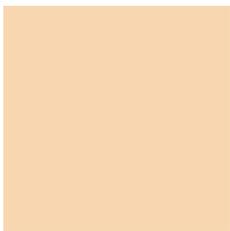


Core Strategy

Revised Preferred Options Report

December 2013

Copies of the Local Plan Core Strategy Revised Preferred Options can be made available in audio, large print or braille on request by contacting Planning Policy on 01268 294868.



FOREWARD

During February and March 2012, the Council carried out a six-week consultation on the Core Strategy Preferred Options Report. Our preferred option at the time was for 6,500 homes and 6 hectares of employment land within existing urban areas with no Green Belt development. The consultation ran for 6 weeks and it generated some 3,300 comments from 360 respondents. The two principal areas that generated the most responses in the report were primarily the scale of growth proposed and the soundness of the preferred option.

Since that time the legislative background has changed with the introduction of the National Planning Policy Framework in March 2012. This puts a clear emphasis on local planning authorities having a clear understanding of housing needs in their area for the plan period, and also the extent of new employment land to be provided in the borough. You can see from the report that the Council has developed a very comprehensive and detailed evidence base.

The aim to balance the evidence and desires of the communities of Basildon Borough has remained at the heart of the Core Strategy's progress, helping to positively transform the borough and enable it to thrive whilst keeping it a 'green' borough.

We need a robust Local Plan that complies with national planning policy and meets the needs of our growing population. We need a plan that provides homes for our children and grandchildren.

We are proposing a revised 'preferred option' that meets the needs of the borough by an equal proportionate distribution of new homes and employment land between Basildon (including Pitsea and Laindon), Billericay and Wickford with some growth split between the serviced settlements and the infill of plot-land areas.

The Council will be conducting a formal consultation between 20th January 2014 and 18th March 2014 and encourages everyone with an interest to consider the proposals and make their views known as appropriate.

The truth is that to accommodate a growing population and a growing economy the borough will have to lose some Green Belt. This isn't all going to happen next year; this is a long-term twenty year plan.

Today, the Green Belt represents 63% of the land of our borough and even if we build all the houses in the plan the amount of Green Belt in the borough will still be nearly 60% in 2031. Basildon is a very green borough - and in 20 years time it will still be a very green borough.



Councillor Richard Moore, Cabinet Member for Planning

Questions

Please answer the following questions by clicking on the question box.

Question 1

Do you agree with the housing and economic requirements for the Borough up to 2031? Please give reasons why?

Question 2

The Council will distribute the housing and economic requirements proportionally to each settlement. Do you agree? Please give reasons why.

Question 3

Do you agree with the approach for Basildon to grow? Please give reasons why.

Question 4

Do you agree with the approach for Wickford to grow? Please give reasons why.

Question 5

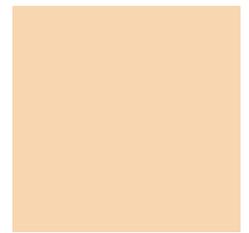
Do you agree with the approach for Billericay to grow? Please give reasons why.

Question 6

Do you agree with the approach for Crays Hill, Ramsden Bellhouse, Bowers Gifford and the plotlands areas to grow? Please give reasons why.

Question 7

Do you agree with the Council's core policies. Please give reasons why.



Question 8

Do you have any more comments?

The following questions are technical questions about the process. Please answer if you feel necessary.

Question 9

Do you have any comments on the evidence base. Please give reasons why?

Question 10

Do you have any comments on Service Impact Assessment, Sustainability Appraisal / Strategic Environmental Assessment and Habitat Regulations Assessment? Please give reasons why?

Question 11

Do you have any comments on monitoring, delivery and phasing. Please give reasons why.

SETTING THE SCENE

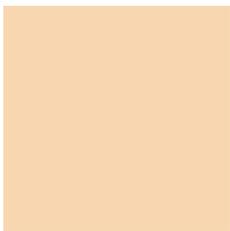
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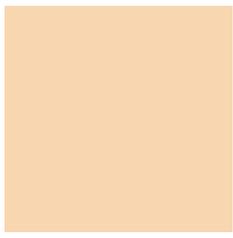
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Chapter 1 Introduction

1.1 Introduction

Why Do We Prepare a Core Strategy Local Plan?

- 1.1.1** The role of planning is to ensure all development, such as houses, offices and roads are located in the right place, at the right time.
- 1.1.2** By law⁽¹⁾, Councils have to prepare Development Plans that set out a long-term blueprint for the future of their area; typically over a period of 15 to 20 years. These plans set out planning policies to determine which sites or areas can be developed and which should be protected. The current Development Plan for Basildon Borough consists of the 2007 Saved Policies from the Basildon District Local Plan, adopted in 1998, as well as Saved Policies of the Essex Waste and Minerals Plans. The Council is now preparing a Local Plan to replace the policies in the 1998 document and set out an overall framework for the development of the Borough up to 2031.

The Structure of the Local Plan and Role of the Core Strategy

- 1.1.3** The Basildon Borough Development Plan's Local Plan (previously known as the Local Development Frameworks or an LDF) will be brought forward in at least three separate planning policy documents prepared by Basildon Borough Council⁽²⁾:
- The Local Plan Core Strategy;
 - The Local Plan Site Allocations and Development Management Policies; and
 - The Local Plan Gypsy, Traveller and Travelling Showpeople Policies.
1. The **Local Plan Core Strategy** which contains a borough-wide strategy to coordinate development until 2031. It will sit at the heart of the Development Plan. The Core Strategy will set out the Council's Spatial Vision and Strategic Objectives which its Spatial Strategy and Strategic Policies will seek to deliver. It will guide growth to designated parts of the Borough, which will provide more certainty, consistency and transparency for communities and developers as to how development proposals will be considered in the future. It will enable the Borough to attract more funding and investment from businesses, residents and visitors; create more jobs, attract new residents and enhance essential services and facilities such as schools, shops and doctors, etc. It will ultimately effect everyone who lives, works, plays in or visits the Borough.
 2. The **Local Plan Site Allocations and Development Management Policies** will be prepared separately and will allocate specific areas of land for particular uses as determined by the Core Strategy such as housing, employment, community facilities and open space, and in turn will lead to the alteration of the Green Belt and urban boundaries. It will also provide detailed policies to manage development proposals in the Borough.
 3. The Local Plan **Gypsy, Traveller and Travelling Showpeoplen Policies** will allocate land in the Borough for the provision of new sites to meet Gypsy, Traveller and Travelling Showpeople's housing need and will also provide development management policies to manage the development of future sites.

¹ Planning and Compulsory Purchase Act 2004, Planning Act 2008 and Localism Act 2011
² Correct as of November 2013. For the latest position refer to the Council's latest Local Development Scheme:
<http://www.basildon.gov.uk/article/2012/LDF---Local-Development-Scheme-delivery-timetable>

- 1.1.4** The suite of Local Plans may also be supported by **Supplementary Planning Documents (SPD)** which will provide further local guidance on specific elements of development (such as Vehicle Parking Standards and Sustainable Drainage Systems) and may also assist in managing development in specific areas (such as Town Centres, Conservation Areas or The Plotlands).
- 1.1.5** In addition, over the plan period, the Local Plan may be further supplemented by **Neighbourhood Plans** prepared by Parish or Town Councils, or other Neighbourhood Forums, in accordance with the Localism Act 2011, which relate to the management of development in smaller distinctive localities, in accordance with the Core Strategy.

How has the Core Strategy got to this point?

- 1.1.6** The Revised Preferred Options version of the Core Strategy builds upon previous stages of plan-making that have taken place over several years, and further stages will be undertaken before the Core Strategy can be formally adopted by the Council as part of its Development Plan.
- 1.1.7** Preparation work began on the Local Development Framework in July 2006, following the withdrawal of the Basildon District Replacement Local Plan - 2nd Deposit.
- 1.1.8** The first formal stage of preparing the new Core Strategy began with the Council identifying the main issues faced by the Borough and publishing the Basildon District Issues Report for public consultation in 2007. One of the main comments from the consultation concluded that the Core Strategy needed to be more strategic and focused in future iterations.
- 1.1.9** In response, up to early 2012, the Council carried out a series of projects, studies and engagement activities to determine the strategic issues of the Borough. The list of documents set out in Table 1.1 'LDF/Local Plan Evidence Base 2003-2012' is not exhaustive, but provides the main studies or sources of information commissioned chronologically until Feb 2012.

Table 1.1 LDF/Local Plan Evidence Base 2003-2012

Title	Author	Date
Greater Essex Demographic and Households Projections	Edge Analytics Ltd	2012
Basildon Borough Core Strategy Transport Modelling	Essex County Council/ Mouchel plc	2011
Draft Basildon Town Centre Masterplan iSPD	Basildon Borough Council/BWB	2011
Draft Noak Bridge Conservation Area Appraisal and Management Plan	Essex County Council	2011
Draft Little Burstead Conservation Area Appraisal and Management Plan	Beacon Planning Ltd	2011
Draft Great Burstead Conservation Area Appraisal and Management Plan	Beacon Planning Ltd	2011

Title	Author	Date
Draft Billericay Conservation Area Appraisal and Management Plan	Beacon Planning Ltd	2011
Draft Indoor Sports & Recreational Facilities Study	Ashley Godfrey Associates Ltd	2011
PPG17 Playing Pitch Strategy (LDF Technical Addendum)	RQA Ltd	2011
South Essex Outline Water Cycle Study (WCS)	Scott Wilson/ URS PLC	2011
South Essex Level 2 Strategic Flood Risk Assessment (SFRA)	Scott Wilson/ URS PLC	2011
PPG17 Open Space Assessment Part II	Basildon Borough Council	2011
Essex Hotel Futures Study	Hotel Solutions Ltd	2010
Leisure, Arts, Culture & Tourism Study with Retail Capacity Update	White Young Green PLC	2010
South Essex Level 1 Strategic Flood Risk Assessment (SFRA)	Scott Wilson/ URS PLC	2010
Basildon Borough Historic Characterisation Assessment	Essex County Council	2010
Thames Gateway South Essex Strategic Housing Market Assessment Update	GVA Grimley LLP	2010
Basildon District Habitat & Biodiversity Survey (Year 3 of 3)	Essex Ecology Services Ltd	2010
PPG17 Open Space Assessment Part I	Basildon Borough Council	2010
Basildon District Habitat & Biodiversity Survey (Year 2 of 3)	Essex Ecology Services Ltd	2009
Thames Gateway South Essex Strategic Housing Market Assessment (SHMA)	GVA Grimley LLP	2008
Basildon District Habitat & Biodiversity Survey (Year 1 of 3)	Essex Ecology Services Ltd	2008
Employment Capacity Study (inc. Employment Land Review)	Roger Tym & Partners/ Lambert Smith Hampton Ltd	2008
Basildon District Strategic Housing Review	GVA Grimley LLP	2007
Basildon District Phase I Habitat Study	Essex Ecology Services Ltd	2005
Essex Landscape Character Appraisal	Chris Blandford Associates Ltd	2003

- 1.1.10** In February 2012, these documents were used to prepared the Core Strategy Preferred Options Report (CSPOR). The CSPOR considered three different scales and locations for growth until 2031⁽³⁾. At the time, the Council's selected Preferred Option placed the most emphasis on the Borough's environment and its Green Belt, maximising development within the existing urban areas of the Borough only.. Two other options suggested different amounts of new housing and employment development that would have required development within the Borough's Green Belt over the next 20 years.
- 1.1.11** The CSPOR was subject to public consultation between February and April 2012. The consultation generated around 3,400 comments by 370 consultees, including an area specific petition of 2,302 signatures. Whilst the consultation showed significant support from local communities to the approach proposed by the Council, there was strong objection from neighbouring authorities, statutory bodies, service providers and developers that the low scale of growth proposed was not based on the development needs of the Borough or complaint with national policy and therefore unsound. The Council considered the validity of the representations and in November 2012⁽⁴⁾ accepted that its Preferred Option had not taken account of its Evidence Base, was not complaint with the National Planning Policy Framework, the Sustainability Appraisal and Borough's Community Strategy 2012-2036 and would therefore have to be revised.

How has the Core Strategy Revised Preferred Options Report been prepared?

- 1.1.12** Following the consultation on the CSPOR, the Council determined to commission additional evidence to support a Core Strategy Revised Preferred Options Report, hereafter referred to as the Core Strategy, which is set out in Table 1.2 'Local Plan Evidence Base Updates 2013', alongside any updates to draft evidence previously set out in Table 1.1 'LDF/Local Plan Evidence Base 2003-2012':

Table 1.2 Local Plan Evidence Base Updates 2013

Title	Author	Date
Basildon Borough Local Plan Flood Risk Sequential Test	Basildon Borough Council	2013
Basildon Borough Spatial Options Transport Modelling	Essex Highways/ Ringway Jacobs	2013
Basildon Borough Housing Growth Topic Paper	Edge Analytics and Turley Associates	2013
Thames Gateway South Essex Strategic Housing Market Assessment (SHMA)	ORS	2013
Basildon Borough Gypsy, Traveller and Travelling Showpeople Local Needs Accommodation Assessment	ORS	2013
Basildon Borough Strategic Housing Land Availability Assessment (SHLAA) (including independent viability assessment)	Basildon Borough Council (Peter Brett Associates)	2013

3 Approved by Council Minute 2012/124
4 Basildon Council Cabinet Minutes 2012/620

Title	Author	Date
Basildon Borough Employment Land and Premises Study	Atkins	2013
Basildon Borough Infrastructure Baseline Study	Basildon Borough Council	2013
Basildon Borough Green Belt Study	Basildon Borough Council	2013
Basildon Borough Green Belt Landscape Sensitivity Assessment	The Landscape Partnership	2013
Basildon Borough Landscape Character Appraisal	The Landscape Partnership	2013
Basildon Borough Indoor Sports & Recreational Facilities Study	Ashley Godfrey Associates Ltd	2012
Basildon Town Centre Masterplan iSPD	Basildon Borough Council/BWB	2012
Noak Bridge Conservation Area Appraisal and Management Plan	Essex County Council	2012
Little Burstead Conservation Area Appraisal and Management Plan	Beacon Planning Ltd	2012
Great Burstead Conservation Area Appraisal and Management Plan	Beacon Planning Ltd	2012
Billericay Conservation Area Appraisal and Management Plan	Beacon Planning Ltd	2012
Indoor Sports & Recreational Facilities Study	Ashley Godfrey Associates Ltd	2012
South Essex Surface Water Management Plan	URS	2012

1.1.13 Up to December 2013, the Council have been preparing the Core Strategy taking account of the comprehensive evidence base and subsequent updates, alongside:

- The Basildon Borough Community Strategy 2012-2036;
- The National Planning Policy Framework (NPPF) and Planning Policy for Travellers Sites 2012;
- The ongoing iterative challenge and assessment from Sustainability Appraisal and Habitats Regulations Assessment⁽⁵⁾, including the consideration of 'reasonable alternatives';
- Other plans, strategies and assessments which have a spatial impact prepared by the Council and its partners; and
- The outcome of continued engagement activities with the public, local businesses, infrastructure providers and partners.

5 Undertaken independent of the Council by Land Use Consultants Ltd

Supporting Documents to the Core Strategy

1.1.14 In addition to the evidence base, the Core Strategy is accompanied by four key supporting documents:

- **Sustainability Appraisal** as required by the Planning and Compulsory Purchase Act 2004. This includes a Strategic Environmental Assessment of the plan as required by European Directives and English Regulations;
- **Habitat Regulations Assessment** of the potential impact of the plan on Natura 2000 sites, which are ecological habitats designated for their international and European importance as required by European Directives and English Regulations;
- **Service Impact Assessment** appraising the effect of the Core Strategy on people with protected characteristics as defined in the Equalities Act 2010; and
- The **Basildon Borough Draft Infrastructure Delivery Plan** sets out a proposed draft structure for the IDP that will be revised prior to Submission and monitored periodically once the Core Strategy is adopted. It sets out the infrastructure most likely to be required to support planned growth, cost estimates where known, funding providers and responsibility for delivery. It is 'work in progress' and is published as part of the consultation to engage further with service and infrastructure providers.

What effect will the Core Strategy have on the Saved Local Plan Policies 2007

1.1.15 For now, the Saved policies of the Basildon District Local Plan 1998 remain part of the Development Plan until they have been superseded by adopted policies in the Borough's new Local Plan. Appendix D 'Intended Status of Saved Local Plan Policies 2007' provides some guidance on which 'Saved' Local Plan policies this Core Strategy will replace following its adoption, or those which will remain until they are replaced by policies in other parts of the Local Plan.

Next Steps

1.1.16 After the consultation on the Core Strategy there will be at least one further statutory stage of consultation before the Local Plan Core Strategy is submitted to the Secretary of State to be examined by the Planning Inspectorate. The current anticipated programme is shown in Table 1.3 'Programme for the Local Plan Core Strategy'⁽⁶⁾

Table 1.3 Programme for the Local Plan Core Strategy

Stage	Timescale
Revised Preferred Options (Statutory stage of consultation)	January - March 2014
<i>Publication (Statutory stage of consultation)</i>	<i>Summer 2014</i>
<i>Submission to Secretary of State</i>	<i>Autumn 2014</i>
<i>Examination</i>	<i>Autumn 2014</i>
<i>Adoption</i>	<i>Summer 2015</i>

⁶ Based on the Basildon Borough Local Development Scheme 2013-2016. This programme could change depending upon how individual stages progress, which will be reported in the Council's annual Local Development Monitoring Report and revisions to the Local Development Scheme as necessary.

- 1.1.17** Please note, since the resolution at Full Council on the 19 December 2013 for the Local Plan Core Strategy Revised Preferred Options to be published for consultation, the Council have prepared a modification addendum for clearness, clarity and transparency. The modification addendum is set out in Appendix F.

Chapter 2 Context, Vision and Objectives

2.1 Relationship with Other Strategies

2.1.1 This Core Strategy has been prepared and guided by legislation, policies and strategies at the national, regional, county, sub-regional and local level.

National Context

2.1.2 Since 2010, the Government has been reforming the planning system, major changes of which were brought into effect by the Localism Act 2011 and subsequent Regulations. Communities have been given the power to have a greater influence over what happens where they live or work. They can bring forward Neighbourhood Plans, Neighbourhood Development Orders and Community Right to Build Orders, which must conform to the Core Strategy and national policies, but allows them to take greater control over managing development in their locally designated areas.

2.1.3 In March 2012, the National Planning Policy Framework (NPPF) and Planning Policy for Traveller Sites consolidated and simplified all national planning policies into two documents. The objective underpinning the NPPF is the 'presumption in favour of sustainable development' whereby plans must support the delivery of sustainable growth. To provide more information and support the new national policy, the National Planning Policy Guidance (NPPG), was released in July 2013.

Regional Context

Regional Spatial Strategy

2.1.4 Previously, the Regional Spatial Strategy for the East of England (RSS) formed part of the Borough's Development Plan. It provided regionally based policies and set long term targets primarily for future housing and employment needs. On 3rd January 2013, the Government formally abolished the RSS as part of its Localism agenda.

Local Enterprise Partnership

2.1.5 To bridge the gap between the national and local level, business led Local Enterprise Partnerships (LEPs) have been established across the country. The South East LEP (SELEP) comprises the areas of Essex, Kent and East Sussex. Whilst the LEP retains no statutory land use planning powers, it is responsible for determining local economic priorities and undertaking activities to drive economic growth and local job creation. At present, the SELEP Economic Growth Strategy is being prepared for submission to Government in early 2014.

Cross Boundary Matters

2.1.6 As a replacement to the loss of statutory regional tier of plans, all councils and specific public bodies⁽⁷⁾ must now collaborate on strategic cross-boundary issues.

⁷ Anglian Water Services Ltd, Basildon and Thurrock University Hospitals NHS Foundation Trust, Brentwood Borough, Castle Point Borough, Chelmsford City Council, Civil Aviation Authority, East of England Ambulance Service, Education Funding Agency, Environment Agency, English Heritage, Essex and Suffolk Water, Essex County Council, Essex Fire Authority, Essex Police, Essex Wildlife Trust, Greater London Authority, Highways Agency, Homes and Community Agency, Natural England, Network Rail, NHS Basildon and Brentwood CCG, Marine Management Organisation, Office of Rail Regulation, RSPB, Rochford District Council, Skills Funding Agency, South Essex Local Enterprise Partnership, Southend on Sea Borough Council, Sustrans, Thurrock Borough Council, Transport for London

- 2.1.7** Basildon Borough Council participates in a number of boards and forums, most importantly the Thames Gateway South Essex Planning and Transport Board and the Essex Planning Officers Association. These provide an opportunity for co-ordinating approaches to preparation and delivery of Development Plans across the region and the county, as well preparing joint evidence bases, strategies and sharing experiences.
- 2.1.8** In preparing Basildon Borough's Core Strategy, there has and continues to be ongoing dialogue, meetings and discussions with our neighbouring authorities. Some of the matters that have and will continue to require ongoing cooperation are:
- The impact of emerging initiatives and decisions taken by SELEP and Government such as the Lower Thames Crossing;
 - The expansion of Lakeside Basin into a new mixed-use town centre;
 - Providing the right housing types and tenures to support the South Essex Strategic Housing Market Area;
 - The unmet needs of Gypsies, Travellers and Travelling Showpeople;
 - Further route management and investment in the east-west road links of the A127 and A130;
 - Strategic cross-boundary green infrastructure corridors;
 - Securing the continued proactive protection of a strategic Green Belt gap between Pitsea/Bowers Gifford and Thundersley/ South Benfleet;
 - Working jointly with Essex County Council to meet our waste and minerals needs; and
 - Working jointly with the Lead Local Flood Authority and other Risk Management Authorities in identifying flood risk and managing drainage.

County Context

Integrated County Strategy 2010

- 2.1.9** The Integrated County Strategy (ICS) provides a shared vision for Essex, Southend and Thurrock to identify priorities needed to retain and increase economic growth. The ICS aims to ensure that available funding is invested towards priorities which are most likely to generate long-term economic growth. Its priority themes are:
- i. Town Centres - delivering regeneration of town centres in large urban centres and important towns; such as Basildon Town Centre
 - ii. Neighbourhood Regeneration - tackling significant regeneration needs in key neighbourhoods, improving housing quality, choice and encouraging growth;
 - iii. Sustainable Growth - creating a balanced pattern of development which promotes housing choice, provides affordable housing, and ensures housing is matched with jobs and services with appropriate transport provision to create prosperous places;
 - iv. Economic Base - creating improved employment space at key locations in Essex, encouraging Research and Development (R&D) companies and provide more quality office space;
 - v. Skills - equipping young people and adults with world class skills to meet business needs and enable growth of a sustainable economy;
 - vi. Sustainable Connectivity - improving connectivity within and between our main towns to support economic growth; and
 - vii. Key sectors - supporting the growth of key sectors, particularly renewable energy, ports and logistics, creative industries, R&D, healthcare and advanced manufacturing.

Essex Transport Strategy 2011

2.1.10 The Essex Transport Strategy sets out the 15 year vision to improve travel in the county and underlines the importance of the transport network in achieving sustainable long term economic growth and enriching the life of residents

Thames Gateway South Essex Planning and Transport Strategy 2013

2.1.11 The Thames Gateway South Essex Planning and Transport Strategy establishes a vision to improve prosperity levels throughout the Thames Gateway South Essex in line with the Greater South East. It aims to provide a better quality of life for the population by developing and maintaining a sustainable transport system that promotes growth and strengthens provision for all users whilst minimising impacts on the built and natural environments.

2.1.12 The Strategy sets out key transport issues in the TGSE area, which includes:

- Capacity and congestion issues affecting connectivity at a national and regional level such as the Dartford Crossings and M25 J30/31;
- Capacity and congestion issues affecting connectivity across the region and between major towns in TGSE such as the A127, A13 and commuter rail services between TGSE and London;
- Management and maintenance of the transport network, introducing more effective route management and investment in local road, bus, rail and cycle networks; and
- Capacity and congestion issues affecting connectivity and accessibility within and to town centres for all forms of transport.

Local Context

2.1.13 The Basildon Borough Core Strategy must, by law⁽⁸⁾, have regard to the Basildon Borough Community Strategy.

2.1.14 The Community Strategy is prepared by the Basildon Renaissance Partnership which was formed on 1st April 2011 to create an overarching body comprising representatives from the following public, private and voluntary sector organisations:

- Basildon Borough Council;
- Essex County Council;
- Essex Police;
- Essex County Fire and Rescue;
- Basildon and Brentwood Clinical Commissioning Group⁽⁹⁾;
- Homes and Communities Agency;
- Thames Gateway South Essex Partnership;
- South West Essex Children's Commissioning and Delivery Board;
- Basildon Business Group; and
- Basildon, Billericay and Wickford Council for Voluntary Services.

2.1.15 The Basildon Borough Community Strategy 2012-2036 establishes the shared long term vision for the Basildon Renaissance Partnership and was adopted by the Council in 2013⁽¹⁰⁾.

8 s.19 Planning and Compulsory Purchase Act 2004 (as amended)

9 formerly NHS South West Essex Primary Care Trust

10 Council Minute 2012/247

2.2 Spatial Portrait

2.2.1 Basildon Borough lies at the heart of the Thames Gateway South Essex (TGSE), 48 kilometres (30 miles) east of the City of London and covers an area of approximately 110 square kilometres (42 square miles). Figure 2.1 'Basildon Borough Sub-Regional Context Map' illustrates the Borough in the context of its immediate neighbouring authorities and the wider Essex, Kent and London areas.

Figure 2.1 Basildon Borough Sub-Regional Context Map

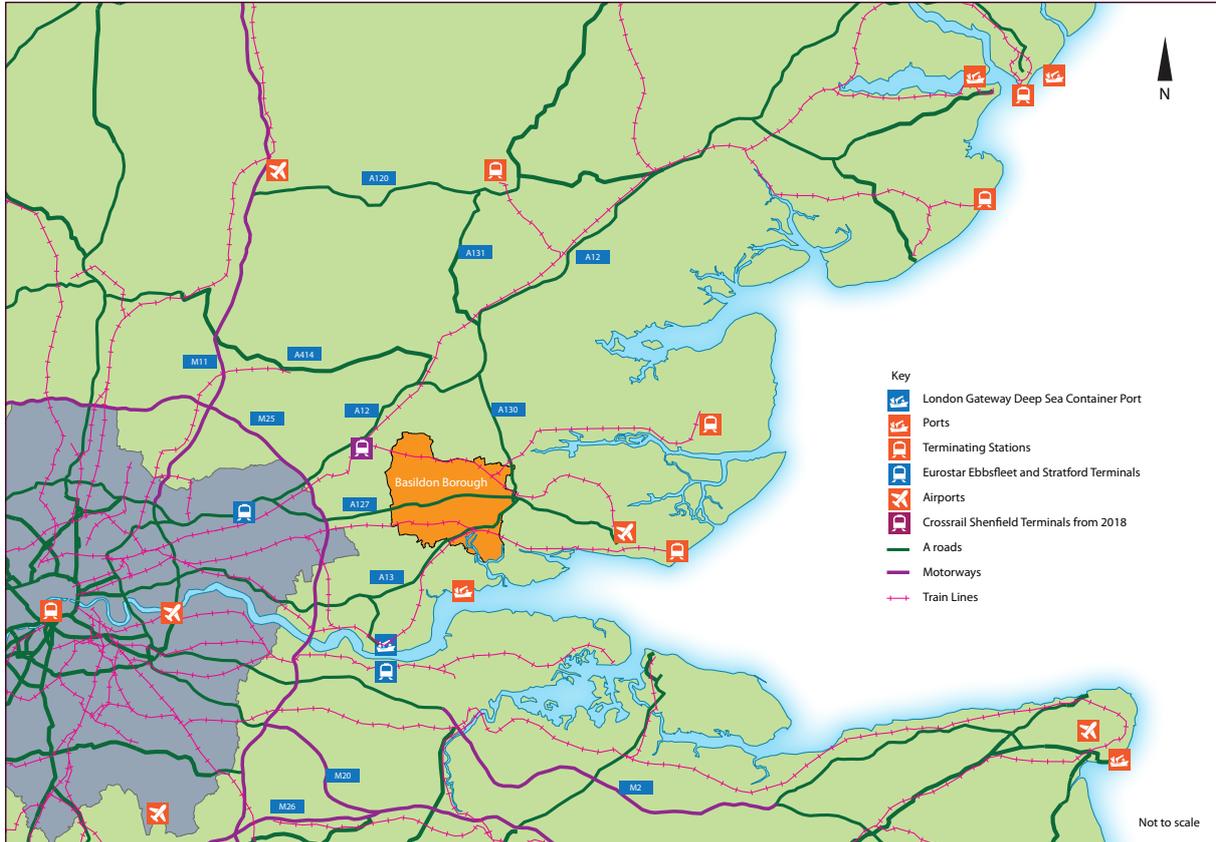


2.2.2 The urban areas of Basildon (including Laindon and Pitsea), Billericay and Wickford are surrounded by countryside within the Green Belt. The Green Belt contains six villages, three of which have some services and thirteen Plotland settlements⁽¹¹⁾. The unplanned nature of the Plotland settlements means some are of low environmental quality within the setting of the Green Belt.

Our Transport Connections

2.2.3 Figure 2.2 'Strategic Transport Network Surrounding Basildon Borough' illustrates the connections the Borough has with national and regional strategic road networks; via the east-west A127, A13 and north-south A130. These connect the Borough with London and its immediate neighbours, as well as to the routes of the A12 and A120 providing access to Stansted Airport and the international ports of Felixstowe and Harwich.

Figure 2.2 Strategic Transport Network Surrounding Basildon Borough



2.2.4 The Borough is also served by two railway lines to the north and south. Access to these is via five railway stations: Basildon, Laindon, Pitsea, Billericay and Wickford. Rail services from Billericay and Wickford connect to Stratford City enabling transfer to Eurostar Services at Stratford International and the Queen Elizabeth Olympic Park and terminate at London Liverpool Street. From 2018, Crossrail services will be operational from Shenfield, one stop east of Billericay, linking with Maidenhead and Heathrow Airport, via Central London. In the south of the Borough, rail services run between London Fenchurch Street and Shoeburyness with services to Lakeside Shopping Centre and Dagenham, via a junction at Pitsea.

Our Historic Context

2.2.5 Human activity in the Borough can be traced to around 10,000BC. The Medieval Period (1066-1537) laid the foundations for modern development with the establishment of local manors, parish churches and parish boundaries mainly within the town of Billericay, and the villages of Basildon, Laindon, Pitsea, Dunton, Great Burstead, Little Burstead, Crays Hill and Vange.

2.2.6 During the late 19th and early 20th century the agricultural depression caused many Essex farms to become semi-derelict or abandoned, particularly on the heavy claylands which were hard to farm. Entrepreneurs bought land at these farms, dividing and selling them off as individual plots and small holdings to many East Londoners and returning soldiers from the First World War. This created a generation of unregulated development

which comprised of houses that were little more than wooden shacks with no access to mains services or sanitation and accessible only by unmade roads. These areas became known as Plotlands, remnants of which still exist today.

- 2.2.7** The main settlement in the Borough is Basildon; a Mark I New Town designated in 1949 and built in a number of phases over 50 years to create more regulated development in place of the extensive Plotlands and to absorb the expanding population of London. The New Town Designated Area absorbed the villages of Basildon, Dunton, Laindon, Vange and Pitsea.
- 2.2.8** There are three nationally designated Scheduled Monuments; surviving earthworks in Norsey Woods in Billericay and two moated sites at Botelers in the Fryerns area of Basildon and at Basildon Hall. There are four Conservation Areas; Billericay High Street, Little Burstead, Great Burstead and Noak Bridge, and around 130 Listed Buildings, including two churches in Great Burstead and Laindon that are afforded the highest level, Grade I.

Our Landscape and Natural Environment

- 2.2.9** The Borough's landscape is varied, comprising three main urban development areas and three serviced settlements, set within arable farmland, permanent grazing with hedgerows, woodland and a large area of the Thames Estuary's coastal grazing marshland. The Plotlands are characterised by sporadic residential development and a mosaic of scrub, grassland and woodland habitats.
- 2.2.10** The local natural environment is rich in nationally and locally important habitats with six Sites of Special Scientific Interest (SSSIs) ranging from Ancient Woodland and rich grasslands in Billericay to coastal marsh in Vange, Fobbing and Pitsea. There are over 50 Local Wildlife Sites (LoWS), Local Nature Reserves (LNRs) and Country Parks with over 150km of Public Rights of Way (PRoW) that provide a means of accessing the open countryside.
- 2.2.11** There are no internationally or European protected habitats in the Borough, however there are Ramsar Sites, Special Protection Areas (SPA), and Special Areas of Conservation (SAC) within 5km of the Borough Boundary, principally downstream of the River Crouch, the Borough's main watercourse, which has its source in Little Burstead.

Our Population and Demography

- 2.2.12** The Borough's population has dramatically increased over the last 60 years, following the phased construction of Basildon New Town and the expansion of the older settlements of Billericay and Wickford. Basildon Borough has a population of 174,500⁽¹²⁾. Of this, Basildon itself has a population of around 101,800, whilst Billericay and Wickford have a population of approximately 38,500 and 29,400 respectively. The serviced settlements have a population of around 2,100 and the plotlands have a population of 2,700⁽¹³⁾.
- 2.2.13** The main changes in the population since 2001 have been the increasing proportion of residents aged between 60-64 (increased by 35%) and those aged 85 and over (increased by 44%)⁽¹⁴⁾. The majority of the residents describe themselves as being White British

12 2011 National Census

13 2011 National Census

14 2011 National Census

(89.5%), with other Minority Groups accounting for 11.5% of the Borough population⁽¹⁵⁾, an increase of 6.4% from 2001. The majority consider themselves to be Christian (60.3%) with other faiths accounting for 2.9%⁽¹⁶⁾.

Our Housing Stock

2.2.14 In 2011, there were approximately 74,000 homes in the Borough, 66% of which were owner occupied, 22% socially rented and 10% privately rented. The Borough's housing stock comprises 11% bungalows, 17% detached, 17% semi-detached, 38% terraced and 18% flats/maisonettes with the majority having 2-3 bedrooms (69%)⁽¹⁷⁾. The average household size is 2.37 persons⁽¹⁸⁾.

Our Education Provision and Performance

2.2.15 There are 55 primary schools and 11 secondary schools (10 ECC funded and 1 privately funded) in the Borough⁽¹⁹⁾. Schools in Billericay and Wickford are over-subscribed from applications outside their catchment areas, whereas schools in Basildon, Laindon and Pitsea schools are, with some exceptions, generally under-subscribed⁽²⁰⁾.

2.2.16 Educational attainment in both primary and secondary level is slightly lower than the East of England and England averages⁽²¹⁾. The Borough's skills base is relatively low with 17% of resident workers only qualified to NVQ4 and above, and 40% holding only NVQ1 or no qualifications at all.

Our Economy

2.2.17 Basildon town is the largest employment centre in Thames Gateway South Essex (part of the wider Thames Gateway, a Government priority area for regeneration) and is home to the A127 Enterprise Corridor, the largest concentration of employment in Essex⁽²²⁾. In total there are over 6,500 VAT registered business enterprises trading in the Borough⁽²³⁾.

2.2.18 The Borough's working age population broadly matches that of the county and region. However, the low resident skills base results in high level of out commuting (44%). The total employment in the Borough is 76,000 jobs with an annual rate of growth of 1.4% over the period 1998-2011. The main business sectors in the Basildon Borough are wholesale and retail trade (21%), manufacturing (14%) and human health and social work activities (13%)⁽²⁴⁾.

2.2.19 Basildon Borough's employment B-class floor space is predominantly general/light industry (38%), office floor space (B1a) accounting for 24%, warehousing being 20% and research and development with 18% of the total share of floor space⁽²⁵⁾.

2.2.20 In the Borough, the unemployment trend has declined between 2001-2012, however with the impact of the economic downturn, unemployment is beginning to rise and the Job Seeker Allowance claimant count is now at 3.8%⁽²⁶⁾.

15 2011 National Census

16 2011 National Census

17 Opinion Research Services, TGSE Strategic Housing Market Assessment Review 2013

18 Opinion Research Services, TGSE Strategic Housing Market Assessment Review 2013

19 Essex County Council, Commissioning School Places, 2013

20 Essex County Council, Commissioning School Places Essex 2012-2017

21 National Census 2011

22 Essex County Council's Economic Growth Strategy 2012

23 Basildon Borough Councils website, <http://www.basildon.gov.uk/article/4834/A-1st-class-business-location>

24 Atkins, Basildon Employment Land and Premises Study July 2013

25 Atkins, Basildon Employment Land and Premises Study July 2013

26 Atkins, Basildon Employment Land and Premises Study, July 2013

Our Retail, Leisure and Provision

- 2.2.21** Basildon is one of Essex's Regional Town Centres, alongside Chelmsford, Southend and Colchester. There are four other town centres in the Borough; Pitsea, Laindon, Billericay and Wickford.
- 2.2.22** The Borough has four out-of-town retail parks that all have at least one large supermarket providing convenience goods. There are also 62 local centres or sub centres that support the Borough's residential and business neighbourhoods with basic shopping and service needs.
- 2.2.23** The Borough's centres are facing increasing competition from other retail locations including Bluewater, Westfield Stratford and Lakeside as well as Southend and Chelmsford. The Lakeside Basin has approval through the Thurrock Borough Local Plan Core Strategy to become a town centre, with further planned expansion of retail, leisure and commercial uses.
- 2.2.24** The Borough offers a range of leisure and recreational opportunities including the Basildon Sporting Village, which includes Essex's only 50m swimming pool and South Essex Gymnastic Centre. The swimming pool in Wickford Town Centre is to be renovated in 2014 to provide new and expanded facilities in the heart of the town. The Borough is also home to several health clubs, four golf courses, four country parks and over 1300Ha of open space.
- 2.2.25** Basildon Festival Leisure Park is the Borough's principal commercial leisure complex which contains a multiplex cinema, bowling alley, wake boarding centre, nightclubs, restaurants and hotels.

2.3 Drivers for Change

- 2.3.1 In 2011, Topic Papers TP1 to TP7 were prepared to determine the Borough's key 'Drivers for Change' to inform the emerging Core Strategy's policies.
- 2.3.2 Since the Core Strategy Preferred Options Report 2012, these have been reviewed for their appropriateness given changes to national and regional planning policy, the findings of additional evidence published between 2011 and 2013, assessments and consultation comments. The Core Strategy's Revised Drivers for Change are presented in Table 2.1 'Basildon Borough Revised Drivers for Change 2013'.

