

**FINAL
REPORT**

Basildon Town Centre Regeneration

Community Impact Assessment

October 2012

Basildon Town Centre Regeneration
Community Impact Assessment

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CONTENTS

Page No

1.0	INTRODUCTION	1
2.0	METHODOLOGY TO IDENTIFY BASELINE POSITION	3
3.0	BASELINE POSITION	6
4.0	MASTERPLAN PROVISION	43
5.0	ASSESSMENT OF COMMUNITY IMPACT	45
6.0	SUMMARY	52

APPENDICES

APPENDIX 1	Indices of Multiple Deprivation, 2010
APPENDIX 2	Commuting Patterns, 2001 Census
APPENDIX 3	Further Education Paths of Yr 11 Pupils

FIGURES

FIGURE 3.1	Population Projections for Basildon
FIGURE 3.2	Population Projections Components of Change
FIGURE 3.3	Household Projections for Basildon and East of England
FIGURE 3.4	Average Household Size Projections for Basildon and East of England
FIGURE 3.5	Job seeker Claimant Count (Ward/Local Authority/Region)
FIGURE 3.6	Education Provision Plan
FIGURE 3.7	Qualifications 2006-2010 (Basildon/East of England/GB)
FIGURE 3.8	Health Provision Plan
FIGURE 3.9	Community Facilities Plan

1.0 INTRODUCTION

- 1.1 Basildon Borough was formed in 1974 and within its boundaries includes the towns of Basildon, Billericay and Wickford. Basildon was designated a new town in 1949, being formed from the smaller towns of Laindon, Pitsea and Vange, to accommodate the expanding population of East London. Basildon forms a key part of the Thames Gateway region and is a priority area for regeneration. In particular, masterplanning is in progress to ensure the regeneration of Basildon Town Centre with a view to addressing a number of challenges faced within the local area.
- 1.2 The key objectives which the regeneration process seeks to address are:
- To improve employment prospects, education and skills of local people;
 - To promote sustainable regeneration and deliver housing growth through high quality, locally distinctive, sustainable developments and supporting infrastructure;
 - To support and promote the growth in local economies and business to benefit local people;
 - To improve health and well being of local people; and
 - To treat the cause of crime, anti social behaviour and disorder and improve community safety.
- 1.3 The purpose of the Community Impact Assessment will be to assess the impact of the regeneration proposals on the local community in terms of population, housing, employment, education, health, crime and community facilities. Section 2 of this report will outline the methodology that will be adopted by the Assessment in determining the baseline position, i.e. the socio demographic composition of the area. For this purpose the study area will be regarded as the Basildon wards that include and immediately surround the town centre, **namely St Martin's, Fryerns, Lee Chapel North and Nethermayne**. Section 3 will then present the baseline position within the study area, i.e. the position prior to any masterplan regeneration activity taking place. The proposals suggested by the regeneration masterplan will be detailed in Section 4 and Section 5 will examine the impact of the proposals upon the local community. Finally, Section 6 will summarise the findings of the Assessment.
- 1.4 The Assessment will be supplemented by an Appendices section at the end of the report.
- 1.5 The purpose of this Assessment was to inform the Masterplan process over the period 2011 to 2012. Work commenced on this report in respect of the data collection in June 2011 and has been based on data available from the 2001 Census together with other strategies and

documents available at that time. Where now appropriate reference to these strategies and documents has been updated to reflect the current status as of October 2012.

2.0 METHODOLOGY TO IDENTIFY THE BASELINE POSITION

2.1 In assessing the impact of the Basildon Town Centre regeneration on the local community, the baseline position for a wide range of community and socio demographic factors must be examined, namely the impact on local population, housing, employment, education, health, and crime. To establish the baseline position, appropriate methodology has been adopted for each sector as follows:

a) Population

2.2 A wealth of data is gathered every ten years by **the Central Government's Office for National Statistics (ONS)** in the form of a nationwide Census. Data extracted from the 2001 Census¹ has been examined for the purposes of this Assessment but is supplemented by the ONS derived 2008-based population projections, which provide a view as to the likely patterns in population growth between 2008 and 2033 at Borough level, and the ONS 2009 Mid Year Estimates, which provide a ward level analysis of estimated population figures.

2.3 Population estimates will be interrogated in greater detail by examining the growth patterns between 2001 and 2009, segmented by significant age bands which will ultimately enable assumptions to be made as to the needs of different sectors of the population such as school age children, working age population and the elderly.

2.4 The first release of statistics from the 2011 Census has been made available and relates to headline population estimates and population estimates for England and Wales by Local Authority. At present the information is not available on a ward basis and is therefore not relied upon within this assessment.

b) Housing

2.5 ONS 2001 Census data is again available to enable examination of the housing provision which exists to provide for the needs of the local community and will be segmented into categories such as type of accommodation available such as detached or semi-detached housing, terraced or flatted development. Further segmentation by tenure i.e. home ownership rates compared to rented accommodation, will be investigated. In addition, the Government requires that housing market assessments are conducted by each region within Great Britain and, with this in mind, reference will be made to the Thames Gateway South Essex, Strategic

¹ The last census took place 27 March 2011, however, full data will not become available prior to initial statistics in early 2013 (ONS).

Housing Market Assessment (Update 2010), which will offer a more up-to-date picture of housing provision within Basildon.

- 2.6 The baseline position will be further enhanced by examination of the deprivation levels experienced within the Borough in relation to barriers to housing and related services drawing upon the recently published DCLG Indices of Multiple Deprivation, 2010.

c) Employment

- 2.7 Although reference will be made to ONS 2001 Census data in order to establish the baseline employment position in Basildon, additional data will be sourced from the ONS derived Business Register and Employment Survey which provides data from 2009 in relation to number of jobs and industrial categories within which jobs fall. Whilst it is a great temptation to focus on the number and wide range of employment opportunities available within the Borough, it is also important to investigate both the historical and current position with regard to unemployment levels. Statistics captured within the Job Seekers Claimant Count will be utilised for this purpose and examined at a ward and borough level.
- 2.8 As with population data, the first release of statistics from the 2011 Census includes household estimates for England and Wales by Local Authority. At present the information is not available on a ward basis and is therefore not relied upon within this assessment.
- 2.9 Further insight will be gained into the employment baseline position by examination of the average earnings of Basildon's residential workforce and the ONS Annual Survey of Hours and Earnings will be used to provide an up-to-date picture.
- 2.10 Examination of deprivation levels experienced within Basildon will be included within the baseline position in relation to Employment, conceptualised as involuntary exclusion of the working age population from the world of work i.e. through unemployment, sickness or disability and in relation to Income, for example families either on income support or low incomes.

d) Education

- 2.11 It is a widely accepted norm that pupils attend primary schools within as close a proximity to their home as possible with suggested guidelines being 'within 600m or within walking distance'². Equally, it is anticipated that pupils will travel further for secondary school education (suggested guideline being 1.5km). In accordance with the guidance provided, the

² Approaching Urban Design: The Design Process

baseline position will be established for primary and secondary school provision. Details on **individual schools' capacity and** pupil numbers will be established via the Annual Schools Census, January 2011 as provided by the Department for Education, Research & Statistics Gateway. Further information will be determined through consultation with Essex County Council, Performance & Organisational Intelligence department.

- 2.12 Insight into the levels of deprivation experienced with Basildon with regard to education, skills and training will be established and presented within the baseline position.

e) Health

- 2.13 Baseline provision of GP and Dental Practices will be established through the NHS database and again, within suggested guidelines, those falling within 1km of the town centre will be identified. The NHS Information Centre will further be used as a data source from which to identify the number of GPs available within the local community and the number of patients per GP Practice. The baseline position will be extended to include Hospital facilities within the local area.

- 2.14 In addition to baseline health provision, the Assessment will examine the levels of deprivation that have been experienced within Basildon in relation to health and disability.

f) Crime

- 2.15 Whilst levels of local deprivation in relation to crime will be demonstrated through the use of thematically mapped Indices of Multiple Deprivation data, detailed statistics will also be referenced from Basildon Borough **Council's** Community Safety Partnership which will provide an up-to-date and localised perspective into the number of crime incidences and the degree to which the local community experiences anti-social behaviour.

g) Community Facilities

- 2.16 Additional community facilities will also be identified through both desk-top investigations and site visits.

3.0 BASELINE POSITION

a) POPULATION

3.1 At the time of the 2001 census the population of Basildon Borough was 165,668 which comprised 80,035 males and 85,633 females. The 2011 Census identified a population of 174,500, which comprised 84,600 males and 89,900 females. Although the 2011 figures are more up to date they cannot be considered at any level below local authority boundary and are therefore not used within this assessment. Being a particularly urbanised area, to the east of London, Basildon had a population density of 15.06 persons per hectare; a significantly greater density than the norm for the east of England (2.82) or England overall (3.77).

Table 3.1: Population at 2001 Census

	St Martin's	Fryerns	Lee Chapel North	Nethermayne	Basildon Borough
Population	7,641	12,176	12,104	11,160	165,668
Males	3,674 (48%)	5,696 (47%)	5,728 (47%)	5,284 (47%)	80,035 (48%)
Females	3,967 (52%)	6,480 (53%)	6,376 (53%)	5,876 (53%)	85,633 (52%)

Source: ONS Neighbourhood Statistics (dataset KS01)

3.2 **Table 3.1** compares the wards of the study area with the Borough overall and demonstrates that a) **St Martin's** had the smallest population of the wards examined due to the fact that much of its area accommodated the Town Centre and b) the ratio of males to females remained consistent at both ward and Borough level. The gender ratios within the area were also a close comparison to the regional and national norms which were recorded as 49%/51% (males/females, respectively) in the 2001 census.

3.3 While the above table demonstrates the gender mix of the study area at the time of the 2001 census, data provided in **Tables 3.2 and 3.3** provides the religious and ethnic composition of the area at that time.

Table 3.2: Percentage Religious Composition at 2001 Census

	St Martin's	Fryerns	Lee Chapel North	Nethermayne	Basildon Borough
Christian	71.0%	71.8%	69.7%	71.7%	73.3%
Buddhist	0.1%	0.2%	0.1%	0.2%	0.2%
Hindu	0.5%	0.3%	0.4%	1.2%	0.5%
Jewish	0.1%	0.1%	0.2%	0.3%	0.2%
Muslim	0.4%	0.4%	0.6%	0.9%	0.6%
Sikh	0.1%	0.0%	0.0%	0.1%	0.1%
Other	0.4%	0.2%	0.4%	0.2%	0.3%
No Religion	19.3%	18.7%	20.1%	17.6%	17.4%
Not Stated	8.0%	8.2%	8.6%	7.8%	7.5%

Source: ONS Neighbourhood Statistics (dataset KS07)

Table 3.3: Percentage Ethnic Composition at 2001 Census

	St Martin's	Fryerns	Lee Chapel North	Nethermayne	Basildon Borough
White	96.7%	97.5%	96.5%	95.3%	96.9%
White: British	94.1%	95.2%	94.2%	93.1%	94.6%
White: Irish	1.3%	1.2%	1.4%	0.9%	1.0%
White: Other White	1.4%	1.0%	0.9%	1.3%	1.3%
Mixed	1.0%	0.9%	1.0%	1.2%	0.9%
Mixed: White and Black Caribbean	0.4%	0.3%	0.5%	0.4%	0.4%
Mixed: White and Black African	0.1%	0.1%	0.1%	0.2%	0.1%
Mixed: White and Asian	0.2%	0.2%	0.2%	0.3%	0.2%
Mixed: Other Mixed	0.3%	0.3%	0.1%	0.3%	0.2%
Asian or Asian British	0.9%	0.7%	0.8%	2.2%	1.0%
Asian or Asian British: Indian	0.6%	0.3%	0.4%	1.6%	0.6%
Asian or Asian British: Pakistani	0.2%	0.0%	0.1%	0.2%	0.1%
Asian or Asian British: Bangladeshi	0.0%	0.1%	0.1%	0.1%	0.1%
Asian or Asian British: Other Asian	0.1%	0.2%	0.2%	0.3%	0.2%
Black or Black British	0.9%	0.6%	1.3%	0.8%	0.7%
Black or Black British: Caribbean	0.5%	0.3%	0.5%	0.4%	0.3%
Black or Black British: African	0.4%	0.3%	0.6%	0.3%	0.3%
Black or Black British: Other Black	0.0%	0.1%	0.1%	0.1%	0.1%
Chinese or Other Ethnic Group	0.5%	0.4%	0.4%	0.5%	0.5%
Chinese or Other Ethnic Group: Chinese	0.3%	0.2%	0.2%	0.2%	0.3%
Chinese or Other Ethnic Group: Other Ethnic Grp	0.2%	0.2%	0.1%	0.2%	0.2%

Source: ONS National Statistics (dataset UV09)

3.4 **Tables 3.2 and 3.3** demonstrate that the population within the study area are predominantly of White British ethnicity and of Christian faith. This profile is consistent with Basildon Borough as a whole. The percentage of White British people within Basildon and the study

area wards is slightly higher than the east of England overall which recorded 91.4% of its population in this category. The Borough also recorded a slightly higher level of population stating their religion as Christian (73.3%) than in the east of England (72.1%) with the region recording slightly higher percentages amongst the Buddhist, Hindu, Jewish, Muslim and Sikh religions than were resident in the Borough.

