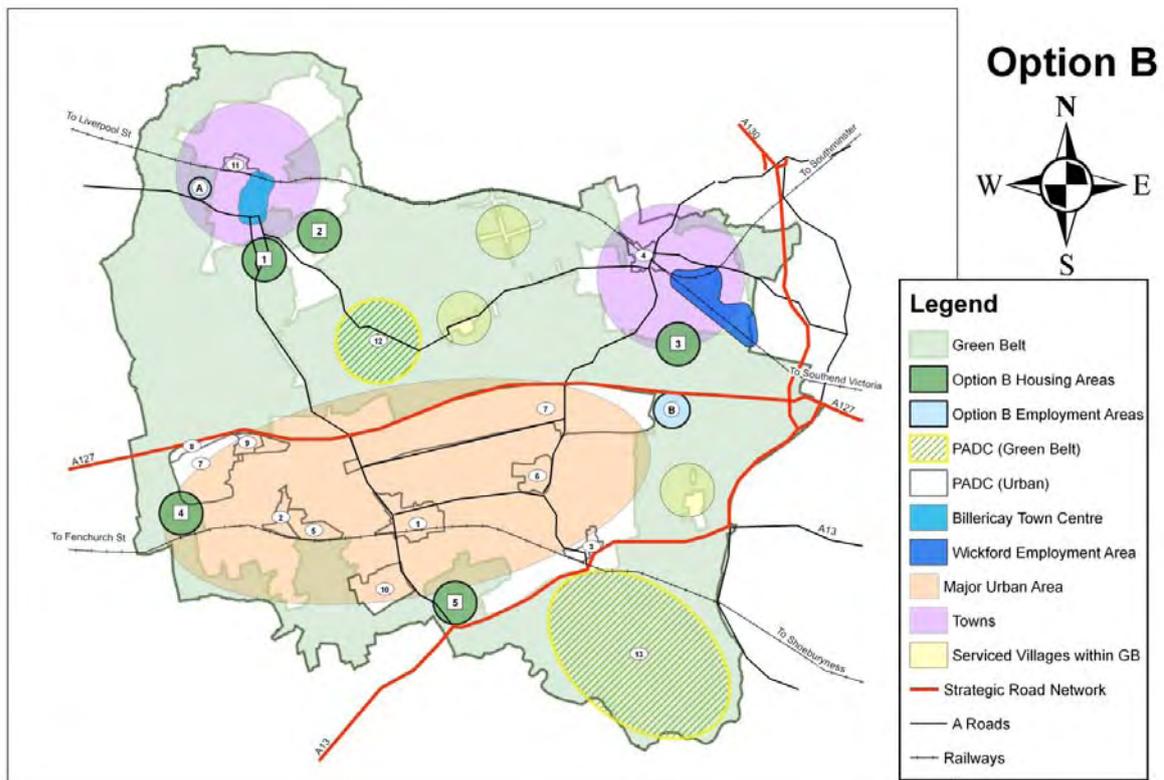


Figure 3 Option B

Option C

Maximise the Borough's Growth Potential

Option C aims to maximise growth, meeting one of the highest household forecasts with higher density developments and providing significant new opportunities for economic development. It will provide a wide range and quantity of infrastructure, services and amenities to offer the best quality of life possible.

Summary of Option C

- 6.13** Option C presents a spatial approach to meeting high housing demand for the Borough⁽⁵²⁾ and maximising its economic potential. Through higher urban densities and strategic land releases, this option provides for a forecast population rise of nearly 36,000 people and a demand for 21,600 dwellings over the next 20 years, with supporting infrastructure.

52 Essex Planning Officer Association, Greater Essex Demographic Forecasts Phase 2: Scenario development: Migration-led-R forecast, Feb 2012 and; ONS Mid-year population projections

- 6.14** A strategic release of up to 26 hectares for employment use will balance housing with economic activity and enable businesses to locate to the Borough, maintaining Basildon's economic importance to the Region and providing attractive locations for businesses. The Borough's town centres remain the focus for suitable activities and regeneration, creating vital hubs of activity with local distinction. Additional centres will be created within urban extensions to ensure equitable access to goods and services.
- 6.15** Around 7,500 dwellings will be provided within the current urban area⁽⁵³⁾ and 14,100 in urban extensions removed from the Green Belt, together with at least 100 dwellings through infill in the Plotlands⁽⁵⁴⁾.
- 6.16** Phasing of development and substantial funding for infrastructure will be crucial to ensure new areas are suitably serviced by utilities, transport, communication and civic amenities, creating a good quality of life for future occupiers. Planning to meet the Borough's higher forecast housing demand and promoting opportunities for economic growth will enable substantial investment from public and private funding.

Option C Key Diagram

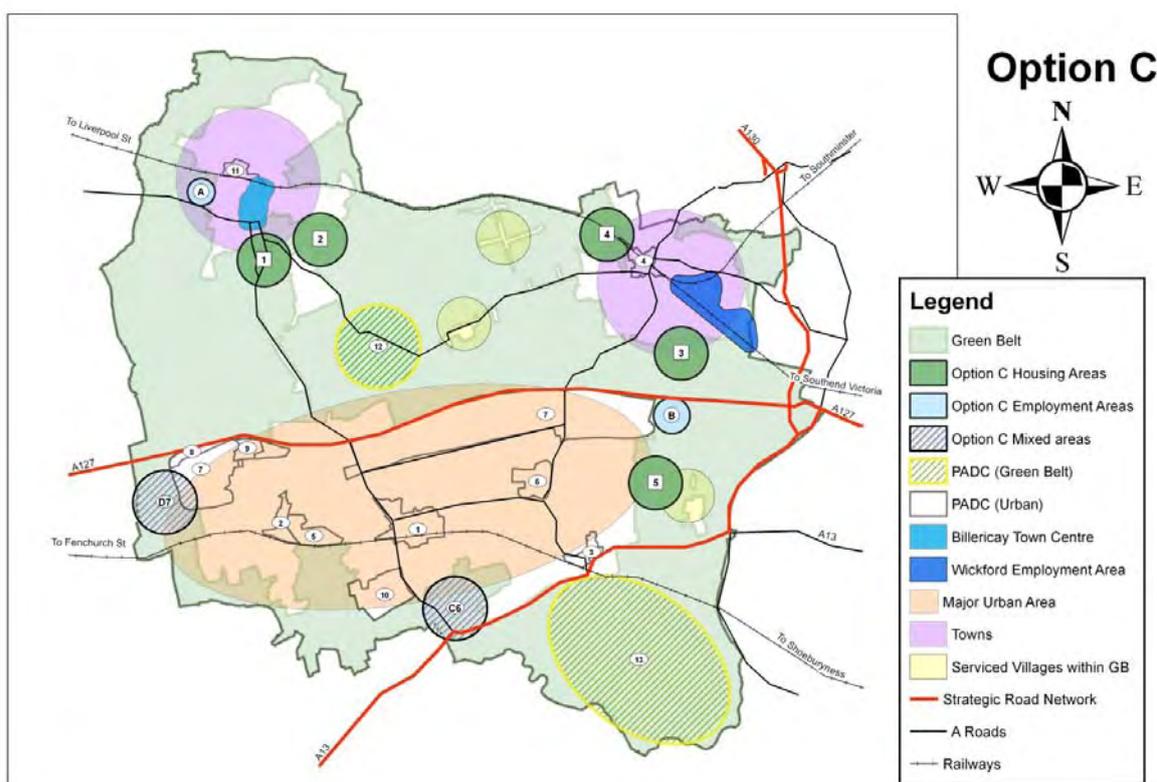


Figure 4 Option C

53 These dwellings can be accommodated from sites which have been granted planning consent or which are favoured through a suitable, available and achievable assessment, at densities of 50dph or higher

54 Current Green Belt boundary is defined in the 1998 Local Plan

Question PO 10

Which Option do you think best reflects the challenges facing the Borough?

Question PO 11

Are there any options or combinations of options which you think the Council has failed to consider?

SA/SEA and HRA Report Conclusions

- 6.17** The SA/SEA and HRA Report are published alongside the Core Strategy Preferred Options Report. They can be downloaded from www.basildon.gov.uk/ldf or viewed alongside the Preferred Options Report at its deposit points.

Question PO 12

Do you think these options reflect the findings of the SA/SEA and HRA Reports?

Preferred Option

Option A

Maximising Urban Potential and Protecting the Green Belt

The Preferred Option A aims to maximise the urban potential of what is already in place in the Borough by regenerating its urban areas, utilising and supporting existing facilities and increasing quality of life for all. This option values the Borough's green belt above all other considerations and makes its protection the priority for the future.

This option would mean:

1. The full extent of the Borough's Green Belt will be protected and its quality and function enhanced through land management, habitat restoration and recreation;
2. At least 6,500 new homes would be provided between 2011 and 2031, split between the Major Urban Area of Basildon (80%) and the Towns of Billericay (1.5%) and Wickford (15.5%) in accordance with the **Borough's Settlement Hierarchy**⁽⁵⁵⁾ based on available, achievable and suitable sites identified in the Strategic Housing Land Availability Assessment, Residential Land Availability audits and masterplans;
3. Existing town centres and other retail/ commercial leisure facilities, including neighbourhood centres, will be retained and will be regenerated as appropriate to the **Borough's Centre Hierarchy** to improve the range of facilities, premises and services available, alongside enhancement to their public realm to benefit users, occupiers and businesses;
4. The creation of **Primary Areas for Development and Change**, as defined by Policies PADC1-PADC13 which become the focus for new housing, economic development or recreation/ environmental enhancement.
5. As part of PADC 8, land at Dunton will be released from a restrictive automotive development policy to become a highly accessible location for new and expanding businesses, whilst the regeneration of other established employment areas in Basildon, Billericay and Wickford will be actively promoted; and
6. Existing infrastructure would be maintained, enhanced where possible through development and the investment of service providers with a greater focus on skill enhancement and education.

Making It Happen

Implementation Framework: Plans, Strategies and Decision-Making

Delivery Organisation	Means of Delivery
BBC	<ul style="list-style-type: none"> • Sustainable Community Strategy 2012-2036 • All Core Strategy Policies • Proposals Map LDD

55 Serviced Villages that are not in the Green Belt could also accommodate development if sites became available; Unserviced Settlements are within the Green Belt and this option does not support development in these areas

Delivery Organisation	Means of Delivery
	<ul style="list-style-type: none"> • Site Allocations DPD • Development Management DPD • Gypsy & Traveller DPD • Planning Obligations and Infrastructure LDD • Basildon Town Centre Masterplan SPD • Wickford Town Centre Masterplan SPD • Pitsea Town Centre Masterplan SPD • Laindon Town Centre Masterplan/ Development Brief • Conservation Area Management Plans • Development Control & Traffic Management Committee Decisions • Playing Pitch Strategy 2011
Other	<ul style="list-style-type: none"> • Essex Waste Development Framework 2014 • Bowers Reserve (RSPB) • Living Landscapes (Essex Wildlife Trust)

Table 9**Question PO 13**

Do you agree that this should be the Council's Preferred Options? Please explain your answer.

Question PO 14

If you do not agree, what would be your Preferred Option? Please explain your answer.

Question PO 15

Do you think the Preferred Options reflects the findings of the SA/SEA, HRA and SIA Reports?

Primary Areas for Development and Change

- 6.18** Primary Areas for Development and Change (PADC) are the Core Strategy's strategic allocation mechanism to distribute and manage development, land use change and environmental enhancement in the Borough to deliver the Spatial Vision and Strategic Objectives identified in Chapter 5.

PADC1: Basildon Regional Town Centre

Basildon Regional Town Centre is the Borough's focus for town centre mixed-use regeneration⁽⁵⁶⁾.

Development Outputs:

- At least 1,700 new homes;
- Up to 3,400m² of convenience floor space by 2031⁽⁵⁷⁾
- Up to 65,300m² of commercial leisure and comparison floorspace by 2031⁽⁵⁸⁾;
- A relocated and enhanced street market;
- A new 2,000 student capacity college campus;
- An enhanced railway station and a new transit mall for buses and taxis; and
- An enhanced public realm with new public and gardens squares, subway removal, lighting and co-ordinated signage.

A Masterplan will be prepared, adopted as a Supplementary Planning Document, and reviewed at regular intervals⁽⁵⁹⁾ to provide the framework for new residential, retail, commercial, cultural, leisure, recreation and community facilities.

It will be supported in the Local Development Framework by the Core Strategy, a Site Allocations DPD, Development Management DPD and Planning Obligations and Infrastructure LDD.

Question PO 16

Do you agree with PADC1 or is there anything you would change? Please explain your answer

56 Detailed in Appendix 3, Map 8

57 Figures rounded. Make an allowance for a new foodstore of 2,500m², plus 580m² by 2026 and an additional 333m² extrapolated from 2026-2031

58 Figures rounded. Make an allowance for a 49,000m² up to 2026 and an additional 16,300m² extrapolated from 2026-2031

59 At least every 7 years

PADC2: Laindon Town Centre

As PADC2, Laindon Town Centre will be subject to further evaluation as to whether to extend the town centre boundary closer to the railway station to provide at least 2,500m² additional convenience floorspace⁽⁶⁰⁾, as part of an enhanced town centre providing new homes, parking provision and improvements to the public realm.

Laindon Town Centre is associated with the limits of the Laindon Shopping Centre in High Road, where the town's main retail and health facilities are currently located.

The Spatial Strategy promotes a fresh approach to secure an improved retail and community focused town centre for Laindon integrating established local facilities such as the Laindon Community Centre, Library and Police Station, with new retail, health and community facilities.

It would be planned through a masterplan or development brief led process that would evaluate the potential of 23ha of vacant and underused land, as well as existing commercial and residential areas to the east and west of High Road, Laindon between its junction with St Nicholas Lane/ West Mayne to the railway line⁽⁶¹⁾ to deliver a viable, mixed-use town centre for the people of Laindon.

It will be supported in the Local Development Framework by the Core Strategy, a Site Allocations DPD, Development Management DPD and Planning Obligations and Infrastructure LDD. Any appraisal process must involve key service providers and landowners from the start and engage with Laindon's communities.

Development Potential: A mixed-use town centre with at least 50 residential units and 2,500m² of additional convenience retail floorspace.

Question PO 17

Do you agree with PADC2 or is there anything you would change? Please explain your answer

PADC3: Pitsea Town Centre

Pitsea Town Centre's future potential as a town centre was appraised by the Pitsea Town Centre Masterplan⁽⁶²⁾ that endorsed an approach to increase retail and residential elements, and improve the market and public realm.

AS PADC4, Pitsea Town Centre will provide:

- At least 50 new homes by 2031;
- Up to 10,000m² of retail floorspace, split between convenience and comparison goods;
- A refurbished and relocated street market; and
- Enhancements to the public realm and transport interchanges.

60 As informed by the White Young Green Retail Capacity Study Update 2010

61 Detailed in Appendix 3, Map 8

It generated interest in the town centre from landowners, developers and retailers who are now helping to deliver its regeneration objectives.

The Spatial Strategy supports a Masterplan approach to manage the area's change⁽⁶³⁾ and bring community benefits from new development.

It will be supported in the Local Development Framework by the Site Allocations DPD, Development Management DPD and Planning Obligations and Infrastructure LDD.

Question PO 18

Do you agree with PADC3 or is there anything you would change? Please explain your answer

PADC4: Wickford Town Centre

Wickford Town Centre's future potential was appraised by the Wickford Town Centre Masterplan⁽⁶⁴⁾. It endorsed an approach to increase retail, residential and leisure elements of the town centre, as well as enhance the public realm.