Table 2.1 Basildon Borough Revised Drivers for Change 2013

Topic Paper 2011	Preferred Options Report Local Driver for Change 2012	Policy/ Evidence Base 2011 - 2013	Revised Drivers for Change 2013
Environment	<ul style="list-style-type: none"> Protecting and enhancing the Borough's built and natural assets, landscapes and heritage & achieving sense of place A valued Green Belt Green infrastructure The environment and design 	<ol style="list-style-type: none"> National Planning Policy Framework, CLG, 2012 Basildon Borough Landscape Study, The Landscape Partnership, 2013 Basildon Borough Green Belt Study, Basildon Borough Council and The Landscape Partnership 2013 	<ul style="list-style-type: none"> Protecting and enhancing the Borough's built and natural assets, landscapes and heritage & using them to help maintain a sense of place Minimise as far as possible the impact housing and employment growth will have on the Borough's Green Belt Recognition of the integral role Green Infrastructure can play in the development and design of sustainable development Need to ensure a high quality environment can be secured through the careful design of buildings and spaces.
Housing	<ul style="list-style-type: none"> Housing delivery High quality design Homes for all 	<ol style="list-style-type: none"> National Planning Policy Framework, CLG, 2012 Planning Policy for Travellers Sites, CLG, 2012 Basildon Borough Community Strategy 2012-2036 Thames Gateway South Essex Strategic Housing Market Assessment, Opinion Research Services, 2013 Basildon Borough Housing Growth Topic Paper, Edge Analytics and Turley Associates, 2013 Basildon Borough Strategic Housing Land Availability Assessment, Basildon Borough Council and Peter Brett Associates, 2013 Basildon Borough Gypsy, Traveller and Travelling Showpeople Local Needs Accommodation 	<ul style="list-style-type: none"> Specialist housing should be provided to support an ageing population Growth in households and population A need to increase housing delivery to support affordable housing Impacts of migration (International and in UK migration) Benefit reforms and increasing number of households in need Private rental sector growth Homes for all

Topic Paper 2011	Preferred Options Report Local Driver for Change 2012	Policy/ Evidence Base 2011 - 2013	Revised Drivers for Change 2013
		<p>Assessment, Opinion Research Services, 2013</p> <p>8. Greater Essex Demographic and Household Forecasts, Edge Analytics, 2012</p>	
Economic Development	<ul style="list-style-type: none"> • Competition and weaknesses in the local economy • Enhancing the vibrancy and vitality of our town centres • Provision & support for economic growth & prosperity • Unemployment and the need to increase skills levels • Accommodating and promoting tourism • An 'end destination' Borough 	<ol style="list-style-type: none"> 1. National Planning Policy Framework, CLG, 2012 2. Basildon Borough Community Strategy 2012-2036 3. Basildon Borough Employment Land and Premises Study, Atkins, 2013 4. Thames Gateway South Essex Planning and Transport Strategy 2013 	<ul style="list-style-type: none"> • Increase competition and reduce weaknesses in the local economy • Enhancing the vibrancy and vitality of our town centres to support businesses and employers • Need to provide employment land for economic growth & prosperity • A need to tackle local unemployment and to provide opportunities to increase skill levels across all ages • Promoting tourism and maximising the Borough's assets
Town Centres & Retailing	<ul style="list-style-type: none"> • Competition with neighbouring towns • Improving town centre environments • Meeting expansion demands • Need to regenerate and improve retail offer 	<ol style="list-style-type: none"> 1. National Planning Policy Framework, CLG, 2012 2. Basildon Borough Community Strategy 2012-2036 3. Basildon Town Centre Masterplan and Bespoke Evidence Base 2012 4. Wickford Town Centre Regeneration Strategy 2013 5. Basildon Borough Infrastructure Baseline Report, Basildon Borough Council 2013 	<ul style="list-style-type: none"> • Competition with neighbouring towns • Maximise the application of the centre hierarchy when determining the appropriateness of retail/ leisure/ office development • Improving town centre environments for the public, visitors and investors • Meeting space demands of existing and potential occupiers • Need to regenerate and improve retail and leisure offer
Community	<ul style="list-style-type: none"> • Improve and support educational opportunities 	<ol style="list-style-type: none"> 1. National Planning Policy Framework CLG, 2012 2. Basildon Borough Community Strategy 2012-2036. 	<ul style="list-style-type: none"> • Improve and support educational opportunities • Provide choice to improve people's health and create

Topic Paper 2011	Preferred Options Report Local Driver for Change 2012	Policy/ Evidence Base 2011 - 2013	Revised Drivers for Change 2013
	<ul style="list-style-type: none"> Provide choice to improve people's health and create opportunities for healthier lifestyles Enhance the Borough's social and cultural identity Improving Civic Pride 		<p>opportunities for healthier lifestyles.</p> <ul style="list-style-type: none"> Supporting the provision of community services and recreational facilities that meet people's need Enhance the Borough's social and cultural identity Improving Civic Pride
Reducing the effects of a Changing Climate	<ul style="list-style-type: none"> Contributing to the reduction in Greenhouse gas emissions Managing and mitigating against flood risk Reducing water quality deterioration Making buildings more resilient to a changing climate Supporting the region's role in encouraging low carbon related industries to locate into the Borough 	<ol style="list-style-type: none"> National Planning Policy Framework, CLG, 2012 	<ul style="list-style-type: none"> Contributing to the reduction in Greenhouse gas emissions Managing and mitigating against flood risk Reducing water quality deterioration Making buildings more resilient to a changing climate Supporting the region's role in encouraging low carbon related industries to locate into the Borough
Transport & Utilities	<ul style="list-style-type: none"> Increasing transport activity Reducing the need to travel Improve access to A127 Corridor and encourage integrated transport systems Improving the perception of travel safety Increasing the use of renewable electricity generation and energy efficiency 	<ol style="list-style-type: none"> National Planning Policy Framework, CLG, 2012 Basildon Borough Community Strategy 2012-2036 Basildon Borough Transport Modelling Update, Essex Highways, 2013 Thames Gateway South Essex Planning and Transport Strategy 2013 Basildon Borough Infrastructure Baseline Report, Basildon Borough Council 2013 	<ul style="list-style-type: none"> Supporting and improving sustainable modes of transport Reducing the need to travel Improve access to A127 Corridor and encourage integrated transport systems Improving the perception of travel safety

2.4 Vision & Strategic Objectives

Vision

2.4.1 As set out in Chapter 2, the Basildon Borough Core Strategy Local Plan must legally have regard to the Basildon Borough Community Strategy⁽²⁷⁾.

2.4.2 The Basildon Borough Community Strategy 2012-2036 establishes the shared long term vision for the co-ordination of activities of the Council and the public, private and voluntary sector organisations of the Basildon Renaissance Partnership.

Basildon Borough Community Strategy Vision 2012-2036

To make Basildon Borough a fair and inclusive place, where communities have a healthy, safe place to live and work and to improve the quality of life now and for future generations.

2.4.3 The Partnership collectively strives to secure a better economic, social and environmental future for the Basildon Borough through five priorities:

- Improve the employment prospects, education and skills of local people;
- Promote sustainable regeneration and deliver housing growth through high quality, locally distinctive sustainable developments and supporting infrastructure;
- Support and promote the growth of local economic and business to benefit local people;
- Support local people to improve their own well-being; and
- Treat the cause of crime, anti-social behaviour and disorder and improve community safety.

Strategic Objectives

2.4.4 In order to deliver the Basildon Borough Vision, ten Strategic Objectives have been established. The Strategic Objectives have been aligned, where possible, to ensure compatibility against the Basildon Borough Community Strategy 2012-2036 and have also taken account of the revised drivers for change, assessments and consultation comments.

Drivers for Change	Strategic Objectives
Environmental Protection and Enhancement	<p>SO1: Protecting and Enhancing the Quality of the Local Environment</p> <ul style="list-style-type: none"> • Enhance the quality of the Borough's natural, historic and built environment through spatial planning and design, conservation of heritage assets, and the improvement of

27 s.19 Planning and Compulsory Purchase Act 2004 (as amended)

Drivers for Change	Strategic Objectives
	<p>the character and appearance of its landscapes to secure the future of the Borough's distinctiveness and sense of place; and</p> <ul style="list-style-type: none"> Protect, conserve, increase and positively manage the Borough's biodiversity resources through the protection, renewal and creation of habitats and green infrastructure opportunities.
A Valued Green Belt	<p>SO2: Improve the Quality and Value of the Green Belt</p> <ul style="list-style-type: none"> Ensure the Borough's Green Belt continues to serve its purposes, whilst accommodating Objectively Assessed Needs; Pro-actively manage the use of land in the Green Belt so that it benefits local communities; and Continue to enforce against unauthorised development.
Need to Limit Environmental Impact	<p>SO3: Minimising Our Impact on the Environment</p> <ul style="list-style-type: none"> Promote the efficient use of resources by embracing sustainable patterns of development include maximising the use of previously developed land, improving energy and water efficiency, increasing the use of renewable energy technologies and minimising pollution, including greenhouse gas emissions; Designing local environments so that they are of a high quality, more resilient to a changing climate and benefit from integrated environmental systems for drainage and waste management; and Ensure people can be protected from the effects of flooding; and Improve water quality.
Vibrant & Thriving Town Centres	<p>SO4: Creating Vibrant and Thriving Town Centres:</p> <ul style="list-style-type: none"> Maintain Basildon Town Centre's role as a Regional Centre by ensuring it contributes to the Borough's overall growth targets and becomes the prime focus for new retail and leisure developments; and Conserve the distinct identities of the Borough's other town centres, whilst improving their local community roles and functions through mixed-use developments that

Drivers for Change	Strategic Objectives
	provide a better range of shopping, leisure, educational and employment opportunities, alongside an enhanced transport infrastructure and public realm.
Economic Betterment	<p>SO5: Strengthening the Competitiveness of the Local Economy</p> <ul style="list-style-type: none"> • Maintain the Borough's position as a sub-regional economic hub by providing enough land, in suitable locations, with supporting infrastructure to accommodate business needs and support the diversification of the Borough's employment sector mix; • Improve the robustness of the local economy by ensuring opportunities to maintain and enhance business support programmes, access to early, primary, secondary, higher & further education and skills training are available to improve investor confidence in locating to or remaining in the Borough; and • Promote the Borough on a local, national, European and international scale as an attractive base for businesses.
Accommodating a Growing Population	<p>SO6: Delivering New Homes</p> <ul style="list-style-type: none"> • Identify enough suitable land for new housing to meet Objectively Assessed Needs; and • Provide sufficient housing, in a range of types and tenure that meet the Borough's needs, including specialist provision.
Promoting Tourism	<p>SO7: Capitalising on Local Tourism Opportunities</p> <ul style="list-style-type: none"> • Extend the Borough's leisure tourism offer by promoting its cultural and environmental assets; and • Securing the provision of high quality accommodation and support facilities in the Borough to satisfy demands from businesses.
Healthier Lifestyles	<p>SO8: Helping Local People Maintain Healthier Lifestyles</p> <ul style="list-style-type: none"> • Provide an environment that is attractive, enjoyable, safe, accessible and easy to live and work in; and • Ensure access to leisure, sport, recreation and cultural facilities is maintained to encourage active and healthier lifestyles.

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

Consultation

- 2.4.5** The Core Strategy Preferred Options Report 2012 consultation generated 134 comments on the proposed Strategic Objectives. There was significant support for the Strategic Objectives, however some wording changes to strengthen the objectives role in identifying land to meet Objectively Assessed Needs, securing Green Infrastructure, reducing out-commuting, ensuring developments are supported by key infrastructure, as well as environmental enhancement and protection.

Chapter 3 Growth Requirements

3.1 Objectively Assessed Needs

Housing Needs

- 3.1.1** Paragraph 47 of the National Planning Policy Framework states that Local Planning Authorities (LPAs) must significantly boost the supply of housing in England. LPAs should use their evidence base to ensure that their Local Plans meet "full, objectively assessed needs for market and affordable housing in their housing market area..."
- 3.1.2** In determining the Basildon Borough's 'objectively assessed needs', the Council has undertaken research with other LPAs in Greater Essex and the South Essex Housing Market Area, supplemented with Borough specific studies that evaluate the diverse factors that are influencing the local housing market and influencing housing needs.
- 3.1.3** The TGSE Strategic Housing Market Assessment Review⁽²⁸⁾ has concluded that the housing market in South Essex, is undergoing fundamental change and facing significant pressures, in line with national trends. These are:
- The population is growing, partly driven by migration from elsewhere in England, and internationally;
 - The resident population is ageing and remaining in their family homes;
 - The delivery of new private and affordable housing has been lower in the last decade than required to meet needs;
 - The private rented sector is growing as affordability is declining and more equity is being required from mortgage lenders; and
 - Further unknown changes to the public and private rental sectors due to welfare reform. Although not fully understood this could include greater demand to convert more houses into flats, create more Houses in Multiple Occupation or lead to greater in-migration from East London in particular.
- 3.1.4** In a time of socio-economic change, it is difficult for any Local Planning Authority to plan with certainty. It is important that the Council's Local Plan provides enough scope for the conditions of growth to flourish to offer some flexibility when setting policy requirements for a 20 year plan-period.
- 3.1.5** Building on the findings of the sub-regional SHMA, the Council has looked further at the Basildon Borough's specific socio-economic needs and demands. It has carefully considered and tested the most up to date evidence available on population projections (including birth and death rates and migration), changing age profiles, household formation rates, household size, employment rates, economic forecasts, housing market activity, affordability, vacancy rates, occupation ratios and the Borough's close proximity to London to determine what the Borough's Objectively Assessed Needs are.
- 3.1.6** Using information from the sources above, the Council has considered three questions which arise from the NPPF and LGA guidance⁽²⁹⁾:
1. How many houses are required to accommodate projected levels of population growth associated with changes to the existing population and future anticipated levels of migration?

²⁸ Opinion Research Services, TGSE Strategic Housing Market Assessment Review, 2013

²⁹ Ten key principles for owning your housing number - finding you objectively assessed needs, LGA, 2013

2. What level of economic growth and in particular the changing amounts of employment opportunities, can be supported by changes to the local labour supply and how much housing is required to accommodate this labour force?
3. How much housing overall is required to facilitate the development of a sustainable mix of tenures, including sufficient affordable housing, to meet the needs of all households in the future?

3.1.7 The Basildon Borough Housing Growth Topic Paper 2013⁽³⁰⁾ considers these questions in detail against different population and economic growth scenarios and concludes that the Borough's housing growth will need to be at least 800 units per annum, or 16,000 units over the plan period 2011-2031.

Economic Needs

3.1.8 Paragraph 18 of the National Planning Policy Framework requires LPAs to do 'everything it can' to support sustainable economic growth. Local Planning Authorities should plan pro-actively to meet the development needs of business and support an economy fit for the 21st century.

3.1.9 The Council recognises the strategic role Basildon Borough has in the wider Essex economy, accounting for over half of all jobs in South Essex alone. With only 56% of these jobs filled by people living in the Borough, the strategic importance of the Borough as a hub for business must not be underestimated or undervalued⁽³¹⁾.

3.1.10 The Basildon Borough Employment Land and Premises Study 2013 (ELPS)⁽³²⁾ evaluated the diverse economic needs of the Borough:

- The Borough's economic growth of 1.4% per annum is performing reasonably well when compared to averages in England and the East of England;
- Wages have steadily increased despite the economic downturn;
- Sectoral growth is dynamic, with recent declines in financial, insurance and administration in the last 5 years, but higher growth than the Essex average in wholesale, retail trade, air conditioning and education;
- The Borough's industrial market is doing well, in part due to long established business areas in the A127 Enterprise Corridor and the Borough's good strategic transport connections;
- Tougher competition from neighbouring areas in future years where there is a good supply of larger and cheaper industrial premises and further planned supply;
- Relatively small office market, with relatively few single occupier office buildings. Office accommodation in town centres is generally of poor quality, has relatively high commercial service charges and a lack of dedicated parking, all of which are discouraging occupiers;
- Some small to medium sized companies are considering relocating away from the Borough to other nearby commercial centres due to a lack of expansion land or suitable premises; and
- Vacancy/ churn rate of 12%, which is considered to be in current economic conditions.

30 Edge Analytics & Turley Associates, October 2013

31 Atkins, Basildon Borough Employment Land and Premises Study, July 2013

32 Atkins, Basildon Borough Employment Land and Premises Study 2013

- 3.1.11** The Council has also looked further at the Basildon Borough's specific economic growth prospects, testing possible future scenarios using the Experian® Economic Regional Planning Model, a highly sophisticated and respected econometric forecasting model. The model has also evaluated the Borough's needs for employment growth when factoring in housing growth.
- 3.1.12** The ELPS indicates that in response to the objectively assessed needs of 16,000 homes over 20 years, there will be a need for a net increase of at least 8,600 B use-class jobs across the Borough, with the majority provided within the B1a and B1b sectors. This will equate to approximately 49Ha of B use-class employment land⁽³³⁾.
- 3.1.13** This can be broken down further into the employment need for B1 Office, B2 General Industry and B8 Warehousing land. In compliance with the NPPF, recent economic trends have been studied in greater depth to determine the future demand for each B use-class, which in turn has projected any increase or decrease over the 20 years of the plan period. The majority of demand is for B1a/b and slight growth in the demand for B8 over the period 2012-2031, whilst demand for B1c and B2 uses may decline over the same period, meaning some new employment floorspace could be developed on sites that have to date been occupied by a different B use-class employment use.
- 3.1.14** A key principle underpinning the Government's sectoral approach to land supply modelling is to reflect employment sectors which are likely to have prospects for better success in the future, in terms of generating increased value and employment to the UK economy. This approach would support the ELPS demand led approach to forecasting future need for employment land over the plan period. However, whilst the baseline scenario states that land used for B2 uses will decline over the plan period, the Council has the aspiration to support local residents⁽³⁴⁾ through creating the conditions necessary to provide opportunities for higher paid jobs in the scientific and technology sectors which would fall into the B2/B1c use class categories.

33 Atkins, Basildon Borough Employment Land and Premises Study, July 2013

34 the Community Strategy 2012-2036 aims to improve the local skills set through encouraging an increase in the number of young people studying and in apprenticeships within the Borough

Chapter 4 Spatial Options

4.1 Spatial Options

- 4.1.1** The Basildon Borough Community Strategy 2012-2036 sets out clear objectives that direct the level of growth within the Borough. A fundamental part of achieving our vision and that of the NPPF is to deliver growth using previously developed land where possible, focusing development in the Borough's urban areas and helping to support other regeneration priorities such as town centres and estate renewal schemes. Only once these opportunities have been exhausted should Local Planning Authorities should look beyond their urban boundaries, including into the Green Belt to accommodate development needs.

How Are We Going To Do This?

The Revised Preferred Option to achieve the Borough's Vision and deliver its Strategic Objectives is:

Spatial Option 2A - Proportionate Distribution relative to the Size of the Borough's Main Towns

This will see a proportionate distribution of housing growth between Basildon (including Laindon and Pitsea), Billericay and Wickford comparable to the size of the existing settlements. The remainder of the growth will be split between the serviced villages of Crays Hill, Bowers Gifford and Ramsden Bellhouse, together with some allowance for infill development in the fifteen Plotland settlements.

A plan period average of 800 homes will be delivered per year over the plan period, equating to a total of 16,000 homes by 2031. In turn, we expect to deliver about 8,500 new jobs in the Borough in the same time period.

The Council will optimise the use of previously developed land in the urban areas where it is suitable for development purposes. Suitable greenfield land will also need to be developed in urban areas, where suitable services and infrastructure are available. This will deliver:

- 6,900 homes
- 38ha of industrial land

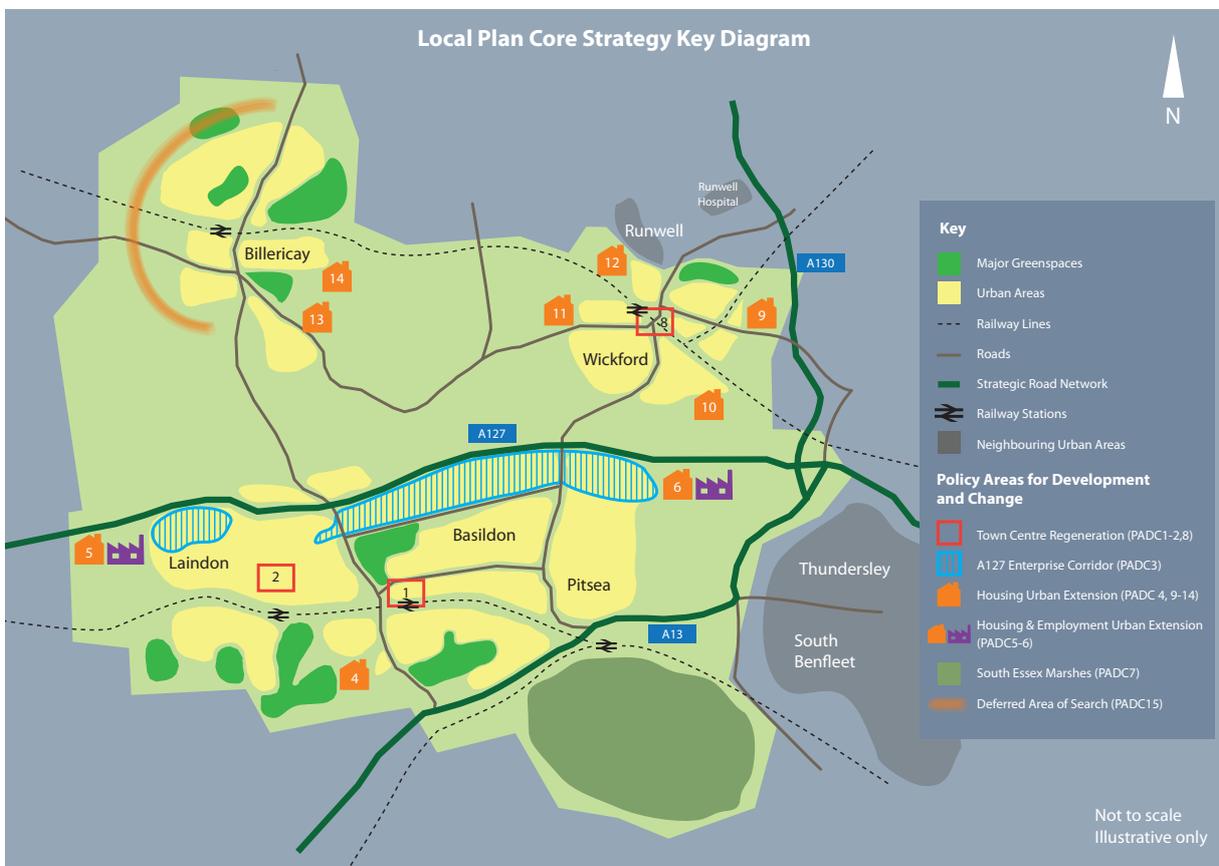
This will include redevelopment projects in four of the Borough's five town centres, which by 2031, will serve as vital focal points for their communities. There will be no net loss of employment land over the plan period as the existing business estates will be regenerated to ensure they remain a location of choice for new and expanding employers.

As there is limited previously developed and or urban land to meet the Borough's needs, a number of urban extensions will be required around the main towns of Billericay, Basildon (including Laindon and Pitsea) and Wickford, resulting in some loss to the Green Belt. Smaller minor adjustments to the Green Belt boundary will also be required on the edges of the main towns and serviced villages over the next 20 years, together with limited infill in the Borough's Plotland settlements.

This will provide a further 9,100 homes and 11ha of industrial land.

The Council will phase the delivery of these developments to ensure that the Borough's infrastructure and services can be suitably upgraded in sequence with development needs and make sure that new open spaces and nature reserves secured for environmental enhancement can help open up the Borough's wider countryside to its communities.

Figure 4.1 Local Plan Core Strategy Key Diagram



Alternative Options

Spatial Option 2B - Growth focused to Billericay and Wickford

The focus of development will be to maximise the development potential of Billericay and Wickford, with Basildon taking less than a proportionate scale of growth. The remainder of growth to be split between the serviced settlements of Crays Hill, Ramsden Bellhouse and Bowers Gifford and some allowance for infill in the Plotlands.

Reason for Rejection: Although the Green Belt Study and Landscape Study suggests that the land surrounding Wickford and particularly Billericay would be able to accommodate fairly large settlement expansion without significant adverse impact to the surrounding countryside and its purpose, this option would have to overcome considerable constraints

to necessary infrastructure provision required to support this level of growth. Both secondary schools in Wickford and Billericay are on restricted sites and could not easily accommodate expansion. Any additional educational provision would require further loss of the Green Belt. Owing to the relatively poor North to South transport links in the Borough, the roads through the towns in the north are either close to, or at capacity and may not be easily resolved. The limited available land supply adjacent to Billericay and Wickford could potentially threaten the delivery of housing need within the plan period.

Spatial Option 2C - Growth focused to Basildon

The focus of development will be to Basildon, with a smaller proportion of the remaining growth directed to Billericay and Wickford. A small proportion will be split between the serviced settlements of Crays Hill, Ramsden Bellhouse and Bowers Gifford and some allowance for infill in the Plotlands.

Reason for Rejection: Whilst Basildon has areas with the most deprivation, is the focus for regeneration schemes and has the largest number of services / infrastructure in the Borough to support the majority of development proposed under this option, there would be uncertainty in whether the delivery of development would be sustainable. Significant infrastructure improvements, including transport and highway upgrades would be essential to this option and would require funding from external sources such as the Local Enterprise Partnership. Furthermore, there is a possibility that Billericay and Wickford town centres could experience a state of decline and as a result, residents in these settlements would have access to services and a poorer quality of life. This option would also put significant pressure on the Green Belt separation between the settlements of Pitsea/ Bowers Gifford and South Benfleet/ Thundersley in the Borough of Castle Point, with the loss of the Plotland settlement of North Benfleet, thus removing the unique identity of this community and its residents.

More Information

- Basildon Borough Spatial Options Topic Paper 2013
- Basildon Borough Core Strategy Preferred Options Report Statement of Consultation, Basildon Borough Council, 2012
- Basildon Borough Community Strategy 2012-2036, Basildon Renaissance Partnership, 2012

4.2 Borough's Spatial Strategy

4.2.1 In accordance with Preferred Spatial Option 2A the development potential of the Borough's existing urban settlements should be considered in the first instance to limit the loss of Green Belt land. This should seek to maximise development on previously developed land where it is suitable to do so, but may include some greenfield sites within the urban area should the Strategic Housing Land Availability Assessment (SHLAA) have found them to be 'suitable, available and achievable' in line with the NPPF requirements. The Borough's urban land capacity can accommodate approximately 6,900 net units, as set out in Table 4.1 'Basildon Borough Urban Land Capacity by Main Settlement' below:

Table 4.1 Basildon Borough Urban Land Capacity by Main Settlement

Urban Land Capacities	Basildon	Billericay ⁽³⁵⁾	Wickford	Totals (36)
Dwelling Units Completed and with Planning Consent 2011-2013 (not including units within the PADCs)	1,675	200	800	2,675
SHLAA Urban Dwelling Units Capacity (Suitable, Available and Achievable)	1,100	0	200	1,300
Policy Area for Development and Change 1 'Basildon Town Centre' (PADC) Urban Capacity (Includes units with consent, completed and SHLAA sites)	2,875	0	50	2,925
Dwelling Unit Totals	5,650	200	1,050	6,900
Employment Land Urban Completions	0.7 Ha	0 Ha	0.3 Ha	1 Ha
Employment Land Urban Capacity	37 Ha	0 Ha	0 Ha	37 Ha
Employment Land Totals	37.7 Ha	0 Ha	0.3 Ha	38 Ha

4.2.2 Between 2011 to 2013, the Borough has already made a good start in meeting its objectively assessed housing need in the urban area. Table 4.1 'Basildon Borough Urban Land Capacity by Main Settlement' shows that **2,675** units have either already been built, or have planning permission but awaiting construction.

³⁶ The totals do not include the serviced settlements as the total dwelling unit capacities are below 50 units. The totals do not include the unserved settlements as they are considered to be within the Green Belt. The figures shown in this table have been subject to rounding.

³⁵ An additional consent for approximately 50 units in the Billericay Green Belt has also contributed to the total distribution in this town, but as it is not within the urban supply has not been included within this table.

- 4.2.3** There is an urban capacity of a further **1,300** units identified through the SHLAA that meet the NPPF's tests of being 'suitable, available and achievable' to come forward within the plan period. The Borough's urban PADCs provide an additional **2,925** units, of which 800 units have already been built, or have planning permission but awaiting construction. The total urban dwelling unit capacity of the Borough over the plan period comes to **6,900** units⁽³⁷⁾.
- 4.2.4** In terms of employment land, approximately **1Ha** of land has either already been built, or has planning permission but awaiting construction. In addition, there is approximately **37Ha** of land within or on the edges of existing designated employment areas that is either vacant, underused or used for a non-employment purpose and could be converted. As a result, the total urban capacity for employment land within the Borough over the plan period is **38Ha**.
- 4.2.5** As set out in Chapter 3 'Growth Requirements', the Council has identified its objectively assessed housing need to be **16,000** units over the plan period. The Council has demonstrated in Table 4.1 'Basildon Borough Urban Land Capacity by Main Settlement' that **6,900** units can be accommodated within the urban area. The Borough's finite urban capacity means that the Borough's Green Belt will therefore need to be considered as the source of the remaining **9,100** units.
- 4.2.6** The Council have also identified its objectively assessed employment need in Chapter 3 'Our Growth Requirements', to be **49Ha**. Table 4.1 'Basildon Borough Urban Land Capacity by Main Settlement' demonstrates that **38Ha** can be provided within the urban area, requiring an additional **11Ha** of employment land to be accommodated within the Green Belt.

Green Belt Land Capacity

- 4.2.7** The Council carried out studies to examine whether the Borough's Green Belt has the capacity to accommodate Objectively Assessed Needs. These include:
- The Green Belt Study⁽³⁸⁾ - this study evaluates areas of Green Belt within the Borough to determine how far the areas comply with the five purposes of Green Belt as defined in the NPPF and whether the areas have the potential to accommodate development;
 - The Green Belt Landscape Character Area and Sensitivity Assessment⁽³⁹⁾ - this study forms part of the Green Belt study. It is separated into two volumes; volume one evaluates the Borough's landscape character and volume 2 assesses whether development of different types can be accommodated in Green Belt areas, including the mitigation and management might be required to achieve this acceptably within the wider Green Belt context;
 - Various environmental studies such as Strategic Flood Risk Assessment 2011, Water Cycle Study 2010, Surface Water Management Plan 2012, Phase 1 Habitat Surveys, Historic Environment Characterisation Assessment 2010, etc;
 - Strategic Housing Land Availability Assessment 2013;
 - Infrastructure Baseline Study 2013; and
 - Sustainability Appraisal.

³⁷ Excludes all land designated as open space in the Development Plan that has been submitted into the SHLAA and does not have planning permission or a resolution to grant planning permission subject to a further agreement or planning obligation. This amounts to land with capacity for just under 600 potential units

³⁸ Basildon Borough Council, October 2013

³⁹ The Landscape Partnership, October 2013

4.2.8 In addition, the Council has given consideration to cross boundary planning issues such as settlement coalescence, landscape character and sensitivity, service provision, highways and transportation.

4.2.9 Collectively, these concluded that there are areas of Green Belt land around the Borough's existing settlements that could be released for development, providing certain mitigation such as design and landscaping measures are carried out.

Spatial Strategy

4.2.10 The Spatial Strategy will deliver the Borough's Objectively Assessed Needs by:

- a. Developing and distributing proportionally suitable locations for housing and employment uses throughout the Borough;
- b. Effectively phasing and monitoring the objectively assessed needs delivery;
- c. Supporting and encouraging town centre regeneration;
- d. Creating new strategic urban extensions by releasing Green Belt around the main urban area of Basildon and the main towns of Billericay and Wickford;
- e. Permitting minor amendments to the Green Belt boundary for sites of 99 units or less outside these strategic urban extensions at a scale and in a location that will not lead to the coalescence of the existing settlement with another;
- f. Permitting limited residential infill in the Borough's thirteen Plotland settlements.

4.2.11 The urban extensions will be released according to a phased-programme throughout the plan period so that the delivery of housing (including Specialist and Gypsy, Traveller and Travelling Showpeople's needs as required) and employment land can be effectively managed alongside upgrades to the Borough's infrastructure. This will be monitored by the Council through its annual Monitoring Report⁽⁴⁰⁾ in accordance with Chapter 6 'Monitoring Plan Delivery' and Appendix E 'Draft Phasing Programme' to determine whether any phases can come forward earlier, or where others may need to be delayed due to infrastructure issues, or other unforeseen circumstances.

4.2.12 The minor amendments to the Green Belt and small scale expansion of serviced villages will be allocated through the Local Plan Site Allocations and Development Management Policies.

4.2.13 The Council's Infrastructure Delivery Plan (IDP) will identify the infrastructure and services required throughout the plan period before development can commence. It will be reviewed as a 'living document' sitting beside the Core Strategy and other Local Plan documents.

Policy Areas for Development and Change

4.2.14 The Spatial Strategy proposes 15 strategic areas, which are referred to as Policy Areas for Development and Change (PADC). They were identified through the Local Plan evidence base as the most sustainable strategic areas for future development and include urban extensions, town centre regeneration areas, important locations for employment and an area of environmental significance.

40 In accordance with s.35 Planning and Compulsory Purchase Act 2004 (as amended by s.113 Localism Act 2011)

Core Policy 1

Settlement Housing Distribution

- A. Under the Spatial Strategy Revised Preferred Option, the Council will distribute a proportionate amount of growth to the main towns in line with the Settlement Hierarchy;

Table 4.2 Settlement Hierarchy and Housing/Employment Distribution

Settlement Type	Settlement Name	Dwelling Provision	Employment Provision
Main Settlement Area	Basildon (includes Laindon and Pitsea)	10,125	48 Ha
Towns	Billericay	2,500	0.3 Ha
	Wickford	2,800	0.7 Ha
Services Settlements	Crays Hills, Ramsden Bellhouse, Bowers Gifford	200	0 Ha
Unserviced Settlements	13 Plotland Settlements ⁽⁴¹⁾	375	0 Ha
TOTAL		16,000	49 Ha

- B. The Council will seek to provide a minimum of 16,000 homes across the plan period. The Council will monitor the delivery of the Development Plan and report performance against policy targets and the Phasing Programme, annually in its Monitoring Report, which could trigger an early review of the Core Strategy, or specific development locations if units are not coming forward as expected;
- C. Town Centre regeneration will be supported in line with PADC1, PADC2, PADC8 and Core Policy 8, providing the necessary infrastructure and service provision is in place, as identified in the Infrastructure Delivery Plan (IDP);
- D. The Council will support housing growth in PADC3-6; PADC9-15, providing the necessary infrastructure and service provision is in place as identified in the Infrastructure Delivery Plan (IDP);
- E. Minor amendments to the Green Belt boundary for sites of 99 units or less, totalling 415 units, will be permitted in the Main Settlement Area, Towns and Serviced Settlements, the land for which will be identified in the Local Plan Site Allocations and Development Management Policies;
- F. Limited infill development will be permitted in Plotland Settlements in accordance with Core Policy 11.

The Local Plan Site Allocations and Development Management Policies will set out detailed site boundaries for all major land use types and environmental designations.

41 Whilst Little Burstead and Noak Hill are classified as unserviced settlements in the settlement hierarchy, development should not be distributed to these areas to prevent the adverse impact development may have upon the historic character of Little Burstead, and to restrict coalescence that permitting development in Noak Hill may create.

Supplementary Planning Documents will be prepared, as required, to guide regeneration and development in town centres, business and residential estates and Plotlands.

Consultation

4.2.15 The Preferred Options Core Strategy Statement of Consultation identifies that there was a balance required between the impact on the natural environment, the demand for housing to be met within the Borough and the ability to conserve the character of existing settlements. The consultation responses showed that the Council's previous objective of trying to prioritise the environmental element of Sustainable Development, over the the elements of Social and Economic was not sustainable, nor was it sound.

ALTERNATIVE OPTIONS

Alternative Option 1: The housing and employment breakdown of the Alternative Spatial Options are:

Table 4.3 Spatial Options 2B and 2C Settlement Hierarchy and Housing/Employment Distribution

Settlement Type	Settlement Name	SPATIAL OPTION 2B		SPATIAL OPTION 2C	
		Dwelling Provision	Employment Provision	Dwelling Provision	Employment Provision
Main Settlement Area	Basildon (includes Laindon and Pitsea)	9,025	42.7Ha	11,655	48 Ha
Towns	Billericay	3,100	3Ha	1,800	0.3 Ha
	Wickford	3,300	3.3Ha	1,970	0.7 Ha
Serviced Settlements	Crays Hill, Ramsden Bellhouse, Bowers Gifford	200	0 Ha	200	0 Ha
Unserviced Settlements	13 Plotland Settlements ⁽⁴²⁾	375	0 Ha	375	0 Ha
TOTAL		16,000	49 Ha	16,000	49 Ha

⁴² Whilst Little Burstead and Noak Hill are classified as unserviced settlements in the settlement hierarchy, development should not be distributed to these areas to prevent the adverse impact development may have upon the historic character of Little Burstead, and to restrict coalescence that permitting development in Noak Hill may create.

Reason for Rejection: Both Options 2B and 2C require one settlement to take additional growth beyond its means. The Revised Preferred Option is the most appropriate of the three options to accommodate the Borough's Objectively Assessed Needs and balances the impact development will have on the environmental, social and economic factors when assessed against the Evidence Base and incorporating suitable mitigation.

Alternative Option 2: Allow Market Factors to Decide.

Reason for Rejection: This approach would not be in accordance with the NPPF and would rely on the market bringing forward land and additional infrastructure/ service provision outside the benefits of a coordinated and holistic planning framework.

EVIDENCE BASE

See Table 1.1 'LDF/Local Plan Evidence Base 2003-2012' and Table 1.2 'Local Plan Evidence Base Updates 2013' in Chapter 1 'Introduction'.

4.3 Spatial Strategy for Basildon

- 4.3.1** To support the vision and strategic objectives, in line with the Spatial Strategy, Basildon (including Laindon and Pitsea) will take a proportionate amount of the Borough's development requirements through 7 Policy Areas for Development and Change (PADCs). These 7 PADCs support the vitality and viability of Basildon town centre (PADC1) and Laindon town centre (PADC2) and will continue to be promote the A127 Enterprise Corridor (PADC3) as a major business hub in South Essex throughout the plan period and beyond.
- 4.3.2** There will be three urban extensions to Basildon to accommodate balanced sustainable mixed developments:
- Nethermayne Urban Extension (PADC4)
 - West Basildon Urban Extension (PADC5)
 - North East Basildon Urban Extension (PADC6)
- 4.3.3** The Council will also support an environmental enhancement area through the promotion of the South Essex Marshes (PADC7).
- 4.3.4** In addition to the 7 PADCs, the Council will support the development of suitable, available and achievable urban sites, estate renewals and minor amendments to the Green Belt within Basildon in compliance with the policies in this Core Strategy and the Development Plan.

4.3.1 PADC1: Basildon Town Centre

4.3.1.1 To support the Vision and Strategic Objectives, in line with the Spatial Strategy, Basildon Town Centre will be regenerated. As supported by the National Planning Policy Framework, its regeneration will be coordinated and managed by a periodically reviewed Masterplan that aims to improve public and private investment by creating an environment where people will want to live, work, shop and relax.

4.3.1.2 The Masterplan, guided by the principals established in the Basildon Town Centre Development Framework 2006 and its evidence base, has defined a number of overarching principles to guide the town centre's regeneration including:

- Increasing town centre residential communities;
- Increasing the connectivity between the town centre and the surrounding communities;
- Maintaining the Eastgate Centre as the town's prime retail pitch alongside Town Square, and promote its evolution to ensure the Town Centre can compete effectively;
- Improving the variety and quality of Basildon Town Centre's shopping, leisure provision and cultural opportunities, enhancing the evening economy;
- Providing a greater diversity and range of uses and services within the town centre that encourage leisure, education and town centre living;
- Greater emphasis on a balance of uses to be found and a better quality of retail stores within the town centre;
- Creating a new multi-activity space around St Martin's Square to incorporate a modern, mixed-use street market and the use of the Square as a community hub for events;
- Establishing new modern, vibrant and welcoming gateways in the south of the town centre at the rail and bus stations, and in the north from Broadmayne;
- Transforming the ring roads from high speed movement corridors to green urban avenues with surface level crossings;
- Creating a network of high quality public spaces and routes that are well connected to surrounding neighbourhoods, new communities and Gloucester Park; and
- Creating the opportunities for the development of a new business community within the town centre.

4.3.1.3 The Basildon Town Centre Masterplan divides the Town Centre into eight priority areas:

1. Eastside - a mixed use area with an emphasis on retail, leisure, office and residential;
2. Broadmayne - a mixed use area comprising residential, retail, leisure and a hotel;
3. Town Square - refurbishment of existing retail units, car parks and public realm;
4. Eastgate Centre - continued retail and leisure, with enhancement over time to improve the quality and diversity of occupiers;
5. Westside - new residential community, replacement market, improvements to Gloucester Park and St Martin's Square;
6. Southern Gateway - a mixed use area for retail, office and residential;
7. Station Quarter - new mixed use development to include education, retail, community, leisure and a new transport interchange;
8. Southside - new residential community.

4.3.1.4 The Masterplan will be supported by a Transport Strategy, Connectivity Plan, a Highways Improvements Plan, a Demand Management Parking Strategy, Public Realm Strategy and a Strategic Drainage Strategy.

4.3.1.5 This comprehensive approach will ensure that the town centre will be the Borough's main shopping destination with higher quality of shops and an improved street market. There will be an increase in the amount of people living in the town centre and local people will have choice of leisure facilities including a new cinema and restaurants to compliment a revitalised Towngate Theatre. The town centre will also be a focus for education with a new campus for South Essex College.

Policy Area for Development and Change 1

Basildon Town Centre

Basildon Regional Town Centre is the Spatial Strategy's focus for mixed-use town centre regeneration.

Uses:

- Up to 2,000 new homes
- Up to 40,000m² of A1-A4 retail and D1-D2 leisure floorspace
- Up to 25,000m² of B1 office floorspace
- A 150 bed Hotel
- A 2,000 student capacity, further education college
- A relocated street market
- A new public transport interchange with rail, bus and taxi connections
- New public squares and green spaces to enhance the public realm

Key Objectives

- To promote the viability and vitality of Basildon town centre where people are attracted to live, work, study, relax, visit and invest;
- To provide a high quality environment with emphasis on quality, rather than quantity;
- To create an environment that is diverse, vibrant, safe and environmentally conscious; and
- Create a destination of choice with a vibrant evening economy.

Infrastructure Requirements

Development of the town centre will be required to meet infrastructure requirements set out below. Further detail is provided in the Infrastructure Delivery Plan (IDP) and the latest Masterplan.