Population – Age Profile

- 3.5 The age profile of the local population at the time of the 2001 census is demonstrated at **Table 3.4** and demonstrates that, when compared to the region overall, Basildon Borough comprised a slightly younger population than the East of England, with 26.0% of **Basildon's** population being either young children or teenagers compared to 24.8% in the East Region and 14.7% of Basildon residents being aged 65 to elderly, compared to 16.5% within the Region overall.

Table 3.4: Population Age Profile at 2001 Census

	Basildon	East of England
0 – 4	10,721 (6.5%)	321,612 (6.0%)
5 – 19	32,317 (19.5%)	1,012,476 (18.8%)
20 – 39	47,476 (28.7%)	1,464,423 (27.2%)
40 – 64	50,758 (30.6%)	1,703,013 (31.6%)
65+	24,396 (14.7%)	886,616 (16.5%)
Total	165,668	5,388,140

Source: ONS 2001 Census Statistics

- 3.6 **Table 3.5** demonstrates the same age profile bands but focussing on the study area, with the most noticeable contrast being that the ward level percentage of elderly population (65+), in three of the four wards, was significantly higher than that for the Borough or the Region at the time of the 2001 Census. Indeed, these 4 of the overall 16 wards which comprise Basildon Borough represent 30.2% of the Borough's **elderly population (65+)** thus demonstrating a higher concentration of elderly population within the Study Area.

Table 3.5: Ward Level Population Age Profile at 2001 Census

	St Martin's	Fryerns	Lee Chapel North	Nethermayne
0 – 4	443 (5.8%)	788 (6.5%)	788 (6.5%)	614 (5.5%)
5 – 19	1,519 (19.9%)	2,436 (20.0%)	2,436 (20.0%)	2,114 (18.9%)
20 – 39	2,121 (27.8%)	3,191 (26.2%)	3,191 (26.2%)	2,911 (26.1%)
40 – 64	2,214 (29.0%)	3,270 (26.9%)	3,270 (26.9%)	3,527 (31.6%)
65+	1,344 (17.6%)	2,491 (20.5%)	2,491 (20.5%)	1,994 (17.9%)
Total	7,641	12,176	12,104	11,160

Source: ONS 2001 Census Statistics (Table Age (UV04))

Population Growth by Age Profile – Historic Perspective

- 3.7 To gain an understanding of the more up-to-date position, the ONS provide annual mid-year estimates of population numbers which enable examination of how population growth has occurred, segmented by age bands. **Table 3.6** demonstrates the population changes that have occurred between 2001 and 2009 within each age band.

Table 3.6: Population Change 2001 – 2009, by age band

	Basildon		% change	East of England		% Change
	2001	2009		2001	2009*	
0 – 4	10,721	11,675	8.9%	321,612	348,900	8.5%
5 – 19	32,317	32,114	-0.6%	1,012,476	1,029,200	1.7%
20 – 39	47,476	46,390	-2.3%	1,464,423	1,456,600	-0.5%
40 – 64	50,758	57,079	12.5%	1,703,013	1,938,700	13.8%
65+	24,396	26,828	10.0%	886,616	993,400	12.0%
Total	165,668	174,086		5,388,140	5,766,800	

Source: ONS 2001 Census Statistic/ONS 2009 mid-year estimates

* Regional figures rounded to nearest 100 by ONS

- 3.8 Trends identified in the population change from 2001 to 2009 demonstrate that both Basildon and the Region as a whole experienced an increase in the late middle aged to elderly population but a decrease in young to early middle aged people, with an exception amongst the 0 to 4 year old age band where minor increases of 0.2% and 0.1% were seen, respectively. In summary, however, it remained the case that by 2009 there were marginally more people below the age of 40 resident in Basildon Borough than above the age of 40.
- 3.9 Overall, in terms of historic population growth, Basildon Borough experienced a 5.1% growth between 2001 and 2009 compared to a 7.0% increase in the East of England Region over the same period.

3.10 However, similar growth patterns examined at ward level (**Table 3.7**) demonstrate that, within the study area, a significant increase in birth rate has occurred resulting in the largest age band increase across all four wards being amongst the 0 to 4 year olds. Conversely, in all wards except Nethermayne, the elderly population of the study area has declined.

Table 3.7: Ward Level Population Change 2001 - 2009, by age band

	St Martin's			Fryerns			Lee Chapel North			Nethermayne		
	2001	2009	% Change	2001	2009	% Change	2001	2009	% Change	2001	2009	% Change
0 - 4	443	639	44.2%	788	965	22.5%	788	1,054	33.8%	614	647	5.4%
5-19	1,519	1,519	0.0%	2,436	2,432	-0.2%	2,436	2,682	10.1%	2,114	2,144	1.4%
20-39	2,121	2,415	13.9%	3,191	3,368	5.5%	3,191	3,776	18.3%	2,911	2,800	-3.8%
40-64	2,214	2,438	10.1%	3,270	3,647	11.5%	3,270	3,856	17.9%	3,527	3,692	4.7%
65+	1,344	1,180	-12.2%	2,491	2,183	-12.4%	2,491	1,650	-33.8%	1,994	2,046	2.6%

Population Growth – Future Perspective

3.11 As previously identified, the 2001 population of Basildon Borough was 165,668, increasing to 174,500 in 2011. By 2012, the commencement of the Basildon Core Strategy period (2012-2032), the population within the Borough as determined by the ONS 2008-based Population Projections, is expected to have risen by 8.9% to 180,500. The population projection figures were updated in 2010, however these do not include household projections and accordingly the 2008 set has been used for comparability.

3.12 Over the Core Strategy period of 2012 to 2032 Basildon is expected to continue a steady increase in population. **Figure 3.1** demonstrates the full range of projections over the 20 year period and compares the Borough level position to that of the Region. **Table 3.8** below provides a snapshot of population increases in five year increments.

Table 3.8: Population Increases from 2012 for Basildon and east of England

	Basildon Projections*	East of England Projections*	Basildon % Increase	East of England % Increase
2012	180,500	5,942,200	-	-
2012 - 2016	188,300	6,172,900	4.3%	3.9%
2016 – 2020	196,200	6,410,200	8.7%	7.9%
2020 – 2024	203,600	6,644,300	12.8%	11.8%
2024 – 2028	210,500	6,862,500	16.6%	15.5%
2028 - 2032	217,000	7,065,900	20.2%	18.9%

Source: ONS 2008 SNPP (* rounded to nearest 100 by ONS)

- 3.13 The picture provided by **Figure 3.1** (and **Table 3.8**) demonstrates that not only will Basildon Borough continue to see a steady rise in population over the 20 year period but that the population is expected to increase at a greater rate than that in the east of England overall. Population projection data is not available at a sub-Borough level.

Population Growth – Components of Change

- 3.14 Examination into reasons behind the anticipated population increase in Basildon highlights the fact that whilst the birth rate and the death rate in Basildon will both increase, births will outnumber deaths during the whole period, as demonstrated at **Table 3.9**.

Table 3.9: Components of Change 2012 – 2032

	2012	2016	2020	2024	2028	2032
Births	2,400	2,500	2,600	2,600	2,600	2,700
Deaths	1,500	1,500	1,500	1,500	1,600	1,700
Variance	+900	+1,000	+1,100	+1,100	+1,000	+1,000

Source: ONS 2008-based SNPP Components of Change (rounded to nearest 100)

- 3.15 A contributory factor to the population change will be an anticipated decline in net immigration. The 2008-based Sub National Population Projections anticipate that net immigration will decrease from generating an additional 1,000 people into the Borough in 2012 to an additional 600 people in the area in 2032. Statistics which create the Components of Change pattern between 2012 and 2032 together with a graph demonstrating the relationship between the birth rate, death rate and migration components are provided at **Figure 3.2**.

b) HOUSING

- 3.16 At the time of the 2001 Census there were 69,207 households in Basildon Borough, increasing to 72,700 households by the time of the 2011 Census. Within the wards comprising the study area there were 3,342 households in **St Martin's**, 5,223 in **Fryerns**, 5,071 in **Lee Chapel North** and 4,714 in **Nethermayne**.

Table 3.10: Tenure of Households at 2001 Census

	St Martin's	Fryerns	Lee Chapel North	Nethermayne	Basildon	East of England
Owner Occupied: Owns Outright	20.50%	17.80%	21.10%	28.10%	25.50%	29.19%
Owner Occupied: Owns with a mortgage or loan	36.40%	33.60%	37.50%	42.40%	44.10%	38.88%
Owner Occupied: Shared Ownership	0.50%	0.80%	0.30%	0.60%	1.00%	0.65%
Owned	57.4%	52.2%	58.9%	71.1%	70.6%	68.7%
Rented from: Council	31.80%	25.40%	29.70%	20.50%	17.60%	13.21%
Rented from: Housing Association / Registered Social Landlord	4.80%	14.90%	6.00%	3.00%	5.70%	6.05%
Rented from: Private landlord or letting agency	4.10%	5.30%	3.10%	3.00%	4.30%	7.57%
Rented from: Other	2.00%	2.30%	2.40%	2.50%	1.80%	3.20%
Rented	42.7%	47.9%	41.2%	29.0%	29.4%	30.0%

Source: ONS Neighbourhood Statistics (dataset KS18)

3.17 The tenure of households at that time is provided at **Table 3.10** and demonstrates that residents living within the study area are more likely to own their homes than rent. However, the level of home ownership in three of the four wards (**St Martin's, Fryerns and Lee Chapel North**) is far lower than the norm for the Borough or Region. Only Nethermayne demonstrates a higher percentage of homeowners. This can largely be explained by the higher proportion of social rented housing within these wards, relative to the Borough.

Housing Growth – Future Perspective

3.18 As previously stated, at the time of the 2001 Census there were 69,207 households in Basildon Borough. By 2012 the number of households, as determined by the DCLG 2008-based Household Projections, is expected to have risen by 13.2% to 78,313.

3.19 It is anticipated that the Core Strategy period of 2012 to 2032 will see a steady increase in the number of households within the Borough. **Figure 3.3** demonstrates the year by year growth in households at a Borough and Regional level and **Table 3.11** below provides an overview.

Table 3.11: Household Growth from 2012 for Basildon and East of England

	Basildon Households	East of England Households*	Basildon % Increase (from 2012)	East of England % Increase (from 2012)
2012	78,313	2,531,000		
2016	82,894	2,667,000	5.8%	5.4%
2020	87,403	2,804,000	11.6%	10.8%
2024	91,634	2,936,000	17.0%	16.0%
2028	95,581	3,063,000	22.0%	21.0%
2032	99,392	3,183,000	26.9%	25.8%

Source: DCLG 2008 Household Projections (table for each year and Borough) (figures in 000's)

3.20 **Figure 3.3** (and **Table 3.11**) demonstrate that Basildon is expected to experience a greater rate of rise in households than that for the East of England overall. In the year 2012/2013 the Borough's rate of increase in households is 0.1% higher than the Region's. By 2031/2032, the gap between Borough and Region is expected to have increased to 1.1%.

3.21 Based on the 2008-based population and household projections it is possible to demonstrate that the average household size within Basildon is likely to decrease from 2.29 in 2012 to 2.17 in 2032. The average household size in Basildon is expected to maintain a level lower than the norm for the East of England which is likely to decrease from 2.31 in 2012 to 2.18 by 2032 (see **Figure 3.4**). This decreasing trend is likely to be mirrored across the nation, however, which the DCLG believe to be largely due to an increasing number of elderly living alone.

Housing Growth – Future Housing Trajectory

3.22 As population and household projections are trend based, an element of housing completions will be reflected in the projected outlook. Targets to address future housing need are set at Regional level and reference to the Thames Gateway South Essex, Strategic Housing Market Assessment (TGSE SHMA) Update 2010, provides an insight into how the future housing trajectory is performing against target. Data provided within the TGSE SHMA cross-references the five year housing supply projections with housing completions which indicates an upward trend in housing delivery in Basildon (see **Table 3.12**). The SHMA sets out the remaining housing supply target for all five TGSE local authorities³ in proportional terms which highlights the fact that 27% of the East of England RSS housing target (as at 2009) was still to be built.