As PADC3, Wickford Town Centre will provide:

- At least 50 new homes by 2031;
- Up to 1,000m² of new convenience floorspace and a further 6,300m² of comparison floor space by 2026; and
- Enhancements to its public realm and transport interchanges.

It generated interest in the town centre from landowners, developers and retailers who have now started to deliver its regeneration objectives.

The Spatial Strategy supports a Masteplan approach to manage the area's change⁽⁶⁵⁾ and bring community benefits from new development.

It will be supported in the Local Development Framework by the Site Allocations DPD, Development Management DPD and Planning Obligations and Infrastructure LDD.

Question PO 19

Do you agree with PADC4 or is there anything you would change? Please explain your answer

62 GVA Grimley, 2007
 63 Detailed in Appendix 3, Map 8
 64 DTZ, 2006
 65 Detailed in Appendix 3, Map 8

PADC5: Five Links, Laindon**PADC6 Craylands, Basildon**

Five Links and Craylands are both existing multi-million pound, phased estate renewal projects that are replacing ageing or poorly designed housing stock with modern neighbourhoods of a more traditional design, enhanced public realm, local centre (Craylands only) and highway improvements.

The Spatial Strategy recognises the contribution that PADC5 & PADC6 bring to the Borough and supports their continued regeneration in partnership with the Homes & Communities Agency, Registered Providers and other public/ private stakeholders.

They will be supported in the Local Development Framework by the Core Strategy, a Site Allocations DPD and Development Management DPD.

Question PO 20

Do you agree with PADC5 and PACDC6 or is there anything you would change? Please explain your answer

PADC7 A127 Enterprise Parks Corridor

Some 35,000 people work in the A127 Enterprise Parks Corridor, which covers over 15 million square feet of existing commercial floor space.

The Spatial Strategy will maximise the capacity of this area⁽⁶⁶⁾ to accommodate new and expanded employment generating development with supporting infrastructure.

Development Potential:

1. Location of new B1, B2 and B8 development through infilling sites and intensification;
2. Enhancements to public realm and highway network.

It will be supported in the Local Development Framework by the Core Strategy, a Site Allocations DPD, Development Management DPD and Planning Obligations and Infrastructure LDD.

Question PO 21

Do you agree with PADC7 or is there anything you would change? Please explain your answer

PADC8: Dunton North

This area is currently within the perimeter of the Ford Motor Company's Research and Development Centre at Dunton, in a location north of its test track.

The Spatial Strategy will release 4ha⁽⁶⁷⁾ from a restrictive automotive R&D development policy to make land available for a new sustainable B-class industrial development.

Development Outputs:

1. 4ha of new B-class employment land;
2. Supporting infrastructure; and
3. New highway access onto A127 Dunton Interchange.

It will be supported in the Local Development Framework by the Core Strategy, a Site Allocations DPD, Development Management DPD and Planning Obligations and Infrastructure LDD.

Question PO 22

Do you agree with PADC8 or is there anything you would change? Please explain your answer

PADC9: Dunton East

This area is currently within the perimeter of the Ford Motor Company's Research and Development Centre at Dunton, to the east of its test track and office buildings.

The Spatial Strategy will release 16 ha of land from its restrictive automotive R&D development policy⁽⁶⁸⁾ to bring forward a new sustainable residential-led neighbourhood on the northern edge of Laindon, with access provided through PADC8 to the A127 Dunton Interchange.

Development Outputs:

1. At least 350 new sustainable residential dwellings;
2. Enhancement of Victoria Park;
3. Supporting infrastructure; and
4. New highway access onto A127 Dunton Interchange, via PADC8.

It will be supported in the Local Development Framework by the Core Strategy, a Site Allocations DPD, Development Management DPD and Planning Obligations and Infrastructure LDD.

Question PO 23

Do you agree with PADC9 or is there anything you would change? Please explain your answer

67 Detailed in Appendix 3, Map 9

68 Detailed in Appendix 3, Map 10

PADC10 Nethermayne Cluster

This area encompasses land occupied by Basildon & Thurrock University Hospital, St Luke's Hospice and Basildon College, together with fields up to the boundaries of the Lee Chapel South neighbourhood and the Langdon Hills Country Park.

The Spatial Strategy supports the release of the fields and the comprehensive masterplanning of the surrounding area⁽⁶⁹⁾ to bring forward a sustainable mixed-use residential and employment area, with supporting facilities as necessary, along with improvements to the access and public realm of both the hospital and hospice.

Development Potential:

1. At least 850 new residential dwellings;
2. Supporting education, health, community and retail infrastructure (as needed);
3. Enhanced public realm and highway & public transport access; and
4. Relocation of the college to PADC1.

It will be supported in the Local Development Framework by the Core Strategy, a Site Allocations DPD, Development Management DPD, Planning Obligations and Infrastructure LDD and the Basildon Town Centre Masterplan SPD (for the relocation of the college).

Question PO 24

Do you agree with PADC10 or is there anything you would change? Please explain your answer

PADC11 Radford Way Employment Area

Radford Way is Billericay's primary employment area and has been subject to unimplemented development proposals over the past ten years. It is a prime gateway into the town, being the location of its only railway station, which has good access to Crossrail's Shenfield terminus and Stratford International.

The Spatial Strategy supports the preparation of a Masterplan/ Development Brief for the area⁽⁷⁰⁾ and grants it a new status to encourage more coordinated development and investment within the area, to enhance it for existing businesses, encourage new ones to locate and to provide supporting complimentary facilities for visitors to Billericay's historic, but constrained, town centre.

Any new buildings would need to be of a high quality design, sympathetic in scale with the neighbourhood. Opportunities to improve the main entrance to Lake Meadows park would also be explored.

Development Potential:

1. New B1 and B2 floorspace;
2. Enhanced urban realm and highway network; and
3. New gateway to Lake Meadows park.

It will be supported in the Local Development Framework by the Core Strategy, a Site Allocations DPD, Development Management DPD and Planning Obligations and Infrastructure LDD.

Question PO 25

Do you agree with PADC11 or is there anything you would change? Please explain your answer

PADC12 Barleylands Outdoor Sports Hub

Barleylands Farm in the centre of the Borough provides over 30 playing pitches to local sports clubs.

The Spatial Strategy designates land around Barleylands Farm⁽⁷¹⁾ as an extension to the Borough's Green Infrastructure network. The Council will work with the landowner to provide locations for organised outdoor sport and recreation, as demand increases from a more developed urban area.

Essential supporting facilities such as car parking or changing rooms would be encouraged to be provided in appropriate locations, to a sympathetic design and scale to improve the quality and safety of the facilities for existing and new users.

The area would be linked into the existing public footpath network to ensure it opens up areas of countryside between the Borough's three main towns, as well as restoring or creating habitats to benefit biodiversity.

Change Management:

1. Designation of land for new Outdoor Sports and Recreation provision until 2031, with essential supporting facilities;
2. New links into the Public Rights of Way Network to connect Billericay, Wickford and Basildon; and
3. Creation and restoration of habitats in areas where biodiversity is fragmented.

It will be supported in the Local Development Framework by the Core Strategy, a Site Allocations DPD and Development Management DPD and Planning Obligations and Infrastructure LDD.

Question PO 26

Do you agree with PADC12 or is there anything you would change? Please explain your answer

70 Detailed in Appendix 3, Map 9

71 Detailed in Appendix 3, Map 11

PADC13 South Essex Marshes

South Essex Marshes, adjacent to the River Thames is a diverse natural environment of European, national and internationally protected habitats, including a Country Park, RSPB bird reserves, waste management facilities, flood defence, oil refineries and small scale industry and farming.

The Spatial Strategy would see this vast marshland complex ⁽⁷²⁾ transformed into a publicly accessible Thameside wilderness, connected to nature reserves in neighbouring Castle Point, Thurrock and Greater London by a new Thames Estuary Path.

Improvements to Wat Tyler Country Park will continue as resources permit; a new RSPB bird reserve will be created on Bowers Marsh, Pitsea and Pitsea Landfill site will be closed as a waste management site and recontoured to transform it into a new nature reserve by 2031 to support the sub-region's expanding population.

Change Management:

1. Designation of Pitsea Landfill site as the location of a new nature reserve;
2. Enhancements to Wat Tyler Country Park;
3. Creation of a new bird reserve on Bowers Marsh by 2012; and
4. The routing of the planned Thames Estuary path.

It will be supported in the Local Development Framework by the Core Strategy, a Site Allocations DPD and Development Management DPD and Planning Obligations and Infrastructure LDD.

Question PO 27

Do you agree with PADC13 or is there anything you would change? Please explain your answer

Making It Happen

Implementation Framework: Plans, Strategies and Decision-Making

Delivery Organisation	Means of Delivery
BBC	<ul style="list-style-type: none"> • Sustainable Community Strategy • All Core Strategy Policies • Proposals Map LDD • Site Allocations DPD • Development Management DPD • Basildon Town Centre Masterplan SPD • Pitsea and Wickford Town Centre Masterplans • Radford Way Employment Area Masterplan/ Development Brief • Nethermayne Masterplan • Laindon Town Centre Masterplan/ Development Brief

72 Detailed in Appendix 3, Map 3

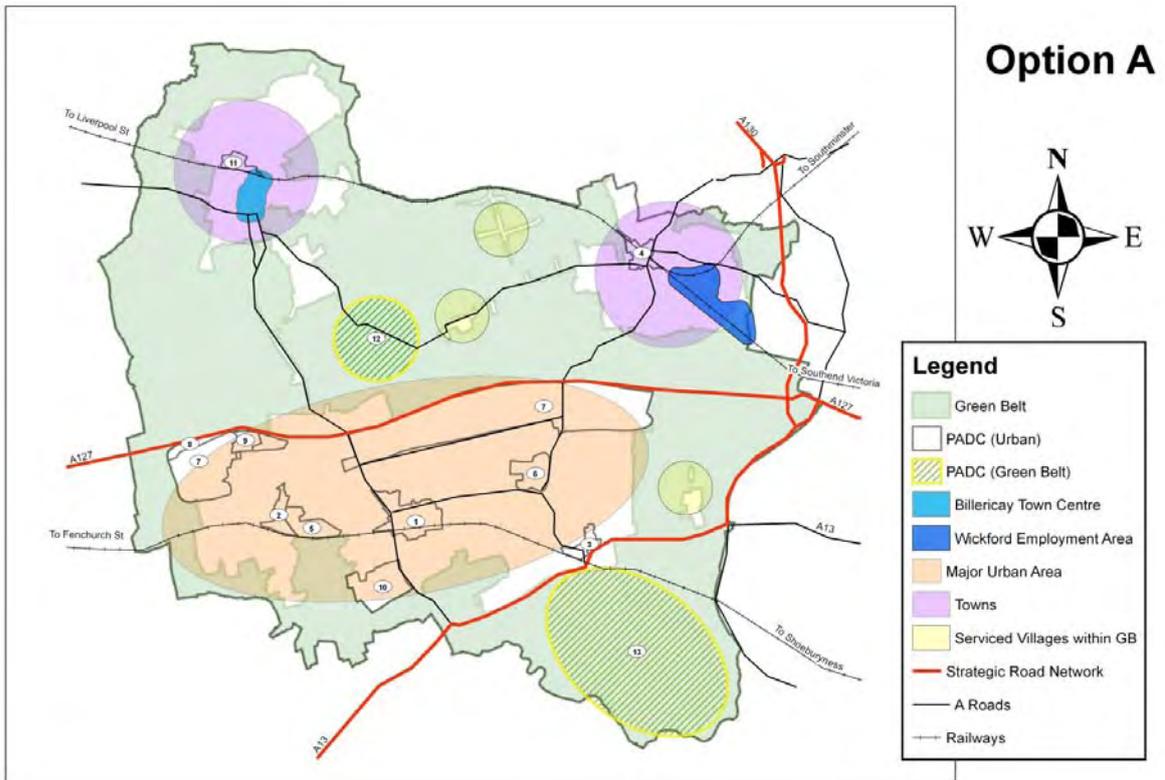
Delivery Organisation	Means of Delivery
	<ul style="list-style-type: none"> • Basildon Borough Housing Strategy • Open Space Strategy • Basildon Borough Biodiversity Action Plans • Basildon District Biodiversity Network Guidance • Thames Gateway South Essex Green Grid Strategy • Basildon Borough Development Control & Traffic Management Committee decisions
ECC	<ul style="list-style-type: none"> • Essex Waste Development Framework 2014
Other (Stated)	<ul style="list-style-type: none"> • RSPB Bowers Marsh Nature Reserve Project • DEFRA's Thames Estuary 2100 Project

Table 10**Question PO 28**

Are there any other areas in the Borough which merit having a PADC status in the Core Strategy? If yes, please give a summary of your reasons why and, if possible, state what their outputs would be.

Key Diagram

6.19 A diagrammatic interpretation of the Preferred Spatial Strategy (Option A) is set out below.



Key Diagram of Preferred Option A

Chapter 7 Delivery Strategy Core Policies

- 7.1** These policies seek to achieve the Council's Spatial Vision, Strategic Objectives and Preferred Option; they should therefore be interpreted in this context, rather than in isolation.
- 7.2** The Core Policies which support Preferred Option A's delivery are divided into the following sections:
- Environmental Protection and Enhancement;
 - A Valued Green Belt;
 - Limiting Environmental Impact;
 - Valued and Vibrant Town Centres;
 - Economic Betterment;
 - Accommodating a Growing Population;
 - Promoting Tourism;
 - Healthier Lifestyles;
 - Improving Communities and Quality of Life; and
 - Delivering Strategic Infrastructure.
- 7.3** Maps indicating how the Core Strategy policies that include the line "...as identified on the Proposals Map" could result in changes to the Proposals Map are set out in Appendix 3.

Environmental Protection and Enhancement

- 7.4** As set out in Chapter 4, the LDF's Topic Papers have identified several issues facing the Borough's future, which were consolidated into ten Drivers for Change to make them more distinguishable for the Core Strategy to address. The first relevant Driver for Change and Strategic Objective (SO) is:

Driver for Change	Core Strategy Strategic Objective	
Environmental Protection and Enhancement	SO1	Protecting and Enhancing the Quality of the Local Environment

Table 11

How does the Delivery Strategy seek to address this?

Our Natural Environment

- 7.5** Policy CS1 has been designed so that legal duties and local priority of protecting and enhancing the environment can be implemented in tandem with one another effectively.
- 7.6** Policy CS1 describes the specific designations and features where change will be resisted and where improvements in coverage will be sought. It will be required that most new development will contribute to biodiversity and green infrastructure in its vicinity, the latter informed by provision standards set out in the LDF's Evidence Base⁽⁷³⁾ and adopted through the Development Management DPD.

Policy CS 1

Conservation and The Natural Environment

The Council will protect and in partnership with conservation bodies enhance, restore and/or increase the coverage of, and connectivity between, the Borough's biodiversity and landscape assets, as supported by the Evidence Base⁽⁷⁴⁾ through:

1. Protecting strategic views of locally distinctive natural landscape features including the hillsides of west Billericay⁽⁷⁵⁾; the wooded ridge of Langdon Hills, Westley Heights and One Tree Hill⁽⁷⁶⁾; and Church Hill, Laindon⁽⁷⁷⁾ as identified on the Proposals Map⁽⁷⁸⁾.
2. Protecting and establishing the positive management of the Borough's remaining Ancient Woodland⁽⁷⁹⁾ as identified on the Proposals Map⁽⁸⁰⁾;
3. Protecting and restoring green infrastructure including PADC13 and land identified for its biodiversity importance⁽⁸¹⁾ as identified on the Proposals Map⁽⁸²⁾;
4. Adopting provision standards to secure new or extended open spaces alongside developments to keep pace with demand and carry out enhancements to existing spaces⁽⁸³⁾.
5. Ensuring future development in the Borough contributes to enhancing the future provision of green infrastructure, specific biodiversity assets and implementing the Essex and Local Biodiversity Action Plans, by avoiding net loss of UK BAP habitats and improving the Core and Vulnerable Areas of the Borough's Biodiversity Network Guidance 2008.