Social / Community

- Financial contributions to existing primary schools in priority admission areas that serve the town centre;
- Financial contributions to support additional in-patient at Basildon Hospital and provision of primary care facilities;
- Relocation of a South Essex College to facilitate delivery of PADC4 - Nethermayne Urban Extension;
- Relocation of Fire Station, Ambulance Station and Royal Mail Sorting Office to alternative, suitable locations in the Borough;

Transport

- Highway network reconfiguration in line with the Masterplan's Highway Improvement Plan;
- Creation of a Public Transport Interchange to better integrate town centre bus, taxi and rail services; and
- Widening of the A176/Nethermayne between Roundacre and Dry Street;

Physical Requirements

- As it is within Critical Drainage Areas BAS 11 and BAS 12 and vulnerable to surface water flooding, development will be required to manage flood risk in accordance with the South Essex Strategic Flood Risk Assessment and South Essex Surface Water Management Plan to agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate;
- Any upgrades to the existing waste water network would need to be provided to an adoptable standard and should not precede necessary drainage works;
- Mitigation will be required to remove or treat any contaminated land;
- Provision of sustainable energy will be required, where appropriate, in line with national standards;
- Appropriate management strategies to reduce noise, improve air quality and the visual impact of construction; including noise and dust management plan;

Economic

- Local businesses and local skilled people should be employed in the delivery of the development, where possible;
- Support will be given to the development of small and medium enterprises within the town centre;
- Training and apprenticeship schemes should be promoted in partnership with the South Essex Council and local businesses.

Green Infrastructure

- Improvements to Gloucester Park to include a replacement lake, play areas and a safe link across Broadmayne to link into St Martin's Square in line with Core Policy 10.
- Pocket parks to be created as part of new residential communities in Eastside, Southside and Southern Gateway;
- Public realm enhancements to include landscaping and street trees;

Landscape

- The role the town centre's buildings in the Borough's wider landscape and townscape should be respected by having due regard to the Masterplan's Building Height Strategy;

Historic

- The integrity and setting of Grade II* listed heritage assets of Brooke House, East Square and the Mother and Child Fountain should be respected and enhanced where possible in consultation with English Heritage;
- Public art installed as part of the Town Centre's original development should be retained in situ, where possible; as an integral part of Basildon's heritage, or relocated to alternative suitable and publicly visible locations within the town centre;

Ecology

- Surveys will be required for protected species and corresponding mitigation is to be carried out as necessary, including off-site migration to provide habitat creation at a minimum ratio of 1:1 to ensure no net loss of biodiversity, in line with Core Policy 9;
- Development should have due regard to the SSSIs within 2km;
- Tree Preservation Orders within the area should be carefully considered as part of development proposals with a view to retaining them as part of the development, rather than replacing them which should be regarded as a last resort;

Delivery

The town centre's regeneration is intended to follow the phasing programme set out in the Masterplan.

These key phases will be delivered through a partnership approach between the public and private sectors.

To ensure it remains relevant, the Masterplan will be revised periodically and at least every seven years. Development details will be determined through the planning application process by the Local Planning Authority and should seek to be delivered in accordance with the strategic policies which manage development within this Core Strategy and the rest of the Development Plan.

If the area has not commenced by the time set out in the phasing strategy it will need to be addressed in the Masterplan's next periodic review. Discussions with the landowners, developers and community engagement to determine the specific delays in facilitating the delivery of the area, will be essential. Additional evidence gathering will be carried out and the Council will seek to remove any barriers to delivery where possible.

Consultation

4.3.1.6 Consultation on the regeneration of Basildon Town Centre first began with local people and business communities in 2005 during the preparation of the Basildon Town Centre Development Framework. Following the appointment of the Council's Development Partner in 2010, early Masterplan concepts were consulted on to re-engage the public, landowners and retailers.

4.3.1.7 The Basildon Town Centre Draft Masterplan public consultation took place between February and March 2012 in compliance with the Council's Statement of Community Involvement 2011. Comments received were considered by the Council and the development partner, and the main changes were made before revising the Masterplan, which was adopted in December 2012.

4.3.1.8 In addition to the above, the Core Strategy Preferred Options Report 2012 consultation identified that whilst the majority of people were in support of the town centre's regeneration, there was also a degree of concern about a number of issues; including infrastructure to support new residential development, the principle of relocating the college into the town centre, as well as the loss of open spaces and car parking. The Council have now considered landscaping, the impact of evening activities and economy and environmental constraints through the Core Strategy Revised Preferred Options Report.

ALTERNATIVE OPTION

Alternative Option 1 - Do Nothing, let the market decide

Reasons for rejection: In accordance with the National Planning Policy Framework, Basildon town centre regeneration will deliver housing and employment growth on previously developed land and follow a town centre first approach. The relocation of Basildon college to the town centre will support its vitality and viability.

4.3.2 PADC2: Laindon Town Centre

4.3.2.1 To support the Vision and Strategic Objectives, in line with the Spatial Strategy, Laindon Town Centre will be regenerated by 2021.

4.3.2.2 The Borough's Development Plan limited the town centre boundaries to the Laindon Shopping Centre in Laindon High Road where the town's main retail and health facilities are located. This centre has had three private owners within the last decade and has been affected by long standing, but as yet unrealised, redevelopment plans and a lack of general investment. Independent appraisals of the the Borough's town centres have identified that the centre is in significant need of redevelopment to replace a poor quality building with a more appropriate retail scheme to better serve Laindon's communities⁽⁴³⁾.

4.3.2.3 In October 2013, the administrators of the Laindon Shopping Centre announced a development group had been appointed to put together a proposal to replace the shopping centre. Currently a mixed use retail and residential scheme is being prepared with the view of submitting a planning application for the centre's redevelopment in 2014.

4.3.2.4 The Council will support and facilitate the private investment for the centre's replacement to provide a better facility for the local residents. However, if a suitable replacement scheme fails to materialise by the end of 2016, the Council will articulate the Core Strategy's ambition to secure an improved town centre for Laindon, by progressing the preparation of a Development Framework to improve the integration of the shopping, transport, health and community facilities. The replacement of the Laindon Shopping Centre will be central to delivering new homes, replacement comparison shops, a new foodstore, car parking and public transport facilities.

4.3.2.5 It remains the Council's aspiration to also facilitate the replacement of the Laindon Health Centre to improve health facilities for Laindon communities. In partnership with private health care facilitators, the Council will expect financial contributions from PADC5 to support the delivery of an upgraded health facility.

Policy Area for Development and Change 2

Laindon Town Centre

Laindon Town Centre is to support the Spatial Strategy through providing a mixed-use town centre regeneration programme to be completed by 2021.

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

Uses:

- At least 150 residential units
- At least 2,500m² of A1 food store
- Replacement A1, A2, A3, A4 and A5 retailing floorspace
- New car parking, landscaping and enhanced public realm

Key Objectives

- To promote the viability and vitality of Laindon town centre where people are attracted to live, work, study, relax, visit and invest;
- To provide a new high quality retail environment that better integrates Laindon's retail, transport, health and community facilities; and
- To create an environment that is diverse, vibrant and safe.

Infrastructure Requirements

Development of the town centre will be required to meet infrastructure requirements set out below. Further detail will be provided in the Infrastructure Delivery Plan (IDP).

Social / Community

- Contribution to enlarge existing primary schools in priority admission area;
- An upgraded Laindon Health Centre to be delivered through contributions from PAD5.

Transport

- Improvements to the highway network and public transport facilities;

Physical Requirements

- Within a Critical Drainage Area BAS 8 and BAS 10 and vulnerable to surface water flooding, development will be required to manage flood risk in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan to the agreement of the Water Authority, Environment Agency and Lead Local Flood Authority, as appropriate
- Any upgrades to the existing waste water network would need to be provided to an adoptable standard. Development should not precede necessary drainage works.
- Mitigation will be required to remove/treat any potential contaminated land
- Provision of sustainable energy will be required, where appropriate, in line with national standards
- Appropriate management strategies to reduce noise, improve air quality and the visual impact of construction; including noise and dust management plan.

Economic

- Local businesses and local skilled people should be employed in the delivery of the development, where possible;
- Support will be given to the development of small and medium enterprises within the town centre;
- Training and apprenticeship schemes should be promoted in partnership between public sector and local businesses.

Green Infrastructure

- Loss of open space should be limited. Re-provision of open space as civic space could be explored, together with landscaping and public realm improvements to enhance the aesthetics and safety of the town centre environment in line with Core Policy 10.
- Sustainable highways networks / links to the surrounding urban areas will be supported.

Landscape

- The townscape of the area on the wider landscape should be considered including opportunities for high quality landmark/ gateway buildings.

Historic

- The Laindon War Memorial must be retained in the new town centre as a historic memorial and community focal point.

Ecology

- Surveys will be required for protected species and corresponding mitigation is to be carried out as necessary, including off-site migration to provide habitat creation at a minimum ratio of 1:1 to ensure no net loss of biodiversity, in line with Core Policy 9;
- Tree Preservation Orders within the area should be carefully considered as part of development proposals and respected where possible.

Delivery

If progress to bring forward a scheme for the regeneration of the Laindon Shopping Centre does not materialise by the end of 2016, the town centre's regeneration will be led by a new Development Framework.

The Council will work with landowners, businesses, service providers, developers and Essex County Council to deliver the centre's regeneration.

Development details will be determined through the planning application process by the Local Planning Authority and should seek to be delivered in accordance with the strategic policies within this Core Strategy and the rest of the Development Plan.

Consultation

4.3.2.6 Consultation on the Core Strategy Preferred Options Report 2012 revealed significant local support for the regeneration of Laindon Town Centre. Most residents and the business community supported urgent investment in new facilities. There was support for a more comprehensive masterplanning approach to secure its regeneration. However, there was also concerns that preparing a Masterplan could delay its regeneration from coming forward. Concerns were also raised as to whether the centre's regeneration was deliverable and whether infrastructure could cope with the demand placed on it by more homes in this area.

4.3.2.7 The Council agreed to re-examine the role of Laindon Town Centre to its surroundings to ensure benefits could be brought to Laindon as a whole, rather than just the Laindon Shopping Centre and determine whether a Masterplan was the right approach to guide its regeneration.

ALTERNATIVE OPTIONS

Alternative Option 1 - Do Nothing, let the market decide.

Reasons for Rejection: In accordance with the National Planning Policy Framework, Laidon Town Centre regeneration should seek to deliver mixed-use development due to inadequacy of current facilities. In the last ten years, the regeneration of the town centre has failed to materialise and consequently a policy approach is required to ensure the delivery of Laidon town centre.

4.3.3 PADC3: A127 Enterprise Corridor

4.3.3.1 To support the vision and strategic objectives, in line with the Spatial Strategy and wider Thames Gateway objectives, the A127 Enterprise Corridor will need to accommodate and improve employment provision through offering flexibility and site choice. The Enterprise Corridor is a sustainable development which will need to retain and promote its attractiveness as a strategic employment location to support the local economy, improve local skills and reduce the reliance on unsustainable modes of transport.

4.3.3.2 A site in Gardiners Lane South is situated within the Enterprise Corridor and was designated as a Comprehensive Development Area, including employment uses in the Basildon District Local Plan 1998. Since this date, despite a Masterplan being adopted as Supplementary Planning Guidance in 2003, development within this area has failed to come forward due to the Masterplan's viability. Consequently, the Council are committed to bringing this area forward through a different mixed used scheme and will continue to have discussions with landowners, developers and the local community; recognising its strategic importance as a major development site to support the local economy, help meet housing need and improving the quality of life for local residents.

Policy Area for Development and Change 3

A127 Enterprise Corridor

A sustainable employment corridor to the north of Basildon along the A127 providing B-class use employment to the end of the plan period and beyond.

Use

- Retain 15,000,000m² of existing employment space and provide an additional 230,000m²
- Mixed used residential and employment development west of Gardiners Lane South, Basildon

Key Objectives

- To deliver a high quality, sustainable employment area of all B-class uses, as set out on the proposals map, in line with Core Policy 7, with the exception of Gardiners Lane South which should deliver a mixed use sustainable development, in line with core policies.

- To support the provision of a strategic employment hub focusing in high technology engineering and manufacturing in accordance with the Thames Gateway South Essex Planning and Transport Strategy and Essex Economic Growth Strategy objectives.
- To support the local economy through promoting training programmes and apprenticeship schemes to improve the local skills set, in line with Core Policy 7.

Infrastructure Requirements

Development of the site will be required to meet infrastructure requirements set out below. Further detail is provided in the Infrastructure Delivery Plan (IDP).

Social / Community

- Following open space assessments where high quality open space is identified, retention of open space will be required.
- Sustainable access to local facilities and services.
- Continued provision to the community, social and personal sector.

Transport

- Improvements must be provided to public road network and pedestrian and cycling linkages, in accordance with Core Policy 10 and Core Policy 19.
- Financial contributions to improvement to the A127 strategic highway network.

Physical Requirements

- As the area is within a Critical Drainage Areas BAS 6, BAS 8, BAS 9 and BAS 14 and is vulnerable to surface water flooding, and includes land classified as Flood Zone 3b in the form of man-made Washlands, development will be required to manage and off-set flood risk in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan.
- Any development that adversely affects the integrity of the washlands will not be permitted
- Construction of on-site sewers, to an adoptable standard is required. Development should not precede necessary drainage works.
- Mitigation is required to remove/treat potential contaminated ground water and soils is required.
- Provision of sustainable energy will be required, where appropriate, in line with national standards.
- Appropriate management strategies to reduce noise, air quality and the visual impact of construction.

Economic

- Economic development in this location should contribute to a balanced business mix across the B class uses, supporting key business sectors, in particular high tech engineering and advanced manufacturing.
- Provision and promotion for small and medium enterprises will also be supported in line with Core Policy 7 and Core Policy 8.
- Access to local skills and apprenticeship schemes should be provided.
- Any economic development should mitigate against noise and traffic pollution and prepare and enforce green travel plans.
- Local businesses and locally skilled labour should be used in the delivery of the development, where possible.

Green Infrastructure

- ProW Network to be extended across the area to encourage sustainable modes of transport, in line with the most up to date Thames Gateway South Essex Green Grid Strategy and Core Policy 10.
- Increase and promote sustainable modes of transport and movement to access the existing and new employment premises along the enterprise corridor.

Landscape

- Any development along the Enterprise Corridor should include appropriate screening and landscaping
- Retention of distinctive landmark buildings, and views to them along, the Enterprise Corridor; including the Ford Motor Company's Research and Development headquarters and the Onion Water Tower.
- Retention and enhancement of the key gateways into Basildon from the A127, including views out to developed areas that are well contained by vegetation.
- Poplar trees and gravelled planting features along the Enterprise Corridor should be retained, where appropriate.

Historic

- Remaining historic field boundaries within the area should be retained and respected
- The potential for archaeological deposits in undeveloped areas should be explored
- The pond at Cranes Farm is part of a historic moated site and should be respected

Ecology

- To offset the loss of informal open space to employment or associated uses, where appropriate; a financial contribution should be provided to improve the public realm within the Enterprise Corridor.
- Tree Preservation Orders within the area should be carefully considered and respected
- Surveys required for protected species and mitigation to be carried out as necessary.

Delivery

Development within the Enterprise Corridor should be brought forward through a partnership approach with public and private sectors, with implementation through the planning application process to be approved by the local planning authority, with the exception of Gardiners Lane South which should be brought forward as informed by a Development Brief.

The area should retain existing B-class employment land and bring forward additional B-class employment land throughout the plan period, alongside the delivery of strategic new employment areas set out in PAD5 and PAD6. Any development within the strategic area should demonstrate that it has been delivered in accordance with the policies set out within this Core Strategy and the Development Plan.

The Council will undertake regular reviews and surveys of local businesses and local property agents, to understand needs and aspirations of businesses within the enterprise corridor, as well as the employment areas suitability and quality of premises. This additional evidence will seek to remove any necessary barriers to development where possible. Discussions with the landowners, developers and community engagement to determine the specific delays in facilitating the delivery of the area will also be carried out.

Consultation

4.3.3.3 The Core Strategy Preferred Options Report 2012 consultation identified support for the maximisation of the existing enterprise corridor (previously named PADC7 A127 Enterprise Parks Corridor). However, issues were raised that solely maximising the A127 corridor with only B-class uses would not provide enough employment land to offer flexibility and choice. Further, concerns for highways capacity, loss of existing recreational facilities, and no improvement to training and skills were raised. Development opportunities for Gardiners Lane South were also questioned in terms of delivery.

ALTERNATIVE OPTIONS

Alternative option 1: Rely on the NPPF.

Reasons for Rejection: This option would not provide enough protection at a local level, it would not support wider economic strategies and would rely on the market bringing forward employment provision. It is unlikely to provide improvement to training and skills, off-set the loss of recreational facilities and may not alleviate any issues in regard to highway capacity.

Alternative option 2: Allow for change of use within the enterprise corridor from B-class uses.

Reasons for Rejection: The Employment Land and Premises Study (ELPS) identified that the enterprise corridor would require the retention of all B-class units (and additional B-class units) to maintain Basildon's status as an employment hub within the wider Thames Gateway and Essex area, and to support its local economy. The ELPS removed strategic areas of different use classes, for example, Festival Leisure Park, from the enterprise corridor to improve flexibility of the wider area.

4.3.4 PADC4: Nethermayne Urban Extension

4.3.4.1 To support the Vision and Strategic Objectives, in line with the Spatial Strategy, Basildon (including Laindon and Pitsea) will need to take a proportionate amount of the Borough's development requirements. The provision of local community facilities, an improved local college, formal and informal open space, a contribution to meeting the Borough's housing need and delivery of elements of PADC1: Basildon Town Centre can be achieved through this urban extension at Nethermayne.

4.3.4.2 On 4 June 2013 the Council resolved to grant planning permission for a development of 725 houses on the site, subject to the applicant entering into a Section 106 Agreement with the Council. However this PADC is still included in the Core Strategy as the development will make a significant contribution to the housing needs of the borough and forms part of the Council's Spatial Strategy that will facilitate the provision of a new college in the town centre which in turn will contribute to the regeneration of the town centre.

Policy Area for Development and Change 4

Nethermayne Urban Extension

A sustainable urban extension to the south of Basildon to be delivered in phases by 2025.

Use

- 725 homes
- New Primary School, Local Centre and Open Space

Key Objectives

- To deliver a high quality, sustainable and mixed use urban extension of 725 homes providing 36% affordable housing and a suitable mix of housing in line with Core Policies 3, 4 and 5.
- To support the provision of a new sustainable community
- To support Basildon Town Centre's regeneration and other strategic projects, such as the expansion to St Luke's Hospice and improvements to the existing highway network.

Infrastructure Requirements

Development of the site will be required to meet infrastructure requirements set out below. Further detail is provided in the Infrastructure Delivery Plan (IDP).

Social / Community

- Provision of one new primary school to support a 1.5 form-entry.
- Land to support the future expansion of St Luke's hospice if required
- Financial contributions to support additional in-patient capacity at Basildon Hospital and expansion of existing primary care health facilities.
- Relocation of South Essex College into Basildon Town Centre to support the delivery of PADDC1
- Provision of local centre in line with Core Policy 8
- Financial contribution to support the relocation of an existing Equestrian Centre.
- Support access links between the new and existing communities to help reduce the existing levels of deprivation in Lee Chapel South by giving existing residents access to new facilities.
- Financial contributions to support investment / improvement to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards.

Transport

- Improvements to public road network at A176/Nethermayne roundabout, A176 and Dry Street, as well as pedestrian and cycling links in accordance with Core Policy 10 and Core Policy 19

Physical Requirements

- As it is within a Critical Drainage Area BAS 11 and BAS 12 and vulnerable to surface water flooding, development is required to manage and off-set flood risk with suitable drainage or flood defence mitigation, which must be in accordance with the South

Essex Strategic Flood Risk Assessment and Surface Water Management Plan to the agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate;

- Construction of on-site sewers, to an adoptable standard is required. Development should not precede necessary drainage works.
- Mitigation is required to remove/ treat any potential contaminated ground water and soils.
- Provision of on-site energy generation and energy efficiency measures will be required, where appropriate, in line with national standards.
- Appropriate management strategies to reduce noise, air quality and the visual impact of construction; including a dust management plan.

Economic.

- Local businesses and the locally skilled labour should be used in the delivery of the development, where possible.

Green Infrastructure

- ProW Network to be extended across the area to encourage sustainable modes of transport and promote easy access to the existing urban edge and the Langdon Complex, with the exception of the remaining Dry Street LoWS, in line with the most up to date Thames Gateway South Essex Green Grid Strategy and Core Policy 10.
- A new open space network of at least 13Ha must be provided, integrating Eastley Park Village Green with the new development to provide accessible green spaces to the new community in accordance with the Council's Open Space and Playing Pitch Standards and Play Strategy.

Landscape

- To account for the topography of the area, open space provision must include land which represents the highest point of the area
- Retention of semi-improved grassland to the west of the area, adjacent to the Langdon Complex Local Wildlife Site
- Development design must ensure views to Willow Park from properties along Fletchers and Rantree Fold in Lee Chapel South are maintained.
- An appropriate density must be used to create a suburban townscape.

Historic

- Remnants of historic field patterns and hedgerows from 17th century must be preserved and respected where possible.
- The historical nature of the area should be recognised and the potential for archaeological finds must be explored prior to development.
- The integrity and setting of Listed Buildings including Dry Street Farmhouse located 30m south of the area should be respected and enhanced where possible in consultation with English Heritage.

Ecology

- To offset the loss of informal open space; provision of a formal and informal open space will be required including semi-improved grassland to offset the partial loss of the Dry Street Local Wildlife Site (LoWS) and provision of a new wetland habitat.
- Retention of the Long Wood Ancient Woodland within the area

- Surveys required for protected species and mitigation to be carried out as necessary, including off-site migration to provide habitat creation at a minimum ratio of 1:1 to ensure no net loss of biodiversity, in line with Core Policy 9.
- A long term management plan for the retained field parcels to sustain biodiversity, retain hedgerows, reduce disturbance and ensure the integration of the area as part of the wider Green Infrastructure. The retained section of the Dry Street LoWS must be protected from public access to preserve its flora and fauna.
- Development should have due regard to the four SSSIs within 2km of the area.
- Tree Preservation Orders within the area should be carefully considered as part of development proposals with a view to retaining them as part of the development, rather than replacing them, which should be a last resort;

Delivery Requirements

The area should be brought forward as a comprehensive development through a partnership approach with public and private sectors. Specific details of the development area will be set out in the Masterplan for the area, with implementation through the planning application process to be approved by the Local Planning Authority.

Development in this location will only be acceptable if the area comes forward as a comprehensive development, which will ensure its delivery. An initial 30 dwellings can be brought forward without major highways improvements. The remainder of the area will be brought forward following the relocation of the South Essex College, ecology mitigation and major highways improvements before 2025.

The Nethermayne Urban Extension should demonstrate that it has been delivered in accordance with the policies set out within this Core Strategy and the Development Plan.

Discussions with the landowners, developers and community engagement to determine the specific delays in facilitating the delivery of the area will be essential. Additional evidence will be carried out and the Council will seek to remove any necessary barriers where possible. As a last resort, the Council will consider a new strategic area equivalent to this strategic area to bring forward its necessary development through the Development Plan review process.

Consultation

4.3.4.3 The Core Strategy Preferred Options Report 2012 consultation identified some support for PAD10 Nethermayne (PAD10 number reflects its reference in previous draft Core Strategy which has been updated to PAD4), recognising the opportunities the area would provide in so much as supporting the delivery of the town centre regeneration, an improved local college facility, local retail, formal open space and contributing to the housing need. There was however significant opposition for development in this area, including a petition of over 2,300 signatures citing concerns that the high ecological value of the area had not been considered since the allocation of the area in the Basildon District Local Plan 1998. Consequently, the consultation statement, endorsed by Cabinet in November 2012, detailed that the Council would reconsider the allocation of the site in the Revised Preferred Options Report. This has since been superseded by the Council's decision to resolve to grant planning permission for a development of 725 homes on the site on 4 June 2013, subject to the applicants entering into a Section 106 Agreement with the Council.

ALTERNATIVE OPTIONS

Alternative Option 1: Different scale development.

Reasons for Rejection: The Preferred Options Report considered this location for the delivery of 850 homes. This has been reduced to reflect concerns raised through the Core Strategy Preferred Options consultation. Accommodating a smaller scale development in this area is likely to render the area unviable and compromise its ability to deliver supporting infrastructure.

Alternative Option 2: Removal of this area.

Reasons for Rejection: Since November 2012, when it was resolved by the Council to reconsider this PADC, additional evidence bases and a strategy for its development have been prepared that support development in this location. An assessment of these strategies has been undertaken and determines that the benefits of this development in supporting the regeneration of Basildon Town Centre, improving educational facilities, contributing to housing need in Basildon and supporting the provision of local community facilities outweigh any harm. Constraints in the area can also be effectively off-set or mitigated through the additional requirements set out in this PADC4 policy and the Core Policies.

4.3.5 PADC5: West Basildon Urban Extension

4.3.5.1 To support the Vision and Strategic Objectives, in line with the Spatial Strategy, an area to the west of Basildon will be developed by way of an urban extension to provide up to 2,300 homes and 5.5ha of B class employment development to be delivered between 2016 and 2031.

4.3.5.2 This area has been identified as a PADC following the review of the evidence base studies referred to at the end of this chapter.

Policy Area for Development and Change 5

West Basildon Urban Extension

A sustainable urban extension to the west of Basildon to be delivered between 2016 and 2031.

Use

- Up to 2,300 homes and up to 5.5ha of B class employment land

Key Objectives

- To deliver up to 2,300 homes and up to 5.5ha B class employment land helping to improve the self containment of the town.
- To deliver a high quality, sustainable and mixed use urban extension providing 36% affordable housing and a suitable mix of housing in line with Core Policies 3, 4 and 5.

Infrastructure Requirements

Development of the site will be required to meet infrastructure requirements set out below. Further detail is provided in the Infrastructure Delivery Plan (IDP).

Social / Community

- Provision of a new primary school to support up to 8 form-entry
- Financial contributions to support additional in-patient capacity at Basildon Hospital and the upgrade of Laindon Health Centre
- Financial contributions required towards PAD2
- Provision of a new Local Centre in line with Core Policy 8
- Financial contributions to support investment / improvement to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards.

Transport

- Improvements must be provided to local and strategic road network and pedestrian and cycling linkages to Laindon Railway Station and Laindon Town Centre, in accordance with Core Policy 10 and Core Policy 19.
- Improvements should be made to increase highway capacity of Dunton Road.
- Opportunities for the provision of a new railway station in the south of the area to the west of the existing Laindon Station should be investigated with Network Rail.

Physical Requirements

- As the area is within Critical Drainage Area BAS6 and BAS8, vulnerable to surface water flooding and susceptible to fluvial flooding in Flood Zone 3a from the Dunton Brook, development is required to manage and off-set flood risk with suitable drainage or flood defence mitigation, which must be in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan to the agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate;
- Pumping stations and sewers which cross the area should be maintained and enhanced as necessary. Construction of on-site sewers to an adoptable standard is required and investment will be required in the downstream network and Basildon Waste Water Treatment Works prior to development.
- Development is required to account for ground water vulnerability.
- Overhead powerlines that run north east to south west across the area should be carefully considered in any design and only development that complies with the guidance for the Health and Safety Executive's precautionary buffer zones will be permitted.
- Provision of on-site energy generation and energy efficiency measures will be required, where appropriate, in line with national standards.

Economic

- Economic development in this location should contribute to a balanced business mix across the B class uses, supporting key business sectors, in particular high level engineering and manufacturing. Provision of units for small and medium enterprises should also be supported in line with Core Policy 6 and 7.

- Local businesses and the locally skilled labour should be used in the delivery of the development, where possible.
- Any economic development should mitigate against noise and traffic pollution and provide Green Travel Plans in line with Core Policies 14 and 19.

Green Infrastructure

- The Public Rights of Way (PRoW) network should be extended across the area to provide access to the wider countryside. Improvements to the existing ProW network must be provided to encourage sustainable modes of transport and promote easy access to the existing urban edge and Langdon Hills Country Park and Nature Reserves.
- New formal and informal open space provision should be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy and Core Policy 10.

Landscape

- Improvements to the tranquillity of the area should be made through appropriate screening, open space and sound mitigation from the A127 and the railway line to the south of the area.
- The existing vegetation to the B148 and B1036 should be retained where possible.
- The wider landscape area of open farmland between the built edge and the Borough boundary with Brentwood Borough must be incorporated into any design, and appropriate screening should be added to protect the semi-rural landscape.
- Distinctive landscape features and long distance views should be maximised and considered as part of the area's development.

Green Belt

- Development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.
- Improvements to the visual appearance and character of the remaining Green Belt area can be made through the utilisation of vacant plots for residential infill where comprehensive development is not appropriate.
- Any development that is inappropriate or has an impact on the openness of the adjacent Green Belt will not be acceptable.

Historic

- Remnants of historic field patterns from possible Middle Saxon origin must be respected and integrated into development.
- The historic nature of the area should be recognised and the potential for archaeological finds must be explored, prior to development.
- Medieval buildings including Dunton Hall and Church, Friern Manor and the Old Rectory should be respected.
- Views to St Mary's the Virgin Church, Little Burstead to the north of the area should be respected and integrated into the development's layout and design.

Ecology

- To offset the loss of informal open space; provision of informal open space, or financial contributions to create new or enhanced links to the Langdon Complex Local Wildlife Site will be required.

- Surveys required for protected species and mitigation to be carried out as necessary.
- Tree Preservation Orders within the area should be carefully considered as part of development proposals with a view to retaining them as part of the development, rather than replacing them, which should be a last resort;

Delivery Requirements

The area should be brought forward as a comprehensive development through a partnership approach with public and private sectors. Owing to the scale of development in this location, delivery could be phased but will only be acceptable if the area comes forward as in one or two comprehensive developments to ensure its complete delivery.

In order to meet local housing needs and to support the delivery of PADC2, it will be necessary to commence the development of this area by 2016.

Specific development boundaries will still be defined in the Local Plan Site Allocations and Development Management Policies, which will signal the area to be formally removed from the Green Belt. Implementation will be through the planning application process to be approved by the Local Planning Authority.

The new employment provision should be brought forward early in the plan period from 2016 with the necessary infrastructure requirements. The remaining housing provision should be brought forward once all remaining critical infrastructure is put in place and the phased development will be completed by 2031.

The West Basildon Urban Extension should demonstrate that it has been delivered in accordance with the policies set out within this Core Strategy and the Development Plan.

Discussions with the landowners, developers and community engagement to determine the specific delays in facilitating the delivery of the area will be essential. Additional evidence will be carried out and the Council will seek to remove any necessary barriers where possible. As a last resort, the Council will consider a new strategic area equivalent to this strategic area to bring forward its necessary development through the Development Plan review process..

Consultation

4.3.5.3 The Core Strategy Preferred Options Report 2012 consultation identified that there was mixed feelings on the most appropriate location for development in Basildon. Consequently, the consultation did not identify a preferable location. Various studies and assessments have been utilised to determine the most appropriate locations for development in Basildon.

4.3.6 PADC6: North East Basildon Urban Extension

4.3.6.1 To support the Vision and Strategic Objectives, in line with the Spatial Strategy, an area to the north east of Basildon will be developed by way of an urban extension to provide up to 2,000 homes and 5.5ha of class employment development to be delivered between 2016 and 2031.

4.3.6.2 This area has been identified as a PADC following the review of the evidence base studies referred to at the end of this Chapter

Policy Area for Development and Change 6

North East Basildon Urban Extension

A sustainable urban extension to the east of Basildon to be delivered between 2016 and 2031.

Use

- At least 2,000 homes and up to 5.5ha of employment land

Key Objectives

- To deliver at least 2,000 homes and up to 5.5ha of employment land helping to improve the self containment of the town to the east.
- To deliver a high quality, sustainable and mixed use urban extension providing 36% affordable housing and a suitable mix of housing in line with Core Policies 3, 4 and 5.
- To support the improvement of the existing Plotland community of North Benfleet to the south and the Government's agenda to increase self builds through Plotland infill.
- To retain and manage an important Sub-Regional strategic Green Belt gap through a new proactive, multi-functional A130 Corridor Landscape Strategy in partnership with neighbouring Local Planning Authorities and the County Council.

Infrastructure Requirements

Development of the area will be required to meet infrastructure requirements set out below. Further detail is provided in the Infrastructure Delivery Plan (IDP).

Social / Community

- Provision of two new primary schools; between them to support up to 4 form-entry
- Provision of a new secondary school to support the scale of growth to the east of the Borough.
- Provision of new primary care health facilities to accommodate GPs and dentists.
- Financial contributions to support additional in-patient capacity at Basildon Hospital.
- Financial contribution to the regeneration and maintenance of Pitsea and Basildon Town Centres, to support the local economy and the accessibility to community and social facilities in accordance with the principles of sustainable development.
- Financial contributions to support investment / improvement to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards.
- Provision of at least one local centre, in line with Core Policy 8.
- An exception to Green Belt policy to support self build through limited infill development of vacant plots in North Benfleet, so long as it can demonstrated that the development is in accordance with Core Policy 11 and will not have an adverse impact to the area.

Transport

- Financial contributions to local and strategic road network upgrades and pedestrian and cycling linkages to nearby urban areas in accordance with Core Policies 10 and 19.

- Junction upgrade required on Pound Lane/ A127.
- Improvements to be made to the existing residential roads within the area, improving safety and in line with Essex County Council Development Management Policies.

Physical Requirements

- As the area includes within Critical Drainage Area BAS16 and Flood Zones 2 and 3a, it is vulnerable to surface water and fluvial flooding. Development will therefore be required to off-set and mitigate residual flood risk in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan through new defences, land use and/ or design measures to the agreement of the Local Planning Authority, Water Authority, Environment Agency and Lead Local Flood Authority as appropriate;
- Pumping stations and sewers cross the area and must be maintained. Construction of on-site sewers, to an adoptable standard are required. The limited network capacity downstream requires enhancement to the foul water flows. Development should not precede necessary drainage works.
- Development is required to account for ground water vulnerability.
- Financial contributions will be required to support the provision and reinforcement of a new primary electricity substation.
- Provision of on-site energy generation and energy efficiency measures will be required, where appropriate, in line with national standards.

Economic

- Economic development in the north of this area should contribute to a balanced business mix across the B class uses, supporting key business sectors, in particular high level engineering and manufacturing. Provision of units for small and medium enterprises should also be supported in line with Core Policy 7 and 8.
- Local businesses and the locally skilled labour should be used in the delivery of the development, where possible.
- Any economic development should mitigate against noise and traffic pollution and provide Green Travel Plans in line with Core Policies 14 and 19.

Green Infrastructure

- The Public Rights of Way (PRoW) network should be extended across the area to provide access to the wider countryside. Improvements to the existing ProW network must be provided to encourage sustainable options for travel and promote easy access to the existing urban edge and the A130 Corridor, in line with the most up to date Thames Gateway South Essex Green Grid Strategy and Core Policy 10.
- Retention of the existing formal playing field within the area.
- New formal and informal open space provision should be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.

Landscape

- Retention of a strategic multi-functional open space buffer along the A130, in line with a new A130 Landscape Strategy to support the strategic importance this area has in preventing coalescence between North Benfleet / Bowers Gifford and South Benfleet/Thundersley in the Castle Point Borough.

- Sufficient screening will need to be provided to the north to limit the impact development in the area may have on the area's role as a strategic gap between the settlement areas of Wickford and Basildon and to improve tranquillity
- Financial contributions to assist in the implementation of the A130 Landscape Strategy.
- Maximisation of landscape features, long distance views and specifically rural views to the south and east of the area must be integrated into the area's development.
- Sufficient screening to limit the impact development will have when viewed into the area from South Benfleet, in particular, the high ground of Bread and Cheese Hill to the east.
- Mature hedgerows in the area should be retained and integrated into the development, where possible.

Green Belt

- Development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.
- Improvements to the visual appearance and character of the remaining Green Belt area can be made through the utilisation of vacant plots for residential infill where comprehensive development is not appropriate.
- Any development that is inappropriate or has an impact on the openness of the adjacent Green Belt will not be acceptable.
- Provision of open space buffers and sufficient screening / landscaping will be required to ensure the area continues to perform a strategic gap between Wickford and Basildon, and North Benfleet/Bowers Gifford and South Benfleet/Thundersley in the Castle Point Borough.

Historic

- Remnants of historic field patterns from possible Middle Saxon origin should be respected.
- The historical nature of the area should be recognised and the potential for archaeological finds must be explored, prior to development.
- The integrity and setting of any Listed Buildings and a number of moated sites in the area should be respected in consultation with English Heritage.

Ecology

- To offset the loss of informal open space; the retainment of a multi-functional open space buffer along the A130 corridor in line with a new A130 Corridor Landscape Strategy will be required to protect and promote the ecological and biodiversity opportunities of the strategic corridor.
- Financial contribution towards creating improved links to the South Essex Marshes will be required.
- Surveys required for protected species and mitigation to be carried out as necessary.
- Development should have due regard to the Mid Essex Coast Phase 3 SPA, SAC and Ramsar site within 5km, the Benfleet and Southend Marshes SPA and Ramsar site and the Pitsea Marshes SSSI within 2km.
- Tree Preservation Orders within the area should be carefully considered as part of development proposals with a view to retaining them as part of the development, rather than replacing them, which should be a last resort;

Delivery

It should be brought forward as a comprehensive development through a partnership approach with public and private sectors.

Development in this location will only be acceptable if the area comes forward as a comprehensive development, which will ensure its effective delivery by 2031. Following the adoption of the Local Plan Site Allocations and Development Management Policies, the specific development boundaries will be defined and the area will be formally removed from the Green Belt. Development should be brought forward in phases with no more than 200 units before 2020, with the remainder to follow as necessary infrastructure requirements set out in this policy are provided.

Employment provision in this area will not come forward until land in PAD3 has been exhausted and once the employment area in PAD5 has been completed.

The eastern urban extension should demonstrate that it has been delivered in accordance with the policies set out within this Core Strategy and the Development Plan.

Discussions with the landowners, developers and community engagement to determine the specific delays in facilitating the delivery of the area will be essential. Additional evidence will be carried out and the Council will seek to remove any necessary barriers where possible. As a last resort, the Council will consider a new strategic area equivalent to this strategic area to bring forward necessary development through the development plan process.

Consultation

4.3.6.3 The Core Strategy Preferred Options Report 2012 consultation identified that there was mixed feelings on the most appropriate location for development in Basildon. Consequently, the consultation did not identify a preferable location. Various studies and assessments have been utilised to determine the most appropriate locations for development in Basildon.

ALTERNATIVE OPTIONS

Alternative Option 1: Southern Extension - Vange.

Reason for Rejection: Development to the south of the Borough would adversely affect the high valued character of landscape, the steep topography and strategic views. The area is heavily wooded, rich in biodiversity and recreational uses would be significantly affected.

Alternative Option 2: South East Extension - Between Pitsea & Bowers Gifford/North Benfleet.

Reason for Rejection: Development in this area would cause coalescence between Basildon and the settlements of North Benfleet & Bowers Gifford. This would have a detrimental effect on the unique character of these two towns and put additional pressure on the strategic gap to the east of the Basildon Borough with Thundersley and South Benfleet in the Castle Point Borough.

Alternative Option 3: Northern Extension - North and East of Noak Bridge and Steeple View.

Reason for Rejection: Development to the north of Basildon would have significant impact upon the western section of A127 and the A132, which are already nearing full capacity. Additionally, the landscape and historic value, the topography and the rural nature of the area, alongside the important role this location plays in the separation of Billericay, Crays Hill and Basildon would all be adversely compromised.

4.3.7 PAD7: South Essex Marshes

4.3.7.1 To support the Vision and Strategic Objectives, in line with the Spatial Strategy, the South Essex Marshes will be enhanced and protected to help promote the area's biodiversity and recreational opportunities, whilst also making it more publicly accessible, where appropriate.

4.3.7.2 This area has been identified as a PAD7 following the review of the evidence base studies referred to at the end of this Chapter.

Policy Area for Development and Change 7

South Essex Marshes

Use

South Essex Marshes, adjacent to the River Thames, is a diverse natural environment with a complex mosaic of International, European, national and locally protected habitats and species. Covering the south eastern part of the Basildon Borough, it includes the Wat Tyler Country Park, the Vange Marsh and Bowers Marsh RSPB bird reserves, waste management facilities, flood defences, oil refineries, small scale industry and scattered farms. The area also forms part of the Greater Thames Marshes Nature Improvement Area (NIA) and the Wat Tyler Complex Living Landscape.

Key Objective

To transform this vast marshland complex into a publicly accessible Thameside wilderness, connected to nature reserves in neighbouring Castle Point, Thurrock and Greater London by a new Thames Estuary Pathway.