³ Basildon; Castle Point; Rochford; Southend-on-Sea; Thurrock

Table 3.12: Five Year Future Housing Delivery Trajectory, TGSE Local Authorities

	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	Annual Average	Remaining Annual Average	Difference
Basildon	234	270	683	659	700	509	710	-201
Castle Point	177	262	200	199	328	233	216	17
Rochford	225	339	391	220	265	288	256	32
Southend	290	295	367	476	531	293	357	-64
Thurrock	433	709	840	1,048	1,122	830	1,137	-307
TGSE	1,359	1,875	2,481	2,602	2,946	2,253	2,676	-423

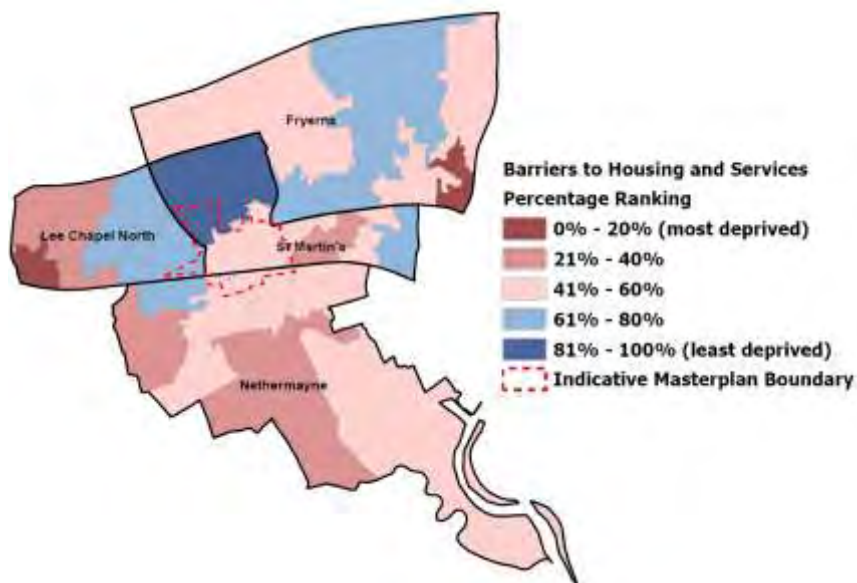
Source: TGSE SHMA (Update 2010), Page 43, Table 4.1

Housing – Deprivation

3.23 The DCLG gather data relating to deprivation levels experienced against a number of criteria (or Domains) which they collate to form The English Indices of Multiple Deprivation (IMD). In March 2011, the DCLG released data which updated the IMD 2007 to IMD 2010. The indices are useful in that they enable the deprivation levels to be analysed within small catchment areas, known as lower layer super output areas (LSOA). The housing deprivation domain measures the physical and financial accessibility of housing and key local services and covers issues such as:

- Household overcrowding, homelessness and housing affordability, and
- Road distance to a GP surgery, food shop, primary school and post office.

3.24 Thematic maps demonstrating the IMD 2010 deprivation within the LSOAs encompassing Basildon are provided at Appendix 1. **Appendix 1f** specifically highlights the position with regard to the housing domain and demonstrates that, as a Borough, Basildon contains areas which span the full range of deprivation from most deprived to least deprived. However, a more localised feel for the level of deprivation being experienced in and around the area of the Town Centre can be seen from **Table 3.13** below which demonstrates the change in deprivation levels between IMD 2007 and IMD 2010.

Table 3.13: IMD 2010, Barriers to Housing and Services Domain

LSOA	Housing Domain 2007	Housing Domain 2010	Change (Improvement / Worsening)
E01021271	18%	12%	W
E01021286	35%	20%	W
E01021288	53%	22%	W
E01021290	46%	32%	W
E01021294	45%	35%	W
E01021321	44%	37%	W
E01021289	50%	37%	W
E01021299	40%	37%	W
E01021297	37%	40%	I
E01021270	38%	41%	I
E01021300	53%	47%	W
E01021320	40%	48%	I
E01021269	43%	49%	I
E01021295	62%	55%	W
E01021268	66%	56%	W
E01021318	69%	57%	W
E01021296	65%	60%	W
E01021266	72%	62%	W
E01021267	62%	63%	I
E01021298	75%	67%	W
E01021272	69%	68%	W
E01021287	77%	68%	W
E01021292	81%	68%	W
E01021322	65%	69%	I
E01021293	85%	72%	W
E01021265	84%	74%	W
E01021291	86%	79%	W
E01021319	91%	85%	W
KEY:			
St Martin's	Fryerns	Lee Chapel North	Nethermayne

Source: DCLG English Indices of Multiple Deprivation, 2010

- 3.25 In statistical terms, **Table 3.13** (and **Appendix 1f**) demonstrate that of the IMD 2010 status within the study area only two output areas fall within the most deprived category (between 0%- 20%), one in Fryerns and one in Lee Chapel North. Conversely, only one LSOA, in **St Martin's ward, falls within the least deprived category (between 80% - 100%)**. The area overall represents a spread across the whole range of deprivation levels with 7 output areas falling within the 21% - 40% range, 8 in the 41% - 60% range and 10 in the 61% - 80% range. Lee Chapel North is the most polarised ward with all outputs areas either falling below 37% or above 68%.
- 3.26 In general terms, within the study area there is not a high level of deprivation in relation to barriers to housing and services. However, it should be borne in mind that, given the fact that the study area has been particularly constructed to contain and surround the Town Centre, it would be logical to expect low levels of deprivation for factors such as road distance to community facilities such as shops and post offices. Indeed, those output areas displaying the highest levels of deprivation are located to the far west of Lee Chapel North and the far east of Fryerns i.e. further away from the Town Centre.
- 3.27 More significant perhaps, is the analysis of the change in deprivation levels from the 2007 IMD series to the 2010 IMD series. Of the 28 output areas making up the study area, 22 have demonstrated a worsening since the 2007 IMD series. It is possible that this would have been significantly influenced by a negative effect of the recession on housing affordability which, in turn, would have a direct impact on household overcrowding with young adults remaining at home rather than taking the first step onto the property ladder.

c) EMPLOYMENT

- 3.28 Census definitions for employment statistics define the economically active population of an area as being those people who are in work at the time of the census plus those who are not working but were looking for work and were available to start work within two weeks of a census date. Full-time students who are economically active are included. Economically inactive people are defined as those who are either retired, a student (excluding those students who were working), are looking after family/home or are permanently sick/disabled. **Table 3.14** below demonstrates the number of economically active/inactive people in the study area compared to Basildon Borough together with the unemployment status at the time of the 2001 Census.

Table 3.14: Economic Activity at 2001 Census

	St Martin's	%	Fryerns	%	Lee Chapel North	%	Nethermayne	%	Basildon	%
Economically Active	3,480	73%	5,332	75%	5,459	72%	5,204	75%	90,000	76%
Unemployed	253	7%	354	7%	410	7%	225	5%	7,000	5%
Economically Inactive	1,260	27%	1,745	25%	2,102	28%	1,707	25%	25,200	22%

Source: ONS Annual Population Survey
% of ward or Borough population aged 16-64

- 3.29 **Table 3.14** demonstrates that ratios of economically active to inactive remain relatively constant across both wards and Borough. Within the unemployed portion of economically active people, the wards of St Martin's, Fryerns and Lee Chapel North do demonstrate a slightly higher percentage (7%) than Nethermayne ward which matches the total for the Borough (5%).

Employment – Historical Perspective

- 3.30 The extent to which unemployment levels have changed within the study area can best be determined by examining Job Seeker Allowance claimant counts over a period of time. **Figure 3.5** demonstrates that minor fluctuations were experienced within wards, Borough and Region alike from 2004 to 2007, at which time a drop in claimant levels was experienced across the board. The drop in claimant level in Basildon at that time was greater (6%) than that for the east of England as a whole (4%).
- 3.31 However, from 2008 a sharp increase in claimant levels occurred at all levels, peaking in 2009. Whilst the significant change in unemployment can largely be explained by the recent global recession, which took a particularly sharp downturn in September 2008, it is noticeable that despite levels of claimant count starting to decrease once again after 2009, the earlier low levels of 2004 to pre-2008 have not, as yet, been re-established.
- 3.32 In addition, throughout the period 2004 to 2011, Basildon maintained an unemployment level greater than that of the East of England.

Employment – Industry Segmentation

- 3.33 The Business Register and Employment Survey (BRES) set out employment position within a given area. This workplace survey estimates the number of jobs held by employees broken down by industry and is a reflection of the number jobs within an area (but not necessarily the number of jobs held by residents of that area). BRES data is also subject to disclosure

restrictions and where data at small area level (i.e. ward) is considered too revealing, suppression is required. However, with this in mind, it remains a credible source of employment data.

3.34 **Table 3.15** provides the number of jobs, segmented by Industry, present in the area in 2009 and includes employees and working proprietors⁴. Industry categories applicable are:

- | | |
|-------------------------------------|--|
| 1. Agriculture, forestry & fishing | 10. Information & communication |
| 2. Mining, quarrying & utilities | 11. Financial & insurance |
| 3. Manufacturing | 12. Property |
| 4. Construction | 13. Professional, scientific & technical |
| 5. Motor Trades | 14. Business administration & support services |
| 6. Wholesale | 15. Public administration & defence |
| 7. Retail | 16. Education |
| 8. Transport & storage (inc postal) | 17. Health |
| 9. Accommodation & food services | 18. Arts, entertainment, recreation & other services |

Table 3.15: BRES Employment by Industry at 2009

	St Martin's	Fryerns	Lee Chapel North	Nethermayne	Basildon	East of England
1	#	#	#	#	0.0%	1.9%
2	#	#	#	#	0.8%	0.9%
3	0.9%	21.4%	#	#	12.9%	8.8%
4	1.9%	5.6%	4.5%	1.2%	7.8%	6.4%
5	#	1.2%	0.5%	#	1.5%	1.9%
6	0.8%	7.7%	#	#	4.6%	4.6%
7	31.8%	8.6%	10.5%	1.9%	13.4%	11.4%
8	3.3%	7.4%	2.2%	#	5.1%	5.2%
9	5.0%	5.4%	7.7%	6.1%	4.6%	5.8%
10	1.8%	4.2%	0.6%	0.2%	3.4%	3.1%
11	5.5%	11.5%	#	#	4.2%	2.9%
12	1.9%	#	#	#	1.8%	1.9%
13	1.9%	3.6%	1.8%	0.8%	3.8%	6.9%
14	9.1%	5.8%	9.3%	3.4%	6.0%	9.2%
15	21.8%	2.2%	#	#	3.8%	4.4%
16	3.6%	3.8%	39.7%	7.7%	7.6%	9.5%
17	6.0%	6.6%	16.8%	63.3%	14.5%	10.9%
18	4.5%	3.5%	4.4%	3.9%	4.2%	4.5%
Total Jobs	8,418	18,337	1,238	9,106	81,735	2,556,955

Source: ONS, BRES 2009. # indicates suppressed data

3.35 Data provided in **Table 3.15** demonstrates that the highest employing industry in Basildon in 2009 was the health sector, closely followed by the retail and manufacturing industries. Although this is consistent with the fact that health, retail and manufacturing industries are very high employers in the Region overall, Basildon Borough has a higher concentration.

⁴ Working proprietors includes sole traders, sole proprietors, partners and directors

- 3.36 At a more local level, the study area presents a predictable picture with the highest employing industries being the Retail industry by dint of its proximity to the Town Centre, Public Administration attributable in part to the town centre location of Basildon Borough Council, Education industry with both schools and further education facilities being local and, in particular, the Health industry most likely driven by the proximity to the Basildon University Hospital in addition to GP and Dental practices within the realms of the Town Centre.
- 3.37 In summary, key highlights of the 2009 BRES survey of the study area indicate provision of 7,696 jobs within the health industry, 4,566 jobs within retail, 2,337 jobs within public administration and 2,203 within the Education industry.

Employment – Job Availability and Earnings

- 3.38 Examination of the levels of jobs available per working age resident identifies that, historically, the number of jobs available has increased in proportion with the increase in residents of working age. As a consequence, the jobs density has remained at 0.76 between 2000 and 2009. Over the same ten year period, this compares to a 0.77 jobs density in the East of England Region in 2000 reducing to 0.76 in 2009. The breakdown of data confirming this, as provided by the ONS Jobs Density report, is detailed in **Table 3.16**.

Table 3.16: Jobs Density from 2000 to 2009

Year	Basildon Borough		East of England		Great Britain	
	Total Jobs	Job Density	Total Jobs	Job Density	Total Jobs	Job Density
2000	80,000	0.76	2,621,000	0.77	28,973,000	0.79
2001	74,000	0.70	2,654,000	0.77	29,283,000	0.80
2002	79,000	0.75	2,699,000	0.78	29,477,000	0.80
2003	81,000	0.76	2,728,000	0.78	29,747,000	0.80
2004	84,000	0.79	2,707,000	0.77	30,042,000	0.80
2005	88,000	0.82	2,773,000	0.78	30,539,000	0.81
2006	86,000	0.80	2,807,000	0.78	30,339,000	0.79
2007	84,000	0.77	2,807,000	0.78	30,667,000	0.80
2008	87,000	0.78	2,813,000	0.77	30,689,000	0.79
2009	86,000	0.76	2,789,000	0.76	30,266,000	0.78

Source: ONS Jobs Density Report (Nomis), (rounded to nearest thousand)

- 3.39 In summary, whilst job density has remained at less than one job per working age resident in Basildon, the trend is in keeping with not only that of the Region but of Great Britain overall.