Making It Happen and Monitoring Delivery

Policy CS1 Implementation Framework: Plans, Strategies and Decision-Making

Delivery Organisation	Means of Delivery
BBC	<ul style="list-style-type: none"> • Sustainable Community Strategy

74 Chris Blandford Associates Essex Landscape Character Assessment 2003; Basildon District Council, Basildon Borough Biodiversity Network Guidance, 2008; EECOS Ltd, Basildon Borough Habitat and Biodiversity Assessment 2009; Basildon Borough Council, PPG17 Open Space Assessment Part I, 2010; Essex County Council, Basildon Borough Historic Characterisation Assessment 2010.

75 informed by HECA1: Little Burstead and the Land to the West of Billericay, Basildon Borough Historic Characterisation Assessment 2011

76 informed by HECZ: 8.1 Langdon Hills and West of Laindon, HECZ 11.11 & HECZ11:2: Basildon Borough Historic Characterisation Assessment 2011

77 informed by HECZ 9.4: Church Hill, Laindon: Basildon Borough Historic Characterisation Assessment 2010

78 Appendix 3, Map 4

79 An area that has been wooded continuously since at least 1600 AD

80 Appendix 3, Map 3

81 At International/ European, national, regional, county and local levels

82 Appendix 3, Map 3

83 As set out in the PPG17 Open Space Assessment, March 2010

Delivery Organisation	Means of Delivery
	<ul style="list-style-type: none"> Proposals Map LDD Site Allocations DPD Development Management DPD Gypsy & Traveller DPD Basildon Borough Open Space Strategy Basildon Borough Playing Pitch Strategy 2011 Basildon Borough Biodiversity Action Plan Basildon District Biodiversity Network Guidance 2008 Basildon Borough Development Control & Traffic Management Committee decisions
ECC	<ul style="list-style-type: none"> Essex & Southend on Sea Waste & Minerals Development Frameworks Essex County Regulation Committee decisions
Other (Stated)	<ul style="list-style-type: none"> Open Space Investment (TGSE Parklands) Bowers Marsh Bird Reserve (RSPB) Thames Gateway South Essex Green Grid Strategy (TGSEP) Essex Biodiversity Action Plans (Essex Wildlife Trust) Living Landscapes Strategies (Essex Wildlife Trust) Local Wildlife Sites Register (Essex Wildlife Trust) SSSI Monitoring (Natural England)

Table 12

Proposed Monitoring Indicators
Number and Ha of SSSIs
% of Borough's SSSIs in a favourable stable/ improving condition
% of Borough's SSSIs in an unfavourable declining condition
Number and Ha of Local Wildlife Sites
% of LoWS under positive management
% of LoWS in decline
Ha of Ancient Woodland
% of Ancient Woodland LoWS in decline
Ha of UK BAP Priority Habitats
Ha of new Green Infrastructure secured through development
Ha of open space lost to development

Proposed Monitoring Indicators

Development permitted in protected natural landscape features

Table 13

Question PO 29

Do you agree with the Policy CS1? Please explain your answer.

Question PO 30

Are there any changes to the policy's wording that should be made?

Our Built Environment

- 7.7** SO1 establishes the Council's intention to ensure that environmental protection and enhancement is one of the Core Strategy's prime objectives. If Policy CS1 is to succeed for the natural environment, a policy which looks after the interests of the built environment will be needed too.
- 7.8** The quality achieved in the design and layout of the built environment is one of the long-term legacies development gives to an area. The Core Strategy needs a clear policy message that it does not consider high quality design to be a passive consideration for development, but is of paramount importance if the Council is to be able to safeguard the different character of the each of the Borough's settlements.
- 7.9** Strong design principles help create vibrant locations that react to their surrounding contexts, encourage pedestrian activity and improve security. SO1 has established the Council's intention to enhance the quality of the Borough's built environment through spatial planning, design and conservation.
- 7.10** The Council will work in partnership with with architects, urban designers and developers to create new developments and buildings that relate to their surroundings and improve the standard of the who;e Borough's built environment. All new buildings should be constructed to a high standard and use traditional materials. They should be built to last and should not deteriorate within a short period of time. They should acknowledge and respect the local area's heritage, use green infrastructure, encourage pedestrian activity, improve natural surveillance or security, provide sufficient access for delivery and service vehicles, including refuse freighters and not negatively impact on the natural environment of the Borough as protected by Policy CS1.

Policy CS 2

Design and The Built Environment

The Council will protect and enhance the quality and local distinctiveness of the Borough's built environment by:

1. Safeguarding, through encouraged use of, improvement to and appropriate management of the Borough's heritage assets including Listed Buildings, Conservation Areas⁽⁸⁴⁾; and archaeology as identified by the Evidence Base⁽⁸⁵⁾
2. Protecting strategic views of prominent local landmarks including The Onion Water Tower, Basildon; St Nicholas Church, Laindon; St Mary Magdalene, Great Burstead, Billericay and St Michael's Church Tower, Pitsea Mount as identified in the Proposals Map⁽⁸⁶⁾.
3. Requiring development to positively relate to its adjacent public realm, using hard and soft landscaping to create pathways, points of interest and a more dynamic environment for users;
4. Establishing the principle that taller buildings are acceptable in PAD1-4, where they are appropriate to establish gateways or focal points to areas and compliment wider regeneration objectives;
5. Ensuring development uses design solutions to reduce the scope for crime to occur or reduce peoples' fear of crime; and
6. Require development to be accessible and welcoming, encouraging walking, cycling, recreation and local shopping, whilst effectively managing the demands from traffic and integrating into design the safe parking of vehicles and safe storage of cycles.

Making It Happen and Monitoring Delivery

Policy CS2 Implementation Framework: Plans, Strategies and Decision-Making

Delivery Organisation	Means of Delivery
BBC	<ul style="list-style-type: none"> • Sustainable Community Strategy • Site Allocations DPD • Development Management DPD • Proposals Map LDD • Town Centre Masterplan SPDs • Basildon Borough Community Safety Partnership Plan • Development Control & Traffic Management Committee Decisions • Town or Village Design Statements • Conservation Area Management Plans • Listed Buildings Register • Tree Preservation Orders

84 As illustrated in Appendix 3, Map 5

85 Essex Historic Environment Record 2011; Essex Buildings at Risk Register 2011 and Billericay, Great Burstead, Little Burstead and Noak Bridge Conservation Area Appraisals 2011, Basildon Borough Historic Characterisation Assessment 2011

86 Appendix 3, Map 5

Delivery Organisation	Means of Delivery
ECC	<ul style="list-style-type: none"> Essex Historic Records Local Highway functions Buildings at Risk Register Village Green and Commons Register Essex County Council Regulatory Committee
Other	<ul style="list-style-type: none"> Architectural Design Liaison Officer (Essex Police)

Table 14

Proposed Monitoring Indicators
Number of Listed Buildings
Number of Listed Buildings delisted
Number of Scheduled Monuments
% of Conservation Areas with Conservation Area Management Plans in place
Ha of land covered by (a) Village/ Town Green and (b) Common Land
Number of Listed Buildings on the Essex Heritage at Risk Register
Number of heritage assets in the Borough on the Essex Heritage at Risk Register for more than 5 years
Number of trees or woodland protected by Tree Preservation Orders

Table 15**Question PO 31**

Do you agree with Policy CS2? Please explain your answer.

Question PO 32

Are there any changes to the policy's wording that should be made?

A Valued Green Belt

7.11 As set out in Chapter 4, the second Driver for Change and Strategic Objective (SO) is:

Driver for Change	Core Strategy Strategic Objective	
A Valued Green Belt	SO2	Improving the Quality and Value of the Green Belt

Table 16

How does the Delivery Strategy seek to address this?

- 7.12** Topic Paper TP1 established that 6,951ha of land in the Borough is designated as Metropolitan Green Belt, amounting to some 63% of its total land area⁽⁸⁷⁾. It provides homes for about 5,000 people, the majority of whom live within three serviced villages, fifteen unserved settlements, and a few isolated farms and homesteads.
- 7.13** As the continued long-term protection of the Borough's Green Belt is the central aim of the Council's Spatial Vision for 2031, Policy CS3 has been designed to maintain the same Green Belt boundary for at least another fifteen year period, which will result in limiting the growth of the Borough and accommodating any future development only within its urban areas.
- 7.14** However there is a need to recognise that about 5,000 people live in the Green Belt, therefore Policy CS3 permits the limited extension to, or replacement of, existing homes, which is consistent with national planning policy, PPG2.
- 7.15** More importantly however, Policy CS3 seeks to improve the benefits which the Green Belt also brings to people living and working in the Borough. Agriculture, farm diversification and forestry are supported in line with PPG2 and PPS7: Sustainable Development in Rural Areas. Moreover, it is considered important that if the Borough's Green Belt is to be truly valued by local communities in the urban and rural areas it will need to bring recognisable benefits to everyone's way of life. Policy CS3 therefore sets out specifically how change in different aspects of the Green Belt will be more positively managed in the future to strengthen its role in providing green infrastructure and in turn recognising the added value it could bring to the Borough as a whole.

Policy CS 3

A More Valued Green Belt

The extent of the Borough's Green Belt will be maintained, as identified on the Proposals Map, so that growth is contained within its existing urban boundaries, in accordance with the Borough's Settlement and Centre Hierarchies set out in Chapter 3.

In line with PPG2, within the Green Belt, planning permission will not be granted for inappropriate development, unless special circumstances can be demonstrated that outweigh the Green Belt restrictions or the development is classified as exempt.

The Development Management DPD will determine the Borough's criteria for appropriate development when replacing or extending existing dwellings in the Green Belt, supporting agriculture and forestry, or managing farm diversification.

The environmental quality of the Borough's Green Belt and its value to the Borough's residents will be enhanced through:

- Strict controls on development within the Green Belt; *whilst*
- Embracing the principles of the four Living Landscape projects⁽⁸⁸⁾ in the Borough to increase public access to the Green Belt's countryside and improve the quality of the local Green Belt landscape;
- Enhancing and reducing the fragmentation of Green Belt habitats in association with Policy CS1;
- Protecting the Green Belt's natural assets and landscape features in association with Policy CS1;
- Extending the Green Belt's role for accommodating drainage and flood risk management solutions;
- Ensuring sympathetic building design in association with Policy CS2; and
- Embracing its potential to become the location for agricultural or wildlife tourism, sports and recreation.

Making It Happen and Monitoring Delivery

Policy CS3 Implementation Framework: Plans, Strategies and Decision-Making

Delivery Organisation	Means of Delivery
BBC	<ul style="list-style-type: none"> • Sustainable Community Strategy • Site Allocations DPD • Development Management DPD • Proposals Map LDD • Development Control & Traffic Management Committee Decisions • Playing Pitch Strategy 2011 • Planning Enforcement Policy 2010
Other	<ul style="list-style-type: none"> • South Essex Green Grid Strategy (TGSE Partnership) • Living Landscapes Strategies (Essex Wildlife Trusts)

Table 17

Proposed Monitoring Indicators
Ha of Green Belt Land
Ha of Green Belt land lost to development
Ha of Green Belt habitat creation
Ha of Green Belt subject to habitat restoration

Table 18**Question PO 33**

Do you agree with Policy CS3?

Question PO 34

Are there any changes to the policy's wording that should be made?

Limiting Our Environmental Impact

7.16 As set out in Chapter 4, the third Driver for Change and the corresponding Strategic Objective (SO) as set out in Chapter 5 are:

Driver for Change	Core Strategy Strategic Objective	
Need to Limit Our Environmental Impact	SO3	Minimising Our Environmental Impact

Table 19

How does the Delivery Strategy seek to address this?

- 7.17** Topic Paper TP1 and TP2 establish that the Borough's natural environment is a fragile resource comprising an integrated network of complementary natural systems, which can become unbalanced or damaged by human activities.
- 7.18** Improving and safeguarding the quality of the natural environment is critical if Preferred Option A is to be fully achieved and if legal obligations are to be met. They remain important priorities for Government to ensure that a safer, healthier and cleaner living and working environment can be provided and to help mitigate the effects of, and adaptation to, a changing climate.
- 7.19** The Topic Papers point out that there are a number of legal duties which both the Council and developers need to adhere to, in order to ensure compliance with control procedures that aim to protect the environment.
- 7.20** Policy CS4 has therefore been designed to address the flood and drainage management in the context of development and land use, which are not subject to a statutory control regime.

Policy CS 4

Flood and Water Management

The Council will seek to minimise the probability and consequences of flood risk by adopting a strong risk-based approach advocated by PPS25: Development and Flood Risk.

Development will be directed to areas with a low risk of flooding first through the application of the Sequential Test. An Exception Test will apply for vulnerable development in medium or high risk areas of flooding. The areas of the Borough which act as Functional Flood Plan (Flood Zone 3b) will be designated on the Proposals Map to indicate where non-water compatible development is otherwise unacceptable.

Proposals for development must demonstrate that the level of flood risk posed to the site is acceptable using:

- Flood Zones, as mapped by the Environment Agency;
- Essex Preliminary Flood Risk Assessment 2011 (or its revisions);
- South Essex Strategic Flood Risk Assessment 2011 (or its revisions);
- South Essex Surface Water Management Plan 2012 (or its revisions);

- Essex Flood Risk Management Strategy 2012 (or its revisions); and
- Flood Risk Assessments.

In order to assist in reducing the extent and impact of flooding, all development proposals must:

- Incorporate Sustainable Drainage Systems (SuDS), unless impractical to do so, in order to reduce surface water run-off and improve water quality which conform to the South Essex Surface Water Management Plan 2012 and the Lead Local Flood Authority's SuDS Design Guide;
- Take every opportunity where development sites lie adjacent to a main river corridor⁽⁸⁹⁾, one of its serving tributaries or functional floodplain⁽⁹⁰⁾, to benefit the river by reinstating a natural, sinuous river channel and restoring the functionality of the flood plain in its valley where it has been previously lost;
- On sites requiring a Flood Risk Assessment, reduce surface water flows back to equivalent greenfield rates; and
- Create new open space or planted landscaping as multi-functional green infrastructure.

For developments sited upon or near to an aquifer⁽⁹¹⁾, no development will be permitted that would otherwise physically disturb it or affect abstracted water resources.