Within this area there are opportunities to protect, enhance and restore nationally valuable habitats and increase the populations of priority species. It also forms part of a much larger area of conservation, the Greater Thames Marshes NIA, where landscape scale action to reverse the decline in biodiversity and improve connectivity between local sites is being promoted.

Delivery

The transformation of the South Essex Marshes within the Borough will comprise of:

- Improvements to Wat Tyler Country Park;
- Pitsea Landfill Site being closed as a waste management facility and being recontoured and restored into a new, publicly accessible nature reserve by 2031;

- Vange Marshes being transformed into a sustainable wetland wildlife community; and
- A comprehensive network of footpaths, bridleways and cycleways being established or extended where they already exist, with improved connectivity to the urban areas of Basildon, Castle Point and Thurrock;

These changes and the future long term management of this area will be supported by the Council working in partnership with the public, private and voluntary sectors and through the Core Strategy and Local Plan Sites Allocations and Development Management Policies.

Consultation

4.3.7.3 The Core Strategy Preferred Options Report 2012 consultation identified support for the inclusion of South Essex Marshes as a PADC recognising it as an area that should be protected and used by residents and wildlife. The PADC has been revised to incorporate comments from the consultation and to include reference to new designations.

ALTERNATIVE OPTION

Alternative Option 1: Removal of this area.

Reasons for Rejection: It is a large area of nature conservation within the Borough which is undergoing significant environmental enhancement and land use change. The improvements are being driven by a number of local, sub-national and national projects and as a result it is not considered to be acceptable to leave this uncoordinated in the context of the Borough's wider development and growth.

4.4 Spatial Strategy for Wickford

- 4.4.1** To support the vision and strategic objectives, in line with the Spatial Strategy, Wickford will take a proportionate amount of the Borough's development requirements through 5 Policy Areas for Development and Change (PADCs). These 5 PADCs support the vitality and viability of Wickford town centre (PADC8) throughout the plan period and beyond.
- 4.4.2** There will be four urban extensions to Wickford to accommodate balanced sustainable mixed developments:
- North East Wickford Urban Extension (PADC9);
 - South Wickford Urban Extension (PADC10);
 - West Wickford Urban Extension (PADC11); and
 - North West Wickford Urban Extension (PADC12)
- 4.4.3** In addition to the 5 PADCs, the Council will support the development of suitable, available and achievable urban sites within Wickford in compliance with the policies in this Core Strategy and the Development Plan.

4.4.1 PADC8: Wickford Town Centre

- 4.4.1.1** To support the Vision and Strategic Objectives, in line with the Spatial Strategy, Wickford Town Centre will be regenerated in phases by 2031. In accordance with the National Planning Policy Framework, its regeneration will be coordinated and managed through a pragmatic regeneration strategy aiming to guide change and secure public and private investment to create an enhanced town centre for Wickford's communities.
- 4.4.1.2** The Wickford Town Centre Masterplan was approved as a material consideration by the Council in 2006 and set out the broad principles for its regeneration. It endorsed an approach to increase retail and residential uses in the town centre and improve leisure and health facilities, alongside coordinated improvements to the public realm. However the Council decided not to appoint a regeneration partner to help deliver the Masterplan, due to the subsequent economic downturn.
- 4.4.1.3** In March 2013, the Council approved a Regeneration Strategy for Wickford Town Centre for a phased, pragmatic approach that should make a tangible difference to the town centre.

Policy Area for Development and Change 8

Wickford Town Centre Regeneration

Wickford Town Centre supports the Spatial Strategy through seeking a mixed-use town centre regeneration programme to be delivered by 2031.

Uses

- At least 50 residential units
- Up to 1,000m² of new A1 food store floorspace and 6,300m of comparison floorspace
- New High Street market
- Refurbished swimming pool and new gym
- New car parking, landscaping and enhanced public realm

Key Objectives

- To promote the viability and vitality of Wickford town centre where people are attracted to live, work, study, relax, visit and invest
- To deliver the refurbishment of Wickford Swimming Pool, the provision of new public toilets and a new market
- To deliver the reconfiguration of the town centre's road network to allow for more frequent closures of the High Street and/ or other roads in the town centre to improve the pedestrian environment and enable the operation of a street market

Infrastructure Requirements

Development of the town centre will be required to meet the infrastructure requirements set out below. Further detail is provided in the Infrastructure Delivery Plan (IDP).

Social / Community

- Contribution to enlarge existing primary schools in priority admission area;
- Improved Health facilities delivered through contributions from residential development in Wickford's new residential-led PAD9 - PAD12.

Transport

- Improvements and reconfigurations of the local highway network and public transport facilities with particular emphasis on the A132 that runs north-south through Wickford from the A130 to the A127. This contains a number a number of junctions and interchanges along the route that would exceed capacity if all the development came forward without any mitigation.

Physical Requirements

- Within a Critical Drainage Area BAS 20 and BAS 21 and vulnerable to fluvial and surface water flooding. Development required to manage flood risk in accordance with the Strategic Flood Risk Assessment and South Essex Surface Water Management Plan to agreement of Water Authority, Environment Agency and Lead Local Flood Authority
- Any upgrades to the existing waste water network would need to be provided to an adoptable standard. Development should not precede necessary drainage works.
- Mitigation will be required to remove potential contaminated land
- Provision of sustainable energy will be required, where appropriate, in line with national standards
- Appropriate management strategies to reduce noise, improve air quality and the visual impact of construction; including a noise and dust management plan.

Economic

- Local businesses and local skilled people should be employed in the delivery of the development, where possible;
- Support will be given to the development of small and medium enterprises within the town centre;
- Training and apprenticeship schemes should be promoted in partnership with the South Essex Council and local businesses.

Green Infrastructure

- New civic space/ enhanced public realm should be provided to improve the aesthetics and safety of the town centre local environment.
- Sustainable highways networks / links to the surrounding urban areas will be supported.

Landscape

- The townscape of the area on the wider landscape should be considered including opportunities for high quality landmark/ gateway buildings.

Historic

- Improved links to Wickford Memorial Park should be explored

Ecology

- Surveys will be required for protected species and compensating mitigation is to be carried out as necessary, including off-site migration to provide habitat creation at a minimum ratio of 1:1 to ensure no net loss of biodiversity, in line with Core Policy 9.
- Development should have due regard to the SPA, SAC and Ramsar sites within 5km.
- Tree Preservation Orders within the area should be carefully considered as part of development proposals and respected.

Delivery

The town centre's regeneration will be led by the Council, in partnership with landowners, businesses, service providers and Essex County Council by 2031.

Development details will be determined through the planning application process by the Local Planning Authority and should seek to be delivered in accordance with the strategic policies within this Core Strategy and the rest of the Development Plan.

Consultation

4.4.1.4 Consultation on the Core Strategy Preferred Options Report 2012 revealed significant support for the regeneration of Wickford Town Centre. Most residents and the business community supported investment in new facilities. Concerns were raised as to whether the centre's regeneration was out of date, deliverable and whether infrastructure could cope with the demand from more homes in this area.

ALTERNATIVE OPTION

Alternative Option 1 - Do nothing, let the market decide.

Reason for Rejection: In accordance with the National Planning Policy Framework, Wickford Town Centre's regeneration should seek to deliver mixed-use development to encourage the town centre to be a vibrant retail destination for the communities of Wickford. Without a comprehensive regeneration programme and any investment the town centre is at serious risk of terminal decline which would have negatively impact on the users and business of the town centre.

4.4.2 PAD9: North East Wickford Urban Extension

4.4.2.1 To support the Vision and Strategic Objectives, in line with the Spatial Strategy, an area to the west of Basildon will be developed by way of an urban extension to provide up to 150 new homes.

4.4.2.2 This area has been identified as a PAD9 following the review of the evidence base studies set out at the end of this Chapter.

Policy Area for Development and Change 9

North East Wickford Urban Extension

A sustainable urban extension to the north east of Wickford to be delivered between 2026 and 2031.

Use

- Up to 150 homes

Key Objectives

- To deliver up to 150 homes helping to improve the self containment of the town.
- To deliver a high quality, sustainable urban extension providing 36% affordable housing and a suitable mix of housing in line with Core Policies 3, 4 and 5.

Infrastructure Requirements

Development of the site will be required to meet infrastructure requirements set out below. Further detail is provided in the Infrastructure Delivery Plan (IDP).

Social / Community

- Extension to existing or provision of a new primary school to support up to 1.5 form-entry
- Financial contributions towards the expansion of existing secondary schools.
- Financial contributions towards the upgrade of Wickford's primary care health centres and / or creation of a new primary care health centre to the east or south of Wickford to cater for need arising from new development in Wickford.
- Financial contributions to support investment / improvement to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards.
- Financial contributions towards improving the environment in PADC8.

Transport

- Improvements must be provided to local and strategic road network and pedestrian and cycling linkages to Wickford Town Centre, in accordance with Core Policy 10 and Core Policy 19. There will need to be particular emphasis on the impact of the development on the junctions and interchanges on the A132, and possible required mitigation measures. This PADC does have easier access to the A130 which would be an outlet for traffic from the development so the impact of development in this location may not put excessive pressure on the network. However this will need to be assessed as part of the additional highway mitigation testing.

Physical Requirements

- As the area includes land within Flood Zone 3a from the nearby River Crouch in the north-east of the Borough, development will be required to manage and off-set flood risk with suitable drainage and/or flood defence mitigation in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan to the agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate;

- Pumping stations and sewers cross the area and the proximity of the site to Wickford Waste Water Treatment Works will necessitate an Odour Assessment to determine the WWTWs effect on the development.
- Development is required to account for ground water vulnerability.
- Overhead powerlines that run north to south across the area should be carefully considered in any design and only development conforming to the guidance of the Health and Safety Executive's precautionary buffer zones will be permitted
- Provision of on-site energy generation and energy efficiency measures will be required, where appropriate, in line with national standards.

Green Infrastructure

- The Public Rights of Way (PRoW) network should be extended across the area to provide access to the wider countryside from the existing urban edge, contributing to sustainable options for travel.
- New formal and informal open space provision should be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy and in line with Core Policy 10.

Landscape

- Retention of a strategic multi-functional landscape corridor along the A130 Corridor, in line with a new A130 Landscape Strategy to the eastern boundary of the area.
- The area forms part of the strategic green corridor connecting the Thames Estuary marshlands with the open countryside to the north east and this should be respected.
- Retain mature hedgerows along field boundaries and incorporate them in to development proposals.
- Installing natural screening to reduce light and noise pollution from the formal recreational facilities into the open countryside and the new development.

Green Belt

- Development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.
- Improvements to the visual appearance and character of the remaining Green Belt area can be made through the utilisation of vacant plots for residential infill where comprehensive development is not appropriate.
- Any development that is inappropriate or has an impact on the openness of the adjacent Green Belt will not be acceptable.

Historic

- Remnants of historic field patterns should be respected in the design of a future scheme.
- The historical nature of the area should be recognised and the potential for archaeological finds must be explored, prior to development.
- The integrity and setting of Listed Buildings at Shot Farm should be protected and enhanced in consultation with English Heritage.

Ecology

- Regard must be given to the need to limit any impact on international ecological designations applying to the River Crouch and Roach Estuaries (SPA, SAC and Ramsar) and the nationally protected SSSI as the area falls within their buffer zones.
- Surveys will be required for protected species and mitigation to be carried out as necessary.

Delivery Requirements

The area should be brought forward as a comprehensive development through a partnership approach with public and private sectors by 2031. Specific boundaries of the development area will be set out in the Local Plan Site Allocations and Development Management Policies. Final implementation would be through the planning application process to be approved by the Local Planning Authority.

Applications for the Plotland infill in Wickford Lawns will be determined in accordance with Core Policy 11 and through the planning application process once the Core Strategy is adopted.

The North East Wickford urban extension should demonstrate that it can be delivered in accordance with the policies set out within this Core Strategy and the Development Plan.

Consultation

4.4.2.3 The Core Strategy Preferred Options Report 2012 consultation identified that there were contrasting views on the most appropriate locations for development within the Borough. Consequently, the consultation did not identify preferable locations. The various evidence base studies and assessments have been utilised to determine the most appropriate locations for development in Wickford.

4.4.3 PADC10: South Wickford Urban Extension

4.4.3.1 To support the Vision and Strategic Objectives, in line with the Spatial Strategy, an area to the south of Wickford will be developed by way of an urban extension to provide up to 760 new homes to be delivered early in the plan period.

4.4.3.2 This area has been identified as a PADC following the review of the evidence base studies at the end of this Chapter.

Policy Area for Development and Change 10

South Wickford Urban Extension

A sustainable urban extension to the south of Wickford to be delivered by 2031.

Use

- Up to 760 homes
- New Local Centre

Key Objectives

- To deliver a high quality, sustainable urban extension providing 36% affordable housing and a suitable mix of housing in line with Core Policies 3, 4 and 5.

Infrastructure Requirements

Development of the site will be required to meet infrastructure requirements set out below. Further detail is provided in the Infrastructure Delivery Plan (IDP).

Social / Community

- Extension to existing or provision of a new primary school to support up to 1.5 form-entry
- Financial contributions towards the expansion of existing secondary schools, unless the provision of a new secondary school as part of PADC6 has reduced the reliance on Wickford's schools to take pupils from outside the primary admissions area
- Financial contributions towards the upgrade of Wickford's existing primary care health centres and / or creation of a new primary health centre to the east or south of Wickford.
- New local centre/ sub centre in accordance with Core Policy 8.
- Financial contributions towards improving the environment in PADC8.

Transport

- Improvements and reconfigurations of the local highway network and public transport facilities, with particular emphasis on the A132 Nevendon Road. The highway modelling shows that there will be congestion at the junction of Cranfield Park Road and the A132 if there is no mitigation so this will need to be addressed in any application for the development. Further studies will be required to identify the extent of the mitigation works. New or improved pedestrian and cycling links to Wickford Town Centre and Basildon should also be delivered, in accordance with Core Policy 10 and Core Policy 19

Physical Requirements

- As the area includes Flood Zone 3a and is vulnerable to surface water and fluvial flooding, development will be required to off-set and mitigate residual flood risk in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan through new defences, land use and/ or design measures to the agreement of the Local Planning Authority, Water Authority, Environment Agency and Lead Local Flood Authority as appropriate;
- Existing sewers cross the area and must be respected and maintained. Construction of on-site sewers, to an adoptable standard is required. The limited network capacity downstream requires enhancement to the foul water flows. Development should not precede necessary drainage works.
- Development is required to account for ground water vulnerability.
- Overhead powerlines that run north to south across the area should be carefully considered in any design and only development that complies with the Health and Safety Executive's guidance on precautionary buffer zones will be permitted
- Financial contributions will be required to support the provision and reinforcement of a new primary electricity substation for South Wickford.
- Provision of on-site energy generation and energy efficiency measures will be required, where appropriate, in line with national standards.

Green Infrastructure

- The Public Rights of Way (PRoW) network should be extended across the area to provide access to the wider countryside and The Wick Country Park from the existing urban edge contributing to sustainable options for travel.
- New formal and informal open space provision should be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy and in line with Core Policy 10.

Landscape

- Retention of a strategic multi-functional landscape corridor along the A130 Corridor, in line with a new A130 Landscape Strategy to the eastern boundary of the area.
- Retain mature hedgerows along the A127.
- The area forms part of the strategic green corridor connecting Thames Estuary marshlands with the open countryside to the north east which must be retained.
- Natural screening should be considered to the open countryside to the south of the area.
- Consideration in the design of any scheme must be given to the role the area plays in maintaining a separation between the built up areas of South Wickford and the north east of Basildon.
- Sympathetic design and layout considerations should be given to the Fairmead Plotland area to the west.

Green Belt

- Development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.
- Improvements to the visual appearance and character of the remaining Green Belt area can be made through the utilisation of vacant plots for residential infill where comprehensive development is not appropriate.
- Any development that is inappropriate or has an impact on the openness of the adjacent Green Belt is not acceptable.

Historic

- Remnants of historic field patterns must be respected in the development.
- The historical nature of the area should be recognised and the potential for archaeological finds must be explored.

Ecology

- Consideration must be given to the impact any development will have on the international ecological designations given to the River Crouch and Roach Estuaries (SPA, SAC and Ramsar) and the nationally protected SSSI as the area falls within their buffer zones.
- Surveys will be required for protected species and mitigation to be carried out as necessary.
- Development must have due regard to the biodiversity designations of The Wick Country Park (a Biodiversity Action Plan Habitat and a Local Wildlife Site).

Delivery Requirements

The area should be brought forward as a comprehensive development through a partnership approach with public and private sectors by 2031. Specific details of the development area will be set out in the Local Plan Site Allocations and Development Management Policies. Final implementation would be through the planning application process to be approved by the Local Planning Authority.

Applications for the Plotland infill in Fairmead will be determined in accordance with Core Policy 11 and through the planning application process once the Core Strategy is adopted.

The land to the south of the Wickford Urban Extension should demonstrate that there will be no adverse impact on the existing development in the area and should be delivered in accordance with the policies set out within this Core Strategy and the Development Plan.

Discussions with the landowners and developers and community engagement in facilitating the delivery of the area will be essential.

Consultation

4.4.3.3 The Core Strategy Preferred Options Report 2012 consultation identified that there were contrasting views on the most appropriate locations for development. Consequently, the consultation did not identify preferable locations. The various evidence base studies and assessments have been utilised to determine the most appropriate locations for development in Wickford.

4.4.4 PADC11: West Wickford Urban Extension

4.4.4.1 To support the Vision and Strategic Objectives, in line with the Spatial Strategy, an area to the west of Wickford will be developed by way of an urban extension to provide up to 220 homes to be delivered between 2023 and 2028.

4.4.4.2 This area has been identified as a PADC following the review of the evidence base studies as set out at the end of Chapter 4.

Policy Area for Development and Change 11

West Wickford Urban Extension

A sustainable urban extension to the west of Wickford to be delivered between 2023 and 2028.

Use

- Up to 220 homes
- Local Centre or Sub Local Centre

Key Objectives

- To deliver up to 220 homes helping to improve the self containment of the town.
- To deliver a high quality, sustainable urban extension providing 40% affordable housing and a suitable mix of housing in line with Core Policies 3, 4 and 5.

Infrastructure Requirements

Development of the site will be required to meet infrastructure requirements set out below. Further detail is provided in the Infrastructure Delivery Plan (IDP).

Social / Community

- Extension to existing or provision of a new primary school to support up to 1.5 form-entry
- Financial contributions towards the expansion of existing secondary schools, unless the provision of a new secondary school as part of PAD6 has reduced the reliance on Wickford's schools to take pupils from outside the primary admissions area
- Financial contributions towards the upgrade of Wickford's existing primary care health centres and / or creation of a new primary health centre to the east or south of Wickford.
- Financial contributions to support investment / improvement to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards.
- Addition of a Local Centre or Sub Local Centre in accordance with Core Policy 8
- Financial contributions towards improving the environment in PAD8.

Transport

- Improvements must be provided to local and strategic road network, and cycling links to Wickford Town Centre should also be delivered, in accordance with Core Policy 10 and Core Policy 19.

Physical Requirements

- The area includes land within Flood Zone 3a, adjacent to the channel of the River Crouch. Development will therefore be required to off-set and mitigate any residual flood risk in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan through new raised river defences, land use and/ or design measures to the agreement of the Local Planning Authority, Water Authority, Environment Agency and Lead Local Flood Authority as appropriate.
- Existing pumping stations and sewers that cross the area must be respected and maintained. Construction of on-site sewers, to an adoptable standard is required. The limited network capacity downstream requires enhancement to the foul water flows. Development should not precede necessary drainage works.
- Development is required to account for ground water vulnerability
- Provision of on-site energy generation and energy efficiency measures will be required, where appropriate, in line with national standards.

Green Infrastructure

- The Public Rights of Way (PRoW) network should be extended from the north east of the area to provide access to the wider countryside and promote recreational uses alongside the riverside, contributing to sustainable options for travel
- New formal and informal open space provision should be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy and in line with Core Policy 10.

Landscape

- The rural character to the west of the area plays an important role in the separation between the settlements of Ramsden Bellhouse, Wickford and North East Basildon and must be respected and maintained.

- Mature field hedgerows should be safeguarded and integrated into the development.
- Natural screening should be considered to the open countryside to the south of the area
- Sympathetic design and layout considerations should be given to the proximity of the development to the New House Farm Plotland area to the north and west.

Green Belt

- Development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.
- Improvements to the visual appearance and character of the remaining Green Belt area can be made through the utilisation of vacant plots for residential infill where comprehensive development is not appropriate.
- Any development that is inappropriate or has an impact on the openness of the adjacent Green Belt is not acceptable.

Historic

- The historical nature of the area should be recognised and the potential for archaeological finds must be explored, prior to development.
- The integrity and setting of the Listed Building of Woolshots Farm should be protected and enhanced in consultation with English Heritage.

Ecology

- Consideration must be given to the limit any impact on international ecological designations given to the River Crouch and Roach Estuaries (SPA, SAC and Ramsar) downstream
- Surveys will be required for protected species and mitigation to be carried out as necessary.
- Tree Preservation Orders within the area should be carefully considered as part of development proposals with a view to retaining them as part of the development, rather than replacing them, which should be a last resort.

Delivery Requirements

The area should be brought forward as a comprehensive development through a partnership approach with public and private sectors by 2028. Specific details of the development area will be set out in the Local Plan Site Allocations and Development Management Policies. Final implementation would be through the planning application process to be approved by the Local Planning Authority.

Applications for the Plotland infill in New House Farm will be determined in accordance with Core Policy 11 and through the planning application process once the Core Strategy is adopted.

The West Wickford Urban Extension should demonstrate that there will be no adverse impact on the existing development in the area and should be delivered in accordance with the policies set out within this Core Strategy and the Development Plan.

Discussions with the landowners, developers and community engagement to determine the specific delays in facilitating the delivery of the area will be essential. Additional evidence will be carried out and the Council will seek to remove any necessary barriers where

possible. As a last resort, the Council will consider a new strategic area equivalent to this strategic area to bring forward necessary development through the development plan process.

Consultation

4.4.4.3 The Core Strategy Preferred Options Report 2012 consultation identified that there were contrasting views on the most appropriate locations for development within Basildon Borough. Consequently, the consultation did not identify preferable locations. The various evidence base studies and assessments have been utilised to determine the most appropriate locations for development in Wickford.

4.4.5 PADC12: North West Wickford Urban Extension

4.4.5.1 To support the Vision and Strategic Objectives, in line with the Spatial Strategy, an area to the north west of Wickford will be developed by way of an urban extension to provide up to 620 homes to be delivered between 2018 and 2025.

4.4.5.2 This area has been identified as a PADC following the review of the evidence base studies as set out at the end of Chapter 4.

Policy Area for Development and Change 12

North West Wickford Urban Extension

A sustainable urban extension to the North West of Wickford to be delivered between 2018 and 2025.

Use

- Up to 620 homes

Key Objectives

- To deliver up to 620 homes helping to improve the self containment of the town.
- To deliver a high quality, sustainable urban extension providing 36% affordable housing and a suitable mix of housing in line with Core Policies 3, 4 and 5.

Infrastructure Requirements

Development of the site will be required to meet infrastructure requirements set out below. Further detail is provided in the Infrastructure Delivery Plan (IDP).

Social / Community

- Extension to existing or provision of a new primary school to support up to 1.5 form-entry
- Financial contributions towards the expansion of existing secondary schools, unless the provision of a new secondary school as part of PADC6 has reduced the reliance on Wickford's schools to take pupils from outside the primary admissions area

- Financial contributions towards the upgrade of Wickford's existing primary care health centres and / or creation of a new primary health centre to the east or south of Wickford.
- Financial contributions to support investment / improvement to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards.
- Addition of a Local Centre in accordance with Core Policy 8.
- Financial contributions towards improving the environment in PADC8.

Transport

- Improvements must be provided to local and strategic road network, with particular emphasis on the A132 that runs north-south through Wickford from the A130 to the A127. This contains a number of junctions and interchanges along the route that would exceed capacity if all the development came forward without any mitigation. New or improved pedestrian and cycling links to Wickford Town Centre should also be delivered, in accordance with Core Policy 10 and Core Policy 19.

Physical Requirements

- The area includes land vulnerable to surface water flooding. Development will therefore be required to off-set and mitigate any residual flood risk in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan through land use and/ or design measures to the agreement of the Local Planning Authority, Water Authority, Environment Agency and Lead Local Flood Authority as appropriate.
- Any sewers which cross the area will need to be respected and maintained.
- Development is required to account for ground water vulnerability.
- Provision of on-site energy generation and energy efficiency measures will be required, where appropriate, in line with national standards.

Green Infrastructure

- The Public Rights of Way (PRoW) network should be extended across the area to provide access to the wider countryside from the urban edge and Wickford Town Centre contributing to sustainable options for travel.
- New formal and informal open space provision should be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy and in line with Core Policy 10.

Landscape

- A small tributary to the River Crouch with small ponds needs to be respected.
- The area plays a role in the separation of the built up area of Castledon Road and North West Wickford which needs to be maintained.
- Long distance views across the Crouch Valley from higher ground on the west side of the area should be maintained and integrated into the development.

Green Belt

- Development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.
- Any development that is inappropriate or has an impact on the openness of the adjacent Green Belt is not acceptable.

Historic

- Remnants of historic field patterns must be respected.
- The historical nature of the area should be recognised and the potential for archaeological finds must be explored, prior to development.

Ecology

- Consideration must be given to the limit any impact on international ecological designations given to the River Crouch and Roach Estuaries (SPA, SAC and Ramsar) downstream
- The area is close to Wickford Riverside Local Wildlife Site (LoWS) and Biodiversity Action Plan Habitat which need to be considered to minimise any impact on it as part of its development.
- Surveys will be required for protected species and mitigation to be carried out as necessary.
- Tree Preservation Orders within the area should be carefully considered as part of development proposals with a view to retaining them as part of the development, rather than replacing them with new specimens, which should be a last resort.

Delivery Requirements

The area should be brought forward as a comprehensive development through a partnership approach with public and private sectors by 2025. Specific site boundaries of the development area will be set out in the Local Plan Site Allocations and Development Management Policies. Final implementation would be through the planning application process to be approved by the Local Planning Authority.

The North West Wickford Urban Extension should demonstrate that there will be no adverse impact on the existing development in the area and should be delivered in accordance with the policies set out within this Core Strategy and the Development Plan.

Discussions with the landowners, developers and community engagement to determine the specific delays in facilitating the delivery of the area will be essential. Additional evidence will be carried out and the Council will seek to remove any necessary barriers where possible. As a last resort, the Council will consider a new strategic area equivalent to this strategic area to bring forward necessary development through the development plan process.

Consultation

4.4.5.3 The Core Strategy Preferred Options Report 2012 consultation identified that there were mixed feelings on the most appropriate locations for development within Basildon Borough. Consequently, the consultation did not identify preferable locations. Various studies and assessments have been utilised to determine the most appropriate locations for development in Wickford and those have been identified in the revised PADCs.

ALTERNATIVE OPTIONS

Alternative Option 1: South West Wickford Extension.

Reason for Rejection: Development to the south west of Wickford would create a high risk of coalescence with Crays Hill and adversely affect the landscape character of the area which is of an open nature with long distance views.

4.5 Spatial Strategy for Billericay

4.5.1 To support the vision and strategic objectives, in line with the Spatial Strategy, Billericay will take a proportionate amount of the Borough's development requirements through 3 Policy Areas for Development and Change (PADCs). These 3 PADCs include three urban extensions to Billericay to accommodate balanced sustainable mixed developments:

- South East Billericay Urban Extension (PADC13);
- East Billericay Urban Extension (PADC14);
- Billericay West Deferred Area of Search (PADC15); and

4.5.2 In addition to the 3 PADCs, the Council will support the development of suitable, available and achievable urban sites, and minor amendments to the Green Belt within Billericay in compliance with the policies in this Core Strategy and the Development Plan.

4.5.1 PADC13: South East Billericay Urban Extension

4.5.1.1 To support the Vision and Strategic Objectives, in line with the Spatial Strategy, an area to the south east of Billericay will be developed by way of an urban extension to provide up to 180 homes to be delivered between 2017 and 2021.

4.5.1.2 This area has been identified as a PADC following the review of the evidence base studies as set out at the end of Chapter 4.

Policy Area for Development and Change 13

South East Billericay Urban Extension

An urban extension to the south east of Billericay to be delivered between 2017 and 2021

Use

- Up to 180 homes

Key Objectives

- To deliver up to 180 homes providing a 36% affordable housing and a suitable mix of housing in line with Core Policies 3, 4 and 5.

Infrastructure Requirements

Development of the site will be required to meet infrastructure requirements set out below. Further detail is provided in the Infrastructure Delivery Plan (IDP).

Social / Community

- Financial contributions required to support expansion of primary care health facilities in the form of GP and dentist provision.
- Financial contributions required to support expansion of a local primary school to accommodate 3 additional forms of entry, in association with PADC14.
- Financial contributions to support investment / improvement to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards.

Transport

- Improvements must be provided to local road network. New or improved pedestrian and cycling links to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor should also be delivered, in accordance with Core Policy 10 and Core Policy 19.

Physical Requirements

- As it is within Critical Drainage Area BAS5 the area is vulnerable to surface water flooding. Development will therefore be required to off-set and mitigate residual flood risk in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan through land use and/ or design measures to the agreement of the Local Planning Authority, Water Authority, Environment Agency and Lead Local Flood Authority as appropriate;
- Development is required to account for ground water vulnerability.
- A full Waste Water Treatment Work Odour Emission Assessment would be needed to determine the extent of suitable land for development due to the proximity to Billericay Waste Water Treatment Works
- Pumping stations and sewers cross the area and must be maintained. Construction of on-site sewers, to an adoptable standard is required and development should not precede necessary drainage works.

Green Infrastructure

- The Public Rights of Way (PRoW) network should be extended across the area and integrated with any new open space in line with Core Policy 10.
- Financial or land contribution to support provision of allotments in Billericay.
- New formal and informal open space provision should be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.
- Opportunities to increase connectivity of new Green Infrastructure from the area towards Mill Meadows Nature Reserve and open countryside beyond should be explored.

Landscape

- Development within the area must have due regard to the existing dwellings and be sympathetic in design.
- The enclosed nature of the area created by tree lined hedegrows should be retained to ensure that the wider rural landscape character around the east of Billericay is respected.
- Sufficient screening/ landscaping will be required to minimise the visual impact of development on visually prominent slopes.
- Elevated areas of woodland to the north west should be safeguarded.
- Undeveloped high ground beyond the urban boundary of South Green which forms part of a framed long distant view from Outwood Common Road towards Basildon Town Centre and Langdon Hills should be preserved.

Green Belt

- Development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.

- Any development that is inappropriate or has an impact on the openness of the adjacent Green Belt is not acceptable.
- Appropriate natural screening will be required to the east and south of the area to minimise the visual impact of development on the surrounding open countryside within the Green Belt.

Historic

- The historical nature of the area should be recognised and the potential for archaeological finds must be explored, prior to development.
- Irregular field patterns of medieval origin should be respected.
- The integrity and setting of Listed Buildings within the area should be protected and enhanced in consultation with English Heritage.

Ecology

- Development should have due regard to Mill Meadows Nature Reserve SSSI within 2km and Parsonage Farm Green Local Wildlife Site and Biodiversity Action Plan habitats within 100m.
- Surveys required for protected species and mitigation to be carried out as necessary.
- Tree Preservation Orders within the area should be carefully considered as part of development proposals with a view to retaining them as part of the development, rather than replacing them with new specimens, which should be a last resort;

Delivery Requirements

The area should be brought forward as a comprehensive development through a partnership approach with public and private sectors by 2021. Following the adoption of the Local Plan Site Allocations and Development Management Policies, the specific site boundaries will be defined and the area will be formally removed from the Green Belt. Final implementation would be through the planning application process to be approved by the Local Planning Authority.

The South East Billericay Urban Extension should demonstrate that there will be no adverse impact on the existing development in the area that infrastructure and necessary mitigation works has been carried out and should be delivered in accordance with the policies set out within this Core Strategy and the Development Plan.

Discussions with the landowners, developers and community engagement to determine the specific delays in facilitating the delivery of the area will be essential. Additional evidence will be carried out and the Council will seek to remove any necessary barriers where possible. As a last resort, the Council will consider a new strategic area equivalent to this strategic area to bring forward necessary development through the development plan process.

Consultation

- 4.5.1.3** The Core Strategy Preferred Options Report 2012 consultation identified that there were mixed feelings on the most appropriate locations for development within Basildon Borough. Consequently, the consultation did not identify preferable locations. Various studies and assessments have been utilised to determine the most appropriate locations for development in Billericay and those have been identified in the revised PADCs.

4.5.2 PADC14: East Billericay Urban Extension

4.5.2.1 To support the Vision and Strategic Objectives, in line with the Spatial Strategy, an area to the east of Billericay will be developed by way of an urban extension to provide up to 430 homes to be delivered between 2022 and 2028.

4.5.2.2 This area has been identified as a PADC following the review of the evidence base studies as set out in Chapter 4.

Policy Area for Development and Change 14

East Billericay Urban Extension

An urban extension to the east of Billericay to be delivered between 2022 and 2028.

Use

- Up to 430 homes

Key Objectives

- To deliver up to 430 homes providing a 36% affordable housing and a suitable mix of housing in line with Core Policies 3, 4 and 5.

Infrastructure Requirements

Development of the site will be required to meet infrastructure requirements set out below. Further detail is provided in the Infrastructure Delivery Plan (IDP).

Social / Community

- Financial contributions required to support expansion of primary care health facilities in the form of GP and dentist provision.
- Financial contributions required to support expansion of a local primary school to accommodate 3 additional forms of entry.
- Financial contributions to support investment / improvement to local sports facilities in line with the Council's Indoor Sports and Community Facilities Standards.
- Provision of a local centre comprising in line with Core Policy 8.

Transport

- Improvements must be provided to local road network. New or improved pedestrian and cycling links to Billericay Town Centre, Billericay Railway Station and Basildon A127 Corridor should also be delivered, in accordance with Core Policy 10 and Core Policy 19.

Physical Requirements

- As it is within an area vulnerable to surface water flooding development will be required to off-set and mitigate residual flood risk in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan through land use and/ or design measures to the agreement of the Local Planning Authority, Water Authority, Environment Agency and Lead Local Flood Authority as appropriate;

- Development is required to account for ground water vulnerability.
- A full Waste Water Treatment Work Odour Emission Assessment would be needed to determine the extent of suitable land for development due to the proximity to Billericay Waste Water Treatment Works
- Sewers cross the area and must be maintained. Construction of on-site sewers, to an adoptable standard is required and development should not precede necessary drainage works. A limited waste water network capacity downstream requires enhancement to the network's capacity to receive additional foul water flows. Development should not precede necessary drainage works.

Green Infrastructure

- The Public Rights of Way (PRoW) network should be extended across the area and integrated with any new open space in line with Core Policy 10.
- Financial or land contribution to support provision of allotments in Billericay.
- New formal and informal open space provision should be provided in accordance with the Council's adopted Open Space Standards, Playing Pitch Standards and Play Strategy.
- Opportunities to increase connectivity of new Green Infrastructure from the area towards Mill Meadows Nature Reserve and open countryside beyond should be explored. Opportunities to increase connectivity of green infrastructure from the area towards Mill Meadows nature reserve, Billericay, and open countryside should be explored.

Landscape

- Development within the area must have due regard to existing dwellings, the rural character of country lanes and be sympathetic in design.
- The enclosed nature within the area created by tree lined hedegrows should be retained to ensure that the rural nature of the area is respected.
- Sufficient screening/ landscaping will be required to minimise the visual impact of development on visually prominent slopes.
- Areas of woodland to the north west of the area should be safeguarded.
- Panoramic views from Outwood Common Road towards Basildon Town Centre and Langdon Hills should be preserved.

Green Belt

- Development within the area released from the Green Belt must have due regard to the dwellings which remain in the Green Belt and be sympathetic in design.
- Any development that is inappropriate or has an impact on the openness of the adjacent Green Belt is not acceptable.
- Appropriate screening will be required to minimise the visual impact of development to protect the wider rural landscape character around the east of Billericay.

Historic

- The historical nature of the area should be recognised and the potential for archaeological finds must be explored.
- Irregular field patterns of medieval origin should be respected.

Ecology

- Development should have due regard to Mill Meadows Nature Reserve SSSI within 2km and Parsonage Farm Green Local Wildlife Site and Biodiversity Action Plan habitats within 100m.
- Surveys required for protected species and mitigation to be carried out as necessary.
- Tree Preservation Orders within the area should be carefully considered as part of development proposals with a view to retaining them as part of the development, rather than replacing them with new specimens, which should be a last resort;

Delivery

The area should be brought forward as a comprehensive development through a partnership approach with public and private sectors by 2028. Specific details of the development area will be set out in the Local Plan Site Allocations and Development Management Policies. Following the adoption of the Local Plan Site Allocations and Development Management Policies, the specific site boundaries will be defined and the area will be formally removed from the Green Belt. Final implementation would be through the planning application process to be approved by the Local Planning Authority.

The Land to the East of Billericay Urban Extension should demonstrate that there will be no adverse impact on the existing development in the area that infrastructure and necessary mitigation works has been carried out and should be delivered in accordance with the policies set out within this Core Strategy and the Development Plan.

Discussions with the landowners, developers and community engagement to determine the specific delays in facilitating the delivery of the area will be essential. Additional evidence will be carried out and the Council will seek to remove any necessary barriers where possible. As a last resort, the Council will consider a new strategic area equivalent to this strategic area to bring forward necessary development through the development plan process.

Consultation

4.5.2.3 The Core Strategy Preferred Options Report 2012 consultation identified that there were mixed feelings on the most appropriate locations for development within Basildon Borough. Consequently, the consultation did not identify preferable locations. Various studies and assessments have been utilised to determine the most appropriate locations for development in Billericay and those have been identified in the revised PADCs.

ALTERNATIVE OPTION

Alternative Option 1 - Urban Extension on land adjacent to Mill Meadows (Snails Hall Farm)

Reason for Rejection: This area is in close proximity to the nationally designated area, Mill Meadows SSSI and the protection afforded to this site will place significant limitations on realising development on land nearby.

4.5.3 PADC 15: Billericay West Deferred Area of Search

- 4.5.3.1** In contrast to the Borough's 14 other PADCs, this area is not locationally specific. It is more widely drawn as an arc around the west of Billericay where there is suitable land that could accommodate up to 1,400 dwellings, together with essential services and infrastructure.
- 4.5.3.2** An examination of the rest of the Evidence Base has concluded that there is suitable and available land for development beyond the urban boundary on the western extent of Billericay.
- 4.5.3.3** The reason for its deferral is so that the impact to Billericay's highway network can be investigated more comprehensively by the Highways Authority and the Local Planning Authority to appraise whether mitigation options will resolve the highway impacts that are predicted to be caused by development in the area.
- 4.5.3.4** The Council justifies this approach on the basis of the results from the Spatial Options Transport Modelling undertaken by the Highway Authority. This shows that there are a number of junctions and interchanges which are already at capacity. These are mainly located around the north-south route through Billericay, via the B1007/Stock Road to the A176 Noak Hill Road. The modelling shows that there would be considerable, additional pressure on the existing road network in and around Billericay, as a direct result of additional development, possibly more than could be acceptably resolved through remedial mitigation.
- 4.5.3.5** The Council and the Highways Authority therefore need to carry out further appraisal and mitigation testing to identify whether any suitable highway mitigation is possible to deliver sustainable urban extensions in this PADC as part of the Preferred Spatial Option, including determining the local environment and historic setting impact the works could have to Billericay.
- 4.5.3.6** It is for this reason that it is unlikely that this PADC will be able to contribute towards the Borough's housing supply early in the plan period. Details of how development would be distributed within this PADC have therefore been deferred to later in the plan period and if they are not resolvable may trigger a need to undertake an early review of the plan.

Policy Area for Development and Change 15

Billericay West Deferred Area of Search

An urban extension to the west of Billericay to be delivered for up to 1400 homes, infrastructure and service provision, subject to highway mitigation testing.

Specific details of the development areas will be set out in the Local Plan Site Allocations and Development Management Document.