3.40 In addition to recording the number of jobs in any given area, the ONS also publish details of the average earnings of an area's residential labour force. The following table demonstrates a five year trend in the median full time worker wages, between 2006 and 2010 and offers an indicative, survey-based comparison between the Borough, Region and Great Britain overall. The table demonstrates that Basildon residents have consistently maintained a higher rate of weekly pay than both the Region and Great Britain overall.

Table 3.17: Full-Time Worker, Weekly Pay (Gross) – 2006 - 2010

	Basildon (£)	East of England (£)	Great Britain (£)
2006	489.3	466.0	445.9
2007	490.7	479.9	460.0
2008	506.8	499.0	480.0
2009	521.1	509.5	490.5
2010	538.6	523.3	501.8

Source: ONS, Annual Survey of Hours and Earnings – resident analysis

3.41 It should be noted, however, that earnings by residence may be influenced by the number of people out-commuting to London and become raised as a consequence. Comparison, therefore, to a workplace analysis of average earnings provides a more robust picture of the value of local employment opportunities. The following table provides the same five year trend in median full time worker wages but based on workplace data and demonstrates that whilst 2006 to 2009 saw a trend whereby earnings in Basildon were consistently higher than in the East of England and (with the exception of 2008), higher than Great Britain overall, in 2010 the average weekly pay for a full-time employee working in Basildon fell below that of the Region or GB.

Table 3.18: Full-Time Worker, Weekly Pay (Gross) – 2006 - 2010

	Basildon (£)	East of England (£)	Great Britain (£)
2006	486.8	440.6	444.8
2007	515.9	450.5	459.3
2008	477.4	469.1	479.1
2009	499.7	478.6	489.9
2010	480.0	488.7	500.4

Source: ONS, Annual Survey of Hours and Earnings – workplace analysis

3.42 The higher pattern of weekly pay for residents of Basildon compared to the lower rates of weekly pay for jobs based in Basildon would indicate that working residents of Basildon will commute outside their own Borough to achieve greater employment prosperity.

Employment – Commuting Patterns for **Basildon Borough** (2001 Census)

- 3.43 Examination of commuting patterns data provided by the ONS following the 2001 Census demonstrates that the highest percentage (54.85%) of the working residents of Basildon Borough, remained within the Borough for employment; this equated to some 42,527 workers.

Table 3.19: Commuting Destinations of Basildon Resident Workers at 2001 Census

Local Authority Destination	Commuters	Percentage of Basildon Residential Workforce
Basildon	42,527	54.85%
City of London	4,945	6.38%
Thurrock	3,469	4.47%
Brentwood	3,361	4.34%
Chelmsford	2,652	3.42%
Southend-on-Sea	2,084	2.69%
Havering	2,072	2.67%
Tower Hamlets	1,955	2.52%
Westminster	1,790	2.31%
Barking and Dagenham	1,192	1.54%
Rochford	1,149	1.48%
Castle Point	1,108	1.43%

Source: ONS 2001 Census Statistics, Commuting Patterns

- 3.44 **Table 3.19** highlights the top 12 local authority destinations of Basildon workers at the time of the 2001 Census (which is also a representation of the destinations with 1,000+ commuters). (See **Appendices 2a and 2b** for full breakdown of commuting destinations).

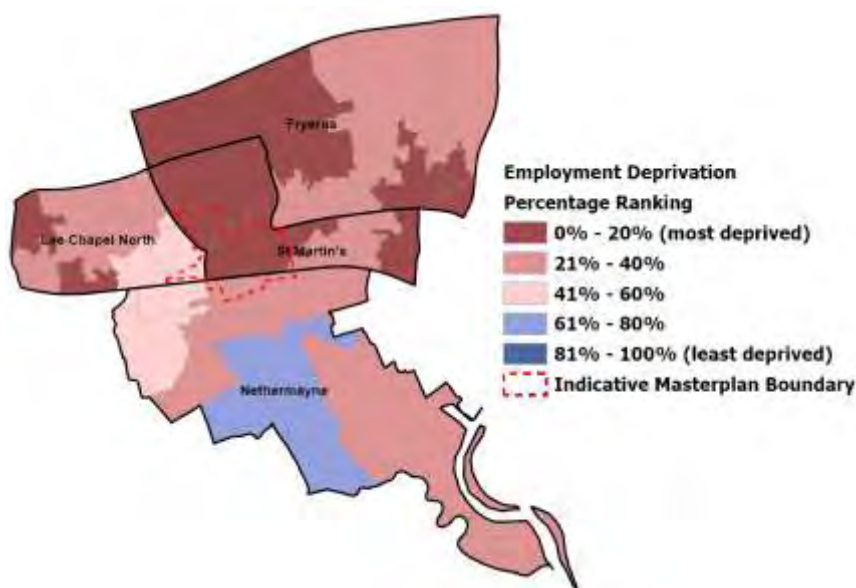
Employment – Commuting Patterns for **Study Area** (2001 Census)

- 3.45 The highest percentage of working residents within the study area wards either remained within the study area itself for employment (37%) or within the Borough of Basildon (a further 28%). Of those travelling further afield, the top destinations were Thurrock (5%), City of London (4%) and Southend-on-Sea (3%). This pattern is a relatively close match with the Basildon Borough's overall commuting pattern although with more residents of the study area working in Southend than in Brentwood or Chelmsford. (See **Appendix 2c** for full breakdown of commuting destinations of study area residents).
- 3.46 Although it has been established that a high percentage of jobs within the study area are filled by its own residents, the area also experiences a high degree of in-commuting with employees travelling in primarily from the remainder of Basildon (28%) and including a further 8% from Castle Point, 7% from Thurrock, 6% from Rochford and 5% from Chelmsford (see **Appendix 2d** for full breakdown of commuting origins of study area workers).

Employment – Deprivation

- 3.47 The DCLG Indices of Multiple Deprivation, Employment Domain, draws together data which creates a profile of who is out of work and why. Unemployment deprivation is calculated by summing together employment data such as:
- Claimants of Job Seekers Allowance
 - Claimants of Incapacity Benefit
 - Claimants of Severe Disablement Allowance
 - Claimants of Employment and Support Allowance.
- 3.48 Of the deprivation thematic maps provided in Appendix 1, **Appendix 1c** specifically highlights the position with regard to employment deprivation and demonstrates that the areas of Basildon Borough **that fall within the 'least deprived' category are generally those farthest from the Town Centre e.g. in and surrounding Billericay. The Town Centre itself sits predominantly within a 'most deprived' area.**
- 3.49 **Table 3.20** provides a detailed breakdown of the deprivation levels experienced by the output areas within the wards of the study area and compares their change in status from the IMD 2007 to IMD 2010.
- 3.50 **Table 3.20** highlights the fact that the majority of the study area falls within the 21% - 40% **level of deprivation band i.e. one band away from 'most deprived'.** Other key features derived from the table are the fact that Nethermayne experiences significantly less employment deprivation than other wards within the study area but, most significantly, no LSOA within the **overall study area are considered 'least deprived'.** In summary, however, there is a greater degree of employment deprivation experienced by those residents living to the north of the town centre than those living to the south.
- 3.51 Analysis of the change in status between the IMD 2007 and IMD 2010 calculations demonstrates that there has been a fairly even split between those output areas recording an improvement (13) and those a worsening (12) with three of the output areas showing no change in position. Overall, the 2007 and 2010 series of IMD calculations present minimal change with the variance never being greater than 9%.

Table 3.20: IMD 2010, Employment Domain



LSOA	Employment Domain 2007	Employment Domain 2010	Change (Improvement / Worsening)
E01021290	8%	6%	W
E01021271	8%	8%	Nil
E01021268	8%	10%	I
E01021288	18%	13%	W
E01021322	23%	14%	W
E01021319	12%	15%	I
E01021318	19%	16%	W
E01021270	19%	20%	I
E01021289	30%	22%	W
E01021291	21%	22%	I
E01021296	25%	23%	W
E01021320	24%	26%	I
E01021300	25%	27%	I
E01021292	37%	28%	W
E01021266	30%	29%	W
E01021267	29%	29%	Nil
E01021286	26%	32%	I
E01021272	31%	33%	I
E01021295	34%	34%	Nil
E01021269	31%	35%	I
E01021265	34%	37%	I
E01021321	30%	39%	I
E01021297	40%	39%	W
E01021293	39%	43%	I
E01021287	55%	53%	W
E01021298	62%	53%	W
E01021294	49%	55%	I
E01021299	76%	74%	W
KEY:			
St Martin's	Fryerns	Lee Chapel North	Nethermayne

Source: DCLG English Indices of Multiple Deprivation, 2010

d) EDUCATION

3.52 **Figure 3.6** demonstrates the location of primary schools within a 600m buffer of the town centre regeneration masterplan boundary and the secondary schools within 1.5km of the boundary. Eight schools have been identified within the vicinity and **Table 3.21** provides details of the schools including their capacity and pupil number on roll taken from the January 2011 schools census.

Table 3.21: Primary and Secondary School Provision

	Name	Address	Capacity	2011 Pupils NOR
1	Ghyllgrove Community Infant School	The Gore, Basildon, SS14 2BY	168	170
2	Ghyllgrove Community Junior School	The Gore, Basildon, SS14 2BG	224	170
3	St Anne Line RC Infant School	Wickhay, Basildon, SS15 5AF	180	180
3	St Anne Line RC Junior School	Wickhay, Basildon, SS15 5AF	240	265
4	Kingswood Infant School	Clay Hill Road, Basildon, SS16 5DE	180	230
4	Kingswood Junior School	Clay Hill Road, Basildon, SS16 5DE	243	240
5	Lee Chapel Primary School	The Knares, Basildon, SS16 5RU	420	445
Primary School Total			1,655	1,700
6	James Hornsby High School	Leinster Road, Basildon, SS15 5NX	1,116	835
7	De La Salle School & Language College	Ghyllgrove, Basildon, SS14 2LA	750	750
8	Woodlands School	Kingswood, Basildon, SS16 5BA	1,500	1,485
Secondary School Total			3,366	3,070

Source: Department for Education, Research & Statistics Gateway (2011 Schools Census)

3.53 The above table would indicate an overall deficit of 45 primary school places within a 600m buffer of the town centre but a 296 place surplus of secondary places within a 1.5km buffer.

3.54 The Essex County Council School Organisation Plan (SOP), 2010 – 2015 makes close examination of the school place surplus and deficit position and forecasts provision levels over a five year period. Determination of the forecast provision, in this instance, not only takes account of impact of birth rates upon the local school age population but considers the position should planned new housing take place. The SOP concludes that pupil numbers are likely to increase in Basildon Town as a result of increased births in some years, and immigration arising from planned housing developments.

3.55 The SOP findings in relation to the primary schools identified within the study area are listed in **Table 3.22** which, in summary, demonstrates an anticipated deficit of primary school places of 26 places by 2015. The SOP states that **'the situation will be monitored closely and additional places will be created as and when needed'**.

3.56 Findings in relation to secondary school provision within the study area, detailed in **Table 3.22**, demonstrate an overall surplus of 6 places by 2015 (which includes adjustment for potential child yield from new housing). Amongst SOP proposals to handle surplus capacity, the Plan includes **'a planned reduction in capacity at James Hornsby High School'**.

Table 3.22: Forecast Surplus/Deficit School Place Capacity

	Name	Surplus / Deficit 2010	Surplus / Deficit 2015	Surplus / Deficit inc adj for new housing (2015)
1	Ghyllgrove Community Infant School	31	11	11
2	Ghyllgrove Community Junior School	44	17	17
3	St Anne Line RC Infant School	2	0	0
3	St Anne Line RC Junior School	-24	-16	-16
4	Kingswood Infant School	0	0	-11
4	Kingswood Junior School	0	3	-11
5	Lee Chapel Primary School	-19	-16	-16
Primary School Total		34	-1	-26
6	James Hornsby High School	262	55	32
7	De La Salle School & Language College	6	-3	-3
8	Woodlands School	21	0	-23
Secondary School Total		289	52	6

Source: Essex County Council SOP, 2010-2015, Data Supplement Primary and Secondary Education

3.57 DCLG Indices of Multiple Deprivation include a domain which examines deprivation levels in terms of Education, Skills and Training. This domain captures data at two sub-domain levels, one for children and young people and another for adult skills. They are designed to reflect the 'flow' and 'stock' of educational disadvantage, respectively i.e. the children and young people sub-domain measures the attainment of qualifications and associated measures (flow), while the skills sub-domain measures the lack of qualifications in the residents working age adult population (stock).