Making It Happen and Monitoring Delivery

Policy CS4 Implementation Framework: Plans, Strategies and Decision-Making

Delivery Organisation	Means of Delivery
BBC	<ul style="list-style-type: none"> • Sustainable Community Strategy • Site Allocations DPD • Development Management DPD • Proposals Map LDD • Basildon Borough Contaminated Land Strategy • South Essex Water Cycle Strategy (BBC, RDC & CPBC) • Development Control & Traffic Management Committee Decisions
ECC	<ul style="list-style-type: none"> • South Essex Surface Water Management Plan (ECC) (Expected 2012) • Essex Preliminary Flood Risk Assessment (PFRA) 2011 • Essex Flood Risk Management Strategy (Expected 2012) • SuDS Approval Board functions (from Oct 2012) • Flood Risk Asset Register • Individual Flood Investigations
Other	<ul style="list-style-type: none"> • South Essex and North Essex Catchment Flood Management Plans (EA) • Water Resources Management Plan (E&SW) • Thames Estuary 2100 Plan (EA/ DEFRA)

89 As defined by the Environment Agency

90 As defined on the Proposals Map - Appendix 3, Map 7

91 As identified in the Scott Wilson/ URS, South Essex Outline Water Cycle Study 2011

Delivery Organisation	Means of Delivery
Riparian Owners	<ul style="list-style-type: none"> Maintaining their watercourses to at least a satisfactory standard

Table 20

Proposed Monitoring Indicators
Number of planning applications granted contrary to Environment Agency advice on flooding or aquifers
Number of SuDS applications approved by the SuDS Approval Board per annum
Number of SuDS applications refused by the SuDS Approval Board per annum
Number of developments adjacent to main river, tributary or functional flood plain that have contributed to enhancements to the river or its flood storage capacity
% of developments that reduce surface water flows to greenfield rates
Ha of Green Infrastructure with flood defence role provided through development

Table 21**Question PO 35**

Do you agree with Policy CS4? Please explain your answer

Question PO 36

Are there any changes to the policy's wording that should be made?

Adapting to a Changing Climate

- 7.21** Topic Paper TP2 establishes that the Climate Change Act 2008 establishes the long term framework to tackle climate change by encouraging transition into a low-carbon economy in the UK through legally binding emission reduction targets.
- 7.22** Such legal obligations must be taken into consideration when preparing the Core Strategy to ensure it contributes at a local level to the Government's drive to improve the resilience of the built and natural environment to adapt to a changing climate.
- 7.23** In addition to the high quality design that is being sought by Policy CS2, new development in the Borough will need to meet stricter standards in the future to ensure it can be constructed as efficiently as possible to minimise waste, but also be able to operate during its lifetime so that it minimises its energy demands and helps keep the Borough's contribution to carbon emissions, as small as possible. Policy CS5 seeks to do this through the Core Strategy.

Policy CS 5

Adapting to a Changing Climate

Development in the Borough will contribute to the five UK carbon budgets applicable between 2011 and 2027 by:

1. Incorporating into their design equipment to generate or harness renewable energy;
2. Making the best use of solar energy, passive heating/ cooling and natural light/ ventilation in the design and orientation of new buildings;
3. Sharing energy within and between developments, if feasible and proven to be efficient and cost effective for occupiers, to provide power, heating and/ or cooling solutions;
4. Ensuring landscaping works in association with nearby buildings to have a dual-function contributing to sustainable drainage, providing shade and influencing micro-climates;
5. Using flexible designs to enable future adaption to alternative uses;
6. Using materials which are responsibly sourced;
7. Installing fittings which are energy and water efficient;
8. Minimising waste generation during construction and maximising recycling potential of occupiers; and
9. Limiting greenhouse gas and carbon emissions by being pedestrian friendly and encouraging the use of bicycles.

In implementing Criteria 1-9, adverse impacts, individually or cumulatively, on visual intrusion, heritage, landscape, air traffic or radar systems, residential amenity, shadow-flicker, hydrology, pollution, traffic generation or biodiversity are not acceptable and should be mitigated prior to development.

Making It Happen and Monitoring Delivery

Policy CS5 Implementation Framework: Plans, Strategies and Decision-Making

Delivery Organisation	Means of Delivery
BBC	<ul style="list-style-type: none"> • Sustainable Community Strategy • Site Allocations DPD • Development Management DPD • Proposals Map LDD • Town Centre Masterplans SPDs • Development Control & Traffic Management Committee Decisions
ECC	<ul style="list-style-type: none"> • Waste & Minerals Development Framework 2014 • Essex County Council Regulatory Committee (ECC) • Surface Water Management Plan 2012

Table 22

Proposed Monitoring Indicators

Monitoring indicators and targets will be developed as part of the Basildon Borough Energy and Low Carbon Study that is to be carried out before Submission of the Core Strategy in 2013.

Table 23**Question PO 37**

Do you agree with Policy CS5? Please explain your answer.

Question PO 38

Are there any changes to the policy's wording that should be made?

Valued and Vibrant Town Centres

- 7.24** As set out in Chapter 4, the fourth Driver for Change and the corresponding Strategic Objective (SO) as set out in Chapter 5 are:

Driver for Change	Core Strategy Strategic Objective	
Valued and Vibrant Town Centres	SO4	Creating Vibrant and Thriving Town Centres

Table 24

How does the Delivery Strategy seek to address this?

- 7.25** Transforming the Borough's town centres into vibrant centres of business and community life are an important part of the Council's Spatial Vision to improve the Borough by 2031.
- 7.26** Topic Paper TP4 sets out how the Borough's town centres provide a stable hierarchy of places for activity including shopping, leisure and services which serve residents, businesses and visitors and are in line with national policy and local aspirations. To ensure they remain the most attractive, accessible locations and provide effective consumer comparison and convenience choice, Policy CS6 will ensure retail and leisure growth is focused in town centres, in tandem with Policies PAD1-4 in the Preferred Spatial Strategy.
- 7.27** All of the town centres have been assessed to determine how they are functioning, whether they are losing trade to surrounding centres and whether they can accommodate any new development. Basildon, Wickford and Pitsea have been subject to particular review through the town centre Development Frameworks and Masterplans which seek to guide their long term regeneration and encourage investor interest.
- 7.28** There is some evidence that the Borough's out of town retail parks are currently over trading, which is not helping the Borough's town centres regenerate, even though they are better positioned to cater for needs and demands in the most sustainable manner. Policy CS6 therefore expects Basildon Town Centre to maintain its Regional status, like other competing Essex centres such as Chelmsford, Southend and Colchester, by becoming the prime focus for the Borough's new retail and leisure development.
- 7.29** Policy CS6 also identifies the amount of additional floorspace that could be accommodated between the centres in the future to meet long term needs, as well as specifying the sorts of facilities that will help the town centres meet the Borough's demands better. The expansions and improvements to Wickford, Billericay, Laindon and Pitsea town centres are intended to improve the range of goods and services available to their local communities and more importantly ensure new development contributes positively towards the distinctive character of each centre.
- 7.30** Local centres are also recognised for their importance in providing for a varying degree of daily needs and specialist services for residents or local businesses. Policy CS6 allows for the expansion and change of these centres in order to make enhancements without being detrimental to the Borough's strategic centre hierarchy.

Policy CS 6

Valued and Vibrant Town Centres

The Council will encourage regeneration of existing centres and focus new retail and leisure floorspace in accordance with the Borough's Centre Hierarchy (as set out in Chapter 3) and Table 24 below:

Hierarchy	Details
Regional	Basildon Town Centre - See PADC1
Town	Laindon, Pitsea and Wickford Town Centres - See PADC2-4
	Billericay Town Centre could provide up to 1,000m ² of new convenience floor space and 6,700m ² comparison floor space by 2026 subject to it being able to be accommodated without detrimental impacts on the integrity of its Conservation Area, as protected by Policy CS2;
Local	41 Local Centres - See Appendix 1

Table 25

In addition to the above, the Borough's regional town centres and town centres will contribute to the achievement of a further 40,000m² of comparison retail or commercial leisure if, over the course of the plan period, additional demand materialises and development can be shown to be viable. In order to preserve the function of the centre hierarchy, this should be distributed between the regional town centre and town centres based on their levels of comparison floor space in 2011.

Over the course of the plan period, this hierarchy may alter to reflect evolving needs of communities, businesses, retailers and any regeneration changes that take place. The Council will continue to monitor the centres through periodic town centre health checks and development monitoring in accordance with the requirements of PPS4.

Loss of retail space in centres will need to be justified and balanced alongside the needs of the communities they serve, when considered against the benefits of the proposed replacement development.

Making It Happen and Monitoring Delivery

Policy CS6: Implementation Framework: Plans, Strategies and Decision-Making

Delivery Organisation	Means of Delivery
BBC	<ul style="list-style-type: none"> • Sustainable Community Strategy • Site Allocations DPD • Development Management DPD • Proposals Map LDD • Basildon Town Centre Masterplan SPD

Delivery Organisation	Means of Delivery
	<ul style="list-style-type: none"> • Wickford Town Centre Masterplan • Pitsea Town Centre Masterplan • Laindon Town Centre Masterplan/ Development Briefs • Billericay Conservation Area Management Plan SPD • Billericay Design Statement • Basildon Borough Community Safety Partnership Plan • Development Control & Traffic Management Committee Decisions • Town Centre Events Management
ECC	<ul style="list-style-type: none"> • Local Highway functions • Asset Management Plans • Local Transport Plan
Other	<ul style="list-style-type: none"> • Architectural Design Liaison Officer (Essex Police) • Retailers • Landowners • Network Rail

Table 26

Proposed Monitoring Indicators
Net housing units provided in PAD1-4
Net convenience, comparison and leisure floorspace in PAD1-4, Billericay Town Centre and any Local Centre

Table 27

Question PO 39

Do you agree with Policy CS6? Please explain your answer.

Question PO 40

Are there any changes to the policy's wording that should be made?

Economic Betterment

7.31 As set out in Chapter 4, the fifth Driver for Change and the corresponding Strategic Objective (SO) as set out in Chapter 5 are:

Driver for Change	Core Strategy Strategic Objective	
Economic Betterment	SO5	Strengthening the Competitiveness of the Local Economy

Table 28

How does the Delivery Strategy seek to address this?

Sustaining Economic Growth

- 7.32** Giving the Borough the means to compete for investment and new businesses is necessary if the Council's Spatial Vision is to be achieved, as expressed by Strategic Objective SO5.
- 7.33** The Borough has a highly successful economy, but is under pressure to change its approach as a number of competing locations in South Essex, Mid-Essex and London are diversifying their economic bases and improving their business offer.
- 7.34** Maintaining a sufficient supply of land for employment purposes is therefore essential for the Borough to maintain its economic position. The Spatial Strategy does not however include the release of any Green Belt land for development and therefore if the employment base is to diversify there will be a greater reliance on intensifying development in existing town centres and employment locations, whilst utilising the capacity of existing infrastructure.
- 7.35** In keeping with CS2, Policy CS7 increases the Borough's economic land supply by adjusting the coverage of Local Plan Saved Policies which restrict the use of land at Dunton to automotive purposes only and designating a new location for economic development near Basildon & Thurrock University Hospital in south Basildon.
- 7.36** Policy CS7 encourages employment sectors to establish better links with, and continue to support community infrastructure, including educational providers, to enable Borough residents to benefit to a greater degree from economic growth, enabling their skills to better fit with the demands of local employers. The activities of the Council's partners will be expected to form part of this more comprehensive approach in the future to also ensure that the Borough's growth brings more effective training solutions to the Borough.

Policy CS 7

Sustaining Economic Growth

In order to diversify the Borough's economic base, contribute to the existing success as an economic hub in the Thames Gateway, make it more resilient during economic instability, and encourage new economic investment the Core Strategy will:

- i. Strategically allocate urban land at PADC8 and PADC10 to bring forward additional employment land for B1 and B2 uses, as appropriate to their locations;
- ii. Support the regeneration and intensification of existing employment areas and the redevelopment of brownfield or underused land in PADC1-4, PADC7, PADC11 and PADC12 to facilitate new employment generating development;
- iii. In tandem with Policy CS6, regenerate PADC1 to become the principal focus for new leisure, office, retail, cultural and educational development in the Borough; and
- iv. Support the regeneration of PAD2-4 to provide new retail and community services for their localities.

The Core Strategy will support the provision of new starter units and business support facilities to encourage start-up firms and smaller businesses setting up in the Borough alongside creative or office-based home working, where residential amenity is not negatively affected.

The Council will continue to work in partnership with groups such as the Basildon Renaissance Partnership (BRP), Basildon Business Group (BBG) and local Chambers of Commerce to provide ongoing support to the Borough's businesses.

The employability of the Borough's residents will be enhanced by delivering new or enhanced primary, secondary, further, higher and vocational education establishments in the Borough, in association with the priorities of Local Employment Partnerships in accessible locations.

Making It Happen and Monitoring Delivery

Policy CS7: Implementation Framework: Plans, Strategies and Decision-Making

Delivery Organisation	Means of Delivery
BBC	<ul style="list-style-type: none"> • Sustainable Community Strategy • Proposals Map LDD • Site Allocations DPD • Development Management DPD • Basildon Town Centre Masterplan SPD • Wickford Town Centre Masterplan • Pitsea Town Centre Masterplan • Laindon Town Centre Masterplan/ Development Brief

Delivery Organisation	Means of Delivery
	<ul style="list-style-type: none"> Nethermayne Cluster Masterplan Basildon Borough Development Control & Traffic Management Committee Decisions
ECC	<ul style="list-style-type: none"> Essex & Southend on Sea Waste & Minerals Development Frameworks Essex County Regulation Committee decisions Essex Schools Organisational Plan
Other (Stated)	<ul style="list-style-type: none"> Town Centre College Campus Project (South Essex College)

Table 29

Proposed Monitoring Indicators
Net square metres of B1, B2 and B8 floorspace
% of new B1, B2 and B8 floorspace on Previously Developed Land
Net square metres of educational floorspace by primary, secondary, further, higher and vocational level

Table 30**Question PO 41**

Do you agree with Policy CS7? Please explain your answer.

Question PO 42

Are there any changes to the policy's wording that should be made?

Accommodating a Growing Population

7.37 As set out in Chapter 4, the sixth Driver for Change and the corresponding Strategic Objective (SO) as set out in Chapter 5 are:

Driver for Change	Core Strategy Strategic Objective	
Accommodating a Growing Population	SO6	Delivering New Homes

Table 31

How does the Delivery Strategy seek to address this?

- 7.38** The Core Strategy's Preferred Spatial Option seeks to maximise the opportunities existing in the Borough to provide new locations for housing that are of a suitable size, type and quality to help address the changing needs of the population, whilst not developing in the Green Belt.
- 7.39** SO6 aims to deliver sufficient housing, in a range of mixes and tenure, to meet the Borough's existing needs. In balance with SO1 to protect the quality of the built environment, SO2 to ensure the Green Belt serves its purpose and SO3 to minimise our impact on the environment, the quantity and location of new housing is constrained by other Objectives.
- 7.40** In order to cater for the Borough's existing housing need without compromising the natural environment or Green Belt, it is necessary to only source new housing land from within the urban areas. Initial assessments of land availability and viable densities⁽⁹²⁾ identify a yield capacity for at least 6,500 dwellings up to 2031.
- 7.41** The major locations for this development would be identified by eight PADCs in the Spatial Strategy, with further sites coming forward through the Site Allocations DPD, informed by the SHLAA as necessary and the planning pipeline.
- 7.42** Basildon Borough is currently dominated by terraced family housing and there is a need to develop a greater variety of housing in order to better meet the needs of a more diverse and aged population of the future.
- 7.43** There will be an emphasis on providing a diverse range of dwelling types in the Borough that responds to the emerging housing population trends. Of particular importance is the need to promote 4+ bedroom aspirational and executive houses to provide a more balanced housing supply.
- 7.44** In setting its level of affordable housing, the Council has considered a number of aspects, including the identified demand and findings of the South Essex Strategic Housing Market Assessment 2008 and the latter's update in 2010. The delivery of affordable housing is essential to meet the needs of residents.
- 7.45** Housing affordability is worsening in the wider area and securing a proportion of below-market price properties for qualifying persons is a standard approach to ensure some of their demands can be met. However, following the recommendations of the Strategic Housing Market Assessment 2008 & 2010, and the findings of the Strategic Housing Land Availability Assessment:

Economic Viability Appraisal 2012, the Council will commission a borough-wide Affordable Housing Viability Study to inform future updates of the Draft Core Strategy before its submission.