Evidence Base for all PADCs

- Basildon Borough Spatial Options Topic Paper 2013
- Basildon Borough Local Plan Flood Risk Sequential Test 2013

- Basildon Borough Spatial Options Transport Modelling 2013
- Basildon Borough Infrastructure Baseline Study 2013
- Basildon Borough Housing Topic Paper 2013
- Basildon Borough Green Belt Study 2013
- Basildon Borough Landscape Character Appraisal 2013
- Basildon Borough Green Belt Landscape Sensitivity Assessment 2013
- Basildon Borough Sustainability Appraisal 2013
- Thames Gateway South Essex Strategic Housing Market Assessment 2013
- Basildon Borough Gypsy, Traveller and Travelling Showpeople Local Needs Accommodation Assessment
- Basildon Borough Strategic Housing Land Availability Assessment 2013
- South Essex Surface Water Management Plan 2012
- Basildon Town Centre Masterplan and Specific Evidence Base 2012
- Basildon Borough Employment Land and Premises Study 2012
- Basildon Borough Indoor Sports and Recreation Facilities Study 2012
- Basildon Borough Conservation Area Appraisals and Management Plans 2012
- Basildon District PPG17 Playing Pitch Study Technical Addendum 2011
- South Essex Outline Water Cycle Study 2011
- South Essex Strategic Flood Risk Assessment Level 2 2011
- Essex Hotels Futures Study 2010
- South Essex Strategic Flood Risk Assessment Level 1 2010
- Basildon Borough Historic Environment Characterisation Assessment 2010
- Basildon District Leisure, Arts, Culture and Tourism Study and Retail Capacity Study Update 2010
- Basildon District PPG17 Open Space Assessment, Part I and Part II 2010/2011
- Basildon District Habitat and Biodiversity Surveys 2008, 2009 and 2010
- Basildon District Phase I Habitat Study 2005

Chapter 5 Core Policies

5.1 Securing Sustainable Development

Core Policy 2: Presumption in Favour of Sustainable Development

- 5.1.1** In accordance with the NPPF, this Core Strategy is based upon and reflects the presumption in favour of Sustainable Development. When considering development proposals the Council will take a positive approach that reflects this presumption.
- 5.1.2** There are three dimensions to sustainable development; society, the environment and the economy. Sustainable development can only be achieved when all three of these aspects are considered together consistently and given equal weight.
- 5.1.3** The Council will work pro-actively and positively with prospective developers, businesses, community representatives and local stakeholders to negotiate and bring forward high quality development that maximise sustainable economic, environmental and social benefits for the Borough.

Core Policy 2

Presumption in Favour of Sustainable Development

When considering development proposals in the Borough, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

The Council will always work pro-actively with applicants jointly to find solutions which means that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Core Strategy (and other policies within the Development Plan) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies that are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise taking into account whether:

A) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the national planning policy framework taken as a whole; or

B) specific policies in the framework indicate that development should be restricted.

Consultation

- 5.1.4** There was no policy of this nature in the Core Strategy Preferred Option Report 2012 and therefore no comments were made on this specific topic.

ALTERNATIVE OPTIONS

The Planning Inspectorate recommend the model policy above be integrated into all Local Plans to promote proactive and sustainable development. There is no reasonable alternative.

EVIDENCE BASE

- National Planning Policy Framework, DCLG, 2012
- Presumption in Favour of Sustainable Development Model Policy Wording, The Planning Inspectorate, 2012

5.2 Delivering Mixed Communities

Core Policy 3: Affordable Housing

- 5.2.1** In line with the National Planning Policy Framework, the Council will aim to meet the full objectively assessed needs for affordable housing in the Housing Market Area. In addition and in order to ensure the delivery of the Basildon Borough Community Strategy 2012-2036 the Council also aims to provide housing that is of a suitable size, type and quality for the Borough's growing population.
- 5.2.2** The Thames Gateway South Essex Strategic Housing Market Assessment 2013 (SHMA) identifies that the recent levels of private and affordable housing delivery is failing to meet demand. Decreased grant funds, a new regulatory system, welfare reform and viability pressures are all contributing to the significant challenge in delivering new affordable housing across South Essex.
- 5.2.3** There is a need for the Local Planning Authority to be proactive in the delivery of affordable housing, whilst recognising that there is a reliance on market housing to help secure its provision, as far as viably possible.
- 5.2.4** The SHMA 2013 recommends that 36% of new housing is required to be affordable⁽⁴⁴⁾. However, the SHMA does not represent Objectively Assessed Needs as required of Local Plans by the NPPF. Instead it provides a view on the minimum requirements for the South Essex Housing Market Area based on an average from a range of household projection scenarios.
- 5.2.5** The Basildon Borough Housing Growth Topic Paper 2013⁽⁴⁵⁾ identifies that between 290 - 320 affordable houses are required per annum over the plan period to meet the Borough's Objectively Assessed Needs, which equates to between 38-43% of the total housing need. The Topic Paper is based on the position at the borough level, and on the Borough's social and economic ambitions, combined with detailed demographic modelling and household forecasts to determine Objectively Assessed Needs.
- 5.2.6** However taking into account the findings of the evidence base and the requirements of the NPPF, a requirement for 36% affordable housing will be set as the policy standard for securing new affordable housing in the Borough over the lifetime of the plan.

Development Viability

- 5.2.7** In line with the Council's adopted Strategic Housing Land Availability Assessment (SHLAA) Methodology 2013, an independent Economic Viability Appraisal of the Borough's latest SHLAA has been undertaken. This has indicated as a general conclusion that in current market conditions, an affordable housing policy requirement of 35-40% on otherwise 'suitable and available' SHLAA sites, combined with higher-value Section 106/CIL requirements could render some sites unviable.
- 5.2.8** There have been schemes in recent years that on average have provided less affordable housing than sought by the Council's current Development Plan policy. In part, this can be attributed to a significant amount of residential development coming forward through urban regeneration schemes (such as within town centres or as part of estate renewal programmes), where the focus of development has not been purely housing and has involved higher development outlay costs to re-mediate contaminated land, complete demolition works or invest in essential infrastructure, etc. In these situations and given

44 ORS, Thames Gateway South Essex Strategic Housing Market Assessment 2013, Table 69

45 Edge Analytics/Turley Associates, October 2013

the variable economic climate, it is not always going to be possible for the Council to secure the full affordable housing contribution set by its policy. Therefore the Council will build more flexibility into its policy requirements in the future, specifically on the grounds of viability.

- 5.2.9** The Council's policy will use a 'deferred contribution scheme' to test viability both at the time of an application and again once it is built to reflect any improvement in the housing market or economic climate.
- 5.2.10** Whilst the best way to secure affordable housing in most cases will be to seek on-site provision, the Council recognises the additional need for flexibility in securing greater housing choice throughout the Borough. For some schemes, it may be better to seek a partial on-site provision and a financial contribution. For others, there may be sound planning reasons why affordable housing should be provided in other ways, such as financial contributions pooled through commuted payments for offsite provision in areas of greater need to the development's location, as well as small scale infill within Green Belt villages where there is a recognised local community need and suitable sites.

Core Policy 3

Affordable Housing

A) The Council will seek provision equivalent to 36% of dwellings in Basildon Borough to be affordable over the plan period 2011-2031 to meet objectively assessed affordable housing needs.

B) Affordable housing will be required on all sites of 10 units or more, or on land of more than 0.2ha at a provision level of 36%, subject to viability appraisal. The affordable housing tenure split and unit sizes will be as defined as required to meet local needs and priorities within the Housing Market Area as established in the Council's periodically reviewed Housing Strategy⁽⁴⁶⁾.

C) All affordable housing should be provided within a development site. However, where it can be demonstrated that other sound planning reasons exist for not doing so, either of the following alternatives will apply:

- i. Partial on-site provision and a financial contribution; or
- ii. A full financial contribution in lieu of no on-site provision.

D) A Commuted Payment up to 36% provision will be sought on sites where it is determined that it is not possible to deliver 36% affordable housing on-site. The Council will establish and periodically under review a Commuted Payment methodology in its Housing Strategy.

E) Proposals for provision of less than 36% must be justified by a viability appraisal which will be independently assessed. Where grounds of viability can be demonstrated to justify provision below the policy threshold, the Council will require the shortfall to be treated as a 'deferred contribution'. The Council will then require a subsequent viability assessment to be undertaken when the scheme is completed and largely

⁴⁶ These affordable housing tenures include shared ownership, low cost home ownership, key worker programmes, self build, Assisted Self Build programmes and 'Rent Now, Buy Later' schemes. This list is not exhaustive. Products and schemes may also change from time to time based on national or local policy changes and further details are provided in the Council's periodically reviewed Housing Strategy

occupied and, should viability have improved since the previous viability assessment results were validated, the Council will seek a further payment up to the maximum of the deferred contribution.

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

G) Green Belt village infilling as permitted by the NPPF in certain circumstances that could support affordable housing for local community needs adjacent to the existing village settlement will be supported in principle where it can be demonstrated that there is a local community need for such dwellings in accordance with the NPPF and Core Policy 11 and that this provision is such that it can be maintained in perpetuity.

H) In line with Core Policy 13 the design and layout of the affordable housing should be in a sustainable form, delivering a development that avoids the concentration and grouping of the entire affordable housing provision to one part of the site.

Specific sites will be allocated for housing purposes in the Local Plan Site Allocations and Development Management Policies in accordance with the Core Strategy's Spatial Strategy. It will also include more detailed housing development policies as appropriate.

Consultation

5.2.11 The Core Strategy Preferred Options Report's Affordable Housing policy proposed the provision of 35% affordable housing on all new schemes apart from those in town centres where 10% affordable housing was the recommended requirement.

5.2.12 Consultation responses required justification for the percentage and there were views that this would be too low to meet the affordable housing needs of the Borough. In response to the consultation, this issue was examined in greater depth by the TGSE SHMA 2013 and Basildon Borough SHLAA 2012-2013.

ALTERNATIVE OPTIONS

Alternative Option 1: Seek lower than 36% affordable housing provision on site for 10 dwellings / 0.2 ha or more

Reason for Rejection: Lower than 36% affordable housing on site would not meet the Borough's objectively assessed housing needs as required by the NPPF. The Council have provided flexibility in their policy approach where 36% affordable housing provision on site would risk a site being deemed unviable by requesting a viability assessment to justify a lower provision and the arrangement of a deferred sum should the viability improve during the development's construction.

Alternative Option 2: Seek 36% on sites of 5 dwellings / 0.2 ha or more.

Reason for Rejection: This option could maximise affordable housing delivery. However, the Council have limited sites in their SHLAA that could accommodate between 5-9 dwellings (the preferred affordable housing policy is applicable to sites of 10 dwellings or more). The maximum affordable housing provision on sites of 5-9 dwellings at 36% would be 3

dwellings. In reality, the affordable housing provision per annum to come from sites of 5-9 dwellings would be minimal and with s106 could have a negative impact on the smaller sites coming forward, affecting private housing supply from smaller sites.

Alternative Option 3: Rely on NPPF.

Reason for Rejection: The NPPF requires Local Authorities to ensure that local affordable housing are met within the market area.

EVIDENCE BASE

- Spatial Options Topic Paper, Basildon Borough Council, 2013
- Basildon Borough Housing Growth Topic Paper, edge analytics Turley Associates, 2013
- SHMA, Opinion Research Services, 2013/14
- SHLAA, Basildon Borough Council, 2012-2013

Core Policy 4: Housing Types and Sizes Mix

5.2.13 The NPPF aims to ensure that all housing needs are adequately met by Local Planning Authorities. The provision of an appropriate mix of housing is fundamental to achieving mixed and balanced communities and the TGSE SHMA 2013 provides further evidence that new development should reflect the needs of all communities in terms of types and sizes of new dwellings, as well as their tenures.

5.2.14 The TGSE SHMA 2013 and Basildon Borough Housing Growth Topic Paper 2013 examine the current dwelling characteristics for all authorities across South Essex. Both documents recognise there are some significant differences between authority areas, both in terms of the number of bedrooms, the size of dwellings and parking accommodation.

5.2.15 In response, the Council will consider accommodation requirements for specific groups as part of creating sustainable, mixed, socially inclusive communities and needs to assess and plan for the housing needs of the whole community including older people and the disabled. Based on the TGSE SHMA 2013 and Basildon Borough Housing Growth Topic Paper 2013 Table 5.1 'Proportional Split by Size of Property' SOURCE: edge analytics/Turley Associates, Basildon Borough Housing Growth Topic Paper 2013' sets out the proportional split by size of property required by the changing household profile .

Table 5.1 Proportional Split by Size of Property⁽⁴⁷⁾

Housing Type	Housing Size	All Housing Percentage %
Studio / 1 bedroom flat	<50m ²	17
2 bedroom flat or small mews house	50-69m ²	29

47 SOURCE: edge analytics/Turley Associates, Basildon Borough Housing Growth Topic Paper 2013

Housing Type	Housing Size	All Housing Percentage %
2 or 3 bedroom family house - semi-detached / mews	70-89m ²	28
3 or 4 bedroom family semi-detached house or small 4 bedroom detached house	90-109m ²	12
Larger 4 + family detached house	110m ² or more	14

- 5.2.16** The table above indicates that during the plan period, a higher proportion of 1 bedroom housing and 4+ bedroom housing are forecast as being required to meet changing household needs across all tenures. The increase in 1 bedroom properties in particular is a forecast response to Government welfare reforms and new bedroom subsidies encouraging more people to downsize. However, it is recognised that 1 bedroom housing is not always desirable and does not easily adapt to rapid change required from the housing market. A further breakdown as to what will be required during the plan-period will be provided in the Council's periodically reviewed Housing Strategy.
- 5.2.17** There is also an increasing number of larger households requiring dwellings with 4 or more bedrooms are in relatively short supply in the Borough. Whilst this is across all tenures, it is also reflective of an insufficient number of 'executive-type' dwellings within the Borough to suit the needs of higher-income households and professionals. Provision of more of these units would help diversify the Borough's housing offer and reduce out-migration of these households, improving the Borough's socio-economic profile. The TGSE SHMA 2013 recognises that large properties in demanding housing markets are often converted into smaller flats or Houses of Multiple Occupation (London, for example). The monitoring of planning applications have demonstrated that there a significant number of these within the Basildon Borough. With the need for larger family homes, the sub-division or conversion of existing larger properties into smaller flats or Houses of Multiple Occupation will be discouraged unless special circumstances can otherwise be demonstrated.
- 5.2.18** The SHMA 2013 identifies that Basildon Borough should provide approximately 4200 units of specialist accommodation for Older People⁽⁴⁸⁾ up to 2033.
- 5.2.19** Housing products for specialist accommodation are however changing in response to aspirations for more independent living and changes to adult social care services and do not limit themselves to the needs of older people alone. Whilst Basildon Borough Council recognises the importance of providing suitable housing for an ageing population and people with other living needs and will help secure its provision, it also believes that people have the right to continue to live in their own homes for as long as possible, which means they should be built to Lifetime Homes Standard so they can be adapted over their occupants' lives to meet their changing personal needs. The Council will keep this under review through its periodically reviewed Housing Strategy and with partners in the Housing Market scale through the Thames Gateway South Essex Housing Strategy.

48 Specifically defined as Extra Care, Enhanced Shelter, Dementia, Leasehold Schemes for Elderly - Essex County Council Market Position Statement 2012

Core Policy 4

Housing Mix

All proposals for housing must contribute to the creation of mixed communities by ensuring developments of 10 or more dwellings provide an appropriate mix of housing type, tenure and size to meet the specific needs of existing and future households in the Borough taking in to account the latest Strategic Housing Market Assessment, the TGSE Housing Strategy and the Council's Housing Strategy, whilst having regard to the existing mix of housing in the locality.

The Council will seek to protect the loss of existing larger family size dwelling houses by resisting their sub-division or conversion into flats or Houses in Multiple Occupation (HMOs) unless exceptional circumstances can be demonstrated.

The Council will improve the ability of residents to sustain their independence in a home appropriate to their circumstances for as long as possible by requiring all new homes to be built to the 'Lifetime Homes' Standard⁽⁴⁹⁾ so that they can be readily adapted to meet the changing personal needs of their occupants.

Consultation

- 5.2.20** The 2012 Core Strategy Preferred Options did not have a housing mix policy and comments were made, referring to the NPPF, which makes it clear that local planning authorities must deliver a wide choice of high quality homes and create sustainable, inclusive, mixed communities.
- 5.2.21** Stakeholders have been consulted on the SHMA 2013 as it has evolved including Essex County Council which has responsibility for adult social care and specialist accommodation in the Basildon Borough.

ALTERNATIVE OPTIONS

Alternative Option 1: To solely rely on the SHMA for housing mix over the entire plan period therefore creating a market led policy.

Reason for Rejection: The SHMA should not be viewed in isolation as it is only designed to inform policy, not set it. It is to be used with other evidence bases such as viability, land availability and local policy priorities including the creation of mixed and balanced communities, in order to generate a robust policy, as required by the NPPF. The housing market is also ever changing and therefore the baseline for the policy would be out-of-date relatively quickly.

EVIDENCE BASE

- Basildon Borough Housing Growth Topic Paper, edge analytics Turley Associates, 2013

49 As defined by the Foundation for Lifetime Homes and Neighbourhoods

- Essex Adult Social Care Market Position Statement, Essex County Council 2012
- SHMA, Opinion Research Services, 2013/14

Core Policy 5: Gypsy, Traveller and Travelling Showpeople Accommodation

- 5.2.22** The NPPF and the supplementary national planning policy 'Planning Policy for Traveller Sites'⁽⁵⁰⁾ require Local Planning Authorities to meet local Objectively Assessed Need for Gypsy and Traveller sites in their Local Plans.
- 5.2.23** The Basildon Borough has a relatively high number of Gypsy and Traveller sites in comparison with most other authorities in England and has historically adopted a positive approach to making provision for Gypsy and Traveller families.
- 5.2.24** In accordance with national policy, the Council commissioned an independent Gypsy and Traveller Local Needs Accommodation Assessment (GTLNAA) to be undertaken between 2012 and 2013⁽⁵¹⁾.
- 5.2.25** At the present time, this has concluded that there are 90 authorised private Gypsy or Traveller pitches within the Borough and a further 25 public pitches amounting to a total authorised provision of 115 pitches. In addition, there are a further 13 pitches which do not have planning permission, but are 'tolerated' by the Council.
- 5.2.26** The GTLNAA has calculated that the growth arising from the traveller families residing on authorised sites in the Borough over the 20 year plan period equates to a need for a further 121 pitches over the plan period. This is based on a growth rate of 2.5% per annum and is equivalent to 6 pitches per annum, or 30 pitches every 5 years.

Need Arising from Dale Farm, Crays Hill

- 5.2.27** The GTLNAA also discusses the position of the families who had been living at Dale Farm at the time the site was cleared in 2011. The GTLNAA reports the evidence of stakeholders interviewed for the study who say that there were 86 families living on the site at the time. However this information is challenged by the Council who are of the opinion that there were only 50 families, and that many of those were transitory or had pitches or homes elsewhere outside of the borough. In any event a number of those families have now left the borough, and the evidence from the study is that there are 30 households still in the borough seeking pitch provision.
- 5.2.28** If Basildon Borough had to make provision for all of the 86 families and their natural growth, this would require an additional 155 pitches, on top of the 121 identified above, over the plan period. Basildon Borough Council has consistently argued that it is unreasonable to expect any one Local Planning Authority to provide sites for every Traveller household that decides to relocate to its area, regardless of the overall Traveller households already accommodated, or whether the authority has sufficient land outside of the Green Belt to accommodate the households in line with the Planning Policy for Traveller Sites⁽⁵²⁾.
- 5.2.29** The GTLNAA identifies that pitch provision should not necessarily be sought in the location where Gypsy and Traveller accommodation has occurred in the past, especially when it is unauthorised. It states that Gypsy and Traveller pitch provision is a strategic

50 DCLG, March 2012

51 ORS, Basildon Borough Gypsy, Traveller and Travelling Showpeople Local Needs Accommodation Assessment, October 2013

52 DCLG, March 2012

matter and that cross boundary working is essential to meet the Essex and beyond Gypsy and Traveller objectively assessed need. Consequently, Basildon Borough Council are working with the Local Planning Authorities in Essex on a joint GTAA in compliance with the Duty to Co-operate and will seek to use this and other mechanisms to seek provisions for these future households outside the Basildon Borough in the rest of Essex.

New Pitch Provision Until 2031

5.2.30 Basildon Borough Council recognise the need to provide Gypsy and Traveller pitches in the Borough and therefore is committed to seeking 6 pitches per annum over the plan period in order to meet its projected growth in authorised or eligible lawful households. In December 2012, the Council resolved to grant planning permission for a 15 pitch traveller site at Gardiners Lane South, Basildon, bringing the residual requirement to find land over the plan period to 106 pitches.

5.2.31 The detail of how the remaining 106 pitches will be provided over the plan period will be deferred to the Gypsy and Traveller DPD. However, the Council are to be proactive and aim to provide 6 pitches per annum over the first five years of the plan period. In the interim, planning applications for forthcoming Gypsy and Traveller pitch provision will be determined on a criteria basis to ensure any accommodation is safe, appropriate and well managed .

Travelling Showpeople

5.2.32 There are two permanent travelling showpeople yards within the Borough. The GTLNAA confirmed that there are no immediate needs for additional yards the Borough. However if planning applications are submitted for additional showpeople yards, Core Policy 5 will be used to assess the applications.

Core Policy 5

Gypsy, Traveller and Travelling Showpeople Needs

The Council will seek to provide a minimum of 30 Gypsy and Traveller pitches up to 2016 to provide a 5 year pitch supply, and the identification of locations for the remaining 91 pitches will be deferred to the Gypsy, Traveller and Travelling Showpeople Local Plan. Any applications for planning permission for Gypsy and Traveller pitches and Travelling Showpeople yards received throughout the plan period must be in accordance with the NPPF and Planning Policy for Travellers and the following criteria:

- A) the site is reasonably accessible to services and facilities;
- B) the maximum number of pitches to be provided on any one site should be restricted to 15.
- C) the site can be adequately serviced with drinking water and sewerage disposal facilities;
- D) the site should have good access to the highway network and not promote inappropriate traffic generation for the locality;
- E) the site is of sufficient size to accommodate the proposed number of caravans, vehicles and ancillary work areas as appropriate,

- F) the site must be compatible with surrounding land uses;
- G) the site has satisfactory boundary treatment to ensure privacy and maintain visual amenities;
- H) the site will have no detrimental impact upon strategic gaps, green wedges or the local environment;
- I) the site is not located in an area of high risk of flooding; and
- J) the site is within a safe environment with good facilities management.

The Council may grant permanent planning permission on sites which already have a temporary permission, if they are suitable for permanent occupation and comply with the above criteria.

The Council will seek the provision of the additional 155 pitches arising from the projected growth of unauthorised households from Dale Farm, Crays Hill to be provided outside of the Borough through continued cross boundary working with the local planning authorities within Essex over the plan period.

Consultation

5.2.33 The Preferred Options Gypsy and Traveller policy deferred site provision to the Gypsy and Traveller DPD. Consultation responses sought the Council to provide accommodation for the Gypsy and Traveller population within the Core Strategy but requested certain criteria should be adhered to in the provision of those sites.

ALTERNATIVE OPTIONS

Alternative Option 1: Provide 276 Gypsy and Traveller pitches to meet the total need as identified in the Basildon GTLNAA 2013.

Reason for Rejection: The delivery of 276 Gypsy and Traveller pitches over the 20 year plan period is not realistic. The Borough does not have the land to accommodate this level of growth without detrimentally impacting on the Green Belt and the natural environment. Gypsy and Traveller accommodation is a strategic matter and in accordance with the Localism Act 2011 should be met through the duty to co-operate.

Alternative Option 2: Rely on the Planning Policy for Travellers.

Reason for Rejection: The Planning Policy For Traveller requires Local Authorities to provide Gypsy and Traveller accommodation.

EVIDENCE BASE

- Planning Policy Framework for Travellers, DCLG, 2012
- Basildon Borough Council GTLNAA, Opinion Research Services, 2013

Core Policy 6: Estate Renewal

- 5.2.34** The Borough's residential legacy from the mid 20th Century has provided some well-planned, traditional neighbourhoods that have matured into popular places to live. There have however been some neighbourhoods which have not worked as well in design terms, community safety and layout. In response, the Council and its partners have brought forward multi-million pound schemes to regenerate them, for instance in Five Links and Royal Court, Laindon, or Craylands, Basildon.
- 5.2.35** Whilst a number of key estate renewal projects have been delivered successfully in the past, or are already at an advanced stage, there remains a need for the Council to keep under review the continued long-term suitability of the Borough's residential estates over the plan period. These programmes often require the mobilisation of a lot of public and private sector resources, including from agencies such as the Homes and Communities Agency or Registered Providers, which may need to draw on the direction from the Local Plan Core Strategy or its supporting Local Plan documents to raise the profile of the renewal project or coordinate its delivery alongside the plans and programmes of partners.
- 5.2.36** The TGSE SHMA 2013 identifies that the Borough has a relatively new housing stock in comparison to neighbouring areas within the South Essex housing market area. However, the TGSE SHMA 2013 also recognises some of the Borough's housing stock could near the end of its operational life, or existing design problems that affect thermo-efficiency, stability or lead to inadvertent opportunities for crime or anti-social behaviour, etc will get worse that will need more radical interventions.
- 5.2.37** The Council will therefore undertake a periodic programme of residential estate reviews, through its Housing and Regeneration Strategies, to identify priorities for future estate renewal programmes and coordinate any renewal programmes.
- 5.2.38** The aim of any future estate renewal will depend on the problems or issues being encountered in the specific residential estates, but a common ambition will exist to ensure that any replacement development will deliver an improvement in the quality of housing, community opportunities and local environment to what is currently present, so that residents have high quality, inclusive and safe places to live.

Core Policy 6

Estate Renewal

- A) All estate renewal projects should aim to create a more distinct, well designed neighbourhood that combines housing, green infrastructure and local services to create a high quality and safer environment;
- B) Dwellings of all tenures should be brought up to current standards;
- C) Estate renewal should improve the environmental performance of buildings to adapt to the effects of climate change;
- D) The Council will require that where estate renewal is proposed, that a compelling case can be demonstrated that the long term benefits of its complete or partial regeneration outweigh the short term disruptions that will be caused during planning and construction; and

E) All schemes will be of a high quality design and comply with the rest of the policies in this Core Strategy and any subsequent Local Plan Site Allocations and Development Management Policies and any Supplementary Planning Documents.

Consultation

5.2.39 Comments were made on the Core Strategy Preferred Options Report 2012 expressing the need for further estate renewal projects in addition to those proposed at Craylands and Five Links.

ALTERNATIVE OPTIONS

Alternative Option 1: To not have a specific policy for estate renewal

Reason for Rejection: Given the varied success of the Borough's residential neighbourhood New Town legacy it is reasonable to assume that in the plan-period that full or partial estate renewal schemes will be brought forward as needs, or resources permit. This policy establishes a broad framework that would apply in these situations, rather than just meeting the other less specific policies in the Core Strategy and the NPPF to deliver an effective renewal solution.

EVIDENCE BASE

- Basildon Borough Community Strategy 2012-2036
- SHMA, Opinion Research Services, 2013/14

5.3 Strengthening the Local Economy

Core Policy 7: Supporting and Sustaining the Local Economy

5.3.1 The Council proposes to establish a coordinated cross sector framework to facilitate and promote growth, and pro-actively manage business development across the Borough over the plan period.

5.3.2 Strategically, Basildon Borough plays a central role in Essex and specifically in Thames Gateway South Essex as a business and economic hub, supporting over 76,000 jobs. Whilst the Borough is home to a number of multi-national companies, which provide a significant amount of the Borough's GDP, 97% of businesses are either micro (1-10 employees) or small (11-49 employees) in size. The main business sectors in the Borough are wholesale and retail trade (21%), manufacturing (14%) and human health and social work activities (13%)⁽⁵³⁾.

5.3.3 Basildon Borough has a strong but disparate Small and Medium Enterprise (SME) base and whilst the Employment Land & Premises Study 2013 indicates that this trend may be changing, there are still low levels of self-employed people when compared to the

53 Basildon Borough Employment Land and Premises Study, Atkins, July 2013

wider area. It is a priority for Basildon Council to support SME and new business opportunities in order to reduce the dependency on larger multi-nationals and to provide a more evenly balanced business mix across the Borough.

Meeting Future Needs

- 5.3.4** In line with the Planning and Transport Strategy for Thames Gateway South Essex and the Essex Economic Growth Strategy, the Core Strategy aims to secure further economic growth in the Basildon Borough by strengthening its current status as an important business hub. This will be achieved by creating the right environment for existing businesses to operate and continue to invest and expand if they need to, and encourage new and emerging employment sectors to look to the Borough as a future base.
- 5.3.5** The Council will ensure through the Core Strategy that existing business locations can be regenerated to ensure they remain attractive and fit for purpose to occupiers. The Core Strategy will identify new locations for employment development to ensure the Borough can compete with surrounding areas and offer choice to new employers in tandem with the Council's reviewed Economic Development Strategy. This will ensure a strong and resilient local economy can be sustained and respond more quickly and effectively to potential changes in economic circumstances over time.
- 5.3.6** The Council's Employment Land and Premises Study 2013 indicates that there is a need for a net increase of 8,600 jobs with the majority provided within the B1a (most offices) and B1b (research and development of products and processes) sectors. The job growth equates to approximately 49ha of employment land, of which the Borough's existing urban capacity through intensification of existing employment areas and the development of vacant employment could yield approximately 38ha, with the remaining 11ha to be provided by land released from the Green Belt as part of PADC5 and PADC6.
- 5.3.7** As set out in Chapter 3 'Growth Requirements' there will be some continual recycling of B-class land over the plan period as the Borough's land supply and economy adjusts to the land demands of changing business sectors. Land will be identified in the PADCs to provide new sites to meet the overall demand for B1-B8 uses⁽⁵⁴⁾ projected during the plan period. Existing employment areas will also be protected from conversion to non B-class uses in order to conserve the supply of B-class employment land and prevent the loss of employment space that could otherwise increase pressure on the Green Belt, which would not be consistent with the overall strategy.

Education and Local Skills

- 5.3.8** The Basildon Borough Community Strategy 2012-2036 identifies a need to improve employment prospects, education and skills of local people.
- 5.3.9** Whilst the Borough has a relatively healthy financial, IT, research and development and advanced manufacturing employment base, the skills base of Basildon Borough is relatively low in comparison to adjoining authorities and despite the Borough continuing to develop an advanced manufacturing business base, many of the Borough's higher qualified residents are working in jobs outside the Borough.
- 5.3.10** The skills gap faced by Borough employers is, for the most part, being filled by people living outside the Borough with 26% of those employed commuting to work from other parts of south and central Essex. Only 56% of the economically active Borough residents work within the Borough, indicating that a significant proportion still commute out to other areas, including the City of London. Whilst it is important that residents find employment

54 As defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)

that meets their locational or income needs and that it is important to recognise that the Basildon Borough cannot provide a labour force or employment base for all sectors, the Council wants to improve what the local labour force offers to new and existing employers as they look to locate or expand to help re-balance unsustainable inward commuting patterns that are contributing to peak-time congestion.⁽⁵⁵⁾

- 5.3.11** Whilst the Basildon Borough unemployment rate in 2013 was 6.5%, lower than the national average, a number of families within the Borough are second or third generation unemployed and/ or are more benefit dependant. In spite of efforts by the Council, its partners and education providers to offer new training opportunities for young people and adult learners, the recent decline of manufacturing employment has meant more local people are now reliant on lower skilled, lower income jobs as well as more part-time employment.⁽⁵⁶⁾
- 5.3.12** The Borough has limited opportunities for post GCSE education compared to neighbouring authority areas and a general lack of courses that offer people the chance to reach their academic or vocational potential. This is in part believed to be discouraging some from continuing with education post-16 and limits the ability of adults to retrain to meet the skill needs of local employers. The Borough will therefore need to facilitate the ability for people to diversify their skills and gain training if it is to strengthen the reputation of the area as a hub for business and ensure local people are able to make the most of jobs opportunities that arise in the area.
- 5.3.13** This requires a multi-level approach, for which the Core Strategy Local Plan can assist in delivering, in combination with the Council's Economic Development Strategy, Community Strategy and the business plans of education providers. Improving the access to and attainment across all tiers of education and skill development will be important to realise people's potential, attract higher value jobs and encourage emerging economic sectors that the Borough is a place they can locate given its suitably skilled workforce.

Core Policy 7

Supporting and Sustaining the Local Economy

The Council seeks to facilitate and promote the growth of business development in order to provide at least 8,600 additional jobs over the plan period, 85% of which should be targeted to B1a/b across the Borough. The remainder should be split between B1c/B2 and B8. This will be achieved through the following:

A) Protecting Existing Employment Areas

The following Employment Areas in the Borough are protected for B class employment uses to sustain a balanced portfolio of 'fit for purpose' locations to meet current and future requirements over the plan period:

- i. PADC3: A127 Corridor (consisting Fords Technical Centre site, Dunton; Southfields, IFDS House, Pipp's Hill, Festival Business Park, CNH Tractor Plant, Cranes, Burnt Mills);
- ii. Radford Way, Billericay

⁵⁵ Basildon Borough Council's Community Strategy, 2012-2036.

⁵⁶ Employment Land and Premises Study, Atkins, 2013.

iii. Durham Road, Laindon

iv. Wickford Business Park, Wickford

A number of small employment areas throughout the Borough, as identified on the Policies Map, will also be protected.

The specific site boundaries will be reviewed in the Local Plan Site Allocations and Development Management Policies.

Proposals for business development should be in keeping with the surrounding environment, not conflict with existing uses and accord with the rest of the policies in this Core Strategy and the Local Plan Site Allocations and Development Management Policies when adopted.

More efficient use of existing sites and premises should be made in order to attract inward investment, respond to modern business environments and help meet the demand for employment land over the plan period.

Proposals for non B class employment generating uses which are likely to substantially prejudice the overall Spatial Strategy will not be permitted. Where a conversion to a non B-class use is proposed, it must be demonstrated the premises have been vacant and pro-actively marketed for B-class use for a minimum of 2 years and comply with other policies within the Development Plan.

B) Catering for New B Class Employment

In line with Core Policy 1, 38ha of employment land will be provided in the urban areas of the Borough through the development of existing Development Plan allocations at Gardiners Lane South, Basildon (part of PADC3: A127 Corridor) and Terminus Drive, Pitsea and the intensification and regeneration of under-utilised land and premises along the A127 Corridor, Radford Way, Billericay and Wickford Business Park.

A further 11ha will be identified in the Green Belt as set out in PADC5 and PADC6 as extensions to the A127 Corridor.

Every effort should be made to explore suitable and viable locations for development in the the Borough's existing Employment Areas as protected by (A), prior to the development of PADC5 and PADC6 to ensure protected areas could benefit from new development where possible.

Should the employment land target decrease in the future on the basis of new evidence on demand that emerges over the Core Strategy period, the release of Green Belt for employment development will be restricted proportionate to any reduction in demand.

C) Managing the Locations of New Business Developments

Proposals for new B2-B8-class industry, distribution and storage uses will primarily be delivered through intensification of previously development land and vacant sites or underused land within existing Employment Areas as protected by (A) as defined by the Local Plan Site Allocations and Development Management Policies and Policies Map.

Any proposals for new B1 office development will follow the Sequential Test as outlined in Core Policy 8. The scale of development must be appropriate to the size and character of each centre and respect the delivery of the PADCs where relevant and any other local guidance or material considerations.

If no suitable sites are available within an existing centre or on the edge of a centre, then the following Sequential Test approach will be used:

- i. Protected Employment Areas
- ii. PAD5 or PAD6 Urban Extensions

Proposals for non town centre uses which seek the loss of office floorspace within defined town centres will need to demonstrate that the proposal maintains the vitality of the existing centre and would not substantially prejudice the overall supply of office floorspace needed in the Borough over the plan period.

D) New B Class Employment Urban Extensions

Delivery of new B class employment urban extensions, in line with the Spatial Strategy, will be permitted following that:

- i. It can be demonstrated that all options in the Borough's existing Employment Areas have been considered;
- ii. Should the employment land target decrease in the future on the basis of new evidence that emerges over the Core Strategy period, the release of Green Belt for employment development will be restricted in line with that decrease in target.

E) Improving Access to Education and Skill Development

The Council will work with its partners to strengthen connections between local job opportunities and apprenticeship and training schemes with local schools and colleges, reducing the number of young people in the Borough that are not in education, employment or training and the unemployed.

The Council will also maximise through Planning Obligations the opportunity of apprenticeships to contribute to the Borough's key regeneration and development schemes.

Consultation

5.3.14 The Core Strategy Preferred Options Report 2012 consultation identified that Policy CS7:Sustaining Economic Growth (previous name of this policy) was based on out of date information and did not support the economic needs of the Borough in line with the Thames Gateway and South Essex vision for Basildon as an economic and business hub. The consultation also noted that provision for small and medium enterprises should be encouraged to provide an evenly balanced business mix.

5.3.15 A range of consultation was undertaken from 2009 through to 2011 for the Council's Community Strategy, with almost a third of residents stating that improvements to the educational attainment of people in the Borough is important and the priorities were to raise educational standards and the number of young people in training. The Core Strategy Preferred Options consultation supports this opinion and also identifies that there is a need for an improved local workforce to strengthen the economy, provide better opportunities for local people, reduce deprivation and the amount of in-commuting, and support town centre regeneration.

ALTERNATIVE OPTIONS

Alternative Option 1: Rely on the NPPF.

Reason for Rejection: The NPPF requires local planning authorities to proactively meet the development needs of business and support the economy. Complying with the NPPF, local planning policies should set a clear strategy for their area to encourage sustainable growth and inward investment.

Alternative Option 2: Provide less employment land and wait for the market to decide what locations should be brought forward.

Reason for Rejection: This option is not compliant with the NPPF. It does not proactively encourage sustainable growth and inward investment to the Borough, nor does it support Basildon's role as an economic and business hub. In addition, this option would not result in a strong and resilient local economy capable of responding to rapid change.

Alternative Option 3: Provide more employment land than needed to secure Basildon's position as South Essex's economic hub and offer further choice.

Reason for Rejection: An oversupply of jobs would result in pressure for more housing, create labour supply difficulties for existing firms and result in long distance commuting. It could also create problems for the delivery of employment land in neighbouring authorities and affect the delivery of their Development Plans.

Alternative Option 4: Rely on public sector partners and providers to upgrade educational facilities to meet the Borough diverse skill needs.

Reason for Rejection: This option would not be pro-active in the provision of educational facilities or opportunities. It would not be able to be coordinated with employment or housing growth requirements and could create disproportion between educational facilities, business requirements and population needs.

EVIDENCE BASE

- Basildon Borough Community Strategy 2012-2036, Basildon Borough Council, 2012
- Infrastructure Baseline Report, Basildon Borough Council, 2013
- SHMA, Opinion Research Services 2013/14
- Employment Land and Premises Study, Atkins, 2012
- A Planning and Transport Strategy for Thames Gateway South Essex, TGSEP 2013
- Commissioning School Places in Essex, Essex County Council, 2012-2017
- Essex Economic Growth Strategy. Essex County Council, 2012
- Integrated County Strategy, Essex County Council, 2010
- The Essex Strategy, Essex County Council, 2008 - 2018
- NPPF, DCLG 2012
- National Planning Practice Guidance, DCLG, 2013

5.4 Delivering Town Centre Vitality

Core Policy 8: Securing Centre Vitality

- 5.4.1** Transforming the Borough's town centres into vibrant centres of retail, commerce and places for the community to live and enjoy is an integral part of the Basildon Borough Community Strategy 2012-2036. The Borough's centres are an important part of the local economy providing local jobs and important goods and services for residents and workers.
- 5.4.2** Paragraph 23 of the NPPF expects local policies for town centres to be positive, promote town centre environments and set out how centres will be managed and grow over the plan period. Policies are expected to recognise town centres as being the heart of their communities, using policies to support their viability and vitality.
- 5.4.3** The Borough's Retail Capacity Study Update forecasts that population growth will lead to an increase in convenience and comparison floorspace within the Borough if people are to be discouraged from travelling to town centres outside the Borough for their shopping needs⁽⁵⁷⁾. By the end of the plan period, without a coordinated approach to additional convenience and comparison floorspace provision in the Borough as a whole, this could result in greater commuting for basic shopping and convenience needs.
- 5.4.4** Competition from surrounding centres, particularly Westfield Stratford City, the Lakeside Basin, Chelmsford City and Brentwood is expected to increase as plans to promote, regenerate and expand these neighbouring areas are advanced by neighbouring authorities and developers These include:
- Extending the Lakeside Shopping Centre by 350,000 sq ft, incorporating a new transport interchange and in the long term creating a new town centre with homes and supporting services for Thurrock;
 - A 160,000sq ft retail led scheme in Chelmsford City Centre anchored by a John Lewis 'at home' store and an addition 25 shops and restaurants
 - The mixed-use redevelopment at William Hunter Way and The Bay Tree Centre, Brentwood
- 5.4.5** It is therefore important that the centres of the Basildon Borough offer complimentary destinations of choice to existing and future residents.