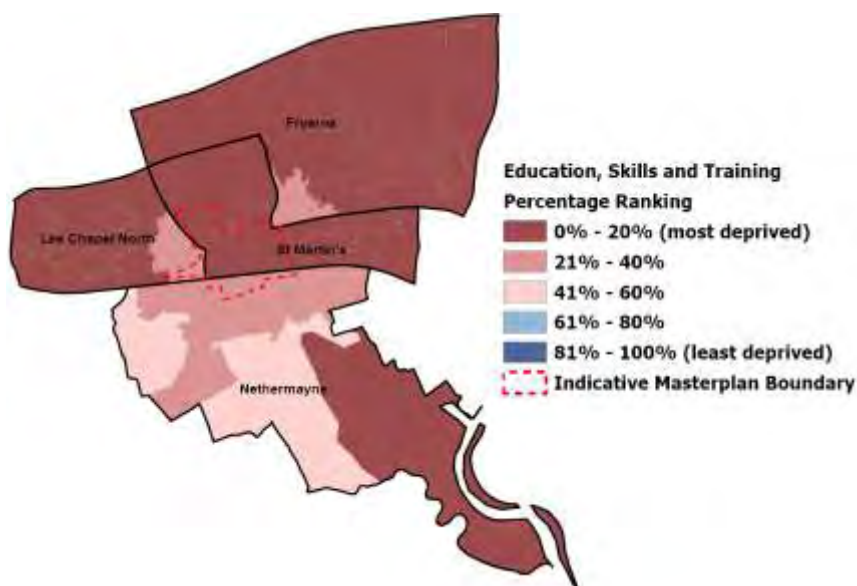
3.58 **Appendix 1e** provides a thematic plan of the levels of deprivation relating to education, skills and training and demonstrates that the town centre and its surrounding wards are located in an area predominantly within the 'most deprived' category.

3.59 **Table 3.23** further demonstrates the significant degree of deprivation experienced in and around the town centre of Basildon in relation to education and skills, with 21 of the 28 output areas within the study area falling in the 'most deprived' category.

3.60 The changes in levels of deprivation from IMD 2007 to IMD 2010 were evenly spread between those areas showing improvement (13) and those demonstrating a worsening of status (12)

and the variance over time was minimal with those areas experience a worsening of circumstances never doing so by more than 6%. The minimal change from IMD 2007 to IMD 2010 thus demonstrates that the significant level of deprivation in the study area, in relation to education and skills, is a long-standing issue.

- 3.61 Educational **standards in Basildon have led to a key regeneration objective of 'improving employment prospects, education and skills of local people'** and are indicated by low levels of qualifications amongst the resident labour force. Statistics provided by the ONS Annual Population Survey (**Figure 3.7**) demonstrate that over a five year period (2006 to 2010) the percentage of working age population who have the highest levels of qualifications have continued to increase within the Region and Great Britain, overall. However, within Basildon the percentage is on the decline. Significantly, **Figure 3.7** also demonstrates that the level of Basildon working residents with the highest levels of qualifications has remained considerably below the regional or national average throughout the five year period.
- 3.62 Furthermore, whilst the Basildon percentage of working age population who have no qualifications has decreased, indeed quite sharply since 2008, the levels in the Borough have again remained significantly worse than those at regional or national level.

Table 3.23: IMD 2010, Education, Skills and Training Domain

LSOA	Education, Skills and Training Domain 2007	Education, Skills and Training Domain 2010	Change (Improvement / Worsening)
E01021271	1%	1%	Nil
E01021288	2%	3%	I
E01021290	4%	3%	W
E01021322	8%	6%	W
E01021318	9%	7%	W
E01021321	8%	7%	W
E01021320	3%	8%	I
E01021270	7%	8%	I
E01021289	8%	8%	Nil
E01021267	9%	9%	Nil
E01021268	5%	9%	I
E01021319	7%	10%	I
E01021269	14%	10%	W
E01021286	9%	10%	I
E01021265	9%	11%	I
E01021300	16%	14%	W
E01021292	22%	16%	W
E01021272	14%	18%	I
E01021291	18%	19%	I
E01021287	23%	20%	W
E01021293	18%	20%	I
E01021266	13%	21%	I
E01021295	29%	23%	W
E01021296	29%	28%	W
E01021298	28%	31%	I
E01021297	33%	34%	I
E01021294	57%	52%	W
E01021299	61%	57%	W
KEY:			
St Martin's	Fryerns	Lee Chapel North	Nethermayne

Source: DCLG English Indices of Multiple Deprivation, 2010

3.63 In addressing need in relation to the qualification levels of a local workforce, provision for further education and adult education are key to success.

Further Education

3.64 Over the five year period 2006 - 2010, the three secondary schools within the study area (James Hornsby, De La Salle and Woodlands) have demonstrated a trend for Year 11 pupils to remain in full time education at either further education colleges, school sixth forms or sixth form colleges, increasing from 67% of Year 11 Leavers in 2006 to 74% in 2010. It should be noted, however, that over 50% of young people move on to further education/sixth form education outside Basildon Borough (see **Appendix 3** for breakdown of school by school Activity Survey Results and individual further education destinations).

Table 3.24: Activity Survey Results of Year 11 Pupils

	2010	%	2009	%	2008	%	2007	%	2006	%
Remaining in full time education	443	74%	457	79%	437	72%	413	70%	369	67%
Work based training (non employed status)	65	11%	36	6%	34	6%	37	6%	40	7%
Full time employment (inc MA's & other employed status WBL) ⁵	21	3%	13	2%	34	6%	31	5%	14	3%
Full time employment no structured training	17	3%	22	4%	33	5%	57	10%	65	12%
Voluntary / Part time Activity	6	1%	9	2%	15	2%	5	1%	10	2%
NEET ⁶ active in the labour market	46	8%	40	7%	49	8%	36	6%	45	8%
NEET not available to the labour market	3	0%	0	0%	5	1%	6	1%	4	1%
Moved out of contact	0	0%	0	0%	0	0%	0	0%	0	0%
Total Unknown	0	0%	0	0%	2	0%	2	0%	2	0%
Total Cohort	601		577		609		587		549	

Source: Essex County Council, Performance & Organisational Intelligence

3.65 **Table 3.24** further demonstrates that the percentage of school leavers commencing work based learning on a non employed status is increasing from a relatively level 6%/7% between 2006 and 2009 to 11% in 2010. By contrast, there has been a significant decrease in those entering full-time employment with no structured training from 12% in 2006 (representing 65 school leavers) to 3% (representing 17 leavers) in 2010.

3.66 The number of pupils leaving school in Year 11 who were seeking employment but were not employed remained steady with 45 pupils (8%) in 2006 and 46 pupils (8%) in 2010.

⁵ MA – Modern Apprenticeships; WBL – Work Based Learning
⁶ NEET – Not in employment, education or training

3.67 **Government initiatives to improve the education levels of Britain's workforce include the implementation of 'Raising of the Participation Age' (RPA) which will** require young people, who would be due to leave compulsory education in 2013, to remain in education, training or employment to NVQ2 until they are 17 (increasing to age 18 by 2015). In addition, Essex County Council is also committed to increasing the number of Apprenticeships available for 16 – 18 year olds.

Adult Education

3.68 To further supplement the opportunity to strengthen the qualification levels amongst the adult population of Basildon, the Borough offers a range of learning establishments ranging from:

- local schools participating in such schemes as 'Extended Schools' or 'KUWC (keeping up with the children)' which offer community access to school facilities such as ICT suites, sports and arts facilities and maths and english classes;
- local libraries offering subjects such as IT and creative writing;
- church halls, leisure centres and youth centres lending facilities for classes such as maths and IT;
- **purpose built learning centres, such as the Broadmayne Lifelong Learning Centre or Pitsea's Briscoe Community Centre**, offering not only interest/hobby classes e.g. cookery, guitar, interior design but also key workplace skills/knowledge e.g. from IT, maths and science to bricklaying, counselling and health and social care.

3.69 The extensive range of community learning locations within Basildon Borough, as advised by the Adult Community Learning Department, Essex County Council includes:

Abacus Primary School	Pitsea Leisure Centre
Briscoe Community Centre	Pitsea Library
Cherrytree Children's Centre	Runwell Hospital
Cherrytree Primary School	St Catherine's, Wickford Church Hall
Eversley Sports Centre	Sure Start, Burnt Mills Est
Felmore Primary School	The Bromfords School
Ghyllgrove Infant/Junior School	The James Hornsby High School
Greensted Junior School	The Len Wastell Infant School
Janet Duke Primary School	The Mayflower School
Laindon Library	The Phoenix Primary School
Laindon Park Extended Schools Centre	Timberlog Youth Centre
Lifelong Learning Centre Broadmayne	Vange Library
Northlands Childrens Centre	Whitmore Infant School
Northlands Infant School	Wickford Library
Pitsea Junior School	

e) HEALTH AND WELL BEING

3.70 Data provided by the National Health Service (NHS) demonstrates that, prior to any regeneration activity taking place, the baseline health provision within a 1km buffer of the town centre regeneration zone totalled six GP Practices and five Dental Practices. Furthermore, there are a total of eight Pharmacies available to the local community. The locations for each are demonstrated in **Figure 3.8** and **Table 3.25** provides further detail.

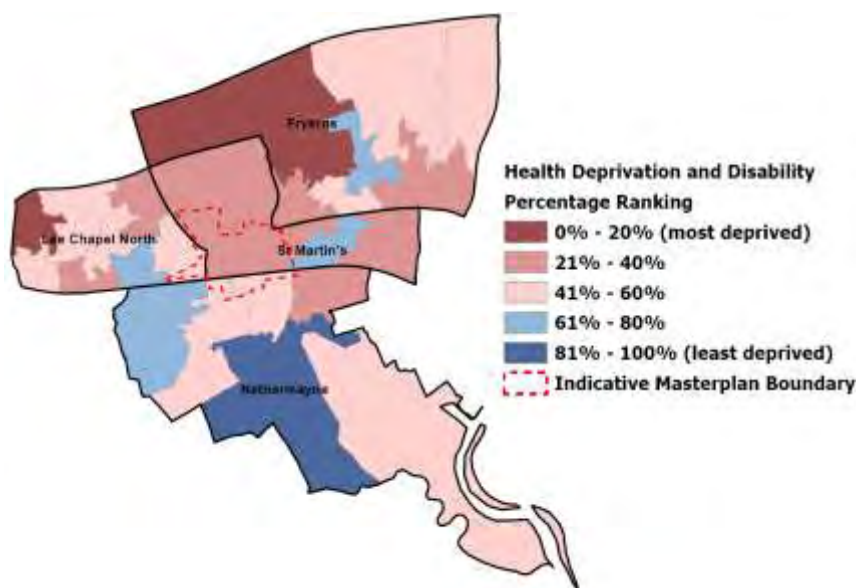
Table 3.25: GP and Dental Provision

No	Name	Address	No of GPs	Patients	Ratio
GP Practices					
1	Dr A J L Holman	32 Knights, Basildon, SS15 5LE	1	1,580	1:1,580
2	Dr A J Mitchell & Partners	49 Ballards Walk, Basildon, SS15 5HL	3	7,382	1:2,461
3	The Knares Medical Practice	93 The Knares, Basildon, SS16 5SB	2		
4	The Gore Surgery	69 The Gore, Basildon, SS14 2DD	1	2,062	1:2,062
5	Kingswood Medical Centre	Clay Hill Road, Basildon, SS16 5AD	4	8,658	1:2,165
6	Dr N G Newport	568 Whitmore Way, Basildon, SS14 2ER	2	3,905	1:1,953
Dental Practices					
7	Great Knightleys Dental Clinic	188 Great Knightleys, Basildon, SS15 5HG			
8	GHS Partners	12 Kibcaps, Basildon, SS16 5SA			
9	Basildon Town Centre Dental Clinic	88 Town Square, Basildon, SS14 1BN			
10	Eastgate Dental Surgery	4 Eastgate Business Centre, Basildon, SS14 1EB			
11	Smile Dental Centre	438 Whitmore Way, Basildon, SS14 2EZ			
Pharmacies					
12	Asda Pharmacy	Miles Gray Road, Basildon, SS14 3AF			
13	Boots Pharmacy	31 Ballards Walk, Basildon, SS15 5HL			
14	Co-op Pharmacy	1 Kibcaps, Lee Chapel South, SS16 5SA			
15	Boots	25 Town Square, Basildon, SS14 1BA			
16	Asda Pharmacy	21 Eastgate Centre, Basildon, SS14, 1EA			
17	All Cures Pharmacy	114 Clay Hill Road, Basildon, SS16 5DF			
18	All Cures Pharmacy	562 Whitmore Way, Basildon, SS14 2ER			
19	Rowlands	418 Whitmore Way, Basildon, SS14 2HB			

Source: NHS Information Centre, NHS Choices

3.71 The ratio of patients per GP is determined by comparing the NHS Quality outcome Framework (QoF) 2009/10 with the number of GPs per practice. The Department of Health (DoH) advise that in 2010 there were 55,019,190 registered patients in England and 36,344 GPs thus creating an average patient per GP ratio of 1,514. **Table 3.25** demonstrates that all six GP Practices examined operate above the national average ratio indicating a potential under-provision of GPs in the area. Similar data is, unfortunately, not recorded for Dental Practices.