Policy CS 8

Affordable Housing

The design and layout of the affordable housing will be in a sustainable form, avoiding concentration and grouping of the entire affordable housing provision.

Outside town centres, affordable housing will be required on sites of 10 units/ 0.2ha or more at a provision level of up to 35%⁽⁹³⁾⁽⁹⁴⁾ Not more than 20% of the total provision will be in the form of social rented, with the balance provided by other affordable housing tenures as defined in the Council's adopted Housing Strategy⁽⁹⁵⁾.

Within town centres, 10% of provision must be on site with the remaining proportion provided through a commuted sum, informed by the Council's adopted Housing Strategy and other material considerations.

On sites of 9 units/ 0.19ha or less, where there is a net additional gain of units, an appropriate commuted sum will be sought, informed by the Council's adopted Housing Strategy and other material considerations.

Land will be allocated for housing purposes in the Site Allocations DPD informed by Strategic Housing Land Availability Assessments. Detailed housing development policies will be developed as part of the Development Management DPD as appropriate.

Making It Happen and Monitoring Delivery

Policy CS8: Implementation Framework: Plans, Strategies and Decision-Making

Delivery Organisation	Means of Delivery
BBC	<ul style="list-style-type: none"> • Sustainable Community Strategy • Proposals Map LDD • Site Allocations DPD • Development Management DPD • Basildon Town Centre Masterplan SPD • Nethermayne Cluster Masterplan • Laindon, Pitsea and Wickford Town Centre Masterplans/ Development Briefs • Basildon Borough Development Control & Traffic Management Committee Decisions

93 % informed by South Essex Strategic Housing Market Assessment: Update 2010

94 Proposals for provision of less than 35% will need to be accompanied by an independent viability appraisal

95 These affordable housing tenures include shared ownership, low cost home ownership, key worker initiatives, self build, Assisted Self Build programmes and 'Rent Now, Buy Later' schemes. This list is not exhaustive and further details are provided in the Council's Housing Strategy

Delivery Organisation	Means of Delivery
	<ul style="list-style-type: none"> Basildon Borough Housing Strategy Strategic Housing Land Availability Assessments 2012 + annual reviews
Other	<ul style="list-style-type: none"> Strategic Housing Market Assessment (TGSE, 2010) Registered Providers Investment Plans Housebuilders

Table 32

Proposed Monitoring Indicators
Net affordable dwellings per annum outside town centres
Net affordable dwellings per annum within town centres
Value of commuted sums secured from applications of 9 units/ 0.19ha or less

Table 33**Question PO 43**

Do you agree with Policy CS8? Please explain your answer.

Question PO 44

Are there any changes to the policy's wording that should be made?

Provision for Gypsies and Travellers

- 7.46** Policy CS9 outlines the approach the authority will take to providing sites for Gypsies and Travellers. The existing authorised plots with planning permission or Lawful Development Certificates will be retained and a local needs assessment prepared to inform a Development Plan Document that will specify the number and location of future provision. Assessment criteria for applications in unauthorised locations will be specified in the same DPD.

Policy CS 9**Provision for Gypsies and Travellers**

When considering proposals for sites for Gypsies and Travellers, regard will be given to the most up to date Local Needs Accommodation Assessment (LNAA).

Sites will be identified in the Gypsy & Traveller Development Plan Document.

Making It Happen and Monitoring Delivery

Policy CS9: Implementation Framework: Plans, Strategies and Decision-Making

Delivery Organisation	Means of Delivery
BBC	<ul style="list-style-type: none"> • Sustainable Community Strategy • Proposals Map LDD • Site Allocations DPD • Development Management DPD • Gypsy & Traveller DPD • Basildon Borough Development Control & Traffic Management Committee Decisions • Basildon Borough Housing Strategy

Table 34

Proposed Monitoring Indicators

Relevant monitoring indicators and targets will be explored in the Local Needs Accommodation Assessment (LNAA)

Table 35

Question PO 45

Do you agree with Policy CS9? Please explain your answer.

Question PO 46

Are there any changes to the policy's wording that should be made?

Provision for Travelling Showpeople

- 7.47** Showpeople are members of a community that consists of self-employed business people who travel the country, often with their families, holding fairs. Although their work is of a mobile nature, showpeople nevertheless require secure, permanent bases for the storage of their equipment and more particularly for residential purposes, which are most frequently occupied during the winter⁽⁹⁶⁾.
- 7.48** Policy CS10 outlines the approach the Council will take in contributing to meeting showpeoples' needs until 2031.

Policy CS 10

Provision for Travelling Showpeople

When considering proposals for sites for Travelling Showpeople, regard will be given to the most up to date Local Needs Accommodation Assessment (LNAA).

Sites will be identified in the Gypsy & Traveller Development Plan Document.

Making It Happen and Monitoring Delivery

Policy CS10: Implementation Framework: Plans, Strategies and Decision-Making

Delivery Organisation	Means of Delivery
BBC	<ul style="list-style-type: none"> • Sustainable Community Strategy • Proposals Map LDD • Site Allocations DPD • Development Management DPD • Gypsy & Traveller DPD • Basildon Borough Development Control & Traffic Management Committee Decisions • Basildon Borough Housing Strategy

Table 36

Monitoring Indicators

Relevant monitoring indicators and targets will be explored in the Local Needs Accommodation Assessment (LNAA)

Table 37

Question PO 47

Do you agree with Policy CS10? Please explain your answer.

Question PO 48

Are there any changes to the policy's wording that should be made?

Promoting Tourism

7.49 As set out in Chapter 4, the seventh Driver for Change and the corresponding Strategic Objective (SO) as set out in Chapter 5 are:

Driver for Change	Core Strategy Strategic Objective	
Promoting Tourism	SO7	Capitalising on Local Tourism Opportunities

Table 38

How does the Delivery Strategy seek to address this?

7.50 The Core Strategy's Preferred Spatial Option strives to make better use of the Borough's strengths for future prosperity. Topic Paper TP3 clarifies that the Borough underplays its potential role in Essex's tourism sector to the detriment of its economic and cultural development. The Delivery Strategy will therefore contain a specific policy to maximise the Borough's benefits from local tourism opportunities.

7.51 CS11 is designed to maximise the Borough's reputation as a location for business, by ensuring that business needs in the forms of visitor accommodation, meeting space and conference venues can be part of the Borough's future.

Policy CS 11

Supporting Tourism Growth

The Council will work with partners to support the development of new tourism facilities, for both business and leisure markets and promote their sustainable expansion across the Borough, whilst maximising their co-locational and cumulative benefits to:

1. Assist in regenerating PAD1-4 by supporting the growth of their evening and nighttime economies by offering facilities and functions that could encourage spending in the wider areas;
2. Assist in the regeneration of PAD7, PAD8 and PAD 11 by encouraging new business support facilities to locate in these areas to provide accommodation and conferencing facilities;
3. Improve the range, quality and distinctiveness of the Borough's tourism destinations;
4. Provide high quality hotels and serviced accommodation formats and conference facilities;
5. Promote the image and reputation of the Borough to attract visitors and secure investment;

Making It Happen and Monitoring Delivery

Policy CS11: Implementation Framework: Plans, Strategies and Decision-Making

Delivery Organisation	Means of Delivery
BBC	<ul style="list-style-type: none"> Sustainable Community Strategy Proposals Map LDD Site Allocations DPD

Delivery Organisation	Means of Delivery
	<ul style="list-style-type: none"> • Development Management DPD • Basildon Town Centre Masterplan SPD • Wickford Town Centre Masterplan • Pitsea Town Centre Masterplan • Laindon Town Centre Masterplan/ Development Brief • Nethermayne Cluster Masterplan • Basildon Borough Development Control & Traffic Management Committee Decisions • Basildon District Cultural Strategy 2006
Other	<ul style="list-style-type: none"> • VisitEssex

Table 39

Proposed Monitoring Indicators
Net square metres of hotel (C1) floorspace
Net square metres of non-residential institution (D1)

Table 40**Question PO 49**

Do you agree with Policy CS11? Please explain your answer.

Question PO 50

Are there any changes to the policy's wording that should be made?

Healthier Lifestyles

7.52 As set out in Chapter 4, the eighth Driver for Change and the corresponding Strategic Objective (SO) as set out in Chapter 5 are:

Driver for Change	Core Strategy Strategic Objective	
Healthier Lifestyles	SO8	Helping Local People to Maintain Healthier Lifestyles

Table 41

How does the Delivery Strategy seek to address this?

Meeting Future Leisure Needs

- 7.53** Sport England's Active People Survey 2008-2009 revealed that just over half of the Borough's population had not undertaken any sport or active recreation sessions lasting at least 30 minutes and satisfaction with local sports provision has been in a steady decline since 2005-2006. Given the potential health impacts this could have on local residents, the Core Strategy needs to ensure the location, quality and quantity of local facilities is accounted for, building on the success of the Basildon Sporting Village.
- 7.54** As set out in Topic Paper TP7, the Borough contains various indoor and outdoor sports facilities including seasonal pitches for football, cricket and rugby; synthetic turf pitches (STP) for football and hockey; netball courts; tennis courts; bowling greens, swimming pools, health and fitness centres and leisure centres. Some specialist facilities such as ice rinks and diving centres are provided in neighbouring authorities, but accessible to the Borough's residents to use if they wish. There are also over 150 play spaces which go some way to meet the needs of the Borough's younger residents.
- 7.55** Audits of public, private and community buildings and open space⁽⁹⁷⁾ suggest that not all of them are in the best condition to continue to serve local needs and decisions will need to be taken in the lifetime of the Core Strategy by the Council and its partners to determine the most effective way of meeting needs in the future.
- 7.56** Policy CS12 therefore ensures that the level of provision of playing pitches, indoor sports facilities and play areas are managed to ensure they provide for the needs of the expanding local population in the most sustainable and cost-effective way. This will be achieved by adopting appropriate provision standards in the Development Management DPD, as suggested by the most up to date audits to ensure housing development contributes sufficiently towards facilities to meet the extra demands their occupants will bring and older facilities can be replaced or refurbished to meet local population and operational needs.
- 7.57** It is unlikely that suitable sites will be found in the urban areas to accommodate the growing demand for playing pitches and therefore Policy CS12 will work in association with PAD12 and CS2 to ensure suitable Green Belt locations can be considered more favourably for playing pitch use, with sympathetically designed and low impact essential facilities such as changing rooms and toilets provided close by.

97 RQA Ltd, Basildon Borough PPG17 Playing Pitch Assessment, 2011, Draft Basildon Borough Indoor Sports & Recreational Facilities Assessment 2012, Basildon District Play Strategy 2007

- 7.58** Policy CS12 seeks large play hubs to be developed throughout the Borough, in line with recommendations in the Play Strategy 2007, and supplement these with smaller local play areas in accessible and safe locations, delivered by adopting standards set out in the Draft PPG17 Open Space Assessment Part II 2011.
- 7.59** Policy CS12 also recognises the role of private, voluntary, educational and charitable organisations in providing facilities in suitable locations, to operate alongside public facilities offering a broader leisure choice.

Policy CS 12

Providing Leisure Facilities

The Council will work with local communities, partners and developers to secure the provision of high quality leisure facilities in the Borough by:

1. Recognising the role of sub-regional or regional facilities in catering for the Borough's demand for specific leisure facilities;
2. Adopting provision standards to secure new or enhanced indoor sports facilities, playing pitches, play hubs and play spaces⁽⁹⁸⁾ alongside developments to keep pace with demand, as well as to enhance existing facilities;
3. Rationalising public leisure facilities where either more accessible and better quality provision is available elsewhere, or where the needs which they were designed for are no longer present and/or sustainable to provide;
4. Accommodating new, expanded, refurbished or relocated public leisure facilities as part of regeneration in PAD1-4 and create a new playing pitch hub in the centre of the Borough at PAD12;
5. Encourage the provision of private, community or voluntary leisure facilities in suitable sustainable locations; and
6. Encourage the Borough's larger educational establishments to increase the availability of their on-site leisure facilities for community use outside of educational hours.

Making It Happen and Monitoring Delivery

Policy CS12: Implementation Framework: Plans, Strategies and Decision-Making

Delivery Organisation	Means of Delivery
BBC	<ul style="list-style-type: none"> • Sustainable Community Strategy • Proposals Map LDD • Site Allocations DPD

98 Informed by Draft PPG17 Indoor Sports Facilities Assessment 2012; PPG17 Open Space Assessment Part II, 2011; PPG17 Playing Pitch Strategy LDF Specification, 2011.

Delivery Organisation	Means of Delivery
	<ul style="list-style-type: none"> • Development Management DPD • Basildon Town Centre Masterplan SPD • Wickford Town Centre Masterplan • Pitsea Town Centre Masterplan • Laindon Town Centre Masterplan/ Development Brief • Nethermayne Cluster Masterplan • Basildon Borough Development Control & Traffic Management Committee Decisions • Basildon District Cultural Strategy 2006 • Basildon Borough Playing Pitch Strategy 2012 • Basildon District Play Strategy 2007
ECC	<ul style="list-style-type: none"> • Essex Sports Facilities Strategy 2008

Table 42

Proposed Monitoring Indicators
Change in Ha of Open Space/ 1000 people
Change in Ha of Playing Pitches/ 1000 people
Change in Indoor Sports Facilities floorspace/ 1000 people
Change in public leisure facilities floorspace in PADC1, PADC2, PADC3 and PADC4
Change in playing pitch provision at PADC12
Change in educational leisure floorspace available for community use
% of adult participation in Sport
Obesity rates of adults and children
Value of s.106 contributions secured for investment in leisure facilities

Table 43

Question PO 51

Do you agree with Policy CS12? Please explain your answer.

Question PO 52

Are there any changes to the policy's wording that should be made?

Improving Communities and Quality of Life

7.60 As set out in Chapter 4, the ninth Driver for Change and the corresponding Strategic Objective (SO) as set out in Chapter 5 are:

Driver for Change	Core Strategy Strategic Objective	
Need to Improve the Quality of Life of our Communities	SO9	Enhancing Quality of Life for All

Table 44

How does the Delivery Strategy seek to address this?

- 7.61** Topic Paper TP7 examines the provision of supporting community infrastructure such as education, health and cultural facilities to enable the sustainable growth and development of the Borough. SO9 relates to improving skills and education and training opportunities in the Borough, improving access to community support facilities and developing safer communities.
- 7.62** The evidence examined by Topic Paper TP7⁽⁹⁹⁾ suggests that population growth will place additional pressure on some local education and health services, although in parts of the Borough, population growth will be easier to accommodate due to services operating below maximum capacities.
- 7.63** Policy CS13 will ensure that provision of social and community facilities are adequately accounted for as part of the future development proposed by the Core Strategy, contributing to a reduction in social and health inequalities by opening up opportunities through new or expanded facilities to improve quality of life.
- 7.64** A Local Infrastructure Plan (LIP) will be prepared and submitted to the Examination in Public alongside the Core Strategy setting out how the infrastructure that will be needed to support the Spatial Strategy will be delivered, by whom, when, together with estimated costs.