Changing Retailer Demands and Consumer Behaviour

- 5.4.6** The amount of new floorspace that should be provided in the Borough must be considered in the context of the changing and more competitive nature of the UK's retail environment. Retail Future 2018: Shop Numbers, Online and the High Street, Centre for Retail Research, May 2013 identifies that nationally, store numbers are predicted to fall by 22% by 2018. Loss of retailers in town centres through consolidation of duplicate stores following retailer mergers or retailers going into administration is reducing the requirement for retail floorspace. Nationally, the share of online retail sales is also expected to increase from 12.7% in 2012 to 21.5% by 2018 as people look to other ways to purchase goods and services, with the biggest share being comparison goods, such as clothing or travel. Many high street retailers already have an significant online presence

or offer mobile purchasing opportunities, in addition to their physical stores which is beginning to change how many stores, retailers choose to keep open, the location of these and their purpose⁽⁵⁸⁾.

- 5.4.7** There is also a growing trend in the UK for people to buy the groceries online and have them delivered direct to their home in order to save time or be more rigid to budgets with less impulse buys. In 2011, 17% of people were buying food and groceries online, compared with 10% in 2008⁽⁵⁹⁾. IGD reports that 55% of online food and grocer shoppers are people with families and that it is currently estimated that current levels of online food and grocery shopping will double by 2018⁽⁶⁰⁾.
- 5.4.8** The Council recognises that it is not always in the best interest for the vitality of town centres to continually seek an increase in the level of retail floorspace. The context of how each town centre currently functions and its constraints, in combination with any associated non-retail uses must also be considered. In Basildon Town Centre, for example, there is a significant amount of obsolete retail and office space within the town centre, particularly on its periphery. Units are dated and cannot be easily retrofitted, or are too small and in the wrong configuration for most expanding national multiple retailers. Conversely, it has an under provision of service, catering and leisure uses which severely restricts the night-time economy within the town centre⁽⁶¹⁾.
- 5.4.9** The Government through the Portas Review in December 2011 identified that town centres form an integral part of community life and their vitality and viability should be secured. The focus for the Borough's town centres, as set out in the Basildon Town Centre Masterplan, is to guide the qualitative improvement and reconfiguration, rather than the quantitative increase of retail floorspace to address vacancies and make the floorspace that remains more relevant to modern retailer and commercial leisure operator requirements, who increasingly demand larger, more flexible units.

The Retail and Commercial Leisure Hierarchy

- 5.4.10** The role of the Retail and Commercial Leisure Hierarchy (See Table 5.2 'The Retail and Commercial Leisure Hierarchy' below) is to ensure that new retail and commercial leisure development takes place in appropriate locations and at appropriate scales.

Regional and Town Centres

- 5.4.11** Basildon Town Centre is a Regional Town Centre, and as set out in PADC1, will be the primary focus for all future major retail and leisure development, alongside supporting education, cultural and employment uses. This recognises the functional role it plays to communities both within the Basildon Borough and in the wider sub-region.
- 5.4.12** The town centres of Laindon and Wickford, as set out in PADC2 and PADC8 respectively, will also accommodate new convenience and comparison retail and commercial leisure floorspace and an enhanced public realm, alongside improvements to community facilities.
- 5.4.13** Pitsea Town Centre's regeneration has been secured through a major redevelopment scheme that will create a new foodstore, an enhanced market and car parking facilities and an upgraded public realm.

58 Retail Futures 2018: Shop Numbers, Online and the High Street, Centre for Retail Research, May 2013

59 Office for National Statistics, 2011

60 IGD, October 2013

61 Basildon Town Centre Retail Capacity Study, CBRE, October 2011

5.4.14 Billericay Town Centre is constrained by its historic environment and a lack of available land for new retail or supporting facilities such as car parking. Additional convenience need arising from new urban extensions in Billericay could be accommodated within food store provision in new Local Centres, as well as a greater reliance on existing and new provision in Wickford Town and Basildon Town Centre.

Local Centres

5.4.15 As of 2013, there were 43 Local Centres and 19 smaller Sub-Local Centres in the Borough. Typically Local Centres consist of 3 or more individual shop units and might include, amongst other uses, a small supermarket, a newsagents, a pharmacy, a hairdressers and a hot food take away. Some of the larger local centres may also include a sub-post office, a bank, a betting shop, a public house, a health centre/ GP surgery/ dentists, a community centre and day nurseries all of which contribute to an area's vitality.

5.4.16 Local Centres play an important role in providing accessible opportunities to local communities to buy convenience goods or visit essential services outside town centre locations and the Council will support their continued provision. In assessing the extent to which the surrounding area is deficient in local shops, the Council will have regard to the number and range of uses within the nearby local area. Where it can be demonstrated that a local shop cannot be retained for economic reasons, other commercial uses may be accepted if there is no conflict with other policies in this plan. In this case, the proposed replacement use must be appropriate to a shopping area including those within Class A2, A3, A4, A5, B1 and sui generis uses⁽⁶²⁾.

5.4.17 Local Centres will continue to play a complementary role in meeting the Borough's local retail and needs as the Council protects their continued provision and ongoing investment. New development of retail and compatible uses will be encouraged in local centres where it is commensurate in scale with the size, role and function of the specific centre. New local centres will be also created, where necessary, as part of the Spatial Strategy's Urban Extensions to ensure the new communities are sustainable and can still flourish where there are no existing local centres within close proximity. Table 5.2 'The Retail and Commercial Leisure Hierarchy' sets out the retail and commercial leisure hierarchy.

Table 5.2 The Retail and Commercial Leisure Hierarchy

Hierarchy Position	Location	Principal Function
Regional	Basildon Town Centre	Provides a range of shops including many national multiple retailers, supermarkets, commercial leisure (bingo halls, bowling alley) and a regular market. Provides a range of services and community facilities (such as library, Registry Office, Council Offices, Theatre, Bingo Hall, Education, etc) and offices.
Town	Billericay Town Centre	Provides a range of shops including some high street multiples, independent retailers and weekly markets. They are also the base for local business and commercial leisure and
	Wickford Town Centre	

62 The Town and Country Use Classes Order 1987 (as amended)

Hierarchy Position	Location	Principal Function
	Pitsea Town Centre	community facilities (such as libraries, health centres and community centres).
	Laindon Town Centre	
Local Centres	43 Local Centres - See Appendix B 'Local Centres and Sub Centres'	Provides a range of mainly small shops, services and facilities of a local nature, serving a small catchment.
Sub Local	19 Sub-Local Centres - See Local Centres and Sub Centres	Formed from one or two shops (such as a mini-market, newsagents or takeaway).
Out of Centre Retail Warehousing/Leisure Park	Pipps Hill Retail Park, Miles Gray Road, Basildon	A mixture of larger format retail warehouses which sell electrical, DIY and bulky non-food goods, served by free communal car parking. Includes some superstores and in the case of Festival Leisure Park, a focus for commercial leisure including nightclubs, multi-screen cinema, bowling alley, restaurants and hotels.
	Mayflower Retail Park, Gardiners Link, Basildon	
	Festival Leisure Park, Festival Way, Basildon	
	Cricketers Way Retail Park, Cricketers Way, Basildon	
	Vange Retail Park, London Road, Vange	
	Tesco, Mandeville Way, Laindon	
	Tesco Extra, Hazlemere, Pitsea	

5.4.18 In line with the Government's requirements in the NPPF, and the Portas Review, development proposals in regional, town and local centres should where possible, add to the range, variety and choice of shopping and complementary uses, improve the quality of their respective environments through new or refurbished buildings and public spaces.

5.4.19 There are a number of Changes of Use classed as Permitted Development (and therefore do not require planning permission) under the Town & Country Planning Use Classes Order 1987 (as amended) and the Town & Country Planning General Permitted Development Order 1995 (as amended), the most recent of which occurred in May 2013 which enable buildings with A1, A2, A3, A4, A5, B1, D1 and D2 to change use to A1, A2, A3 and B1 uses for a single period of up to 2 years without the need for Planning Permission. Following this, the Council will consider the implications on the continued vitality, function and character of the respective centres and manage the uses within the centres accounting for local factors.

5.4.20 There are a number of out of centre retail and commercial leisure locations in the Borough which are well used and compliment the offer in the regional, town and local centres. Significant new retail or commercial leisure development that is likely to have a negative impact on the Borough's Regional, Town or Local, or changes to the type of goods sold at these locations will need to demonstrate compliance with The Sequential Approach and Impact Assessment in order to support the Retail and Commercial Leisure Centre hierarchy.

The Sequential Approach

5.4.21 In accordance with the NPPF, the sequential approach to be adopted by the Council requires retail and leisure development to be delivered in central locations first in order to support the vitality and viability of centres.

The Impact Assessment

5.4.22 In accordance with the NPPF, an Impact Assessment will be required for all applications for new retail development that are not in an existing centre, or which are in an existing centre, but where the scale of which is not considered to be in keeping with the size, role and function of that centre.

Core Policy 8

Securing Centre Vitality

The Council will regenerate its existing town centres and make them the focus of new retail commercial leisure and community uses in accordance with the Borough's Retail and Commercial Leisure Centre Hierarchy., as set out below:

Table 5.3

Hierarchy Position	Location
Regional	Basildon Town Centre
Town	Billericay Town Centre
	Wickford Town Centre
	Pitsea Town Centre
	Laindon Town Centre
Local Centres	43 Local Centres - See Appendix B 'Local Centres and Sub Centres'
Sub Local	19 Sub-Local Centres - See Appendix B 'Local Centres and Sub Centres'
Out of Centre Retail Warehousing/ Leisure Park	Pipps Hill Retail Park, Miles Gray Road, Basildon
	Mayflower Retail Park, Gardiners Link, Basildon

Hierarchy Position	Location
	Festival Leisure Park, Festival Way, Basildon
	Cricketers Way Retail Park, Cricketers Way, Basildon
	Vange Retail Park, London Road, Vange
	Tesco, Mandeville Way, Laindon
	Tesco Extra, Hazlemere, Pitsea

This will be achieved by:

A) Managing the Centre Hierarchy

- i. Regenerating Basildon, Laindon, Wickford and Pitsea Town Centres in accordance with PAD1, PAD2 and PAD8, area specific Masterplans, site specific Development Briefs or other strategies;
- i. Reviewing all centre boundaries, as well as primary and secondary shopping frontages in the Local Plan Site Allocations and Development Management Policies;
- ii. Applying a Sequential Test (complying to B) to planning applications for main town centre uses, as defined in the NPPF, that are not proposed in the Borough's Regional or Town Centres;
- iii. Requiring an Impact Assessment (complying to C) for applications proposing retail, leisure or office development over 2,500sq m (including mixed-used schemes) in locations outside the Borough's Regional or Town centres.
- iv. Facilitating and promoting a vibrant evening / night time economy by encouraging a mixture of compatible uses in Regional or Town Centres including residential, retail and leisure, whilst respecting the the local character of the area and amenity.
- v. Creating new Local Centres of Sub-Centres, where necessary, as part of the Policy Areas for Development and Change (PADCs) to cater for basic local needs and services;
- vi. Preventing the loss of whole Local Centres and Sub-Centres from within residential neighbourhoods, or retail or community floorspace in general within Local Centres and Sub-Centres unless:
 - alternative shopping or community facilities already exist that are accessible by walking, cycling or public transport to meet the needs of the area and local residents;

- the replacement use would be beneficial to the local community it is situated within; or
- it can be demonstrated that the unit/s have been vacant and actively advertised on reasonable and realistic terms for Class A1 use for a continuous period of at least 2 years.

vii. Ensuring positive change takes place in all centres, managed through effective design and development management policies in the Local Plan Site Allocations and Development Management Policies, or area specific Masterplans or design guidance.

B) The Sequential Approach

Retail and commercial leisure development is delivered on sites in the Borough in the following order of preference:

- i. Locations in shopping areas in appropriate existing or new centres; as set out in policies within the Development Plan;
- ii. Other locations within these centres;
- iii. Edge of centre locations, with preference given to sites that are or will be well connected to the centre; and
- iv. Out of centre sites, with preference given to sites which are or will be well served by a choice means of transport and which are closest to the centre and have a higher likelihood of forming links with the centre.

The sequential approach will be used to assess applications for new retail and commercial leisure development which are not in an existing centre and are not in accordance with policies within the Development Plan. The requirement applies to extensions to retail uses where the gross floorspace of the proposed extension is greater than 200 square metres.

When considering the sequential approach, the following will be taken into account:

- Ensure that sites are assessed for their availability, suitability and viability;
- Ensure that all in-centre options have been thoroughly assessed before less central sites are considered;
- Ensure that where it has been demonstrated that there are not town centres sites to accommodate a proposed development, preference is given to edge of centre locations which are well connected to the centre by means of easy pedestrian access; and
- Ensure that in considering sites in or on the edge of existing centres, developers and operators have demonstrated flexibility in terms of:
 - Scale - reducing the floorspace of their development;
 - Format - more innovative site layouts and store configurations such as multi-storey developments which smaller footprints;
 - Car parking provision - reduced or reconfigured car parking areas; and
 - The scope for disaggregating specific parks of a retail development, including those which are part of a group of retail units, onto separate, sequentially preferable, sites.

C) The Impact Assessment

For applications that are not in an existing centre, or which are in an existing centre, but the scale of which is not considered to be in keeping with the size, role and function of that centre, an Impact Assessment will be required. Assessments should take into account the likely cumulative effect of recent permissions, development under construction and completed developments. Such applications will be assessed against the following impacts on centres:

- i. The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal;
- ii. The impact of the proposal on town centre vitality and viability, including local consumer choice and the range of quality of the comparison and convenience retail offer;
- iii. The impact of the proposal on allocated sites outside town centres being developed in accordance with the Development Plan;
- iv. The impact of the proposal on in-centre trade/ turnover and on trade in the wider area, taking account of current and future consumer expenditure capacity in the catchment area up to ten years from the time the application is made, and where applicable on the rural economy; and
- v. If located on the edge of a town centre, whether the proposal is of an appropriate scale (in terms of gross floorspace) in relation to the size of the centre and its role in the retail hierarchy.

The Council will continue to monitor the centres through town centre health checks and development monitoring.

Consultation

In the Core Strategy Preferred Options Report 2012, Policy CS6 sought to establish valued and vibrant town centres. Representations agreed with the policy that town centres should be protected. However, there was opinion that the policy should be strengthened to discourage development outside of town centres and ensure they could be a focus for planned, rather than piecemeal regeneration efforts over the plan period.

There were also specific concerns with respects to securing Laindon Town Centre's regeneration and the ability of Billericay Town Centre to accommodate additional retail and restaurant development and supporting facilities such as car parking, without compromising its historic character.

ALTERNATIVE OPTIONS

Alternative Option 1: A policy that supports regeneration and renewal of town and local centres only.

Reason for Rejection: This option gives great weight to developing within town and local centres recognising that they are the most accessible locations. However, such a policy may stifle retail or leisure development which is not appropriate or viable within town and local centres because there would be no means to adequately consider alternative locations. Sequential testing based on a hierarchy of retail and leisure centres, as set out in Core Policy 8 and the NPPF, gives preference to town centre sites whilst supporting sustainable economic development.

Alternative Option 2: To not have a policy directing retail development, letting the market decide.

Reason for Rejection: This option would support retail and leisure development within the Borough but it would not necessarily support town centre vitality or guarantee that the most sustainable locations are sought. It is the least compatible option to the NPPF.

EVIDENCE BASE

- NPPF, DCLG, March 2012
- National Planning Practice Guidance, DCLG, 2013
- Basildon Town Centre Masterplan 2012
- Basildon Town Centre Retail Capacity Study, CBRE, 2011
- Wickford Town Centre Masterplan 2006 and Regeneration Strategy 2013
- Pitsea Town Centre Masterplan 2007
- Basildon District Leisure, Arts, Culture and Tourism Study and Retail Capacity Update 2010
- Basildon Borough Local Centre Review 2013
- Basildon Council Core Strategy Preferred Options - Topic Paper 4 Town Centres and Retailing, 2012
- Basildon District Retail Capacity Study 2007

5.5 Looking After the Local Environment

Core Policy 9: Conservation and the Natural Environment

5.5.1 The Borough has many natural features which significantly contribute to the quality of life and identity of the local area. The Council is committed to protecting and enhancing important landscape characters and minimising the impact of development on biodiversity, in accordance with the NPPF and legislation. This will be achieved through collaborative working with conservation bodies and other partners, including Local Nature Partnerships⁽⁶³⁾ and through local policy direction in the Development Plan.

Landscape

5.5.2 The Landscape Character Assessment for the Borough⁽⁶⁴⁾ divides the Borough's countryside into 14 different Local Character Areas (LCA) each with distinct landscape features and local characteristics. To ensure their protection and enhancement, guidelines for the future management of each LCA are set out within the study and development proposals will be expected to have regard to them.

63 A key commitment of the Natural Environment White Paper 2011, LNPs help their local area to manage the natural environment as a system and to embed its value in local decisions for the benefit of nature, people and the economy.

64 The Landscape Partnership, Basildon Borough Landscape Character Assessment and Green Belt Landscape Capacity Study Volume 1 - Landscape Character Assessment, October 2013

- 5.5.3** Key views, identified in the Landscape Character Assessment, including wide panoramas into, across and beyond the Borough, extended framed views of rural landscapes from elevated positions, and locally important views should be retained and where possible enhanced. Emphasis will be placed on the conservation of highly sensitive landscapes identified through the Landscape Capacity Study⁽⁶⁵⁾.

Biodiversity

- 5.5.4** The Borough's habitats are diverse and complex comprising ancient and semi-natural woodland, heathland, grassland, open fields and meadows, river systems, and wetlands. Combined they represent a significant proportion of the Borough's Green Infrastructure, the future management and enhancement of which is covered in Core Policy10. Some of these habitats are of principal importance for biodiversity conservation in England and are classified as Priority Habitats in the National Biodiversity 2020 Strategy. Local guidance for their conservation, including locally agreed targets, are set out in the Essex Biodiversity Action Plan⁽⁶⁶⁾. There are also Priority Species of national importance within the Borough which the Council recognise should be afforded the same level of protection as Priority Habitats. A full list of Priority Habitats and Species are found on [Natural England's website](#).
- 5.5.5** Although there are no International or European protected habitats within the Borough, Natura 2000 sites which comprise Ramsar, SPA and SAC sites are situated within 5km of the Borough's boundaries. These sites are designated for their inter-tidal habitats and/or the presence of rare and migratory bird species, therefore consideration must also be given to the impact that development within the Borough may have indirectly on these fragile ecosystems. Development will also have regard to the Greater Thames Marshes Nature Improvement Area, identified in PADC7, which covers the South Essex marshes to the south of the Borough.
- 5.5.6** Areas with high biodiversity value in the Borough, as set out in the Council's Development Plan, will be protected. Development must respect statutory designations such as Sites of Special Scientific Interest, Ancient Woodland or Local Nature Reserves. In addition, special regard will be given to sites of a local importance, such as Local Wildlife Sites or Country Parks, integrating them as much as possible into the wider Green Infrastructure network and encouraging landowners to bring them into a state of positive management.
- 5.5.7** Overall, the Council will seek to secure net gains to biodiversity by promoting positive environmental management and appropriate development mitigation, in situ or off site, in accordance with legislation and/ or Natural England/DEFRA. Larger scale initiatives, such as the Wildlife Trust's Living Landscapes project which extend into the Borough will assist in achieving these goals and ensure that a strategic approach to landscape and conservation is adopted.

Core Policy 9

Conservation and the Natural Environment

The Council will protect and in partnership with conservation bodies enhance, restore and/or increase the coverage of, and connectivity between, the Borough's biodiversity and landscape assets through:

65 The Landscape Partnership Basildon Borough Landscape Character Assessment and Green Belt Landscape Capacity Study Volume 2 - Green Belt Landscape Capacity Study, October 2013
66 Essex Wildlife Trust, Essex Biodiversity Action Plan 2011

- A) Promoting the Borough's Landscape Character Areas' management guidelines as part of development;
- B) Protecting and enhancing landscape character and local distinctiveness, including the preservation of strategic and locally important views from, and to, key natural landscape features;
- C) Protecting and enhancing sites of national and local importance, in accordance with policies within the Development Plan;
- D) Ensuring that new development within the Borough does not harm International and European sites of nature conservation, namely Ramsar, SPA and SAC sites, beyond the Borough's boundaries;
- E) Contributing to a net gain in the Borough's biodiversity assets and improving inter-connected Green Infrastructure; in line with Core Policy 11.
- F) Protecting priority habitats and species by assisting in the implementation of the Essex Biodiversity Action Plan;
- G) Promoting the Living Landscapes initiative and supporting projects that reconnect wildlife habitats both within the Borough and at a landscape scale beyond the Borough boundary; and
- H) Protecting and establishing the positive management of the Borough's remaining Ancient Woodland.

Consultation

- 5.5.8** The Core Strategy Preferred Options Report 2012 consultation identified the need for additional evidence to be undertaken regarding the Green Belt and local Landscape Character to inform the environmental policies. The consultation also recommended a number of minor amendments in line with the NPPF, which have been incorporated into this policy, where appropriate.

ALTERNATIVE OPTIONS

Alternative Option 1: Rely on the NPPF and legislation.

Reason for Rejection: This option would provide protection to, and enhancement of, the natural environment however it would not account for local context.

Alternative Option 2: Previous version of the policy which incorporates the green infrastructure within the natural environment (as set out in the Core Strategy Preferred Options Report 2012 Policy CS1).

Reason for Rejection: This option does not take into consideration the findings of additional studies which examined local landscape character and landscape sensitivities. Furthermore, although Green Infrastructure includes sites which are protected for their importance to the Borough's biodiversity, it also includes other features of the local environment such as

allotments, community gardens, open space and playing fields. Creating a separate Green Infrastructure policy will strengthen the level of protection afforded to these features through the previous version of the policy.

EVIDENCE BASE

- Green Belt Study, Basildon Borough Council, 2013
- Landscape Character Assessment Volume 1 and 2, The Landscape Partnership, 2013
- Basildon Council Core Strategy Preferred Options - Topic Paper 1: Environment, 2012
- Essex Biodiversity Action Plan, Essex County Council, 2011
- Basildon Local Wildlife Sites Register, Basildon District Council 2009
- Living Landscape Area 34 Vision Document, Mill Meadows Society Basildon District Council and Norsey Wood Society Chelmsford Borough Council, 2010
- NPPF, DCLG, 2012
- National Planning Practice Guidance, DCLG, 013

Core Policy 10: Green Infrastructure

- 5.5.9** The NPPF defines green infrastructure as a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of Green Infrastructure.
- 5.5.10** Green Infrastructure is the collective term used to describe assets of the natural outdoor environment and includes the Borough's country parks, woodlands, wetlands, nature reserves, river corridors, and allotments. It also can include elements of the wider countryside such as the Public Rights of Way network or hedgerows, alongside the Borough's larger highway verges or strategic landscaping. In some parts of the Borough, Green Infrastructure extends into the town centres in the form of civic spaces such as small squares or street trees. Most of these are covered by other core policies but the purpose of identifying them collectively as being part of Green Infrastructure is to capture the multiple benefits that can be achieved from them. In particular, Core Policy 9 considers the nature conservation and biodiversity of Green Infrastructure.
- 5.5.11** In protecting and enhancing the green infrastructure resource within the Borough, the Council will take into account the contribution made by open spaces considered special to local communities and will designate open spaces in the Local Plan Site Allocations and Development Management Policies in accordance with the NPPF.
- 5.5.12** Playing fields also contribute to the Borough's Green Infrastructure network. Participating in leisure and recreation activities can have positive effects on health and well-being, therefore it is important that communities have access to a range of recreational opportunities, of an indoor and outdoor nature.
- 5.5.13** The Council's approach to indoor leisure is set out in the Core Policy 17 'Health and Well-Being' chapter. However Playing Pitch supply is guided and periodically reviewed by the Basildon Borough Playing Pitch Strategy. When providing open space either

on-site or off-site in an appropriate location, developers will be expected to meet these standards unless other material considerations can be demonstrated.⁽⁶⁷⁾ The Council will treat the provision of children and young people's play spaces⁽⁶⁸⁾ as part of the Green Infrastructure network and will seek appropriate levels of developer contributions for new or improved play equipment in the Borough in line with the periodically reviewed Basildon Borough Play Strategy.

Core Policy 10

Green Infrastructure

The Council will seek the protection, restoration, extension and enhancement of the Borough's Green Infrastructure network.

A. Multi-purpose green infrastructure that is attractive, safe and well designed for recreation or nature conservation, and which meets wider environmental needs or the needs of existing and future residents will be delivered by:

- i. Safeguarding and, where possible and practicable, managing land positively to support a diverse range of wildlife;
- ii. Enhancing and extending strategic networks and other access opportunities for walkers, cyclists, horse-riders and other outdoor recreational pursuits in ways that are compatible with food production, wildlife and carbon storage, in countryside and greenway locations;
- iii. Identifying and maintaining appropriate locations to store and manage excess surface water run-off to prevent the flooding of homes, businesses and community buildings;
- iv. Incorporating measures that will help to reduce the extent of climate change and/or enable the Borough's communities to adapt better to a changing climate;
- v. Requiring key strategic landscaping on all new major housing and employment development proposals, and incorporating new green infrastructure into new development, where appropriate;
- vi. Developing and improving the urban environment through provision of green infrastructure including parks, gardens, allotments, trees and green roofs; and
- vii. Protecting trees and woodlands of amenity value.

B. Formal open spaces which form part of the Borough's Green Infrastructure network, as set out in the Council's Development Plan, should be enhanced and protected to maximise opportunities for people of all ages to undertake a range of sport and recreational activities by;

- i. Maintaining and enhancing open spaces for a range of informal and formal play, recreation and sporting activities;
- i. Ensuring that the provision of all open space as part of new development (including playing pitches and play spaces) accords with the Council's relevant standards⁽⁶⁹⁾; and
- ii. Minimising the loss of open space or ancillary buildings in use for sport and recreation, in accordance with the NPPF and policies within this Core Strategy and Council's Development Plan.

67 Basildon District PPG17 Open Space Assessment Part 1, March 2010, Part II December 2011 and Basildon Borough Playing Pitch Strategy - LDF Technical Addendum, RQA 2011

68 (includes Multi Use Sports Areas (MUSAs) and Young People Hang-Out Shelters)

69 as outlined in Appendix C

Consultation

5.5.14 The Core Strategy Preferred Options Report 2012 consultation identified a strong ethos relating to open space provision and its retention. Many comments relate to retaining existing open space whilst also mentioning that new play pitches should contribute to Green Infrastructure. There was also specific mention that the Council should liaise with neighbouring authorities in ensuring the provision of green space as it is essential to the local population's health and well being.

ALTERNATIVE OPTIONS

Alternative Option 1: Do not provide additional green infrastructure to meet the current and future needs of the Borough.

Reason for Rejection: The Council's evidence base, as set in the evidence box below, has highlighted that in some areas there is already a lack of provision for certain open space types such as formal parks. Through not meeting the required provision the Council would be failing in its duty to meet the local needs and aspirations of the community as outlined in the NPPF.

Alternative Option 2: Previous version of the policy which incorporates the green infrastructure within the natural environment (as set out in the Core Strategy Preferred Option Report 2012 Policy CS1).

Reason for Rejection: Although Green Infrastructure includes sites which are protected for their importance to the Borough's biodiversity, it also includes other features of the local environment such as allotments, community gardens, open space and playing fields. Creating a separate Green Infrastructure policy will strengthen the level of protection afforded to these features through the previous version of the policy.

Alternative Option 3: Do not include specific reference to open space standards in the Core Strategy

Reason for Rejection: The Council's evidence base has highlighted that in some areas there is already a lack of provision for certain open space types such as formal parks. Through not meeting the required provision the Council would be failing in its duty to meet the local needs and aspirations of the community as outlined in the NPPF.

Alternative Option 4: Not to require developments to incorporate play spaces, but to ensure play spaces are provided off-site in locations accessible to residents.

Reason for Rejection: This would create play spaces which are less well integrated with residential developments.

EVIDENCE BASE

- Basildon Open Space Assessment Part I and Part II, 2010/2011
- Basildon Borough Playing Pitch Strategy - LDF Technical Addendum, RQA Ltd, 2011
- Basildon Borough Local Development Framework - Topic Paper TP1 Environment, 2012
- Basildon Borough Council Playing Pitch Strategy Review RQA Ltd 2011

- Basildon Borough Community Strategy 2012 - 2036
- National Planning Policy Framework, DCLG, 2012
- National Planning Practice Guidance, DCLG, 2013

Core Policy 11: Green Belt

- 5.5.15** The NPPF defines the main characteristics of Green Belt as its permanence and openness and central government has placed significant weight on the protection of the Green Belt. At the local level, the Council will adopt the same position and continues to maintain strict controls over the types of development which can be permitted within the Green Belt.
- 5.5.16** Basildon Borough lies wholly within London Metropolitan Green Belt and more than half of the Borough is designated as Green Belt. This includes agricultural land, permanent grazing with hedgerows, woodland, open space, country parks, designated areas for nature conservation and a large area of the Thames Estuary's coastal grazing marshland, as well as the Borough's unserved settlements, isolated farms and homesteads. The remaining land area is classed as urban, divided between the three main settlements of Basildon, Billericay and Wickford and the three served settlements.
- 5.5.17** In line with the NPPF, planning permission will not be granted for inappropriate development within the Green Belt, except in very special circumstances where harm to the Green Belt is outweighed by other considerations.
- 5.5.18** The NPPF sets out that limited types of uses and development are permitted within the Green Belt providing they preserve the permanent openness of the Green Belt, prevent urban sprawl and are in accordance with both local and national policies. Such exceptions are considered appropriate development and relate to sports and recreation provision, cemeteries, agriculture, forestry, engineering operations, mineral extraction, local transport infrastructure, limited residential infilling and the modifications to, or replacement of, existing buildings.
- 5.5.19** The development needs for Basildon Borough across the plan period are such that more land is required for housing and employment needs than is available from the urban areas. This has triggered the need for a Green Belt review to assess whether all areas within the Green Belt continue to contribute to its permanent openness and the five purposes below:
1. To check the unrestricted sprawl of large built-up areas;
 2. To prevent neighbouring towns merging into one another;
 3. To assist in safeguarding the countryside from encroachment;
 4. To preserve the setting and special character of historic towns; and
 5. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land
- 5.5.20** The NPPF stipulates that areas which are deemed unnecessary to the function of the Green Belt should not be included within the Green Belt and could instead be used for other sustainable development. The Council therefore undertook a Green Belt Study in 2012/2013, in compliance with the NPPF, to better understand the role of the Green Belt across the Borough and identify the potential for areas within the Green Belt to accommodate development. The findings from the Green Belt study have helped inform the Spatial Strategy's Policy Areas for Development and Change and Core Policy 1.

- 5.5.21** The study identified a number of areas which should be given the highest level of protection against development because of their high quality and condition and the strategic role they play within the Green Belt. These areas included land to the south of Billericay and north west of Basildon, to the east of Billericay, to the west of Ramsden Bellhouse and south west of Wickford, and southern Basildon. However, there were several areas around all three main settlements that were identified as no longer contributing to the full function, or purposes of the Green Belt and therefore have been identified as being able to contribute to meeting the future development needs of the Borough through urban extensions in Basildon, Billericay and Wickford as set out in the Spatial Strategy.
- 5.5.22** The study also recommends enhancements to the existing features and recreational provision within the Green Belt that would improve its environmental quality and support proactive land management with added benefits to the local community. These enhancements include improvements to the PRow network, provision of new, and improvements to existing, formal and informal recreational uses.

Plotlands

- 5.5.23** There are thirteen Plotlands areas within the Basildon Borough's Green Belt as set out in the Settlement Hierarchy. The areas are of different character but all have vacant plots that have never been developed and have over the years become untidy, unkempt and vulnerable to fly-tipping or unauthorised development.
- 5.5.24** The Green Belt Study 2013 recommends that some of the Plotland areas should be subject to a strict criteria based policy that permits residential infill, so long as it is in-keeping with the existing character of the area. The Green Belt Study 2013 recognises that limited development in these locations could provide opportunities to meet local need through encouraging self build, as well as improving quality of life and community cohesion. The Council will therefore relax Green Belt policy in the Borough's Plotland areas, as defined on the Policies Map permitting limited residential development to take place.
- 5.5.25** To preserve the low density nature of the Plotlands from over-development, infill development will be limited to plots between existing dwellings, or on corner plots, where there is an existing road frontage. No new road frontages will be permitted to be created.
- 5.5.26** Further guidance on detailed design criteria will be set out in the Local Plan Site Allocations and Development Management Policies document and/ or a future Plotland Infill Supplementary Planning Document.

Core Policy 11

Green Belt

A) There is a general presumption against inappropriate development within the Borough's Green Belt, as defined on the Policies Map. To protect the permanence and openness of the Borough's Green Belt, planning permission will not be granted for development, unless:

- i. it is within a Policy Area for Development and Change (PADC) as set out in the Spatial Strategy and within the boundaries established by the adopted Local Plan Site Allocations and Development Management Policies;

- ii. it is in one of the Borough's thirteen Plotland settlements as defined on the Policies Map where limited infill development is appropriate if in accordance with Criterion B) of this policy;
- iii. it is for the one for one replacement or extension of an existing dwelling and complies with other policies of the Development Plan;
- iv. it is an exception to development within the Green Belt as set out in national policy;
- v. very special circumstances exist whereby the harm to the Green Belt is outweighed by other considerations; and
- vi. It is for positive natural and recreational enhancement as required by other policies in the Development Plan.

B) Limited residential infill in the Borough's thirteen Plotland settlements will be supported by the Council where it complies with other relevant policies in the Development Plan. Infilling within Plotland settlement as specified in Core Policy 1 and identified on the Policies Map will be only considered appropriate if it accords with the following:

- i. It is proposed on a vacant plot between existing dwellings on an existing road frontage, or on a corner plot;
- ii. It is of scale and setting to preserve the street scene and character of the local area;
- iii. The proposed development accords with the criteria set out in the Council's Development Management Guidelines and any Plotland Settlement Infill Supplementary Planning Document.

Further policy on appropriate development within the Green Belt will be set out the Local Plan Site Allocations and Development Management Policies and/ or a Plotland Settlement Infill Supplementary Planning Document.

Consultation

- 5.5.27** The Core Strategy Preferred Options Report 2012 consultation identified the need to revisit the Green Belt study. A comprehensive and robust Green Belt study has since been undertaken by the Council and used to inform this and other policies within the Core Strategy. The consultation also recommended removing reference to Living Landscapes in this policy as it was better placed within the Conservation and the Natural Environment policy.
- 5.5.28** The Preferred Options Report 2012 consultation also generated a number of comments from Plotland residents seeking a special policy to permit residential infill in the Plotlands. Many believe that it would help to tidy up these communities, make them feel safer and provide small plot opportunities for self-build.
- 5.5.29** Historically, infill in the Plotlands has been a subject of local research and survey work by the Council. The Council sought the opinions of residents in the Borough's Plotlands in 2004 and 2005 on various ways of improving the Plotland areas including determining whether there was support for residential infill development to improve their appearance and the overall quality of life for residents.

ALTERNATIVE OPTIONS

Alternative Option 1: Rely on National Planning Policy Framework.

Reasons for Rejection: This option doesn't consider the local context or the evidence base, which identified a need for sustainable development outside of the urban areas and the ability to accommodate it within areas of the Green Belt which no longer served their purpose.

EVIDENCE BASE

- Basildon Council Green Belt Study, Basildon Borough Council 2013
- Basildon Council Core Strategy Preferred Options - Topic Paper 1: Environment, 2012
- NPPF, DCLG, 2012
- National Planning Practice Guidance, DCLG, 2013

Core Policy 12: Conserving the Historic Environment

- 5.5.30** The Borough has a rich and locally distinctive historic environment which has been influenced by human activity spanning many thousands of years. Industry, commerce and agriculture have shaped the Borough's landscape and created unique local historic characteristics that have defined communities and settlements and which should be preserved for future generations.
- 5.5.31** As a resource, the historic environment is irreplaceable. The Council will work with developers, designers and other specialists to ensure that it is protected, promoted and enhanced. In accordance with national policy, significant weight should be given to the conservation of all designated heritage assets with nationally designated assets being awarded the highest level of protection followed by locally designated assets. Development proposals should also have regard to the impact they could have on non-designated but locally important historic features and landmarks, some of which are listed within the local landscape study⁽⁷⁰⁾.
- 5.5.32** Nationally designated assets within the Borough comprise of Listed Buildings and Scheduled Monuments. The Listed Buildings are scattered around the Borough but the highest concentration is found within the historic town of Billericay. There are two grade I listed buildings within the Borough, the Church of St Mary Magdalene in Great Burstead and the Church of St Nicholas in Laindon which receive the highest level of protection that can be awarded to buildings of historical or architectural importance. The Scheduled Monuments are two moated sites at Botelers in the Fryerns area of Basildon and at Basildon Hall, and surviving earthworks at Norsey Wood and they are statutorily required to be conserved in situ.
- 5.5.33** Local designations comprise of four Conservation Areas and areas of archaeological importance. Conservation Areas manage the quality and condition of the wider built environment, rather than individual buildings, and are designated for their special architectural or historic interest. The character and appearance of these areas should be preserved and enhanced and development will be expected to have regard to the character appraisals and management plans that have been produced for each Conservation Area. There are also a large number of sites of archaeological interests

70 The Landscape Partnership, Basildon Borough Landscape Character Assessment and Green Belt Landscape Capacity Study Volume 1 - Landscape Character Assessment, October 2013

within the Borough which are identified in the Historic Environment Record. They are considered to be a finite resource and the historic environment characterisation study⁽⁷¹⁾ suggests that there are more which remain undiscovered as below ground deposits.

- 5.5.34** The landscape also contributes to the historic context of the Borough and development should have regard to this. The Borough can be divided into areas of distinctive historic landscapes which are of varying sensitivities to change due to their character, context and potential for further archaeological deposits.
- 5.5.35** Opportunities to enhance the historic environment should be taken and adverse impacts associated with development must be minimised so as to avoid unnecessary degradation. The Council will support development that restores the Borough's heritage assets identified as 'at risk' on the local Heritage At Risk Register (HARR).

Core Policy 12

Conserving the Historic Environment

A) All development proposals must conserve or enhance the Borough's historic environment, including the preservation of historic field boundaries and hedgerows where appropriate, to maintain and where possible improve the quality and distinctiveness of the local environment;

B) Significant weight will be given to the conservation of designated heritage assets, such as Listed Buildings, Scheduled Monuments, Conservation Areas and areas of archaeological importance. However development should also have regard to the conservation of local landmarks and features which are without statutory designation but contribute to local identity.

C) Development proposals should be sensitively designed to a high quality and should not cause harm to the historic environment. Development that could cause substantial harm to a designated historic asset or impact on its significance will not be permitted, except in exceptional circumstances where it can be justified that significant public benefit resulting from the proposal outweighs the adverse impact on the asset. In such circumstances effort should be made to minimise any identified harm or loss to the historic asset through mitigation.

Consultation

- 5.5.36** The Core Strategy Preferred Options Report 2012 consultation identified the need for additional evidence to be undertaken regarding the Green Belt and local Landscape Character to inform the environmental policies. The consultation also recommended a number of minor amendments to the Design and Built Environment policy, from which this additional policy is based. One recommendation was the inclusion of more references to the historic environment both within the policy title and text. In reviewing the previous policy and the evidence base it was considered more appropriate to have a separate policy on the historic environment.

ALTERNATIVE OPTIONS

Alternative Option 1: Previous version of the Design and the Built Environment policy (as set out in the Core Strategy Preferred Option Report 2012 Policy CS2).

Reason for Rejection: Whilst there are elements of the historic environment within the built environment, many other features are found within the rural landscape of the Borough which this alternative option does not address. There was sufficient information and guidance on the historic environment to warrant a specific policy on this issue. This option also does not take into consideration the findings of additional studies.