- 3.72 In addition to GP and Dental provision, the Basildon University Hospital is located less than 1km from the Town Centre (see **Figure 3.8**). The hospital offers residents of Basildon ready access to Accident & Emergency Services, Maternity provision, General Surgery and many more departments and services.
- 3.73 Examination of deprivation levels in respect of health deprivation and disability, as set out in **Appendix 1d**, highlights the fact that deprivation in other major towns within Basildon Borough i.e. Billericay and Wickford, is far lower than that of Basildon. In determining this, IMD interrogates data relating to:
- Years of Potential Life Lost (a measure of premature death)
 - Comparative Illness and Disability Ratio (age/sex standardised morbidity/disability ratio)
 - Acute Morbidity (age/sex standardised rate of emergency admission to hospital)
 - Mood and Anxiety Disorders (rates of suffering amongst adults).
- 3.74 **Table 3.26** demonstrates that considerable improvement has been experienced between the IMD 2007 to IMD 2010. The overall balance, however, indicates greater levels of deprivation to the north of the town centre.

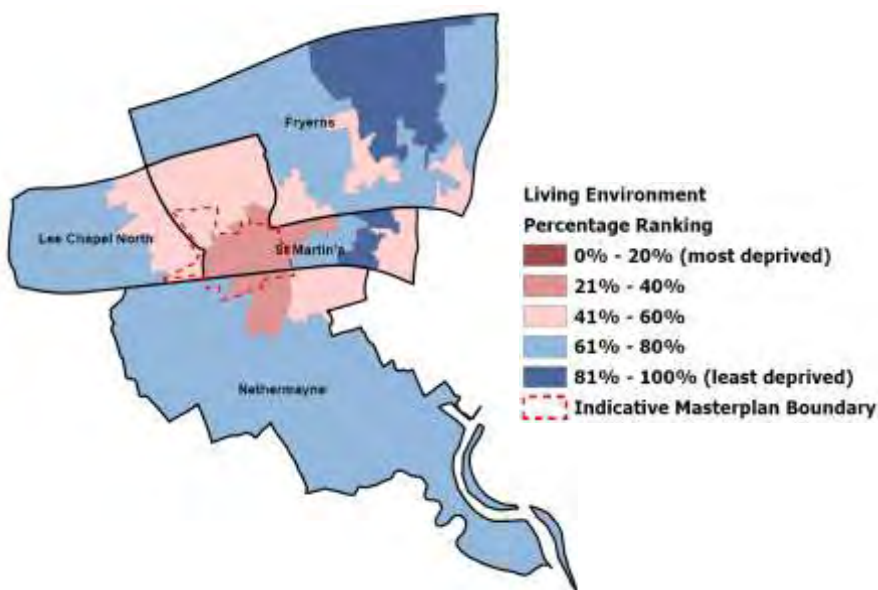
Table 3.26: IMD 2010, Health Deprivation and Disability Domain

LSOA	Health Domain 2007	Health Domain 2010	Change (Improvement / Worsening)
E01021268	10%	15%	I
E01021290	17%	20%	I
E01021318	22%	30%	I
E01021319	18%	30%	I
E01021295	33%	31%	W
E01021270	32%	33%	I
E01021271	12%	34%	I
E01021288	21%	34%	I
E01021291	20%	34%	I
E01021266	28%	38%	I
E01021322	27%	39%	I
E01021320	28%	40%	I
E01021293	37%	40%	I
E01021267	28%	41%	I
E01021300	34%	41%	I
E01021289	32%	43%	I
E01021286	28%	45%	I
E01021296	37%	45%	I
E01021269	36%	48%	I
E01021265	39%	55%	I
E01021292	47%	57%	I
E01021297	41%	59%	I
E01021321	37%	61%	I
E01021272	41%	62%	I
E01021287	54%	65%	I
E01021294	54%	71%	I
E01021298	52%	75%	I
E01021299	71%	81%	I
KEY:			
St Martin's	Fryerns	Lee Chapel North	Nethermayne

Source: DCLG English Indices of Multiple Deprivation, 2010

- 3.75 **Alongside specific issues of physical and mental health, a person's** general well being is also impacted upon by the quality of their living environment. The Indices of Multiple Deprivation take this into account by measuring **the quality of individuals' immediate surroundings** both within and outside the home. Two sub-domains are used as indicators, the first of which covers the quality of housing in terms of the extent to which it fails to meet with decent homes standards and the proportion of homes without central heating. The second relates to the outdoor living environment and uses two key areas as indicators; one a measure of air quality based on emission rates of pollutants and the other a measure of road traffic accidents involving injury to pedestrians and cyclists among both the resident and workplace population.
- 3.76 Appendix 1h **demonstrates an absence of any areas of Basildon falling within the 'most deprived' band.** What is noticeable, however, is the apparent deterioration in deprivation levels between IMD 2007 and IMD 2010 as demonstrated in **Table 3.27**. Examination of IMD 2007 alone would have produced 16 of the 28 output areas within the category of 'least deprived'. By IMD 2010, however, only 2 output areas achieve greater than 80%.

Table 3.27: IMD 2010, Living Environment Domain



LSOA	Living Environment 2007	Living Environment 2010	Change (Improvement / Worsening)
E01021291	84%	27%	W
E01021296	82%	35%	W
E01021265	64%	37%	W
E01021318	58%	38%	W
E01021293	87%	47%	W
E01021295	72%	47%	W
E01021266	68%	49%	W
E01021322	84%	50%	W
E01021271	39%	51%	I
E01021319	58%	55%	W
E01021272	72%	58%	W
E01021269	79%	62%	W
E01021321	79%	63%	W
E01021289	78%	63%	W
E01021268	82%	66%	W
E01021270	58%	68%	I
E01021292	86%	69%	W
E01021286	80%	70%	W
E01021288	82%	71%	W
E01021298	87%	71%	W
E01021294	81%	74%	W
E01021300	96%	74%	W
E01021299	89%	75%	W
E01021297	90%	78%	W
E01021287	94%	79%	W
E01021290	88%	79%	W
E01021267	84%	83%	W
E01021320	84%	87%	I

KEY:

St Martin's	Fryerns	Lee Chapel North	Nethermayne
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Source: DCLG English Indices of Multiple Deprivation, 2010

f) CRIME

3.77 Whilst an individual's living environment will play a large part in general well being, the need to feel safe within one's own environment is a significant contributory factor. The Basildon Borough Community Strategy 2012-2036, which sets out the vision for the Borough over the 25 year period, advises that whilst crime levels had reduced in Basildon in the years immediately prior to the adoption of the Strategy (2008), the severity and frequency of offences varied across the Borough. It further states that, in recognition of falling offence numbers, the fear of crime among residents has reduced year on year to 12.1% in 2012. Basildon's Community Strategy objective of **'treating the cause of crime, anti social behaviour and disorder and improving community safety'** has been developed with this in mind, and initiatives commenced such as the introduction of a Designated Public Place Order (DPPPO) in the town centre in January 2012, a residents' survey to seek views on crime and anti-social behaviour and a 'Together Against Crime' event providing residents with a chance to meet senior members of the Community Safety Partnership which includes Basildon Council, Essex Police, Essex Fire and Rescue Service, Essex Probation and Essex County Council.

3.78 The Basildon Community Safety Partnership Plan, 2011 provides a borough-wide perspective and states that:

'Approximate figures suggest that Basildon has seen a 3.8% reduction in all crime in the past year, meaning that Basildon was approximately 361 crimes below the Police target for 10/11.'

Basildon has seen particularly good results in anti-social behaviour (ASB). When this year's figures are compared to those from last year, it is apparent that overall ASB has reduced by 15.6%, meaning that there were 1,461 fewer incidents.'

When the Boroughs and Boroughs within the County are ranked according to the approximate figures, Basildon is positioned 3rd out of a possible 12 and is the most urban Borough in the top five.'

3.79 Whilst the DCLG indices of multiple deprivation provide a perspective of crime levels across the Borough which are demonstrated in the form of a thematic map to be found at **Appendix 1g** and highlight, for example, the low level of crime incidence in the north of the Borough compared to the south, a vast degree of localised data is recorded by Basildon Borough Council's Community Safety Partnership.

BDC Community Safety Partnership – Fear of Crime Survey 2010

- 3.80 As a continuation of its policy to strategically plan for reduction in crime and disorder in the Borough, Basildon Borough Council undertook, via the Citizen Panel, its Fear of Crime survey in October 2011.
- 3.81 At a Borough-wide level, the fear of crime amongst residents is declining with the Billericay/Burstead area displaying the lowest fear of crime, with only 2.2% stating that they feel they are likely to be a victim of crime in the next 12 months, compared to the Wickford wards who have the highest fear of crime score at 10.5%.
- 3.82 Of the four Basildon wards immediately surrounding the Town Centre, Fryerns, Nethermayne and Lee Chapel North all recorded significant decreases in fear of crime levels by 26%, 6.5% **and 4.3%, respectively. The fourth ward, St Martin's, became the only ward within the overall Borough to record a rise in fear of crime, increasing by 0.6% since 2010.**
- 3.83 The most common crimes experienced by survey respondents related to youths causing a nuisance, having a car broken into/vandalised and speeding traffic. The main issues that are areas of concern for respondents are alcohol related crime, drug related crime and youth nuisance.

Basildon Community Safety Partnership (CSP) – Crime Statistics

- 3.84 At a Borough level, CSP advise a 5% increase in crime incidences from 12,379 between the period April 2010/March 2011 to 12,967 between April 2011/March 2012. However, during the same period there has been a 7.3% reduction in Anti-Social Behaviour.

g) COMMUNITY FACILITIES

3.85 In addition to the education and health provision covered earlier in the Assessment, a range of community facilities are provided in and around Basildon Town Centre. **Figure 3.9** demonstrates the locations of key facilities provided for the use of local residents and covers libraries, post offices, community halls provided by Basildon Borough Council and additional halls for hire which are not local authority concerns. Provision also exists, in varying degrees, for a range of retail, services, leisure, and public transport facilities in and around the Town Centre, for which reference to the BDC Leisure and Retail Sector Capacity⁷ report and Appendices provides the following summaries.

Retail Provision (Comparison and Convenience)

3.86 There exist five main shopping centres within the Borough (Basildon, Wickford, Billericay, Laindon and Pitsea), of which Basildon is the primary retail location within the Borough hierarchy, as demonstrated by the Management Horizons Europe's (MHE) UK Shopping Index (2008), (**Table 3.28**).

Table 3.28: Relative Ranking of Basildon Borough Town Centres

Centre	Location Grade (MHE)	Rank (2008)	Rank (2004)	Change in Rank (2004 – 2008)
Basildon	Regional	79	96	+17
Pitsea	Minor Borough	629	829	+200
Wickford	Minor Borough	816	664	-152
Billericay	Minor Borough	816	685	-131
Laindon	Local	1364	1194	-170

Source: Management Horizons Europe's (MHE) UK Shopping Index, 2008

3.87 Basildon is considered a 'regional centre' alongside Lakeside (ranked 65th) and Chelmsford (ranked 114th).

3.88 The Town Centre of Basildon has a strong bias towards comparison retail provision, occupying 57% of all units and 73% of retail floorspace within the area, nearly twice the average comparison floorspace of the UK overall. **Table 3.29** demonstrates the unit use breakdown, compared to the UK average (2008), as determined by the BDC 'health check' in accordance with Planning Policy Standard 4 (PPS4), 'Planning for Sustainable Economic Growth'.