99 Basildon Borough Draft Community Strategy 2011; Commissioning School Places Essex 2011-2016, Essex County Council; Basildon Mini Assessment of the Essex Local Economic Assessment, 2010; A Golden Opportunity - Health in South West Essex - NHS South West Essex Strategic Plan 2009-2014

Policy CS 13

Education, Health and Community Facilities

The Council will work in partnership with providers, developers and others to ensure that social and community facilities are able to cater for the needs and demands of Borough residents by:

1. Protect the provision of existing education, health and community sites in the Borough unless it can be demonstrated that:
 - i. no other service provider, public or private, needs a facility in the the same location, which could be utilised from the location;
 - ii. the facility is to be re-provided in a suitable alternative location as part of wider regeneration proposals;
 - iii. it would help achieve rationalisation of assets without negatively affecting the availability of continued provision to an appropriate level of access and quality.
2. Requiring development that will increase demand for community infrastructure and services to make appropriate contributions towards providing new facilities or enhancing those which already exist to meet expanding needs; and
3. Facilitating the efficient provision of multi-purpose community facilities that can provide a range of services, in accessible locations, for the varied communities they serve.
4. Supporting improvements to educational, health and community facilities including the relocation of South Essex college into Basildon Town Centre in accordance with PAD1; the replacement of Woodlands School, Basildon; the continued refurbishment of The Billericay School and St John's School, Billericay.

Land will be allocated for education, health and community facilities as necessary in the Site Allocations DPD alongside polices to control development in the Development Management DPD as appropriate.

Making It Happen and Monitoring Delivery

Policy CS13: Implementation Framework: Plans, Strategies and Decision-Making

Delivery Organisation	Means of Delivery
BBC	<ul style="list-style-type: none"> • Sustainable Community Strategy • Proposals Map LDD • Site Allocations DPD • Development Management DPD • Planning Obligations LDD • Local Infrastructure Plan (LIP) • Basildon Town Centre Masterplan SPD

Delivery Organisation	Means of Delivery
	<ul style="list-style-type: none"> • Wickford Town Centre Masterplan • Pitsea Town Centre Masterplan • Laindon Town Centre Masterplan/ Development Brief • Nethermayne Masterplan • Basildon Borough Development Control & Traffic Management Committee Decisions • Basildon District Cultural Strategy 2006 • Annual Asset Management Plans and Capital Strategies
Essex County Council	<ul style="list-style-type: none"> • Commissioning School Places Essex 2011-2016 (as revised) • Asset Management Plans • Adult Community Learning Service • Early Years & Childcare Service • Libraries
Other	<ul style="list-style-type: none"> • Strategic Plan (South Essex College - relocation to town centre) • NHS South West Essex Strategic Plan 2009-2014 (as revised) • Health & Educational Providers

Table 45

Proposed Monitoring Indicators
Value of s.106 contributions secured for a) education, b) health and c) communities services
New college built in Basildon Regional Town Centre by 2032
100% achievement of replacement school buildings at Woodlands School, Basildon
100% achievement of refurbishment to Billericay School & St Johns Schools, Billericay
% of population within a 30 minute public transport time to a) educational, b) healthcare and c) communities facilities

Table 46**Question PO 53**

Do you agree with Policy CS13? Please explain your answer.

Question PO 54

Are there any changes to the policy's wording that should be made?

Delivering Strategic Infrastructure

7.65 As set out in Chapter 4, the tenth and final Driver for Change and the corresponding Strategic Objective (SO) as set out in Chapter 5 are:

Driver for Change	Core Strategy Strategic Objective	
Delivering Strategic Infrastructure	SO10	Securing the Delivery of Supporting Infrastructure

Table 47

How does the Delivery Strategy seek to address this?

- 7.66** All transport users in the Borough, from private motorists, cyclists, business and pedestrians, require safe and efficient infrastructure to meet their needs, whether this is from the strategic road or rail network or neighbourhood roads, parking or passenger waiting facilities.
- 7.67** Topic Paper TP6 explores how development can be most accessible and how physical transport and utility infrastructure in the Borough needs to be considered by the Core Strategy.
- 7.68** The future sustainable growth and development will depend on the timely funding and delivery of supporting transport and utility infrastructure that reflects the scale and type of development and the needs in the locality. Without appropriate infrastructure, development could be held up and/or there could be adverse environmental, economic or social implications.
- 7.69** New or enhanced local infrastructure will be required to support the delivery of development identified in the Spatial Strategy. Policy CS14 will therefore need to be implemented alongside the Essex Transport Strategy 2011 and the South Essex Water Cycle Study to ensure that the Borough remains connected to and by supporting infrastructure.
- 7.70** A Local Infrastructure Plan (LIP), as summarised in Chapter 1 will be prepared for Publication and Submission stage and submitted to the Examination in Public alongside the Core Strategy setting out how the infrastructure that will be needed to support the Spatial Strategy will be delivered, by whom, when, together with estimated costs.

Policy CS 14

Integrated and Timely Infrastructure Provision

The Council and its partners will work together to ensure development is effectively integrated into existing highway and utility networks and ensuring new or upgraded provision is delivered in a timely manner by:

1. Supporting the Local Highway Authority to mitigate against traffic congestion at pinch points and manage a more effective highway network by phasing and focusing development in locations which are accessible to pedestrians/ cyclists and public transport, in addition to private vehicles;
2. Ensuring development of the Spatial Strategy's PAD1-13 contributes to the provision of new and upgraded highway and/ or public transport networks, interchanges and services in the Borough including the following areas/ corridors identified as having particular capacity issues by the Local Highway Authority⁽¹⁰⁰⁾:
 - i. A127 between A176 and A132 junctions, Basildon;
 - ii. A176 between A127 and St Nicholas Lane/ Cranes Farm Road junction;
 - iii. A132 between the junction of Golden Jubilee Way and the A127, Wickford;
 - iv. A132 Eastmayne/ Cranes Farm Road junction, Basildon;
 - v. Roundacre - Nethermayne - A13 Junction Five Bells;
 - vi. Basildon Town Centre road network;
 - vii. Wickford Town Centre road network; and
 - viii. Radford Way/ B1007 Stock Road junction, Billericay.
3. Concentrating significant freight generating development in areas with good connections to the Borough's strategic transport network to provide more direct access to the regional and national road network; and
4. Requiring developers to contribute towards the enhancement of, and improvements to, the strategic transport network and public transport which may include improvements to safety, traffic calming measures, accessibility, reliability and quality.

For the Borough's existing water and waste water utility infrastructure this will be by:

5. Ensuring that the Spatial Strategy is delivered in a phased manner to ease pressure on the Essex's water resources before 2014⁽¹⁰¹⁾.
6. Ensuring development locations in the Spatial Strategy are brought forward in phases, to enable waste water infrastructure to be upgraded by water companies or developers, as necessary and to prevent harm to the environment or limiting service provision to existing homes and business.

New or enhanced infrastructure proposals will be reflected in the Site Allocations DPD alongside polices to control development in the Development Management DPD as appropriate.

Making It Happen and Monitoring Delivery

Policy CS14: Implementation Framework: Plans, Strategies and Decision-Making

Delivery Organisation	Means of Delivery
BBC	<ul style="list-style-type: none"> • Sustainable Community Strategy • Proposals Map LDD • Site Allocations DPD • Development Management DPD • Planning Obligations LDD • Basildon Borough Local Infrastructure Plan (LIP) • Basildon Town Centre Masterplan SPD • Wickford Town Centre Masterplan • Pitsea Town Centre Masterplan • Laindon Town Centre Masterplan/ Development Brief • Nethermayne Masterplan • Basildon Borough Development Control & Traffic Management Committee Decisions
Essex County Council	<ul style="list-style-type: none"> • Essex Transport Strategy (Local Transport Plan) • Highway Authority functions
Other	<ul style="list-style-type: none"> • Motorway and Trunk Road upgrades (Highways Agency) • Water Resource Management Plan 2010 (as revised) (Essex & Suffolk Water) • Water infrastructure funding (OfWAT, Essex and Suffolk Water, Anglian Water Services Ltd) • Greater Anglian Route Utilisation Strategy, 2007 (Network Rail) • Utility Providers (National Grid, BT, etc) • Local Bus and Rail Franchise Operators

Table 48

101 After 2014, Essex's future water resource needs will be met by expanded capacity at Abberton Reservoir, Colchester and commensurate increases to the volume of water transferred to Essex's reservoirs by the Ely-Ouse water transfer scheme, as identified in the South Essex Outline Water Cycle Study 2011.

Proposed Monitoring Indicators
% of new residential developments within 30 minutes public transport time of local services
S.106 contributions accumulated per annum for highway works
% of new B8 warehousing development located outside PAD7, PAD8, PAD10, PAD11 and Wickford Employment Area
Enhancement works to areas of highway listed 2(i) to (vi)
Quantum of development brought forward outside of its development phase

Table 49

Question PO 55

Do you agree with Policy CS14? Please explain your answer.

Question PO 56

Are there any changes to the policy's wording that should be made?

Question PO 57

Do you think anything has been left out of the Core Strategy Preferred Options Report?

Question PO 58

Taking the Core Strategy policies as a whole, do you think they will collectively deliver a positive future for the Borough?

Feedback

Question PO 59

How did you hear about the Core Strategy?

- Letter
- Email
- Leaflet
- Poster
- Social Networking (Facebook/ Twitter, etc)
- Saw advert in Evening Echo
- Saw advert in Yellow Advertiser
- Saw advert in Billericay and Wickford Gazette
- Other (Please state)

Question PO 60

If you attended one of our public roadshows, do you have any feedback?

Appendix 1 Local Centres

Local Centres

1. Crays Hill
2. Presidents Court, Hoover Drive, Laindon
3. The Triangle, High Road, Langdon Hills
4. Great Berry, Nightingales, Great Berry, Langdon Hills
5. Station Approach, Laindon Station
6. Kathleen Ferrier Court, Laindon
7. Ballards Walk, Lee Chapel North
8. Kibcaps, The Knares, Lee Chapel South
9. Clay Hill Road, Kingswood, Basildon
10. Cherrydown West, Basildon
11. Swan Mead, Church Road, Vange
12. Osier Drive, Steepleview, Basildon
13. Bull Parade, Clay Hill Road, Vange
14. Riverview Centre, Vange
15. Southview Park, Marsh View Court, Vange
16. Chalvedon Square, Pitsea
17. Whitmore Way / Church Road, Fryerns
18. Whitmore Way, Battleswick, Fryerns
19. Felmores Court, Felmores
20. Rectory Road, Pitsea
21. Paycocke Road / Honeywood Road, Basildon
22. Somercotes, Laindon
23. Stacey's Corner, Timberlog Lane, Basildon
24. Norwich Walk, Craylands (being replaced in Beechwood Village regeneration scheme)
25. The Pantiles, Queens Park, Billericay
26. Perry Street, Queens Park, Billericay
27. Bush Hall Parade, Stock Road, Billericay
28. Bridge Parade, Goosebury Green, Billericay
29. Morris Avenue, Sunnymede, Billericay
30. Meadowrise, Billericay
31. Western Road, Billericay
32. Grange Parade, Grange Road, South Green
33. Radford Way, adjacent to Billericay Station
34. Alderney Gardens, Runwell
35. Appletree Way, Wickford
36. Southend Road / Hill Avenue, Wickford
37. Southend Road, Shotgate, Wickford
38. Nevendon Road, Wickford
39. Silva Island Way, Salcott Crescent, Wickford
40. Church Road / Glebe Road, Ramsden Bellhouse
41. Coppice Lane, Noak Bridge

Appendix 2 Saved Local Plan policies that LDF Core Strategy policies will supersede

Local Plan Saved Policy		Superseded/Partially Superseded/Retained?
BAS G1	The Definition of the Green Belt	Superseded by CS3
BAS GB2	Replacement Dwellings in the Green Belt	Partially superseded by CS2, remainder retained until reviewed by Development Management DPD
BAS GB3	Extensions to Dwellings in the Green Belt	Partially superseded by CS2, remainder retained until reviewed by Development Management DPD
BAS GB5	Definition of a Dwelling	Retained until reviewed by Development Management DPD
Policy GB6	Agricultural Workers Dwellings	Retained until reviewed by Development Management DPD
Policy GB7	Reuse of Dwellings in the Green Belt	Retained until reviewed by Development Management DPD
BAS S2	Housing Sites for Development During the Plan Period	Partially superseded by PADC1-6 and PADC10. Remainder reviewed by future Site Allocation DPD
BAS S3	Areas of Special Reserve	Partially superseded by PADC10. Remainder reviewed by future Site Allocation DPD
BAS S5	Affordable Housing	Superseded by CS8
BAS C1	Protected Areas	Superseded by CS1
BAS C2	Country Parks	Superseded by CS1
BAS C5	Trees and Woodland	Superseded by CS1
BAS C7	The Marshes Area	Superseded by CS1
BAS C13	Water Wildlife	Superseded by CS1
BAS C15	Hazardous Substances	Retained until reviewed by Development Management DPD
BAS CS16	Hazardous Installations	Retained until reviewed by Development Management DPD
BAS E1	Comprehensive Development Area	Superseded by PADC7
BAS E2	Terminus Drive - Proposed Employment Site	Retained until reviewed by Site Allocations DPD