EVIDENCE BASE

- Basildon Borough Historic Environment Characterisation Assessment 2010-2011
- Billericay Conservation Area Character Appraisal, 2011
- Billericay Conservation Area Management Plan, 2011
- Great Burstead Conservation Area Character Appraisal, 2011
- Great Burstead Conservation Area Management Plan, 2011
- Little Burstead Conservation Area Character Appraisal, 2011
- Little Burstead Conservation Area Management Plan, 2011
- Noak Bridge Conservation Area Appraisal and Management Plan, 2010
- NNPPF, DCLG, 2012
- National Planning Practice Guidance, DCLG, 2013
- Basildon Council Core Strategy Preferred Options - Topic Paper 1: Environment, 2012

Core Policy 13: Design and the Built Environment

- 5.5.37** The quality achieved in the design and layout of the built environment is one of the long term legacies development gives to an area. High quality design is not a passive consideration, it is of paramount importance and will be inclusive of all new development. Strong design principles help create vibrant places which shape the communities within them and can contribute to improving quality of life and well-being of existing and future residents.
- 5.5.38** One of the key objectives of the Borough's Community Strategy 2012-2036⁽⁷²⁾ is to promote sustainable regeneration and deliver housing growth through high quality, locally distinctive, sustainable developments. Another key objective promises to address crime, anti-social behaviour and disorder, and improve community safety by establishing a safer physical environment.
- 5.5.39** Good design will play an important role in achieving both of these objectives and national Government, through the NPPF, advocate that good design is essential to good planning. It is therefore imperative that the Borough's Local Plan places high importance on design in shaping future development of the Borough and making places better for people.
- 5.5.40** Safety and security are particularly important issues for local people and this is reflected in current and past strategies of Basildon Borough's Community Safety Partnership that aim to reduce crime, anti-social behaviour and the fear of crime by bringing together organisations to make the Borough a safer place. Through the arrangement of uses,

appropriate landscaping, the provision of good lighting, sight lines, a choice of routes in, out and across public spaces, clear delineation of public and private spaces and their maintenance and durability, the Council can assist in creating safe and accessible environments by designing out opportunities for crime and encouraging community cohesion.

- 5.5.41** The Council will work in partnership with architects, urban designers, developers and support initiatives to create new developments and buildings that relate better to their surroundings and improve the standard of the whole Borough's built environment and its relationship with the natural environment. New development should be safe and accessible, incorporate green infrastructure, support local facilities, encourage sustainable modes of travel, and provide sufficient access for delivery and service vehicles. The design, function and layout of development should also be in accordance with Building Regulations and national standards for sustainable construction, the requirements of which are set out in Core Policy 8. Design guidance, such as the Vehicle Parking Standards and Conservation Area Management Plans will assist in ensuring that best practice is adopted and that development is attentive to local issues.
- 5.5.42** To ensure the longevity of new development it is important that consideration is given to how well it will function across its expected lifespan and not just the short term. Core Policy 4 will encourage the design of new homes to meet the standards for 'Lifetime Homes' which will make them adaptable to the changing needs of residents as they age. With an increasing proportion of older people making up the Borough's population in the future, accessibility must also be a fundamental consideration for the design and layout of the public realm, as well as buildings and their outside spaces. Development should be fully accessible to all potential users, including those with impaired mobility.
- 5.5.43** High quality design should also reinforce local distinctiveness by respecting and enhancing the best of the Borough's natural and historic environments and positively contributing to its landscape character. The Landscape Character Assessment for the Borough⁽⁷³⁾ identifies local landmarks of the built environment which make important contributions to local identity and a sense of place, and which should be preserved and enhanced wherever possible. They are recognised as iconic symbols of the Borough's industry, architecture or history, and are present in some of the locally important views across and within the Borough. Gateways into settlements are also important as they form the transition from rural to urban landscapes and should be marked by high quality development or public spaces. Well defined gateways will enhance the character of the area and make them more attractive and inviting.
- 5.5.44** The Council will support development that promotes good design in line with the most up to date design guidance adopted by the Council, and where it accords with further design criteria set out in the Local Plan Site Allocations and Development Management Policies. Development in an area with a Masterplan or specific Regeneration Strategy should also be informed by any specific design principles they set out..

Core Policy 13

Design and the Built Environment

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

73 The Landscape Partnership, Basildon Borough Landscape Character Assessment and Green Belt Landscape Capacity Study Volume 1 - Landscape Character Assessment, October 2013

- A) Ensuring that new development is appropriate in scale, appearance and function to the local context, including the historic and natural environment, whilst encouraging innovative designs;
- B) Ensuring development accords with the 'Lifetime Homes' standard, in line with Core Policy 4;
- C) Requiring development to respond positively to the public realm, taking advantage of opportunities to improve the character and quality of the wider area and promoting the enhancement and protection of important local landmarks and gateways into the built environment;
- D) Establishing the principle that density should be appropriate to the character of the area, but higher densities will be acceptable where they compliment the design of a development or area based regeneration schemes in or close to town centres;
- E) Ensuring development uses design solutions that create safe environments, reduce the likelihood of and peoples' fear to crime and anti-social behaviour, and encourage community cohesion in new and existing developments;
- F) Ensuring that development meets sustainable construction standards in compliance with Core Policy 15.
- G) Requiring development to support local facilities and incorporate mixed uses where viable, including the provision and integration of Green Infrastructure, in line with Core Policy 10;
- H) Ensuring a high level of accessibility and ease of use for all users with development being adaptable to changing requirements;
- I) Promoting sustainable modes of travel whilst also effectively managing the demands from traffic and integrating appropriate parking provision within developments; and
- J) Supporting development that is in accordance with national standards, relevant area-based Master Plans, Area Action Plans or regeneration strategies, together with any design guidance adopted by the Council.

Consultation

5.5.45 The Core Strategy Preferred Options Report 2012 consultation identified the need for additional evidence to be undertaken regarding the Green Belt and local Landscape Character to inform the environmental policies. The consultation also recommended that more reference be made to the historic environment within the policy and other comments stated that a community should not only feel safe but should be safe through the layout and design of the built environment.

ALTERNATIVE OPTIONS

Alternative Option 1: Previous version of the policy (as set out in the Core Strategy Preferred Option Report 2012 Policy CS2).

Reason for Rejection: The protection of the Borough's heritage assets was incorporated into the previous version of the policy. Whilst there are elements of the historic environment within the built environment, many other features are found within the rural landscape of the Borough which this option is unable to adequately protect. It was therefore considered appropriate to separate these issues. In addition, the Council's Community Strategy objective on community safety and the reduction of crime required a policy to be included within the Core Strategy to ensure its delivery.

EVIDENCE BASE

- Basildon Town Centre Masterplan, 2012
- Wickford Town Centre - Regeneration Strategy, 2013
- Pitsea Town Centre Masterplan, 2007
- Billericay Conservation Area Management Plan, 2011
- Great Burstead Conservation Area Management Plan, 2011
- Little Burstead Conservation Area Management Plan, 2011
- Noak Bridge Conservation Area Appraisal and Management Plan, 2010
- Basildon Borough Community Strategy 2012-2036
- Basildon Borough Community Safety Partnership's Strategy 2012-2015
- Basildon Borough Landscape Study Volume 1, 2013
- Basildon Council Core Strategy Preferred Options - Topic Paper 1: Environment, February 2012
- Parking Standards - Design and Good Practice, Essex County Council, September 2009
- NPPF, DCLG, March 2012
- National Planning Practice Guidance, DCLG, August 2013

Core Policy 14: Environmental Quality

5.5.46 The country's agreement to the Kyoto protocol ensures that local authorities do all they can to reduce emissions, where possible. As our environment comes under increasing pressure from increasing demands of a growing population and through the effects of climate change, it is important that we protect and continue to enhance the quality of the local environment as it is important to human health, quality of life and the survival of our ecosystems.

Air and Dust Quality

5.5.47 Air quality within the Borough is generally good. Industrial and residential land uses are largely separated thereby minimising potential instances of air quality conflicts and there are no Air Quality Management Areas in the Borough at present. The main source of air pollution in the Borough is from traffic emissions, particularly along major routes and at key junctions. As the type and location of new development will influence traffic generation and the pattern and volume of vehicular movement, the Council will look to locate new development, particularly those expected to generate a large number of journeys, to the most accessible locations. Air quality should also be addressed through the design of new development by adopting energy efficient building techniques, as well as promoting alternatives to car use, to provide an opportunity to contribute to the reduction of local greenhouse gas emissions and reduce pollution levels.

5.5.48 The Council will continue to monitor air quality as required by national legislation⁽⁷⁴⁾ and ensure that the Borough continues to meet the nationally set Air Quality Objectives⁽⁷⁵⁾⁽⁷⁶⁾. Where poor air quality is identified appropriate action will be taken. New development which would result in an impact on air quality will be required to demonstrate that the impact is acceptable and that mechanisms are in place to mitigate adverse impacts through an air and dust management plan.

Water Conservation and Quality

5.5.49 The Borough is reliant on the transfer of raw and treated water to the area from the Thames Region and from Norfolk and Suffolk to support the population⁽⁷⁷⁾. The water resource needs of further growth within the Borough will also need to be supported by this water transfer system which, according to the Essex Surface Water Resource Management Plan by Essex and Suffolk Water, can be achieved following the implementation of the Abberton Reservoir Scheme and the commensurate increase in abstraction from Ely-Ouse transfer scheme. The Council also recognises the importance of water conservation and will support measures that reduce water consumption within the Borough.

5.5.50 In order to meet its obligations under the Water Framework Directive (WFD) the national Government has set national standards and an environmental objective for all water bodies to achieve at least good status by 2015 with the intention that higher targets will be set after 2015. The Council will help deliver these targets by seeking to increase the protection and enhancement of water quality alongside the promotion of water conservation across the Borough. It will work in partnership with the Environment Agency and other relevant bodies and take into consideration the actions set out in the relevant River Basin Management Plan. Development will be expected to minimise water consumption, avoid having any adverse impact on water quality and, where appropriate, enhance the quality of the Borough's water bodies.

Waste Management

5.5.51 Whilst the Council is not the Waste Planning Authority for the area, it is responsible for waste collection and disposal. The Essex Waste Strategy⁽⁷⁸⁾ produced by the County Council identifies that currently around half of Essex's household rubbish is sent to landfill. This is not a sustainable approach.

5.5.52 The Council will therefore look to meet the JMWMS target of increasing the amount of waste recycled and composted from 52% to 60% by 2020 by supporting measures which include increasing the number of materials which can be accepted by kerbside collections and at recycling centres, and the recovery of recyclable materials at the new waste treatment facility. Despite on-going work to reduce and recycle as much as possible, it is inevitable a certain amount of waste will need to be disposed of. To deal with this, Essex County Council and Southend-on-Sea Borough Council have signed a contract with Urbaser Balfour Beatty to build and operate a mechanical biological treatment facility to treat some of Essex's residual waste. This facility is currently being built at Courtauld Road in Basildon. Once operational, the Council will work with Essex County Council to promote the educational benefits of the facility to help Essex communities change their behaviour and attitude towards waste in general.

74 Part IV of the Environment Act 1995
 75 Air Quality (England) Regulations 2000
 76 Air Quality (England) (Amendment) Regulations 2002
 77 South Essex Water Cycle Study, September 2011
 78 Joint Municipal Waste Management Strategy (JMWMS)

5.5.53 The Council will expect construction and demolition waste to be treated and disposed of in a sustainable and environmentally acceptable way, balancing the economic, social and environmental needs of the Borough. Any unnecessary waste should be reduced and managed near its source, and opportunities that minimise the amount of waste generated throughout the life of a development and encourages recycling will be promoted. The Council will also require increases in sewage capacity and waste treatment to address increased pressures from growth on the local infrastructure in accordance with Core Policies 18 and 19.

Pollution Control and Contaminated Land

5.5.54 All new development will be expected to minimise the impact of air, water, soil or noise pollution on the health and well being of local communities and the local environment. Development will not be acceptable where pollution levels, whether generated by the development or affecting the development and its potential users, exceed national standards. In such cases mitigation measures will be required to reduce the impacts to acceptable levels in line with national legislative requirements and Environment Agency and DEFRA guidance.

5.5.55 The Council will actively encourage the re-use of previously developed land providing it isn't of a high biodiversity value, in line with the NPPF. Development on land which is identified as being contaminated, unstable or degraded will be supported, however an appropriate scheme of remediation and restoration must be agreed in accordance with legal requirements at a planning application stage. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rest with the developer and/or landowner.

Core Policy 14

Protecting Environmental Quality

The Council will seek to protect and enhance the quality of the environment in the Borough, recognising its importance to both the natural environment and people, by;

A) Ensuring that the Borough continues to meet nationally set Air Quality Objectives and that new development contributes positively to maintaining and, where appropriate, improving air quality within the Borough. Where necessary, proposals should be supported by an air and dust management plan;

B) Requiring development to support water efficient design and assess the impact of development on water quality, proposing mitigation measures to reduce the risk of pollution and deterioration of the water quality, where required, in line with the Water Framework Directive and Environment Agency guidance;

C) Ensuring that noise and soil pollution is minimised and maintained to an acceptable level;

D) Working towards reversing current waste growth trends in line with the Essex Waste Partnership in order to meet national waste reduction targets;

E) Requiring all new development to make provision for minimising waste generation and maximising recycling within the development during the construction phase and following occupation. The impact of new development, particularly within the PADCs, on regional waste management requirements will also be minimised;

F) Seeking to maximise energy efficiency within new development in accordance with other Development Plan policies and national requirements;

G) Making best use of previously developed land and re-mediate land affected by instability or contamination to a high standard where it is fit for the proposed use and safe;

Any development that would contribute to or be put at unacceptable risk from high levels of air, soil, noise or water pollution by virtue of the emissions of fumes, particles, effluent, radiation, heat, light, noise or smell will not be permitted.

Consultation

5.5.56 This is a new policy which incorporates some elements of Policy CS5 - Adapting to a Changing Climate from the Core Strategy Preferred Options Report 2012. Recommendations from the Core Strategy Preferred Options Report 2012 consultation which were of relevance to the content of this new policy have been included.

ALTERNATIVE OPTIONS

Alternative Option 1: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS5

Reason for Rejection: The policy in this option does cover a broad range of issues under the theme of climate change, but it was considered more appropriate to divide the policy into a number of more detailed policies on renewable and low carbon energy, design, and the use of natural resources so as to provide more guidance for future development. Climate change adaptation is a core principle which the entire Local Plan will contribute to.

EVIDENCE BASE

- Water Framework Directive (Directive 2000/60/EC)
- Environmental Protection Act 1990
- The Environment Act 1995
- Air Quality (England) Regulations 2000
- Air Quality (England) (Amendment) Regulations 2002
- NPPF, DCLG, 2012
- National Planning Practice Guidance, DCLG, 2013
- River Basin Management Plan, Thames River Basin District, Environment Agency, 2009
- River Basin Management Plan, Anglian River Basin District, Environment Agency, 2009
- Essex Surface Water Resource Management Plan 2010-2035, Essex and Suffolk Water, 2010
- Joint Municipal Waste Management Strategy for Essex (2007-2032)
- 2012 Air Quality Updating and Screening Assessment for Basildon Borough Council
- Basildon Council Core Strategy Preferred Options - Topic Paper 1: Environment, 2012

Core Policy 15: Maximising Energy Efficiency

- 5.5.57** The NPPF requires local authorities to have a positive strategy to promote energy from renewable and low carbon sources and the Council recognises the valuable contribution to energy generation of a number of technologies. One of the main objectives of the Council's corporate Community Strategy is to promote sustainable regeneration and deliver housing growth through high quality, locally distinctive, sustainable developments.
- 5.5.58** From the perspective of infrastructure provision, the Council has been working with UK Power Networks to ensure the necessary energy infrastructure can be provided to accommodate the level of growth proposed in the Basildon Borough through the Spatial Strategy. This will be phased in accordance with the PADCs, where strategic level development is more likely to require upgrades to existing power networks.
- 5.5.59** In addition to supporting the broader infrastructure requirements of electricity and gas companies, the promotion of renewable energy technology, where adequate mitigation of any adverse impacts can be demonstrated, will be supported by the Council. Larger, commercial renewable energy source developments, whilst broadly acceptable in principle, will need to be considered within the Borough context and its Green Belt. However, smaller-scale schemes may be permissible, and carbon neutral developments will be encouraged wherever they can be practically achieved and not compromise the character of the local area, in line with policies within this Core Strategy.
- 5.5.60** High quality design is being sought by Core Policy 13 and in addition, new development in the Borough will need to meet stricter standards in the future to ensure it can be constructed as efficiently as possible to minimise waste, but also be able to operate during its lifetime so that it minimises its energy demands and helps keep the Borough's contribution to carbon emissions as small as possible.
- 5.5.61** By law, there is an international agreement to reduce CO₂ emissions globally by at least 50% by 2050. In the UK, this is being driven by the Climate Change Act 2008, which has committed the Government to reducing CO₂ emissions by 26% by 2020, and an 80% reduction in all greenhouse gas emissions by 2050.
- 5.5.62** Apart from the national standards being set through the Code for Sustainable Homes, there are also similar standards for all other building types. Further changes are also expected to update the evolving national policy context including considerable changes to the 2006 Building Regulations. Over time, these changes will replace the energy related elements of the Code for Sustainable Homes (CSH) standards and the Building Research Establishment Environmental Assessment Method (BREEAM) standards for non domestic buildings.
- 5.5.63** The use of decentralised and renewable or low carbon energy is one aspect of sustainable design and construction. We also need to ensure that other measures such as the recycling of construction materials, provision for the recycling of household waste, the use of sustainably sourced materials and the protection and enhancement of ecological features are achieved on a development site.
- 5.5.64** The Council's preferred approach is to use the nationally recognised standards of the CSH and BREEAM. The Government has introduced a timeframe for the introduction of the different levels of the CSH to coincide with the improved standards of the supporting Buildings Regulations regime and given that this is an ambitious timeframe, it is beneficial to have a policy that reflects the upcoming changes in standards.

Core Policy 15

Maximising Energy Efficiency

A) Sustainable Construction

All new development proposals will be required to satisfy the following criteria, unless the developer can robustly justify why this is not technically or financially viable:

- i. The Code for Sustainable Homes Level 4 will be required as a minimum standard for new residential development and conversions, rising to Level 5 in 2016.
- ii. New commercial buildings of more than 1000 square metres will be expected to meet as a minimum standard, the BREEAM 'Excellent' standard and achieve carbon savings by 2019.
- iii. Extensions to existing buildings will be encouraged to undertake proportionate energy efficiency improvements to the existing building.
- iv. Ensuring efficient use is made of natural resources through their layout, design and construction, including locally sourced materials where possible.

B) Renewable Energy

- i. Proposals for renewable, low carbon or decentralised energy schemes will be considered provided they do not result in demonstrable harm to local wildlife and their habitats, residential amenity through pollution, noise generation, dust or vibration, or if they are unacceptably visually prominent within their setting or the surrounding landscape.
- ii. Proposals for renewable energy or decentralised energy installations in the Green Belt will need to demonstrate the very special circumstances required by the NPPF to justify the otherwise inappropriate development.

Consultation

5.5.65 Consultation for the Core Strategy Preferred Options Core Strategy Report 2012 identified that Policy CS5: Adapting to a Changing Climate should utilise all latest renewable energy technology and consider the deliverability and viability to implementing climate change technology. Also encouraging installation of solar arrays and panels, consider wind turbines and should encourage the need to reduce the use of the car. In relation to policies CS13: Education, Health and Community Facilities and CS14: Integrated and Timely Infrastructure Provision of the Preferred Options Core Strategy, the need to work with the national grid to expand national energy infrastructure was highlighted.

ALTERNATIVE OPTIONS

Alternative Option 1: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS5.

Reason for Rejection: The policy in this option does cover a broad range of issues under the theme of climate change, but it was considered more appropriate to divide the policy into a number of more detailed policies on renewable and low carbon energy, design, and the use of natural resources so as to provide more guidance for future development. Climate change adaptation is a core principle which the entire Local Plan will contribute to.

Alternative Option 2: Implement higher standards for sustainable construction, above those required through Building Regulations.

Reason for Rejection: Whilst this option would make a greater contribution to achieving the Government's climate change commitments the additional costs in design and construction techniques associated with meeting higher standards is likely to result in adverse consequences for the potential viability of sites.

EVIDENCE BASE

- Climate Change Act, 2008
- NPPF, DCLG, 2012
- Code for Sustainable Homes
- Building Research Establishment Environmental Assessment Method (BREAAM) Standards
- Infrastructure Baseline Report 2013

Core Policy 16: Flood Risk and Drainage Management

- 5.5.66** Flooding is a natural hazard but through effective long term planning the Borough can adapt and manage the risks associated with flooding so as to better protect people and places. This is particularly important as the likelihood of flooding is expected to increase, both in scale and frequency, in the future as a result of a changing climate. In order to tackle flooding across the Borough it is important to understand the complex causes and then take co-ordinated action.
- 5.5.67** The primary mechanism for flooding within the Borough is defined in the Strategic Flood Risk Assessment (SFRA)⁽⁷⁹⁾⁽⁸⁰⁾, as pluvial flooding (heavy rainfall) in the urban centres of Basildon, Billericay and Wickford, which leads to high levels of surface water run-off that drainage systems cannot cope with and often coincides within fluvial flooding associated with the River Crouch and its tributaries.
- 5.5.68** There is also a residual risk of flooding from tidal sources in the southern part of the Borough, close to Vange Creek and East Haven Creek which are part of the tidal estuary of the River Thames. Whilst there are significant flood defences in the form of sea walls along the southern edge of the Borough and two mechanical flood barriers providing a high standard of protection, there is still a residual risk to parts of the Borough in the event of a barrier failing or the flood defence walls being breached by the sea.
- 5.5.69** Where development is located in close proximity to the River Crouch, its tributaries or other Main River and is part of the functional floodplain in the Borough the Council will, require it is managed and off-set flood risk with suitable drainage and/or flood defence mitigation in accordance with the South Essex Strategic Flood Risk Assessment and Surface Water Management Plan to the agreement of Water Authority, Environment Agency and Lead Local Flood Authority as appropriate. Where it is necessary and possible, the Council will seek financial contributions towards watercourse restoration, floodplain improvements in consultation with the Environment Agency and other relevant

79 Basildon Borough Council, Level 1 Strategic Flood Risk Assessment, June 2011

80 Basildon Borough Council, Level 2 Strategic Flood Risk Assessment, September 2011

bodies. The Council will also seek contributions from development where improved public access to river corridors can be secured as part of the Borough's Green Infrastructure network in association with Core Policy 10.

Strategic Drainage

- 5.5.70** The South Essex Surface Water Management Plan (SWMP) defines the extent and components of Critical Drainage Areas (CDA) within the Borough which are defined as areas where flood risk from pluvial flooding could be more severe. In these areas, combined flood risk from several sources (surface water (pluvial), ground water, sewer, main river and/or tidal) during times of severe rainfall could affect people, property or local infrastructure. Development must have regard to these areas and mitigate against any potential impact it may have on them in accordance with the SWMP and in agreement with the Lead Local Flood Authority, the Environment Agency and where necessary Anglian Water Services Ltd.
- 5.5.71** The risk of surface water flooding in the Borough is managed, in part, by a series of 'washlands' connected by engineered surface and underground channels through the towns of Basildon, Billericay and Wickford. The washland system was largely installed in the 1960's and 1970's by Basildon Development Corporation and Essex County Council and attenuates high flood flows and storm water within or on the edges of settlements, thereby reducing fluvial flood risk from the Borough's main watercourses. The same principle is now part of the solution for Sustainable Drainage Systems (SuDS) that are sought as part of modern developments.
- 5.5.72** Each washland plays an important role in helping to manage the Borough's drainage network and reduce flood risk in the urban areas, and as such, have been designated as part of the functional floodplain (Zone 3b) within the SFRA. Their role is also recognised and valued within the Environment Agency's South Essex Catchment Flood Management Plan (CFMP) and Thames Estuary 2100 Plan which development proposals should also have regard to. Where loss of surface water storage is permissible development will need to compensate by providing water storage of the equivalent size within the development, or in a suitable offsite location to the satisfaction of the Environment Agency, Lead Local Flood Authority and SuDS Approval Body.
- 5.5.73** In accordance with paragraph 100 of the NPPF, the Council will not allow inappropriate development in areas at risk of flooding, except where development is necessary, and in such circumstances it must be made safe without increasing flood risk elsewhere.
- 5.5.74** All new development will be directed to available areas of lowest flood risk first through the application of a Sequential Test risk based approach, as required by national policy. Where there is not enough land within the areas of lowest flood risk to accommodate future development the Council will consider sites in areas of higher flood risk, taking account of the vulnerability of the proposed uses and applying an Exception Test if required. The Council will follow the NPPF and its technical guidance when undertaking sequential testing as they provide sufficient instruction on its application. Detailed information from the SFRA on the Borough's flood risk will be used to inform both the Sequential Test and Exception Test, as required. Development within areas of flood risk must be accompanied by a site specific Flood Risk Assessment.
- 5.5.75** Opportunities for providing Sustainable Drainage Systems (SuDS) within the Borough are limited by largely impermeable geology underlying the majority of the area⁽⁸¹⁾. However, SuDS or other methods for water management should be incorporated into new development, where required, to help offset potential increases in surface water

arising as a consequence of the new development. Developers should seek advice from the Environment Agency and Essex County Council, the SuDS Approval Body (from October 2014).

Core Policy 16

Flood Risk and Drainage Management

The Council will work in partnership with the Water Authority, Environment Agency, Essex County Council (Lead Local Flood Authority and SuDS Approval Body) and other relevant flood risk management authorities to ensure that flood risk within the Borough is effectively managed by:

A) Applying a sequential risk based approach to the allocation of land for new development and when considering development proposals in order to guide new development to areas with the lowest probability of flooding. The Council will take into account the flood risk vulnerability of proposed uses and the Exception Test will be applied if required.

B) Ensuring that new development does not contribute to increased flood risk on site and elsewhere and, where appropriate incorporates the use of Sustainable Drainage Systems (SuDS) in line with current best practise guidance by the Environment Agency and the SuDS Approval Body;

C) Requiring development to provide appropriate flood alleviation measures or financial contributions to assist in the maintenance or expansion of existing drainage infrastructure, where necessary;

D) Taking every opportunity where development lies in close proximity to river corridors or the functional floodplain to seek river restoration and/ or floodplain improvements as part of the development and/or through financial contributions; and

E) Safeguarding areas that provide important surface water and other flood risk management functions for the local or wider area. Where this is not possible the proposed development will be expected to provide water storage of the equivalent size to that which is lost within the development in a suitable location to the satisfaction of the Environment Agency and LLFA.

Consultation

5.5.76 The Core Strategy Preferred Options Report 2012 consultation recommended a number of minor amendments to the Flood and Water Management policy, from which this policy is based. Greater clarification to some of the criteria and changes to the policy to bring it in line with the NPPF have been incorporated into this latest policy, where appropriate. The title has also been changed to Flood Risk Management to prevent confusion on the purpose of the policy; water quality and water conservation is dealt with in other strategic policies.

ALTERNATIVE OPTIONS

Alternative Option 1: Rely on NPPF and the accompanying Technical Guidance

Reason for Rejection: Whilst this option would provide some level of guidance to flood risk management it would not account for local context, particularly the vital role that some areas in the Borough play in managing surface water

Alternative Option 2: Previous version of the policy as set out in the Core Strategy Preferred Option Report 2012 Policy CS4

Reason for Rejection: The previous version of this policy did not take into account the importance of the washlands in managing local flood risk nor did it reflect current national policy. The revised policy also includes a more informative supporting text on the issues facing the Borough and on the Sequential Test and Exception Test

EVIDENCE BASE

- Basildon Borough Council, Level 1 Strategic Flood Risk Assessment, 2011
- Basildon Borough Council, Level 2 Strategic Flood Risk Assessment, 2011
- South Essex Surface Water Management Plan Phase II, III and IV, 2012
- South Essex Water Cycle Study, 2011
- South Essex Catchment Flood Management Plan, 2008
- Essex Local Flood Risk Management Strategy, 2013
- Thames Estuary 2100 Project
- Basildon Council Core Strategy Preferred Options - Topic Paper 1: Environment, 2012
- NPPF, DCLG, 2012
- Technical Guidance to the NPPF, DCLG, 2012

5.6 Supporting Health and Well Being

Core Policy 17: Health and Well-Being

5.6.1 The NPPF identifies three dimensions to sustainable development, one of which is its social role. For plan-making purposes, this includes making sure that essential local services are available and accessible to enable communities to independently support their own health, social and cultural well-being.

Health

5.6.2 The Basildon Borough Community Strategy 2012-2036 identifies good health services as being the second most important factor in making somewhere a good place to live. When considering the development of new services, residents would like health facilities concentrated in accessible locations with a broad range of provision and distributed throughout the built up areas. The TGSE SHMA 2013 identifies support facilities for home based care should also be provided where possible to help people enjoy the best quality of life as possible in their own homes. Improving health and well-being through equal access to health facilities for all members of the community is therefore an important local priority.

5.6.3 Recent Government health care reforms have transferred responsibilities for delivering health services in England to new Clinical Commissioning Groups (CCG's). In Basildon Borough, the Basildon & Brentwood CCG commissions primary and secondary healthcare services, including General Practitioners (GP's), hospital care, rehabilitation care, urgent and emergency care, most community health services, mental health, and learning disability services, from local hospitals, community and mental health service providers and other specialist organisations.

5.6.4 The Basildon and Brentwood CCG has a total GP patient population of just under 265,000, which includes part of Brentwood Borough and covers some of the most affluent and most deprived areas in the country. Local service needs are therefore diverse and to deliver specific services to where they are required a collaborative and comprehensive approach is needed. The Basildon and Brentwood CCG has the lead responsibility for medium to long-term health plans for the local population but it works in partnership with Basildon Council, other public sector and voluntary organisations, and representatives from the health and social care system including Essex County Council, Basildon and Thurrock University Hospital Foundation Trust, the Mayflower Community Hospital (Billericay), the South Essex Partnership Trust for Community and Mental Health Services (SEPT), and the East of England Ambulance Service to deliver them.

5.6.5 Joint Strategic Needs Assessments (JSNAs)⁽⁸²⁾ are the tools that the CCG and Local Authorities jointly use to help plan services for future populations as they help to understand the local population's diverse health and social care requirements and help to make judgements on how they may change over time as the population increases, ages or diversifies.

5.6.6 The health profile of the Borough's population shows that it is generally close to the England average on most indicators; however there are health inequalities by location, gender and ethnicity. The Borough has particular challenges with respects to the needs of its current population, in part related to its relatively high levels of deprivation, particularly to the south. Men from the least deprived areas can expect to live eight years longer than those in the most deprived areas. It has the highest level of teenage

82 The NHS and upper-tier local authorities have had a statutory duty to produce an annual JSNA since 2007

pregnancy in Essex, equal lowest levels of breastfeeding, and the lowest adult physical activity rates. Deaths from heart disease and the rate of early death from cancer are worse than the England average. It has the second highest rate of deaths due to smoking and the lowest life expectancy rate for women in Essex.⁽⁸³⁾

5.6.7 The Basildon & Brentwood CCG has also recognised its own challenges in terms of health care and helping people to help themselves in maintaining healthier lifestyles⁽⁸⁴⁾. In particular, it notes that:

- Rates of alcohol attributable hospital admissions are increasing and within the Basildon Borough population they are increasing at a faster rate than nationally;
- In Basildon Borough, adult obesity is significantly greater than regional and national levels; and
- Circulatory disease remains the biggest cause of mortality amongst the population with significantly different rates between affluent and deprived communities.

5.6.8 As well as integrated commissioning arrangements, a much greater emphasis is now being placed on local communities to use local facilities by improving the quality of them and a community's access to them, in particular through Neighbourhood Development Plan, Neighbourhood Development Orders and the Community Right to Build order.

Health Impact Assessments

5.6.9 A wide range of other factors, such as employment, education, housing and the environment, also influence public health and this has led to the development of Health Impact Assessments (HIA) for different levels of plans, projects and policies. They are designed to check whether a proposal might reinforce/ reduce health inequalities, or inadvertently damage peoples' health in the widest sense. HIAs provide a systematic approach for assessing the potential impact of proposed policies, plans and projects on social, physiological and physical health of communities. It is a tool to appraise both positive (e.g. the creation of new jobs) and negative (e.g. the generation of pollution) impacts on the different affected subgroups of the population that might result from the proposal being implemented. Public participation is a major component of this process and the planning system is a key area where HIA is now being applied.

5.6.10 In preparing this Core Strategy the Council has sought early engagement with various health service providers including the CCG, the East of England Ambulance Service, the South Essex Partnership Trust for Community and Mental Health Services (SEPT) and Basildon & Thurrock University Hospitals NHS Foundation Trust, to determine whether they have any existing issues or operating capacities for their primary and secondary health care facilities and services so that the planning of new or expanded provision as part of the Borough's growth can be integrated effectively into the Core Strategy and the Borough's Infrastructure Delivery Plan (IDP).

83 Essex Health and Well-Being Board, Joint Health & Well-Being Strategy for Essex, October 2012.
84 Basildon & Brentwood CCG, Integrated Plan 2013 - 2015

Core Policy 17

Health and Well-Being

The Council will help to improve health and well-being of the Borough's communities and reduce health inequalities in the Borough by:

- A) Supporting the provision of new and improved facilities for community-based health care where such improvements are needed and taking opportunities to co-locate with other services wherever practicable;
- B) Supporting the development and enhancement of the Borough's acute health care provision and the supporting infrastructure needs at Basildon & Thurrock University Hospital's main campus at Nethermayne, Basildon and any other acute health care development as appropriate;
- C) Supporting the provision of Green Infrastructure, in line with Core Policy 11, and the positive design and layout of proposals, in line with Core Policy 13; and
- D) Requiring a Health Impact Assessment (HIA) to be submitted in support of all development proposals for which an Environmental Impact Assessment is required showing, as far as reasonably practicable, how the proposals will limit their impact on health and wellbeing through mitigation or planning obligations.

Consultation

- 5.6.11** The Core Strategy Preferred Options Report 2012 consultation on Policy CS13 - Education, Health and Community Facilities did not highlight any key issues relating to health provision as part of the policy wording.

ALTERNATIVE OPTIONS

Alternative Option 1: Allowing all health care assets to be released for alternative uses.

Reason for Rejection: This would be contrary to the Borough's Community Strategy which seeks to encourage health and wellbeing in the Borough, the NPPF and the Joint Health and Wellbeing Strategy for Essex.

Alternative Option 2: Forgoing the requirement for development to be accompanied by a Health Impact Assessment and rely on the CCG to react to new developments.

Reason for Rejection: Health Impact Assessments and assessments of the impact of development on health care facilities are a vital tool in ensuring that the health of the future and existing communities is not adversely affected by development, and that any potential negative impacts on health or inequalities are mitigated.

EVIDENCE BASE

- Basildon Borough Community Strategy 2012 - 2036
- Basildon Borough Local Development Framework - Topic Paper TP7 Community Infrastructure February 2012
- Basildon Borough Council Cabinet Report 12 September 2013 'Community Buildings Portfolio - Proposed New Lease'
- Joint Health & Well-being Strategy for Essex 2013 - 2018, Essex Health & Well-being Board, October 2012
- Basildon & Brentwood CCG Integrated Plan 2013 -2015
- Basildon Indoor Sports and Recreational Study, Ashley Godfrey Associates, December 2011
- Part 5 Chapter 3 of the Localism Act 2011
- The Assets of Community Value (England) Regulations 2012

Core Policy 18: Education, Community, Leisure and Cultural Facilities

- 5.6.12** New development will only create successful and sustainable communities where suitable social and community infrastructure is in place to meet the needs of residents.
- 5.6.13** Collaborative working, consultation and a variety of technical studies have helped to understand the opportunities and issues concerning social and community infrastructure in the Borough. The Infrastructure Baseline Report 2013 provides an initial appraisal of the existing social facilities in the Borough and will inform the preparation of an Infrastructure Delivery Plan (IDP) to help deliver the Core Strategy's vision and Spatial Strategy in a sustainable way.
- 5.6.14** Evidence gathered from working with local infrastructure providers has provided an early indication of where demands for certain services and facilities are not currently adequate enough to meet growth needs or where there are oversupply issues in some areas. Through consultation with infrastructure providers and an assessment of their future service plans, an understanding of future requirements arising from the growth proposed up to 2031 has been obtained and is set out in the Infrastructure Baseline Report.

Education

- 5.6.15** It has been recognised that the level of population growth from the Spatial Strategy is likely to require significant improvements to existing educational facilities throughout the Borough. Key constraints and threshold issues specifically relating to the Borough's growth, including where the expansion or new provision of primary and secondary schools would be required in Billericay, Wickford and Basildon over the plan period to meet growing local needs have been identified. The report 'Commissioning School Places in Essex' provides some forecasts for the expected changes, but does not fully consider the implications of growth in the Borough that stems from the Core Strategy proposals. Therefore, the Council has established a collaborative working arrangement with Essex County Council, the Local Education Authority (LEA), to develop a comprehensive plan for further school places across the plan period.
- 5.6.16** Due to the good reputation and levels of high pupil achievement in Billericay and Wickford schools, the schools in these areas are currently oversubscribed (especially from outside the catchment area). On the other hand, Basildon schools tend to be under subscribed. Whilst plans are already in the pipeline by further education providers to improve the post-GCSE education offer in the Basildon Borough, including vocational colleges in

employment locations and the re-location of South Essex College into Basildon Town Centre, further work is needed to improve existing educational facilities to create a more balanced distribution of occupied school places.

- 5.6.17** Where appropriate, the Borough Council will seek Unilateral Undertakings, Planning Obligations or CIL developer contributions for provision of new education facilities or improvements to existing facilities where there is a need created by the development, in consultation with Essex County Council as the Education Authority and other school promoters. Specific requirements will be set out in the Borough Council's Infrastructure Delivery Plan and the Local Plan Site Allocations and Development Management Policies which will form part of the Basildon Borough Local Plan. For major development proposals which include significant residential uses, the Borough Council will consider whether there is a need for new educational facilities as part of the development and the need to set aside of land on site for these and other community uses; or improvements to existing education facilities in the vicinity. The Borough Council will work with the education authority and other school promoters and developers to identify and resolve issues with key planning applications at the pre-application stage.

Community Facilities

- 5.6.18** In the NPPF community facilities are defined as including local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. Basildon Borough Council has a portfolio of forty-four community buildings, ranging from traditional halls for hire, small centres used by community/ social clubs to larger facilities that offer multiple recreational opportunities including small scale sports activities.
- 5.6.19** Many of these facilities were inherited from the Basildon Development Corporation/ Commission for New Towns in 1994 and most were built during the 1960's and 1970's when a considerable share of Basildon New Town's neighbourhoods were built. An independent quality review undertaken in 2012⁽⁸⁵⁾ indicated that just over 1/3rd were either of a 'poor' or 'bad' condition suggesting that a number of these facilities are coming to the end of their design life unless they can be refurbished. The Council regularly reviews its community buildings portfolio with a view to increasing their use, investing in their condition and standardising their operation and leases with community groups, but there are occasions where the future of a facilities continued provision needs to be considered, in light of other provision nearby.
- 5.6.20** The Council will work in partnership with other providers and developers to ensure that community facilities can continue to cater for the needs and demands of the Borough's communities. Decisions will need to be taken during the plan period as to whether existing community facilities are appropriate or could be more effective if provided elsewhere in an alternative way.
- 5.6.21** Where new housing growth is planned as part of the Core Strategy, there may be a need to expand or improve existing social infrastructure or provide new services or facilities. This will be considered in more detail by the Local Plan Site Allocations and Development Management Policies or any Area Action Plans.

Leisure and Cultural Facilities

- 5.6.22** The Borough has a good overall distribution of public leisure facilities, including swimming pools and leisure centres in Billericay and Wickford and the multi-purpose Basildon Sporting Village in Gloucester Park, Basildon. There are also a number of private sports and leisure/health clubs ranging from the larger 'chain' gyms such as David Lloyd Leisure,

85 Ashley Godfrey Associates, Basildon Borough Indoor Sport and Recreation Study 2012

Fitness First and LA Fitness in Billericay, to smaller independent country clubs such as Stock Brook Manor Country Club in Billericay or those operated within school grounds such as the Bromford's Sports and Fitness Centre in Wickford and the Billericay Sports and Fitness Centre in Billericay.

- 5.6.23** Culturally, there is a limited range of public performing art venues, galleries and museums within the Borough, especially when compared with sports based recreational facilities, or comparable venues in other towns or cities nearby. The Towngate Theatre is the main performing arts venue which has recently received a £1 million refurbishment to make the facility attractive to hire and stage performances. There are also seven libraries within the Borough, all of which are run by Essex County Council. Two are located in Basildon (St Martin's Square and Fryerns Library on Whitmore Way) with the remaining five in Billericay, Laindon, Pitsea, Vange, and Wickford respectively.
- 5.6.24** As the Borough expands in line with the Core Strategy, the level of indoor sports and cultural provision will need to expand to cater for additional demand in line with the Council's relevant standards.