⁷ Leisure, Arts, Culture and Tourist Accommodation in Basildon District and an Update of Prospects for Retail Sector Capacity for Basildon District Council, July 2010

Table 3.29: Retail Provision in Basildon Town Centre compared to UK Average

Use	No of Units	Basildon %	UK %	Floorspace (sq m)	Basildon %	UK %
Convenience	14	4.7	8.4	16,170	9.9	13.7
Comparison	169	56.9	35.7	117,987	72.6	38.9
Retail Service	21	7.1	12.7	5,702	3.5	6.9
Leisure Service	37	12.5	21.2	11,994	7.4	22.5
Financial & Business Service	39	13.1	11.7	5,995	3.7	9.1
Vacant	17	5.7	10.1	4,645	2.9	8.2
Total	297	100	99.8	162,493	100	99.3

Source: Leisure, Arts, Culture and Tourist Accommodation in Basildon Borough and an Update for Retail Sector Capacity for BDC, July 2010, Appendix 1, Health Check Assessment: Basildon, (Pg 8)

- 3.89 **Table 3.29** indicates a strong comparison market with comparison retailers within the area including independent traders and national multiples. Conversely, the number of convenience units is almost half that of the national average with approximately a third less floorspace.
- 3.90 Fourteen units in Basildon are occupied by convenience goods retailers with the largest being an Asda Supercentre within the Eastgate shopping complex and an Iceland foodstore in Market Pavement. The relatively low provision of convenience stores is likely explained by the number of foodstores situated outside the town centre but within the wider Basildon conurbation.
- 3.91 The BDC 'health check' concluded that Basildon maintains a good spread of unit sizes but highlighted that there was a shortfall of smaller units (i.e. under 93 sq m) and a greater proportion of larger units (929 sq m and above). This circumstance is a reflection of **Basildon's regional importance and representative of the large number of top national retailers** present who demand larger floorspaces. Basildon has sustained rental interest from many of the 'Top 20' retailers including Boots, M&S, Argos, Debenhams, WH Smith, BHS, Next, Curry's, Superdrug, Wilkinson and Co-op Department Stores.
- 3.92 Conclusions drawn by BDC's 'health check' included a recommendation that the Council seeks to identify sites to accommodate a greater proportion for food retail capacity in the Borough's town centres. There has been a recognised need for superstore sized (2,500+ sq m) provisions within Basildon. The report suggested that the capacity be taken up by extensions to existing foodstores, for additional food retailing purposes as opposed to broadening the range of non-food goods on offer.

Services Provision (Restaurants, Pubs, Banks)

- 3.93 Within the survey research element conducted to inform the BDC Leisure and Retail Capacity report, Basildon Town Centre was recognised as an attractive location with regards to 'restaurants/eating out'. It was found to attract 19.4% of Borough-wide residents, (and 28.1% of residents from Basildon itself). Residents from Wickford and Billericay were more drawn to Billericay town centre. Basildon town centre was also identified as attracting customers to its public houses and drinking establishments from outside the Borough boundary. Overall, however, Basildon was identified after Billericay as the location of choice for drinking, at 24.1% and 31% respectively.
- 3.94 Basildon Town Centre offers a wide range of day and night time eating and drinking establishments including Public Houses (such as The Edge, The Beehive and The Moon on the Square); fast food and traditional restaurants (ranging from McDonalds, KFC and Burger King to Imperial Chinese Buffet, Neds Noodle Bar and Ocean Blue Fish Restaurant); and cafes/coffee houses (such as Costa Coffee, Starbucks, Morellis and Esquires).
- 3.95 Banks and Building Societies represented within Basildon Town Centre include Barclays, Halifax, HSBC, Lloyds, Natwest, RBS, Santander, Nationwide, Alliance & Leicester, Abbey and Edward Jones (Investments). At least nine cash point machines are located within the town centre itself (at HSBC, Abbey, Alliance & Leicester, Natwest, Barclays, and Lloyds) with further cash points within the surrounding area.

Leisure Provision

- 3.96 Within the vicinity of Basildon town centre there is a mix of privately owned sports and leisure/health facilities and Borough run centres including:
- **Basildon Sports Park** is a Borough owned centre comprising badminton courts, activity hall, weight training and fitness room, sauna, shower and changing facilities (facility is shared with Basildon College);
 - **David Lloyd (located close to Basildon's Festival Park, Centre** comprises tennis/badminton courts, fully equipped gym, pools, steam/sauna rooms plus leisure space such as restaurants and children's play area); and
 - **Fitness First (located within Basildon's Festival Park, Centre** includes gym, steam/sauna rooms and beauty room)

3.97 **Most significantly, and at the heart of the Council's regeneration Plans for the area, is the inclusion of the new **Basildon Sporting Village** – the largest sports project in the Thames Gateway Region.** Aside from its intended use in preparation for the 2012 Olympic Games, the Sporting Villages offers visitors a wide range of facilities including:

- 50m swimming pool (able to split into two 25m community pools) with spectator seating
- Teaching pool
- Gymnastics centre (and home for the South Essex Gymnastics Club)
- 8 court sports hall
- 100 station fitness suite
- multi-purpose group exercise studios
- indoor climbing wall
- 6 outdoor artificial floodlit 5-a-side football pitches
- 1 outdoor artificial football or hockey pitch
- 10 outdoor grass football pitches
- 12 outdoor netball courts
- 2 cricket pitches
- 750 seat athletics stadium
- Free car parking

3.98 As part of the regeneration process for Basildon, the centres at Gloucester Park and Markhams Chase were closed but these locations will be redeveloped for housing as part of wider development proposals.

3.99 In addition to the above sporting facilities, Basildon has a number of sports and social clubs, an 18 hole golf course, lawn tennis facilities and angling facilities in Gloucester Park and Aquatels Lake.

3.100 In contrast to a plentiful sports provision within the area, Basildon is considered by the Leisure and Retail report to have a restricted number of public performing venues, galleries and museums. Basildon Town Centre has one art gallery, the Basildon Arts Trust Gallery, and one main performing arts facility, the Borough owned Towngate Theatre. The Basildon Masterplan proposes broadening the range of facilities available with a replacement 900 – 1,000 seat theatre aimed at rejuvenating the night time economy of the Town Centre.

3.101 **Located to the north of the Town Centre, Basildon's Festival Leisure Park also offers a multi-screen Cinema with 3D capabilities; a bingo hall; snooker/pool halls; bowling; night clubs; restaurants and a Travelodge hotel and a new ice skating rink.**

Transport Provision

- 3.102 Basildon is a very accessible location with excellent transport links. By road Basildon is connected to the M25 by the Stanford-le-Hope Bypass, dual carriageway (A13), and to London by the Southend Arterial Road (A127). The A127 also provides access into the centre of town. Additionally Basildon has good connections to local airports including Stansted (being just 36 minutes away), Gatwick and London City Airport, (51 miles and 21 miles away, respectively).
- 3.103 Basildon Railway Station lies within the boundary of Basildon Town Centre. The station is located on the London to Southend Rail Line, operated by C2C. This line connects Basildon Town Centre to London Fenchurch Street Station in just 35 minutes. It additionally connects Basildon to Southend-on-Sea in 20 minutes. Cycle parking is located at the station. The station is situated in close proximity to the pedestrian shopping areas.
- 3.104 Three bus companies operate routes within, to and from Basildon and **Table 3.30** identifies the timetable for local bus route provision.

Table 3.30: Local Bus Route Provision in and around Basildon

No	Route	Standard Frequency	Sunday/Public Holiday Services
1	Pitsea-Basildon	Less than hourly	No Service
1A	Pitsea-Basildon	Less than hourly	No Service
2	Southend-Hadleigh-Basildon	Every 30-60 minutes	Hourly
5	Southend-Hadleigh-Basildon	Every 30-60 minutes	Every 30-60 minutes
8	Pitsea-Basildon-Laindon	Every 20 minutes or more frequently	Every 30-60 minutes
11	Basildon-Aveley-Purfleet	Less than hourly	No Service
12	Basildon-Pitsea-Benfleet-Thundersley-Daws Heath	Every 30-60 minutes	No Service
15	Basildon-Rayleigh-Southend	Less than hourly	No Service
21	North Benfleet-Pitsea-Vange-Basildon	Every 30-60 minutes	No Service
22	Canvey-Basildon	Every 30-60 minutes	Every 60 minutes
25	South-Rayleigh-Wickford-Basildon	Every 30-60 minutes	Every 60 minutes
99	Little Thurrock-Basildon-Wickford	Less than hourly	No Service
100	Chelmsford-Billericay-Basildon-Corringham-Grays-Lakeside	Every 20 minutes or more frequently	No Service
101	Queens Park-Billericay-Chelmsford	Less than hourly	No Service
104	Basildon -Laindon-Great Berry-Laindon Hills	Less than hourly	No Service
140	Basildon-Billericay-Chelmsford	Sunday Service Only	2 hourly
150	Basildon-Stanford-le-hope-Grays-Lakeside	Sunday Service Only	2 hourly
200	Basildon-Homesteads-Orsett-Stifford Clays-Grays-Lakeside	Every 30-60 minutes	No Service
232	Basildon Hospital-Basildon-Wickford-Shotgate	Sunday Service Only	One each hour am, more frequent pm
237	South Woodham-Wickford-Ramsden Heath-Crays Hill-Basildon	Less than hourly	No Service
256	Billericay-Little Burstead-Laindon-Basildon	Tue, Fri and Sat services only-Every 90mins (am)	No Service
551	Brentwood-Billericay-Basildon	Every 30-60 minutes	No Service
552	Ramsden Heath-Billericay-Basildon	Less than hourly	No Service

Source: Leisure, Arts, Culture and Tourist Accommodation in Basildon Borough and an Update for Retail Sector Capacity for BDC, July 2010, Appendix 1, Health Check Assessment: Basildon, (Pg 23)

3.105 In addition, the area contains a number of national/local cycle networks which encourage sustainable travel within the centre and are indicated on the facilities plan provided in **Figure 3.9**.

3.106 There are 10 publicly available car parks located within the immediate vicinity of Basildon Town Centre, 2 of which are publicly owned.

Table 3.31: Basildon Town Centre Car Parks

Name	Spaces	Information
Westgate-Multi-storey	429 (+27 disabled)	For Westgate Customers-entry via Westgate surface car park
Westgate-Surface		Entry into Westgate surface car park is via Roundacre
Eastgate	7000	Multi-storey for Eastgate Customers
Asda/Eastgate	1300	Underground parking with multi-storey parking is required
Toy R Us	500	Multi-Storey
Southernhay	Not Known	Surface car park
Post Office	290 (+36 disabled)	Surface are park
Great Oaks	1300	Multi-storey
Train Station	Not Known	Short Stay Only
Gloucester Park	200	Pay and Display applicable from 8am Sat

Source: Leisure, Arts, Culture and Tourist Accommodation in Basildon Borough and an Update for Retail Sector Capacity for BDC, July 2010, Appendix 1, Health Check Assessment: Basildon, (Pg 22)

4.0 MASTERPLAN PROVISION

4.1 The draft masterplan document for Basildon Town Centre has been prepared by Basildon Regeneration (Barratt Wilson Bowden) Limited to regenerate the site identified as Figure 1 in this document.

4.2 The wider area has been divided up into 5 individual character areas, which are:

- Eastside;
- Southside;
- Station Quarter;
- Westside; and
- Broadmayne.

4.3 The Masterplan is intended to form a framework for a more detailed design at a later stage, whilst being used as a Supplementary Framework Document as part of the Local Development Framework.

4.4 In broad terms the Masterplan, as shown on Figure 1, seeks to provide for the following levels of development:

- Up to 2,000 new homes;
- Approximately 5,000 car parking spaces;
- Up to 40,000sqm of retail and leisure;
- Up to 25,000sqm of office;
- Up to 10,000sqm of education;
- Approximately 150 rooms of hotel accommodation; and
- Infrastructure improvements (bus station, railway station, highway and public realm).

4.5 The scope and nature of development alters between each of the identified character areas. As set out below, the development is arranged within the following zones.

Westside

4.6 This area is typically defined by proposed new residential development, providing almost 1,000 of the total new homes within the Masterplan. These units would primarily be in the form of new apartments.

- 4.7 In addition to the residential element there are proposals for an improved theatre and civic offices, together with the aspiration of creating a focus on a new street market within St. **Martin's Square.**

Eastside

- 4.8 This is the main mixed use area of the scheme, incorporating retail and leisure floorspace, together with office and residential over the retail. A new residential community will be created consisting of town houses and apartments.

Broadmayne

- 4.9 This is the smallest area of the Masterplan and would be a mixed use area comprising urban residential, retail, leisure and a hotel. The development is located either side of the main A1321

Station Quarter

- 4.10 This area contains the new college facility and transit mall within the main town centre. Additional mixed use development would surround the transport hub including education, office and retail uses. Additional land is also set aside for future emergency services development if required.

Southside

- 4.11 This area would consist of the regeneration of the Town Centre to include residential communities of town houses and apartments.

5.0 ASSESSMENT OF COMMUNITY IMPACT

Introduction

5.1 This section considers the potential community impact of the Town Centre Regeneration. It utilises the review and discussion around the community impacts to undertake a review of the mitigation measures required to prevent, reduce or offset any significant adverse effects; and the likely residual effects after these measures have been employed.

Community Priorities

5.2 The community priorities have been identified through the Community Strategy, and are set out in paragraph 1.2 of this assessment. The more detailed strategic priorities identified within the draft Community Strategy 2011-2036 can be summarised as:

1. To improve employment prospects, education and skills of local people;
2. To promote sustainable regeneration and deliver housing growth through high quality, locally distinctive, sustainable developments and supporting infrastructure;
3. To support and promote the growth in local economies and businesses to benefit local people;
4. To improve health and well being of local people; and
5. Treating the cause of crime, anti social behaviour and disorder and improving community safety.