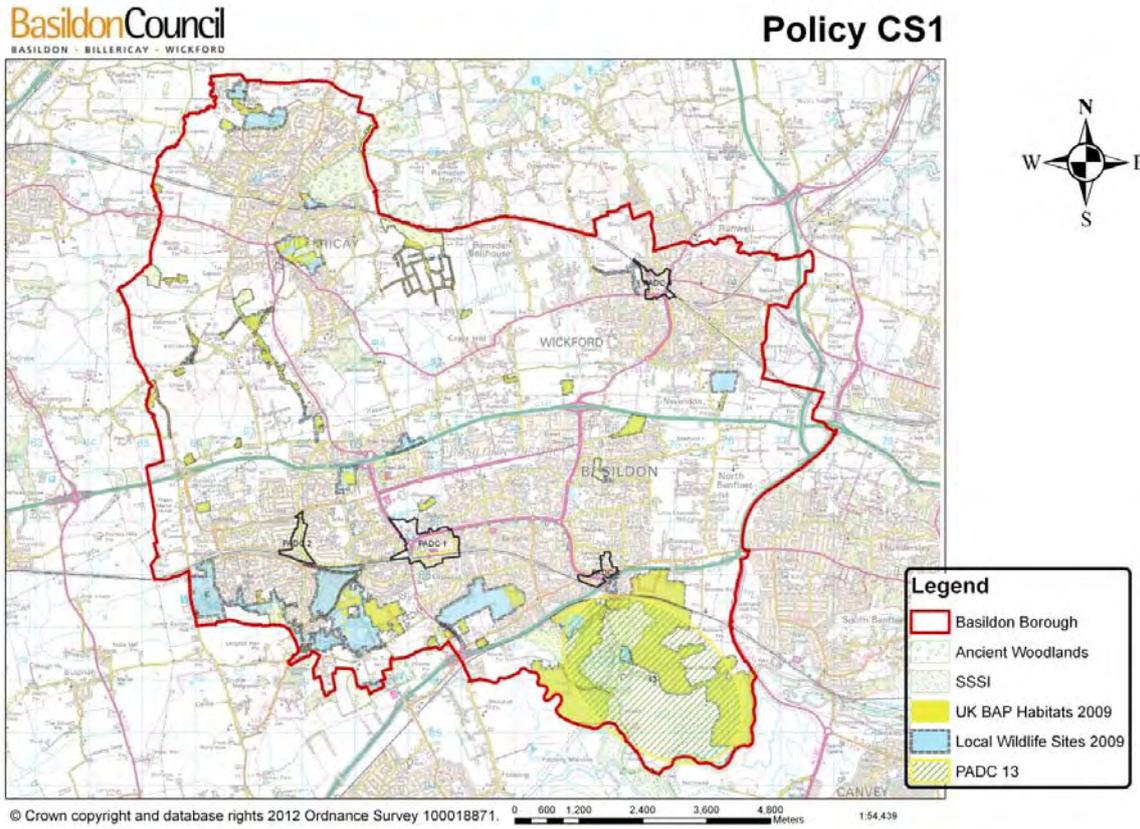
Local Plan Saved Policy		Superseded/Partially Superseded/Retained?
BAS E3	Courtauld Road - Proposed Employment Site	Superseded by PADC7
BAS E4	Existing Employment Area	Partially superseded by CS7. Remainder reviewed by future Site Allocation and Development Management DPDs
BAS E5	Ford Research and Development Centre	Partially superseded by CS7 and PADC7, PADC8 and PADC9. Remainder reviewed by future Site Allocation and Development Management DPDs
BAS E6	Untidy industry Area	Retained until reviewed by Site Allocations and Development Management DPDs
BAS E7	Alternative Use of Industrial Premises	Retained until reviewed by Development Management DPD
BAS E10	General Employment Policy	Partially superseded by CS2 and CS7. Remainder reviewed by Development Management DPD.
BAS SH1	New Retail Development	Superseded in full by CS2 and CS6
BAS SH3	Town Centre Retail Development Sites	Superseded by PADC1-PADC4
BAS SH4	Town Centre Shopping Frontages	Retained until reviewed by Development Management DPD
BAS SH5	Town Centre Shopping Frontages	Retained until reviewed by Development Management DPD
BAS SH6	Retail on Industrial Estates	Partially superseded by CS6, CS7 and remainder retained until reviewed by Development Management DPD
BAS SH7	Local Shopping Centres	Partially superseded by CS6. Remainder retained until reviewed by Development Management DPD
BAS SH8	Local Shopping Centres	Retained until reviewed by Development Management DPD
BAS SH9	Temporary Retail Uses	Retained until reviewed by Development Management DPD
BAS TC1	District Wide Town Centre Policy	Partially superseded by PADC1-PADC4, CS6 and remainder retained until reviewed by Development Management DPD
BAS TC3	Wickford Town Centre	Superseded by PADC4
BAS TC4	Pitsea Town Centre	Superseded by PADC3

Local Plan Saved Policy		Superseded/Partially Superseded/Retained?
BAS TC5	Markets	Partially superseded by PADC1, PADC3-4, CS6 and remainder retained until reviewed by Development Management DPD
BAS TC6	Residential Development in Town Centres	Superseded by PADC1-4
BAS R1	Open Space	Superseded in full by CS1
BAS R4	Proposed Open Space	Superseded in full by CS1
BAS R11	Sports Facilities	Superseded in full by CS1
BAS R15	Golf Course	Retained until reviewed by Development Management DPD
BAS R16	Noisy & Disturbing Sports	Retained until reviewed by Development Management DPD
BAS T5	Public Transport	Partially superseded by PADC1-4, CS2, CS14 and remainder retained until reviewed by Development Management DPD
BAS BE12	Development Control	Partially superseded by CS2 and remainder retained until reviewed by Development Management DPD
BAS BE13	Ramsden Bellhouse Area of Special Development Control Policy	Retained until reviewed by Development Management DPD
BAS BE14	Sugden Avenue Area of Special Development Control Policy	Retained until reviewed by Development Management DPD
BAS BE15	Bowers Gifford Area of Special Development Control Policy	Retained until reviewed by Development Management DPD
BAS BE17	Shop Fronts	Partially superseded by CS2 and remainder retained until reviewed by Development Management DPD
BAS BE18	Advertisements	Retained until reviewed by Development Management DPD
BAS BE19	Green Belt Adverts	Partially superseded by CS3 and remainder retained until reviewed by Development Management DPD
BAS BE20	Telecommunications	Partially superseded by CS2 and remainder retained until reviewed by Development Management DPD

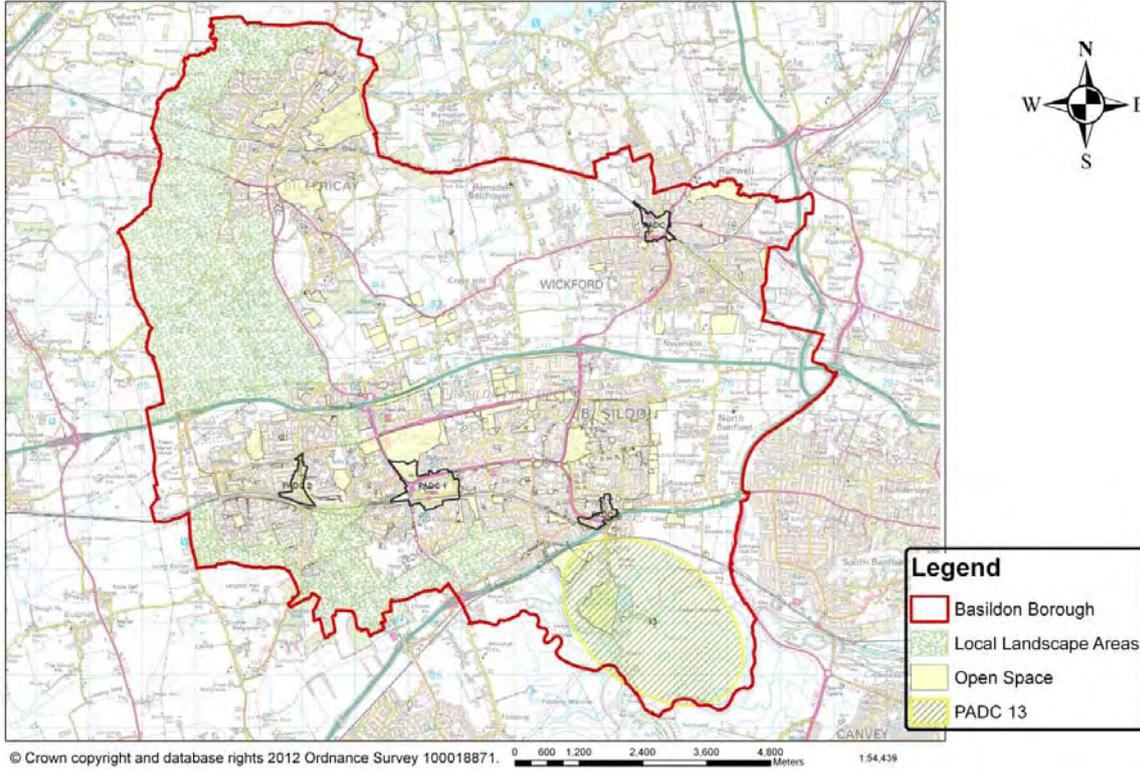
Local Plan Saved Policy		Superseded/Partially Superseded/Retained?
BAS BE21	Healthcare Developments	Partially superseded by CS13 and remainder retained until reviewed by Development Management DPD
BAS BE22	Hospital Facilities	Partially superseded by CS13 and remainder retained until reviewed by Development Management DPD
BAS BE24	Crime Prevention	Superseded by CS2

Table 50

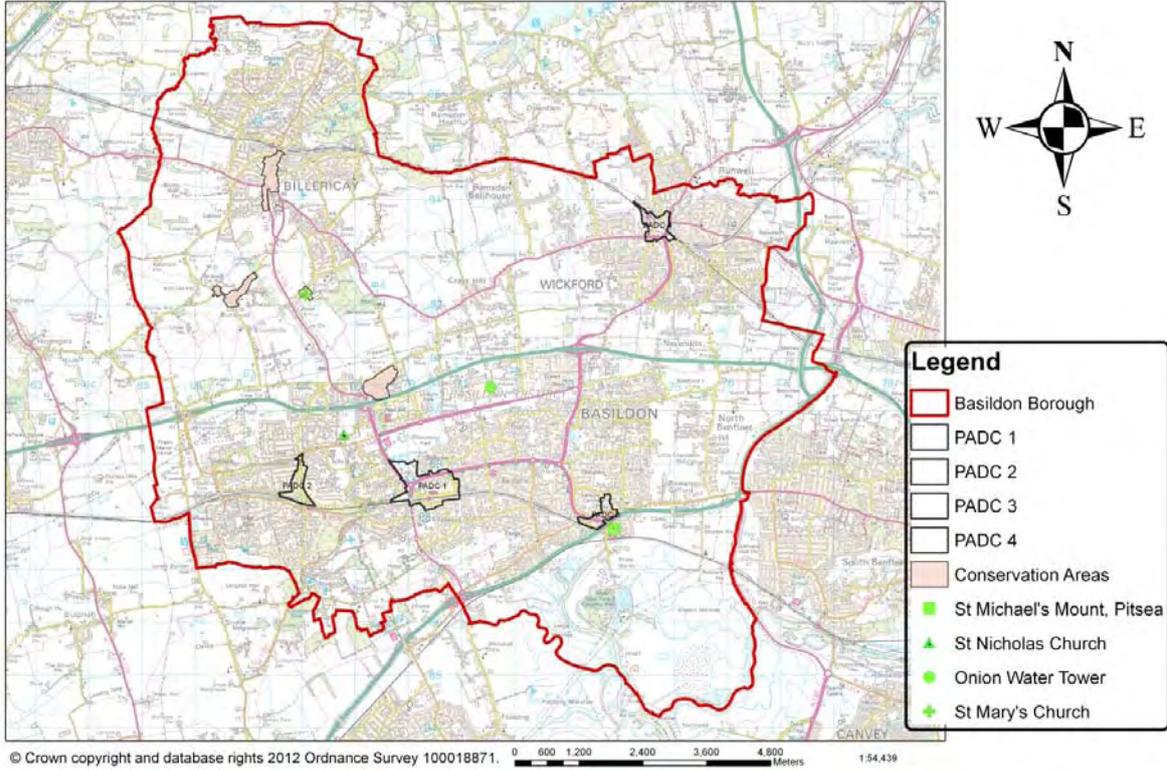
Appendix 3 Core Policy Maps



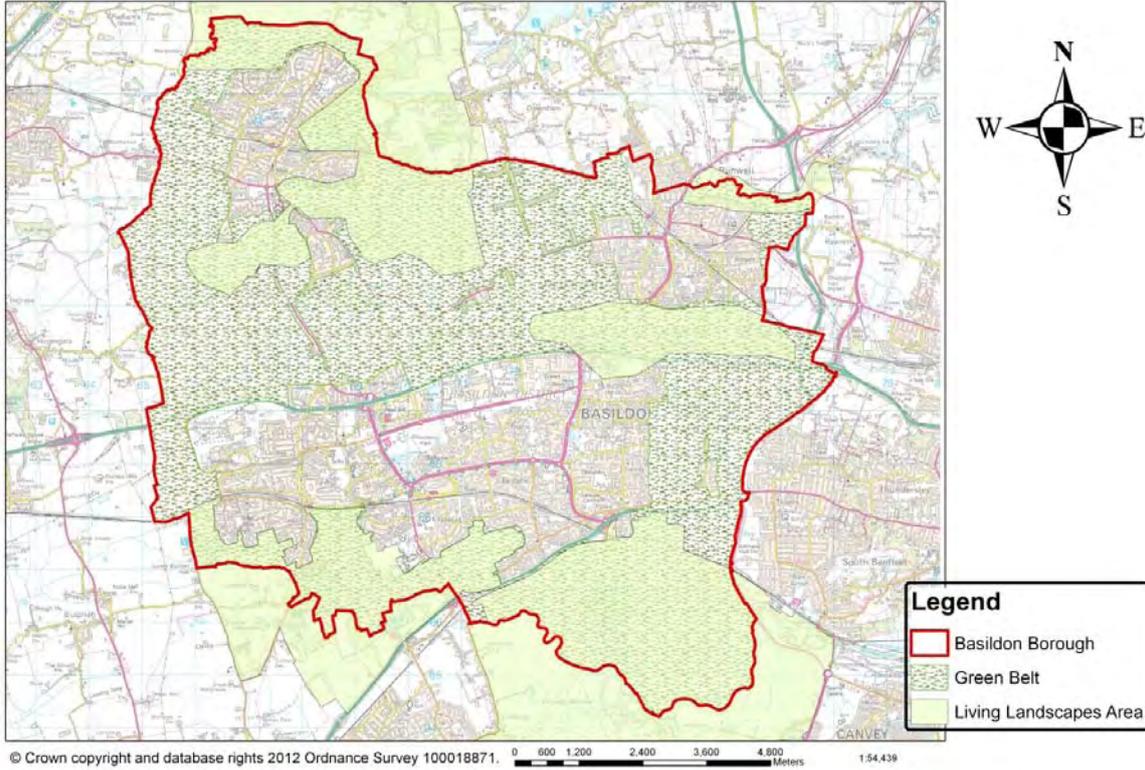
Map 3 Policy CS1 Proposals Map Designations (1 of 2)



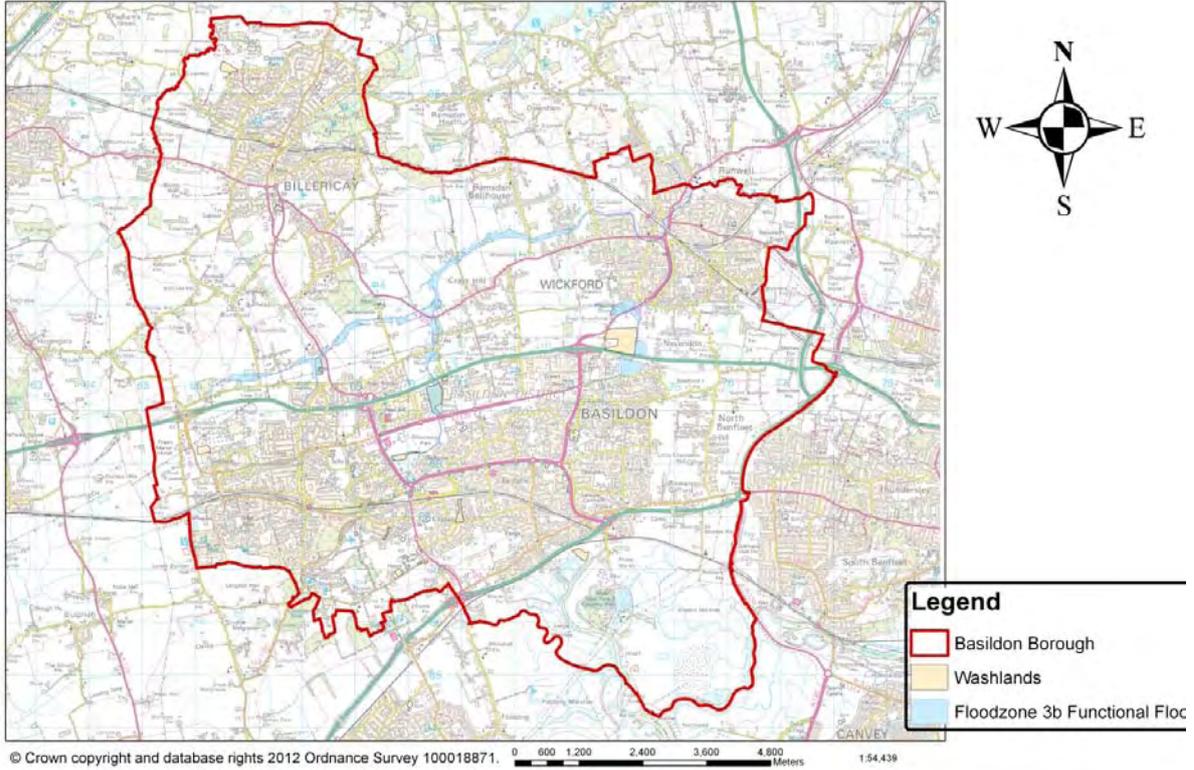
Map 4 Policy CS1 Proposals Map Designations (2 of 2)



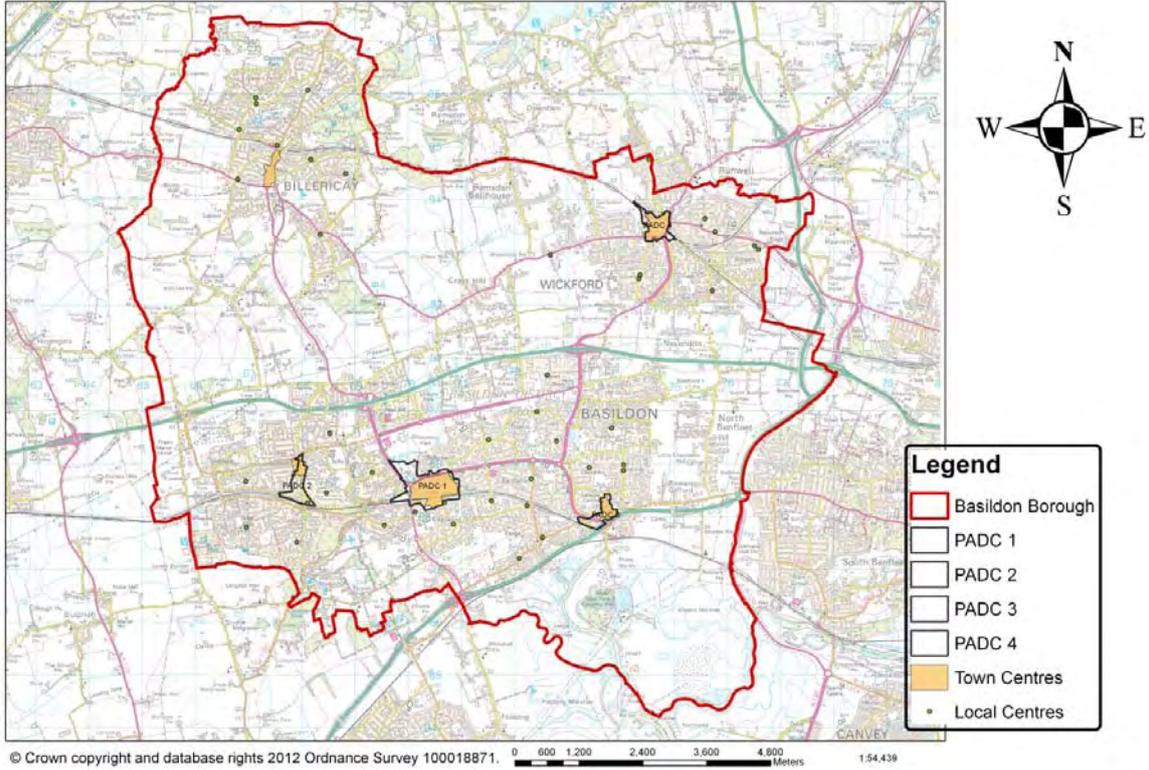
Map 5 Policy CS2 Proposals Map Designations



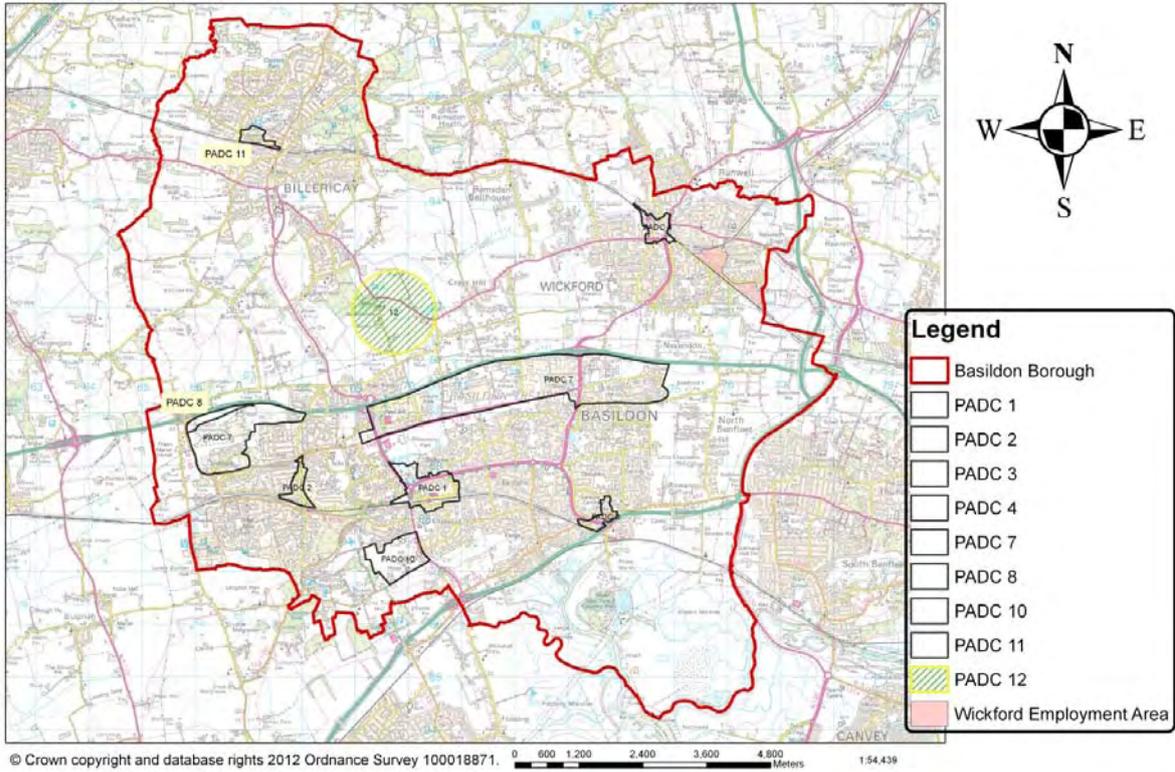
Map 6 Policy CS3 Proposals Map Designations



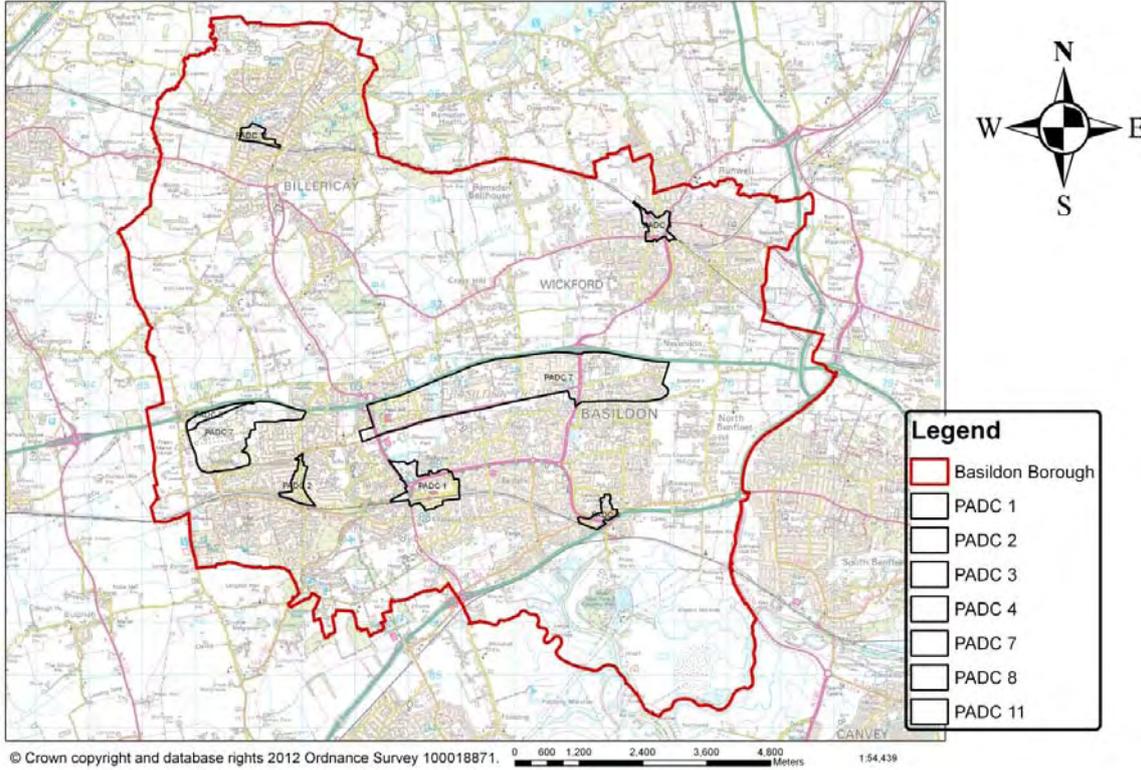
Map 7 Policy CS4 Proposals Map Designation



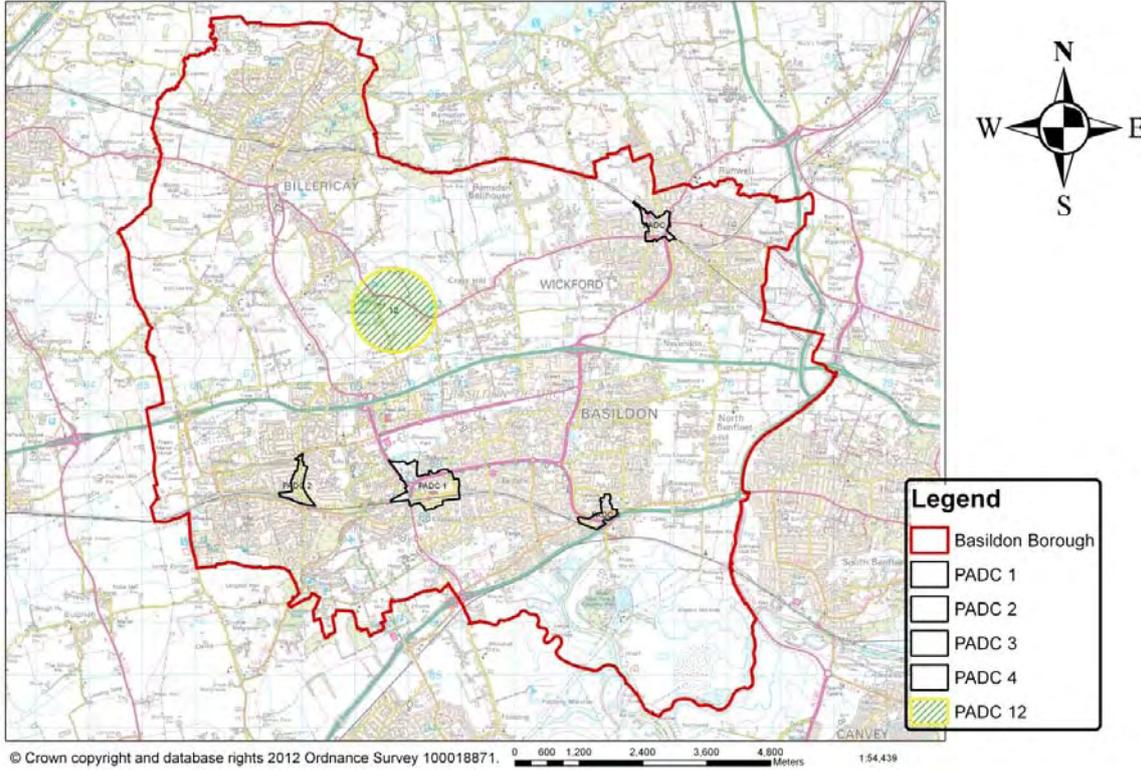
Map 8 Policy CS6 Proposals Map Designations



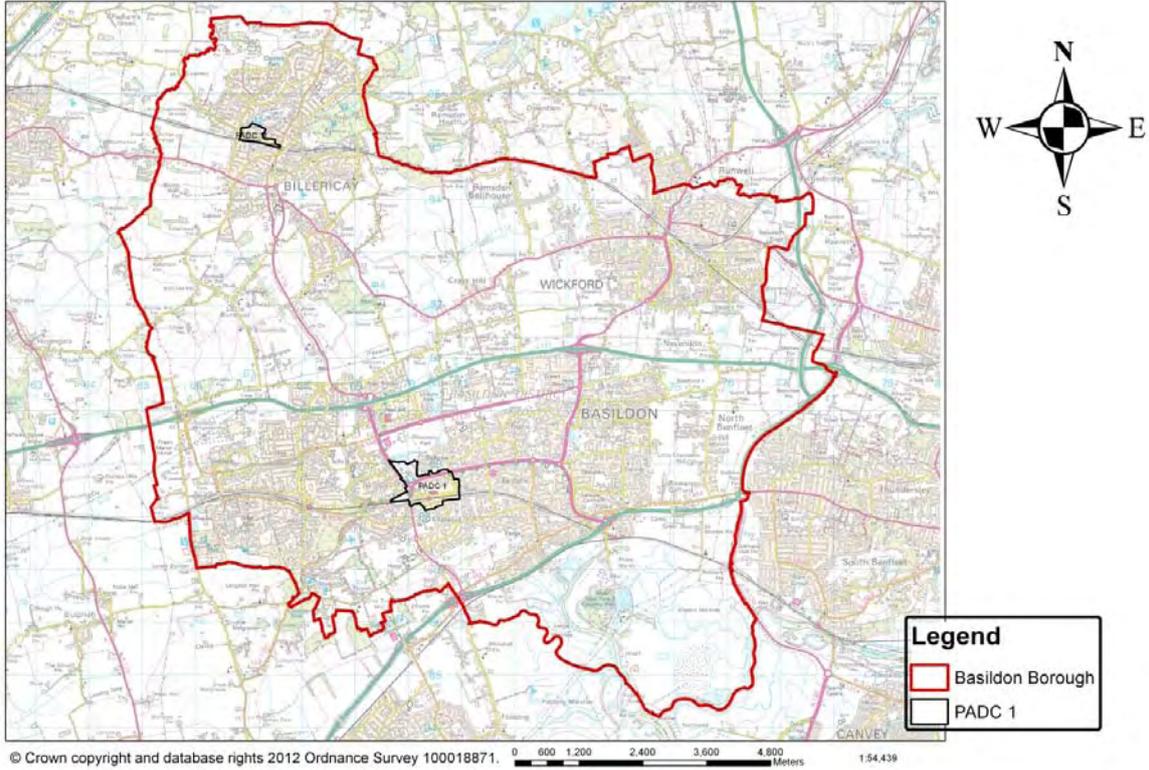
Map 9 Policy CS7 Proposals Map Designations



Map 10 Policy CS11 Proposals Map Designations



Map 11 Policy CS12 Proposals Map Designations



Map 12 Policy CS13 Proposals Map Designations



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