Planning Policy Context and Guidance

National Planning Policy

5.3 **Central Government's principles for development** and the promotion of its wider economic, social and environmental objectives are set out in the National Planning Policy Framework, published in March 2012.

5.4 The NPPF was published in March 2012 replacing all previous Planning Policy Guidance Notes, Planning Policy Statements and Circulars. The theme of delivering sustainable development is a consistent message throughout the entire document, be that in relation to economic and **housing growth ('planning for prosperity'), housing development ('planning for people') or the environment ('planning for places')**. The NPPF effectively sets out the Government's approach

for delivering the homes, businesses and industrial units, infrastructure and places that are needed whilst protecting and enhancing both the natural and historic environment.

- 5.5 Paragraph 14 of the NPPF sets out that a Presumption in Favour of Sustainable Development is the golden thread running through **the Government's approach to** both plan-making and decision-taking. This represents a significant shift in emphasis towards positive planning to support necessary growth.
- 5.6 Section 2 of the NPPF specifically relates to ensuring the vitality of town centres through the setting of policies to manage growth of town centres over the plan period.
- 5.7 Section 6 deals with delivering a choice of homes to meet the identified need. Paragraph 47 **identifies that the Government's key housing objective is to increase** significantly the delivery of new homes. Paragraph 47 specifically details the need to identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements.
- 5.8 Section 8 of the NPPF addresses the need to promote healthy, inclusive communities. Paragraph 70 sets out the need to plan positively for the use and provision of shared spaces, community facilities and other important local services to improve the sustainability of communities.

Local Planning Policy and Guidance

Basildon Local Plan (adopted May 1998) with Alterations 1999 (Saved Policies September 2007)

- 5.9 There are no socio economic policies within the saved policies document which are of relevance to this assessment.

Basildon Employment Capacity Study

- 5.10 Roger Tym and Partners were commissioned by BDC to undertake this employment study, published in June 2008. It describes the emergence of Basildon as a new town in 1949 and how it has developed its own economy with distinct features and patterns of activity. A number of key points raised in the study are considered relevant to this assessment and are listed below:

- Basildon is one of the main employment hubs in the Thames Gateway;
- Despite a decline at the national level, manufacturing remains a strong sector of employment in Basildon, representing 18% of total employment (amounting to about 13,000 jobs in 2005). Employment in the sector is declining (by 5.8% between 2001 and 2005) but Basildon is retaining a hold on manufacturing compared to the rest of the country – this dependency on manufacturing could be seen as a future weakness; and
- Basildon Borough has a strongly car dependent economy and most employment is located along the A127 corridor (44% of total employment in the Borough). Creating employment in the town centre might provide a more suitable alternative if employment can be easily reached by public transport;

5.11 In its conclusions the study includes the following recommendation which highlights the wider issues in the Borough, reacting to the need for more housing and improving the skills of the local workforce:

'In addition to attractive and fit for purpose employment land, other issues such as aspirational housing and a skilled workforce is vital to enable inward investment of high quality jobs.'

Basildon Borough Regeneration Framework 2007 - 2021 (Ref. 7.7)

5.12 The Basildon Renaissance Partnership published a regeneration framework for the Borough of Basildon for the period 2007-2021. It sets out five priorities in delivering regeneration in Basildon:

- Regeneration of town centres;
- Quality Housing;
- The Basildon Economy;
- Culture and the Environment; and
- Health and Education

It identifies Basildon as an economic hub of regional significance and a shortage of good quality, sustainable housing as a major barrier to successfully regenerating the Borough.

Discussion

5.13 The Proposed Development comprises residential development with mixed commercial and retail uses, and will provide an improved area of public open space including outdoor play areas. The Proposed Development complies with national planning policy by providing a mix

of housing types and an element of affordable housing to meet a range of local needs. In addition, the use of sustainable transport will be encouraged.

Operation of Proposed Development

Effects on Population and Housing

- 5.14 The Masterplan will provide a total of between 1,500 and 2,000 residential units, in a mix of dwelling sizes as set out in Chapter 4 (Masterplan provision). The illustrative Masterplan proposes a total of 1,753 residential units, split between 1,462 apartments and 291 houses. Assuming the average household size within BDC (of 2.34 persons), then the population generated by the Proposed Development would be 4,102 people. This is considered to represent a major beneficial effect because the provision of these units will make a significant contribution towards local housing targets as set out within the 2010 Annual Monitoring Report. The report states that based upon Local Area Agreements housing requirements, as opposed to the regional targets, a total of 5,252 new units are required between 2008 and 2026.
- 5.15 The development will also provide a range of dwelling types (including affordable units) and sizes, and will therefore contribute to generating a balanced community and sustaining the needs of all sections of the community.

Effects on Health and Well Being

- 5.16 As identified above, the Proposed Development is likely to generate a new population of approximately 4,102 people. However, as **Table 3.25** indicates that all of the existing GP practices within a 1km buffer have higher patient per GP ratios than the national average it is therefore considered that there will be a negative impact on health care as a result of the Proposed Development. Contributions towards health facilities will be secured through CIL and s106 agreements to ensure that there will be the necessary facilities in place to meet the additional demand, either through increases to capacity of existing health facilities or the delivery of new facilities.
- 5.17 The Masterplan includes provision for the potential redevelopment of the existing Great Oaks clinic site, currently providing community services as opposed to full GP services. The inclusion of this part of the site will only come forward subject to an acceptable business case and following the identification of a suitable site for its relocation.
- 5.18 Similar data is not recorded for Dental Practices or Pharmacies.

Effects on Education Facilities

- 5.19 Using the information provided within ECC's Developers' Guide to Infrastructure contributions, the Proposed Development will generate approximately 306 children of primary school age and approximately 245 children of secondary school age (including sixth form attendance). These figures have been calculated on the basis of a ratio of 16% of the new residential being houses (291) and the remaining 84% being apartments (1,462).

Table 5.1 Ratios for Determining Child Yield

Age Range	House	Flat	Total children
Early Years/ Childcare	0.09	0.0045	33
Primary School	0.30	0.15	306
Secondary School	0.20	0.10	204
Sixth Form	0.04	0.02	41

- 5.20 According to **Tables 3.21** and **3.22**, there are currently no available primary school places available (there is currently a deficit in provision of 45 spaces) and 296 available secondary places available within 600m and 1.5km of the town centre. It is therefore concluded that the Proposed Development will increase pressures on primary school places. Appropriate contributions secured through CIL or s106 obligations will ensure that such pressures are accommodated for either within the existing schools through means of additional facilities, or in combination with other obligations to fund new schools.
- 5.21 The Proposed Development includes for the provision of a new 15,000sqm that would meet the requirements of South Essex College who are seeking to relocate to a Town Centre based location. This proposed new college is larger than the existing facility and as such the increase in the capacity will seek to address the current deficit in secondary places within 600m and 1.5km of the town centre.

Effects on crime

- 5.22 The creation of the new public areas and the improved evening economy will seek to improve community safety and tackle issues of anti social behaviour within the town centre. The regeneration seeks to deliver a high quality public realm to not only enhance the character of the town centre but also to tackle issues of anti social behaviour and disorder. A high quality public realm will provide an environment that all residents will take pride in and enable people to move around freely in a safer environment. Wide open landscaped spaces, together with the appropriate new lighting will provide safe areas throughout the day to maximise the potential of the new evening economy. The introduction of principles of Secured by Design

will seek to address the issues of anti social behaviour and disorder that can be associated with the evening economy.

Effects on the economy

- 5.23 The masterplan proposes a maximum floorspace of 12,700 sqm GEA of retail (Use Class A1 & A2); 11,700sqm GEA of Food and Drink (Use Class A3/A4/A5); 25,859 sqm GEA of offices (Use Class B1); and 9,232 sqm GEA of cinema/theatre (Use Class D2). The number of jobs associated with the retail, educational and commercial elements of the Proposed Development have been estimated using the HCA Employment Densities Guide 2nd Edition (2010).
- 5.24 As the exact area of floorspace for each use class is yet to be confirmed an estimation of the number of jobs for each use has been determined. It is envisaged that up to 3,579 jobs will be created by the Proposed Development.

Table 5.2 Ratios for Determining Employment and Number of Jobs created (based upon proposed floorspace)

Use Class	Area per Full Time Equivalent (sqm)	Floorspace (sqm GEA)	Number of Jobs
A1 (retail)	19 (town/city centre)	12,700	668
A3/A4/A5	18*	11,700	650
B1 (offices)	12 (general offices)	25,000	2,083
C1 (hotel)	150 rooms	**	75
D2 (cinema)	90	9,232	103

* This figure relates to the ratio for A3 uses, which has been applied to classes A4 and A5

** The standard for a General Hotel (3 star) has been applied (1 employee per 2 bedrooms)

- 5.25 In addition to the jobs listed there will be further opportunities within the 15,000 sqm GEA of College/further education (Use Class D1). In reality there will be a mix of employment uses generated within the individual Use Classes and it is not possible at this stage to determine the exact number of jobs that will be provided. However by increasing the number of jobs available within Basildon, the generation of employment will result in at least a moderate beneficial effect by creating new opportunities for those already employed and helping to improve local unemployment rates.
- 5.26 The job creation needs to be balanced against the existing job provision within the town centre as some of the new jobs will be replacing existing opportunities. The job provision is based on the scenario that the proposed regeneration would not take place and all of the available retail units were let on long term leases. It is envisaged that up to 1,711 jobs would be provided by the existing units in the town centre.

Table 5.3 Ratios for Determining Employment and Number of Jobs created (based upon existing floorspace)

Use Class	Area per Full Time Equivalent (sqm)	Floorspace (sqm GEA)	Number of Jobs
A1 (retail)	19 (town/city centre)	28,755	1,513
A3/A4/A5	18*	3,162	176
D2 (cinema)	90	2,000	22

* This figure relates to the ratio for A3 uses, which has been applied to classes A4 and A5

5.27 As a result of the comparison between existing jobs and those envisaged by the Proposed Development it is concluded that up to 1,868 new jobs will be provided.

6.0 SUMMARY

6.1 Having established the impacts of the development in respect of the baseline socio-economic factors it is now relevant to relate these back to the strategic priorities identified within the Community Strategy 2012-2036. The strategy specified 5 key areas of focus, which are listed below with an indication of the impact that the regeneration will have:

Community Priority	Impact of the Regeneration
(i) To improve the employment prospects, education and skills of local people;	There will be indirect impacts from the project associated with the provision for a new college facility. A new college will deliver modern purpose built facilities to enhance teaching opportunities. The current college has a strong emphasis on delivering BTEC qualifications and apprenticeships to strengthen connections with local job opportunities for local people.
(ii) To promote sustainable regeneration and deliver housing growth through high quality, locally distinctive, sustainable developments and supporting infrastructure;	The regeneration proposals seek to deliver between 1,500 to 2,000 new homes in and around the town centre across a range of tenures and housing types. This will seek to address the needs of the local community. The proposals also seek to provide for enhancements to the public realm to increase civic pride, new community facilities to benefit everyone and enhancements to the road network (improved access to parking areas and removal of the one way gyratory) as well as improvements for pedestrians and cyclists.
(iii) To support and promote the growth in local economies and businesses to benefit local people;	The proposals seek to deliver new retail and office accommodation to meet current and future demands in both sectors. The reduction in A1 floorspace would be offset through the increase on A3/A4/A5 uses to broaden the economic sector and provide a stronger evening economy. The masterplan proposals provide a strategic view for business growth over the long term.
(iv) To support local people to improve their health and well-being; and	There will be no direct impact on health and well-being as a result of the proposals. New leisure pursuits in the form of a cinema and theatre are included as part of the scheme to broaden the range of activities provided for within the town centre. No new health facilities are proposed other than by means of planning contributions where required.
(v) To treat the cause of crime, anti-social behaviour and disorder and improve community safety.	Enhancements to the public realm will seek to create a sense of civic pride, and build upon the reduction in anti-social behaviour that has been experienced across Basildon as a result

	of DPPOs. Principles of Secured by Design will be adopted as part of the design of housing and wider areas to further improve community safety. Alongside delivering a stronger evening economy, the inclusion of appropriate lighting and additional security measures will tackle the associated anti-social issues that typically arise.
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- 6.2 The regeneration proposals for the town centre will be a catalyst for a series of projects to address community cohesion, community safety, educational attainment and health.
- 6.3 The proposals directly address 4 of the 5 specific priority targets within the Community Strategy 2012-2036. The only target not specifically addressed as a result of the proposals (health and well being) will be indirectly affected as a consequence of the provision of a wider range of leisure pursuits as well as financial contributions towards improved health facilities where required. The potential redevelopment of the Great Oaks clinic will only arise if a suitable business case is made, in which case a replacement facility will be provided elsewhere within Basildon to mitigate for the loss.