Core Policy 18

Education, Community, Leisure and Cultural Facilities

The Council will encourage the continued and, where appropriate, enhanced overall provision of education, community, leisure and cultural facilities by:

- A) Seeking improvements to educational facilities including the re-location of South Essex College into PADC1 and the provision of new or expanded primary and secondary schools as part of the Policy Areas for Development and Change.
- B) Supporting the delivery of appropriate training schemes and apprenticeships with local schools and colleges and improving educational standards to match qualifications and skills to local jobs, in line with Core Policy 7;
- C) Supporting the refurbishment of the Borough's swimming pools and leisure centres;
- D) Resisting the loss of existing social, community, leisure and cultural facilities in the Borough unless it can be demonstrated that:
- i. No other service provider, public or private, needs a facility in the same location or evidence is supplied to prove that the facility is no longer required and suitable alternative social or community uses have been considered;
 - ii. An appropriate alternative is to be provided in a suitable alternative location as part of wider regeneration proposals;
 - iii. It would help achieve rationalisation of assets without negatively affecting the availability of continued provision to an appropriate level of access and quality.
- E) Requiring all new development that will increase demand for social, leisure and cultural facilities to contribute towards providing new facilities where there is a need created by the development; or to enhance existing facilities in the vicinity to meet expanding needs in accordance with the Council's relevant standards. For larger developments this may also include the provision of land and/or buildings.

F) Only seeking contributions for educational facilities from developers where the contributions will be spent either within the Borough or to improve schools that are open to Basildon Borough children and within the recognised travel distances, e.g. two miles from primary schools and three miles for secondary schools.

G) Facilitating the efficient provision of multi-purpose community facilities that could provide a range of compatible health, community or leisure services, in accessible locations, for the varied communities they serve.

Consultation

5.6.25 The Core Strategy Preferred Options Report 2012 consultation identified that Policy CS13: Education, Health and Community Facilities did not include clear reference to cultural features and the term Community Facilities should be explained further in the glossary. The consultation also mentioned the need for new schools as a result of development in east Basildon and in the Laindon Hills and Great Berry area. In consideration of Policy CS14: Integrated and Timely Infrastructure Provision the consultation highlighted concerns regarding the minimal consideration of infrastructure impact on natural environment. This policy is split into categories in order to make clear reference to the different types of Community Facilities and references work carried out with infrastructure providers into what potential requirements growth would bring to Basildon Borough.

ALTERNATIVE OPTIONS

Alternative Option 1: Rely on ECC to upgrade all school facilities.

Reason for Rejection: Without pro-active provision of school facilities and access to skills opportunities, this option runs the risk of not matching employment with a suitably skilled workforce.

Alternative Option 2: Not to set aside land within major new residential development for additional primary schools, but to use financial contributions from developers to assist in the construction of new primary schools elsewhere within existing settlements.

Reason for Rejection: Such an approach would be less likely to deliver the requisite primary school provision, as sites within existing built-up areas may not be available.

Alternative Option 3: Allocate specific land for youth facilities.

Reason for Rejection: This approach is considered too inflexible. Demand, quantity, type and location of facilities is likely to fluctuate considerably within the plan period. Additionally, this would be more appropriately considered in the preparation of the Local Plan Site Allocations and Development Management Policies.

Alternative Option 4: Not to target improvements to leisure facilities in specific locations, and seek contributions from developers for improvements to leisure facilities on an ad-hoc basis to secure provision.

Reason for Rejection: This would be less likely to deliver requisite leisure development where need or demand is identified, and the evidence is that the provision of general leisure facilities in the Borough is good.

Alternative Option 5: Not to include a specific policy on protecting community facilities, and maintain a flexible approach to how spaces currently used are used in the future.

Reason for Rejection: This would represent a failure to appreciate the importance of community facilities and may lead to their loss for alternative uses.

EVIDENCE BASE

- Basildon Borough Infrastructure Baseline Report 2013
- Basildon Borough Community Strategy 2012-2036
- Commissioning School Places in Essex, Essex County Council 2012-2017
- South Essex Estates Legacy Plan CCG Basildon & Brentwood 2012
- East of England Ambulance Service Annual Plan 2012-2013
- Leisure, Arts, Culture and Tourist Accommodation in Basildon District and an Update of Prospects for Retail Capacity 2010
- Basildon Indoor Sports and Recreational Study, Ashley Godfrey Associates, 2011

5.7 Improving Transport and Infrastructure Delivery

Core Policy 19: Transport Infrastructure

- 5.7.1** The NPPF states that the Local Plan should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are, or can be made, sustainable.
- 5.7.2** Good communication links and well connected settlements underpin economic prosperity and social well being. The location of development is a critical aspect of accessibility and in delivering sustainable development, creating sustainable communities and tackling climate change. Employment and housing growth, and other development over the plan period therefore needs to be brought forward in sustainable and accessible locations, with links to key destinations such as town centres, employment areas and the wider Strategic Road Network.
- 5.7.3** Essex County Council is the Highways Authority for Basildon Borough and is responsible for the management and maintenance of all adopted roads, other than those designated as Trunk Roads (A12, A13, A120) and Motorways (M11, M25) which are the responsibility of the Highways Agency, or the A130 between the A12 and the A13, which is managed by Countyroute.
- 5.7.4** The Essex Local Transport Plan's (LTP) vision is for a transport system that supports sustainable economic growth and helps deliver the best quality of life for the residents of Essex. It seeks to achieve five broad outcomes delivered in parallel to Essex County Council's Highways Strategic Transformation (HST) programme:

1. Provide connectivity for Essex communities and international gateways to support sustainable economic growth and regeneration
2. Reduce carbon dioxide emissions and improve air quality through lifestyle changes, innovation and technology
3. Improve safety on the transport network and enhance and promote a safe travelling environment
4. Secure and maintain all transport assets to an appropriate standard and ensure that the network is available for use
5. Provide sustainable access and travel choice for Essex residents to help create sustainable communities.

5.7.5 The LTP has already secured recent major investment into the Borough's transport network including the new £63m junction upgrade on the A13/A130 at Sadlers Farm, Pitsea (completed 2013) and the £5m highway works to improve capacity in the A127 Enterprise Corridor (PADC3) (completed 2011). More recently, Essex County Council has secured pinch-point funding from the Department for Transport to widen a key part of the A176 between Basildon Hospital and Basildon Town Centre by 2015 to support the town centre's expansion.

5.7.6 The Basildon Borough Community Strategy 2012-2036 envisages high quality public transport as the main way of getting around the Borough, helping to reduce congestion and giving people easier access to schools, jobs, shops, health and other key facilities. Congestion is a major local concern with a high number of vehicle movements across the Borough and even greater levels of through traffic to the rest of South Essex and major traffic flows to and from London. Addressing year on year traffic growth in the Borough remains a strategic priority in Thames Gateway South Essex and seeking to maximise the use of public transport opportunities will be key to support and serve the Borough as it grows.

5.7.7 Whilst measures to improve public transport use and non vehicular means of travel around the Borough are important for health and well-being (such as walking and cycling), which will be enhanced in combination with Core Policy 10, it is important to be realistic that private vehicles will continue to provide the greatest options for personal and business mobility and are likely to remain a key method of travel choice in the future and therefore improvements to the strategic and local highway network will be required during the plan-period, in line with the Spatial Strategy.

Highway Network

5.7.8 The Council has commissioned Essex County Council as Highway's Authority to undertake detailed transport modelling of the borough's existing highway network to create a base position for 2011. This information has then been used to model different growth scenarios to predict the likely outcome in 2031 if all the proposed development has been implemented together with the growth that will be generated outside of the borough. These were Option A (22,000) delivered in two alternative ways. This information has been used to help formulate the preferred option and the broad locations for development.

5.7.9 The overall finding of the modelling was that there was not a particularly significant difference between the 22,000 and the 16,000 option when assessing the overall impact of the two different growth figures. However the results showed that parts of the road network in the borough are operating at or near capacity, making it vulnerable to congestion incidents which can quickly impact on other routes. This results in queueing at some junctions and interchanges at peak times and unreliable journey times for car and public transport users. Particularly problematic are the strategic west-east routes

of the A127 and the A13 which provide important movement corridors for local traffic and freight within the Thames Gateway. There are also a number of junctions and other interchanges in the borough which become congested at peak times

- 5.7.10** Before submission of the Core Strategy to Examination-in-Public, the Council will continue to work with Essex County Council and the Highways Agency in relation to identifying suitable and appropriate mitigation measures to improve capacity and reduce congestion on the road network in the borough. This work will inform the preparation of the Local Plan Site Allocations and Development Management Policies and the Infrastructure Delivery Plan. It will also enable greater certainty on the delivery of the PADCs.
- 5.7.11** Broadly there are three ways of reducing congestion:
- Improve road capacity and infrastructure;
 - Reduce demand for road space; and
 - Improve sustainable transport options.
- 5.7.12** The Council will seek the appropriate highway mitigation measures before development can take place and there will be a requirement for new development to contribute towards the costs of the works. The Council will seek engineered improvements to the transport network to improve safety for all users such as traffic calming and separated pathways, bridleways and cycleways.
- 5.7.13** The Council will ensure that new development is planned in a sustainable manner to reduce the need for excessive car journeys. The proposed urban extensions are in many cases close to existing town centres or local centres and the new development will be required to provide proper integration by providing convenient safe links for people to walk and cycle to the centres.

Parking Standards

- 5.7.14** The NPPF allows Local Planning Authorities to set local parking standards for residential and non-residential development, taking account of:
- the accessibility of the development;
 - the type, mix and use of development;
 - the availability of and opportunities for public transport; and
 - local car ownership levels.
- 5.7.15** All new development will be required to adhere to the Vehicle Parking Standards adopted by the Council as Supplementary Planning Documents or the Parking Strategy set out in the latest Basildon Town Centre Masterplan.

Transport Infrastructure and New Development

- 5.7.16** Planning is the key tool through which the most sustainable patterns of land use can be achieved. This means that, in taking decisions on the location of developments, which generate large numbers of vehicle journeys, factors such as proximity to other related land uses and whether a site is dependant on access by car should be considered. The siting of major developments can have a bearing on local traffic growth for many years to come and, wherever possible, employment, recreational and other uses with a wide catchment area will need to be located in areas with the best links to good public transport.

- 5.7.17** New development will be guided to more accessible locations that are well connected to a range of uses and integrated with other travel modes. This will help promote social inclusion, minimise the need to travel, reduce car dependency and enable us to adopt healthier and more environmentally friendly travel choices.
- 5.7.18** The NPPF requires Transport Assessments to be prepared in relation to proposals that could have a significant transport impact. For major developments of 100 units or more, the assessments must look at the accessibility of the site by all modes of transport and include the likely modal split of journeys. It should also give details of the proposed alternative means of transport, such as measures to improve accessibility by public transport, walking and cycling.
- 5.7.19** Development requiring new integral roads, as well as links to the existing road network will need to do so in a way which does not have an adverse impact on the environment and local amenity. The scale of new development may require mitigation of potential impacts on the road network. Whilst the Core Strategy seeks to provide a policy context to increase the opportunity for non-car borne trips, it has to be recognised that there will still be a need to accommodate the impact of motorised transport journeys both within and arising from development.
- 5.7.20** The impact of any development either alone or cumulatively with other proposals must be addressed through providing new, or improving existing, highway, pedestrian and cycle routes for which contributions may be sought in line with Core Policy 20.
- 5.7.21** Details of how transport proposals will be delivered in the Basildon Borough over the plan period will be contained in the Local Plan Site Allocations and Development Management Policies.

Railway Network

- 5.7.22** The rail network through the Borough provides important connections to Southend, Thurrock and London via two rail lines: the Southend Victoria branch of the Greater Anglia mainline to London Liverpool Street and the Essex Thameside services to London Fenchurch Street. There is, however, no rail connection between these lines in South Essex, increasing the importance of bus connections for north-south travel. The interchange experience between bus and rail services at many of the Borough's stations is poor. Improving access to train stations and their ability to handle more passengers will be therefore be an important consideration to support local growth.
- 5.7.23** There is also an opportunity for the borough to take advantage of the benefits of Crossrail as it will serve Shenfield, in neighbouring Brentwood Borough, which is only one stop east of Billericay. From 2018, it will open up the opportunity for people travelling to, or through London to take the train from Wickford and Billericay and connect to Crossrail at Shenfield which will offer faster and more frequent services, rather than drive into London and beyond.
- 5.7.24** As with the Borough's strategic road network, significant investment in the railway network passing through the Borough is needed to alleviate existing capacity and reliability problems and to ensure that there is sufficient capacity in future to accommodate growth in rail travel. Basildon Borough Council will work with the County Council, Network Rail and rail franchise operators to influence the commissioning and management of local rail services to secure and deliver investment in rail transport to alleviate overcrowding levels, improve reliability and resilience.

Core Policy 19

Transport Infrastructure

A) In order to secure the long term future and viability of the Borough, and to allow for the increased movement of people and goods expected, the Council will work with partners, neighbouring authorities and transport providers to improve accessibility across the Borough, improve safety and quality of life for residents and reduce the Borough's carbon footprint.

Over the Core Strategy period the Council will seek:

A) A Transport Assessment from proposals for new developments that have significant transport implications that either arise from the development proposed or cumulatively with other proposals, in accordance with the most recent DfT guidance, in consultation with Essex County Council as the Highways Authority and the Highways Agency, where appropriate.

B) Appropriate provision for works and/or contributions will be required towards providing an adequate level of accessibility by all modes of transport and mitigating the impacts on the transport network, in accordance with Core Policy 20.

C) Vehicle parking provision in line with the Council's adopted Vehicle Parking Standards.

D) To support proposals that minimise the use of the car and the overall need for journeys whilst promoting, accommodating and facilitating investment in infrastructure for sustainable modes of travel for all such as walking, cycling and public transport.

E) To reduce the environmental impact of transport through suitable mitigation, engineering and design.

F) To strengthen links to and between key facilities (bus and railway stations, hospitals, employers and town centres), and aim to improve north/south links more generally throughout the Borough.

G) To concentrate significant freight generating development in areas with good connections to the Borough's strategic transport network to provide more direct access to the regional and national road network.

H) To minimise the negative impacts of transport including air and noise pollution and road safety through requiring developers to implement Travel Plans, implementing demand management, improving existing transport infrastructure, provision of new transport infrastructure and appropriate parking for bicycles, cars and other vehicles.

I) To promote development that is in close proximity to benefit from planned improvements to major sustainable transport links.

J) To improve road safety, create a safe travelling environment and improve air quality in collaboration with the Highways Authority and emergency services.

Consultation

5.7.25 The Core Strategy Preferred Options Report 2012 consultation, identified in response to Policy CS14: Integrated and Timely Infrastructure Provision, the need for improved car parking and provision of dedicated cycle parking areas. In response to Policy CS14, consultees mentioned the lack of north/south links and the congestion in and out of Billericay and Wickford to Basildon. Delays are worst on the A176 onto the A13 and can cause problems for emergency vehicles.

ALTERNATIVE OPTIONS

Alternative Option 1: Rely upon policies contained within the Essex Local Transport Plan.

Reason for Rejection: Although the Council does provide input into Local Transport Plans, they are strategic documents which take a long term view. The current Essex Local Transport Plan is still an emerging document and reliance upon this option would not allow Basildon Borough Council to use the LTP in a way which works best for the Council. As Local Transport Plans are strategic documents they do not contain guidance which can be used on a development management basis to guide development.

Alternative Option 2: Rely upon national advice and policies.

Reason for Rejection: Whilst national guidance is relevant, it does not account for regional and local issues and would not allow for variations in national policy that may not be in accordance with the Council's spatial and strategic objectives. This approach would also not give the Council the flexibility to protect land for local schemes.

EVIDENCE BASE

- Basildon Borough Infrastructure Baseline Report 2013
- Basildon Borough Transport Modelling Report 2013 (Essex Highways)
- Basildon Borough Transport Modelling Report 2012 (Mouchel)
- Essex Transport Strategy: the Local Transport Plan for Essex 2011

Core Policy 20: Securing Investment in Infrastructure

5.7.26 Basildon is within the Thames Gateway Growth Area which in line with the Thames Gateway South Essex strategies mean it is a national and regional priority for regeneration and growth. As a consequence of this level of growth, increased pressure on the physical, social and environmental infrastructure in the Borough is likely to occur.

5.7.27 In line with the NPPF, the Council recognises that new housing, employment or other forms of development alone, will not create sustainable communities; there is a need to provide supporting infrastructure including utilities, transport, education, recreation and health services.

5.7.28 Basildon Borough's future sustainable growth and development depends on the timely funding and delivery of supporting infrastructure that reflects the scale and type of development and the needs of the locality so that it does not compromise the existing

natural and urban environment. This is consistent with the Basildon Borough Community Strategy 2012-2036 which seeks future development to contribute towards the maintenance and delivery of new and enhanced facilities in order to alleviate the increased pressure new development will place on existing infrastructure.

- 5.7.29** Clearly without the provision of upgraded or new infrastructure, new development may be delayed and/ or there could be unacceptable adverse social, economic or environmental impacts on existing infrastructure.

Infrastructure Delivery Plan (IDP)

- 5.7.30** The Council has carried out an Infrastructure Baseline report for the Borough by engaging with specific infrastructure or service providers. This will be used to inform the preparation of an Infrastructure Delivery Plan (IDP), which will seek to set out current infrastructure provision, identify any gaps in current provision and establish an understanding of what key infrastructure requirements are needed to deliver the Borough's development needs up to 2031 for:

- Physical Infrastructure - includes roads, footpaths, cycleways, water provision/ treatment, sewerage, flood prevention and drainage, waste disposal, electricity, gas and electronic communication networks including telecommunications and high speed broadband
- Social Infrastructure - includes schools, healthcare, community, leisure and cultural facilities, places of worship and emergency services
- Green Infrastructure - includes open spaces, recreation facilities, nature reserves, wildlife corridors and landscape features.

- 5.7.31** The IDP will include an Infrastructure Delivery Schedule and will be updated on a regular basis to inform the production of future Local Plan documents and the production of a Community Infrastructure Levy (CIL) Charging Schedule. The Council will use this mechanism to ensure new development contributes to the funding of upgrades to necessary local and strategic infrastructure.

- 5.7.32** Planning for infrastructure is an ongoing process requiring close collaboration with infrastructure providers and in-depth discussions with developers during the pre-application and application process. There will therefore need to be ongoing dialogue with Essex County Council and neighbouring authorities regarding strategic infrastructure provision.

Contributions from Development

- 5.7.33** Whilst some of the cost of services and infrastructure is met by the public sector, it is only appropriate that growth should contribute to the funding and delivery of new infrastructure to make development acceptable and sustainable.

- 5.7.34** Development sites and associated necessary infrastructure will be brought forward by both public and private sector organisations, including the Council, Essex County Council to secure funding for strategic and local infrastructure improvements. The Council will work in partnership with bodies which facilitate regeneration such as the Homes and Communities Agency and the South East Local Enterprise Partnership (SELEP) to ensure Basildon Borough is able to benefit from appropriate investment.

5.7.35 New development in the Basildon Borough should not place any additional unacceptable impacts on existing physical or social infrastructure, as set out in other policies within this Local Plan. Where new development is promoted in parts of the Borough with insufficient infrastructure provision, Unilateral Undertakings or Planning Obligations will be used to ensure that any development that takes place is sustainable.

Community Infrastructure Levy (CIL)

5.7.36 The NPPF promotes that under CIL, developers should have more certainty as to what they will be expected to contribute as part of development, thus speeding up the development process by removing uncertainty and unexpected costs.

5.7.37 New infrastructure will be particularly important when new development is brought forward in the Spatial Strategy's PADCs. A range of infrastructure and investment will be required to off-set the extra demand generated by the development, as well as safeguard against potential adverse impacts to Basildon's existing infrastructure and environment. This will help reduce social and health inequalities and contribute to a higher quality of life for the Borough's communities.

5.7.38 A flexible approach to delivery will be required to allow for the necessary co-ordination of activity by a range of commercial and public sector infrastructure providers, and for the different lead in and delivery times attached to any funding streams that may be secured. Phasing of enabling infrastructure provision will also need to reflect the phasing of delivery indicated in the PADCs, and will be co-ordinated and delivered in partnership with a range of other key agencies and bodies, like the Highways Agency, the Local Education Authority, utility companies, the SELEP and private sector partners.

Core Policy 20

Securing Investment in Infrastructure

The Council will ensure new development does not adversely impact on the Borough's existing infrastructure and helps to deliver enhancements to local services by:

- Requiring new development to provide the appropriate infrastructure or meet the reasonable cost of providing the necessary physical, social and environmental infrastructure requirements that arise as a consequence of the development in line with the Council's periodic Infrastructure Delivery Plan;
- Ensuring supporting infrastructure is provided in advance of development, or where there is some existing capacity, alongside the development in accordance with a phasing strategy agreed with infrastructure or service providers, and the Local Planning Authority.

Until the introduction of CIL, the Council will continue to use Planning Obligations under Section 106A and B of the Town and Country Planning Act 1990 to ensure that development contributions towards necessary infrastructure are maximised. Development proposals must:

- Meet the reasonable cost of new infrastructure made necessary by the increased demand arising from development proposals
- Make a positive contribution to safeguarding or contribution towards the creation of sustainable communities

- Offset any loss of amenity through compensatory quantitative or qualitative provision;
- Meet ongoing maintenance costs where appropriate.

Following the introduction of CIL, financial contributions may be pooled in order to support strategic infrastructure requirements where permissible by the relevant Regulations.

The Council will work with partners, developers and the Local Enterprise Partnership to ensure that facilities and infrastructure as set out in the PADCs and the Infrastructure Delivery Plan are provided in a timely and sustainable manner to support the development identified in the Core Strategy, which will be reviewed regularly to reflect the phasing needs and priorities of the Development Plan.

Consultation

5.7.39 The Core Strategy Preferred Options Report 2012 consultation identified in response to Policy CS13: Education, Health and Community Facilities, that CIL should be used for health and education. Other concerns include the apportionment of infrastructure costs across the Borough and impact upon development viability, and a more general comment relating to lack of clarity as to where funding will come from. This policy is in direct response to these concerns as it provides an additional infrastructure policy specifically relating to planning contributions.

ALTERNATIVE OPTIONS

Alternative Option 1: Rely on the New Homes Bonus.

Reason for Rejection: This wouldn't provide sufficient contributions for much needed infrastructure upgrades. The New Homes Bonus is not ring-fenced for specific infrastructure improvements associated with the delivery of new housing and whilst a percentage of the fund is to be received by the Local Enterprise Partnership, it is at the discretion of the Local Authority as to how this funding is spent. Therefore, infrastructure improvements could be lost as the Local Authority has other spending commitments and priorities.

Alternative Option 2: Negotiate planning obligations on a site specific basis to meet identified needs in the locality through Section 106.

Reason for Rejection: The ability to secure pooled funding contributions from S106 agreements is being reduced after 1st April 2015. This reactionary approach to infrastructure delivery on a site by site basis lacks a strategic overview and potential gaps in provision could exist given the extent of urban extensions required to meet the Borough's housing and employment needs.

EVIDENCE BASE

- Basildon Borough Infrastructure Baseline Report 2013
- NPPF DCLG 2012
- CIL Guidance DCLG 2013

Chapter 6 Monitoring Plan Delivery

6.1 Plan, Monitor and Manage Delivery

6.1.1 The NPPF requires that plans should be deliverable over the plan period. Plans should also pro-actively drive forward and support sustainable economic development to deliver the homes, businesses and infrastructure that the country requires. Of particular note are the requirements for Local Planning Authorities to, amongst other things:

- Maintain a rolling 5 year supply of deliverable housing land;
- Monitor the delivery of the strategic policy areas for development and change;
- Keep under review the changing requirements and demands of the business community in terms of the scale, type and location of land to accommodate their requirements; and
- Monitor the changing and emerging demands of local communities in terms of type, size and tenure of new development required.

Basildon Borough Local Plan Monitoring Framework

6.1.2 The Local Plan will use an in-built mechanism to 'plan, monitor and manage' the delivery of its policies and proposals through the Authority's Monitoring Report as required by the Localism Act 2011, the Planning and Compulsory Purchase Act 2004 (as amended) and the NPPF. This will report on the individual targets and indicators of the Core Strategy Monitoring Framework (presented as a supporting document for the Revised Preferred Options consultation) throughout the plan-period, comparing progress against the Core Strategy's Phasing Programme, as set out in Draft in Appendix E 'Draft Phasing Programme'.

6.1.3 Should this monitoring identify that policies and allocations are not being achieved or are not in compliance with up to date policy, the following mechanisms could be triggered by the Monitoring Report:

- a. Review of relevant supply of development related allocations;
- b. Review of relevant policies; and
- c. If necessary, a review of the Local Plan.

Who will be involved in the Plan's Delivery?

6.1.4 The Council will work towards the comprehensive delivery of the policies and proposals set out in the Core Strategy. However, it is accepted that there are circumstances beyond the Council's control where development may fail to come forward for a number of reasons.

6.1.5 Accordingly, the Core Strategy and its subordinate Local Plan documents must be flexible and robust enough to respond to changing needs and circumstances. This is particularly relevant given the uncertainty of the economy, the ability of the private sector to deliver, and Government austerity measures. As such where the Council is able to use its influence and powers to enable delivery of the proposals and policies in the Local Plan, it will do so.

6.1.6 Strategic Objectives and policies of this Plan will need to be delivered through coordinated working with a wide range of organisations from the public, private and tertiary sector including Essex County Council and the South Essex Local Enterprise Partnership (SELEP). Partnership working with all bodies will continue to play an important role in

the facilitation, funding and implementation of the Local Plan, which supports the delivery of the Basildon Borough Community Strategy 2012-2036 and plans and strategies of Essex, Thames Gateway South Essex, South East Local Enterprise Partnership and the HM Government.

6.1.7 Significant investment will also be required from the private sector, such as house builders, developers, retailers, businesses and utility companies through direct investment in land and buildings and developer contributions towards community facilities and infrastructure delivery.

6.1.8 Should at any time, the above monitoring mechanisms be triggered, the following additional actions may need to be used to assist in the delivery of policies and areas for development and change, where relevant and appropriate:

- i. Support bids for Public Sector Funding through partnership work;
- ii. Pro-actively working with the relevant agencies and utility providers to secure the timely provision of infrastructure;
- iii. Regularly assess the needs and demands for development;
- iv. Consider the preparation of Supplementary Planning Documents to provide clearer guidance as to how the relevant policies should be implemented;
- v. Through both plan making and development management functions, continue to work with other local authorities and agencies to consider and deliver cross boundary development needs and infrastructure requirements;
- vi. Consider the pooling of assets/ resources in partnership with other agencies to facilitate the delivery of key sites;
- vii. Review the contributions required by developers (as detailed in Core Policy 20) to ensure proposals remain viable;
- viii. Monitor and review the phasing of development where appropriate; and
- ix. As a last resort, review whether the policies and allocations set out in the Local Plan can be delivered, and if necessary determine suitable alternatives.

Appendix A Glossary

Relevant Abbreviation	Term	Definition
-	Allocation	Land assigned for a particular purpose in the Development Plan, e.g. housing, industry etc.
-	Ancient Woodland	<p>Ancient woodland is an area that has been wooded continuously since at least 1600 AD. Ancient woodlands are of prime ecological and landscape importance. Many rare and threatened species are associated with this habitat. Furthermore relatively undisturbed woodland often contains features of historical, archaeological and landscape importance.</p> <p>Ancient woodland is listed under Section 41 of the Natural Environment and Rural Communities Act 2006, as being of principal importance for the purpose of conserving biodiversity in England.</p>
AMR	Annual Monitoring Report	Survey, monitoring and review are crucial to the successful delivery of Local Development Frameworks. Local Planning Authorities must undertake a number of monitoring tasks, the results of which are published annually in the AMR. The AMR is published on the Council's website at the end of December each year.
-	Basildon	When "Basildon" is mentioned in text, it refers only to the area of the Basildon New Town including Laindon and Pitsea and not the whole Borough.
BRP	Basildon Renaissance Partnership	<p>From April 2011, the Basildon Renaissance Partnership and the former Basildon Local Strategic Partnership joined together under the brand of "Basildon Renaissance Partnership" to create a new overarching body comprising representatives from the public, private and voluntary sectors.</p> <p>BRP is chaired by the Leader of Basildon Council and comprises the following organisations:</p> <ul style="list-style-type: none"> ● Basildon Borough Council ● Essex County Council

		<ul style="list-style-type: none"> • Essex Police • Essex County Fire & Rescue • NHS South West Essex Primary Care Trust • Homes & Communities Agency • Thames Gateway South Essex • South West Essex Children's Commissioning and Delivery Board • Basildon Business Group • Basildon, Billericay and Wickford Council for Voluntary Services <p>Before April 2011, Basildon Renaissance Partnership was the name of the Council's Local Delivery Vehicle set up in April 2002 to coordinate the Borough's Thames Gateway projects.</p>
-	Brownfield	Land that has been developed previously.
-	Call for Sites	An open invitation held in 2007 and 2008 to landowners, developers and others in the Borough to put forward sites situated in either urban or rural areas to inform the Strategic Housing Land Availability Assessment (SHLAA).
CIL	Community Infrastructure Levy	A planning charge introduced by the Planning Act 2008 that LPAs can choose to charge on new developments in their area to fund infrastructure that the Council, local community or neighbourhoods want.
-	Community Strategy	Overarching documents which sit at the top of all strategic and service plans for a particular area which promote a long term vision for improving the social, economic and environmental wellbeing of an area.
CLG	Communities and Local Government	The central Government department with responsibility for Planning. Formerly DTLR / DETR / DoE / ODPM.
-	Comparison Floorspace	Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

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

GTLNAA	Gypsy, Traveller and Showpeople Local Needs Accommodation Assessment	An evidence base which enables the Council to comply with its requirements towards Gypsies, Travellers and Travelling Showpeople under the Housing Act 2004, the NPPF and Planning Policy for Traveller Sites 2012.
HCA	Homes and Communities Agency	A national housing and regeneration agency for England who provide investment for new affordable housing and to improve existing social housing.
HMO	House in Multiple Occupation	A property occupied by more than one household.
HRA	Habitat Regulations Assessment	A legal assessment prepared in accordance the Conservation of Habitats and Species Regulations 2010 which considers whether a plan or project is likely to have a significant effect on a European site directly or indirectly, alone or in combinations with other plans or projects.
ICS	Integrated County Strategy	This strategy provides a shared vision for Essex, Southend and Thurrock to identify priorities needed to retain and increase economic growth.
-	Infrastructure	Any facility, service or physical structure which supports or enables proposed development.
IDP	Infrastructure Delivery Plan	This document contains a list of all infrastructure needed to support sustainable growth, as set out in the emerging Local Plan.
-	Intensification	The process of increasing housing densities in urban areas through redevelopment, infill development, conversions or change of an existing land use.
-	Listed Building	Buildings designated to be of 'special architectural or historic interest' by the Secretary of State under the Listed Buildings and Conservation Areas Act 1991.
-	Local Centre	These include a range of small shops of a local nature, serving a small catchment. Typically local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and a laundrette.

LDF	Local Development Framework	The former term for the portfolio of local development documents which set out the planning policies applicable in an area. The suite of development plan documents should now be referred to as the Local Plan.
LDS	Local Development Scheme	The formal timetable of how a LPA will prepare the Local Plan.
LEP	Local Enterprise Partnership	A locally owned partnership between local authorities and businesses which play a key role in determining local economic priorities to drive economic growth and create local jobs.
	Localism Act 2011	An Act of Parliament that changes the powers of local government in England.
LGA	Local Government Association	The national voice of Local Government in England.
LNR	Local Nature Reserve	Local Nature Reserves are for both people and wildlife. They offer people special opportunities to study or learn about nature or simply to enjoy it. To qualify for LNR status, a site must be of importance for wildlife, geology, education or public enjoyment.
-	Local Plan	Development Plan for the Borough setting out detailed planning policies, proposals and Proposals Maps for use when determining planning applications and spatially guiding strategic development. This replaces the LDF.
LPA	Local Planning Authority	The local authority responsible for planning matters in its area. Essex County Council and Basildon Borough Council are both Local Planning Authorities for different planning matters in Basildon Borough.
LoWS	Local Wildlife Sites	Local Wildlife Sites previously known as Sites of Importance for Nature Conservation (SINC) or County Wildlife Sites (CoWS), are areas of land with significant wildlife value. Local Wildlife Sites support both locally and nationally threatened wildlife, and many sites will contain habitats and species that are priorities under the

		Essex or UK Biodiversity Action Plans that sets out strategies for the conservation of much of our most vulnerable wildlife.
-	Material Consideration	Any consideration that relates to the use and development of land is capable of being a material planning consideration.
-	Mixed use	A site that is developed for more than one use, e.g. retail, residential, business, leisure etc.
NPPF	National Planning Policy Framework	Sets out the Coalition Government's economic, environmental and social planning policies for England.
-	Natura 2000	This is an ecological network of protected areas in the territory of the European Union.
-	Neighbourhood Development Orders	Planning policies for the development and use of land in a neighbourhood without the need for planning permission as determined by a Neighbourhood Forum or Parish Council following the adoption of a Neighbourhood Plan.
-	Neighbourhood Planning	A way in which communities can decide the future of the places they live and work.
NIA	National Improvement Area	These are large (in the region of 10,000-50,000 hectares), discrete areas that, by taking a landscape-scale approach, will deliver a step change in nature conservation, where a local partnership has a shared vision for their natural environment restoring and creating wildlife habitats.
-	Objectively Assessed Need	The NPPF requires local planning authorities to meet the full objectively assessed need for housing based on up to date evidence.
-	Outline planning application	Planning application that contains few details beyond the general proposed use of the land. Used to establish the principle of development on a site. Details of the proposal are submitted later as "reserved matters" which must be approved by the Local Planning Authority before development can take place.
PADC	Policy Area for Development and Change	Areas identified through the Local Plan evidence base as the most sustainable strategic areas for future development and include urban

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

PRoW	Public Right of Way	Public rights of way include footpaths, byways, bridleways and are provided over public and private land by Essex County Council.
-	Ramsar site	Ramsar sites are wetlands of international importance, designated under the Ramsar Convention. The Ramsar Convention is an international agreement signed in Ramsar, Iran, in 1971, which provides for the conservation and good use of wetlands.
RSS	Regional Spatial Strategy	Set regional policy for regions in England outside of London. The Coalition Government is due to revoke them from 2012.
REM	Reserved Matters	The details of a proposed development, which relate to an outline planning permission already granted. The Local Planning Authority has to approve the reserved matters before development can take place.
-	Scheduled Monument	'Scheduling' is shorthand for the process through which nationally important sites and monuments are given legal protection by being placed on a list, or 'schedule'. A schedule has been kept since 1882 of monuments whose preservation is given priority over other land uses.
s.106	Section 106 agreement	An agreement entered into between a landowner and the Local Planning Authority, whereby the landowner undertakes to do specific actions in relation to the development the section 106 (of the Town & Country Planning Act) agreement relates to. This could cover, for example, providing public open space or agreeing the detailed use of the land. Also referred to a Planning Obligation. A s.106 agreement or Obligation can only be imposed if it is necessary to make the proposal acceptable in land-use planning terms.
SIA	Service Impact Assessment	An assessment appraising the effect of the Core Strategy on people with protected characteristics as defined in the Equalities Act 2010.
-	Spatial Strategy	The section of the Core Strategy which sets out the level of development the Borough will accommodate in the next plan period and how its be distributed between the area's settlements.

SAC	Special Area of Conservation	SACs are areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to a variety of animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.
SPA	Special Protection Area	SPAs are areas which have been identified as being of national and international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979'.
SSSI	Special Site of Scientific Interest	SSSI's are the country's very best wildlife and geographical sites. There are over 4,000 Sites of Special Scientific Interest in England, covering around 7% of the land area. More than 70% of these sites by area are internationally important for their wildlife, and are also designated as Special Areas of Conservation, Special Protection Areas or Ramsar sites.
SCI	Statement of Community Involvement	An LDF document which explains to the public how they will be involved in planning matters in their area. They are a legal requirement of the Planning & Compulsory Purchase Act 2004.
SEA	Strategic Environmental Assessment	An assessment required by EU legislation that predicts and evaluates the effects of implementing a plan, project or programme and identifies mitigation measures necessary to make the plan, project or programme acceptable in environmental terms.
SHLAA	Strategic Housing Land Availability Assessment	A key component of the evidence base of an LDF to support the delivery of sufficient land for housing to meet the community's needs for more homes.
SHMA	Strategic Housing Market Assessment	A cross boundary study of how housing markets are working together.
SPG/SPD	Supplementary Planning Guidance/ Supplementary Planning Document	Provide additional, more detailed guidance for the implementation of Local Planning policies. SPG have been superseded by SPD under the LDF system. They are material considerations when determining planning applications.
SA	Sustainability Appraisal	An appraisal of economic, environmental and social effects of a plan to allow decision to be made in accordance with the principles of sustainable development.

-	Sustainable Development	<p>Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Strategy for Sustainable Development in the UK (1999) is based on four broad objectives:</p> <ul style="list-style-type: none"> • Maintenance of high and stable levels of economic growth and employment; • Social progress which recognises the needs of everyone; • Effective protection of the environment; • Prudent use of natural resources.
SuDS	Sustainable Urban Drainage Systems	Designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.
-	Topic Papers	Thematic discussion papers prepared to support the Core Strategy. They contain background information, policy review and facts and figures relevant to the Borough on each topic area.
TGSEP	Thames Gateway South Essex Partnership	Sub-Regional partnership that aims to facilitate development in the Thames Gateway area within South Essex.

Appendix B Local Centres and Sub Centres

Local Centres

B.1 Basildon:

- Presidents Court, Hoover Drive, Laindon
- The Triangle, High Road, Langdon Hills
- Great Berry, Nightingales, Great Berry
- Station Approach, Laindon Station
- Kathleen Ferrier Court, Laindon
- Ballards Walk, Lee Chapel South
- Kibcaps, The Knares, Lee Chapel South
- Clay Hill Road, Kingswood
- Cherrydown West
- Swanmead, Church Road, Vange
- Osier Drive, Steepleview
- Bull Parade, Clay Hill Road, Vange
- Riverview Centre, Vange
- Southview Park, Marsh View Court, Vange
- Chalvedon Court, Chalvedon, Pitsea
- Whitmore Way / Church Road, Fryerns
- Whitmore Way, Battleswick, Fryerns
- Felmores End, Felmores
- Rectory Road, Pitsea
- Paycocke Road, Honeywood Road, Cranes
- Armada Estate, Laindon
- Parkinsons Corner, High Road, Laindon
- Stacey's Corner, Timberlog Lane

- Norwich Walk, Craylands
- Dry Street/Nethermayne

B.2 Billericay:

- Pantiles, Queens Park
- Perry Street, Queens Park
- Bush Hall Parade, Stock Road
- Bridge Parade, Gooseberry Green
- Morris Avenue, Sunnymede
- Meadow Rise, Billericay
- Western Road, Billericay
- Grange Road, South Green
- Radford Way, adjacent to Billericay Station

B.3 Wickford:

- Alderney Gardens, Runwell
- Appletree Way, Wickford
- Southend Road, Hill Avenue
- Shotgate, Wickford
- Nevendon Road, Wickford
- Silva Island Way, Wickford

B.4 Crays Hill:

- London Road

B.5 Ramsden Bellhouse:

- Church Road / Glebe Road

B.6 Noak Bridge:

- Coppice Lane

Sub-centres**B.7 Basildon**

- 303 – 305, Long Riding
- 19 – 21, Pendle Drive, Cranes
- 562 – 564, Whitmore Way
- 5, Butneys
- 21, Cavell Road
- Watch House Farm, Wash Road West, Laindon
- 1, New Cottages, Pitsea
- 93, Sandon Road, Pitsea
- Royal Court, Laindon
- 51–55, Luncies Road, Vange
- Woolmer Green

B.8 Billericay

- Richdan Farm, Tye Common Road
- 21, Green Farms Lane
- 25, Stock Road
- Southend Road

B.9 Wickford

- 285, London Road
- 287 – 291, London Road
- 270, London Road
- 7, St. Peter's Terrace

Appendix C Open Space and Recreation Standards

Open Space Standards⁽⁸⁶⁾

- C.1** The Open Space Standards provide a simple transparent and robust view of the needs of the Borough in regards to the accessibility, quality and quantity of open space. These standards have been summarised below, however the full version of the study, which gives further detail of these standards, is contained within the PPG17 Open Space Assessment Part I, March 2010 and Part II, 2011 is available on www.basildon.gov.uk.

Accessibility Standards

People living and working in Basildon Borough should not have to travel more than 400 m to reach at least one of the following accessible typologies:

- Urban Parks and Gardens (including Country Parks)
- Natural or Semi-Natural Green Space
- Amenity Green Space

This is approximately a 6 minute walk.

In addition, people living and working in Basildon Borough should not have to travel more than 2km to reach the following typologies:

- Urban Park and Gardens (including Country Parks)
- Natural or Semi-Natural Green Space
- Outdoor Sports Facilities
- Allotments and Community Gardens

Quality Standards

Open Spaces should be improved and enhanced to meet the Quality Vision⁽⁸⁷⁾ where possible.

With the exception of Urban Parks and Gardens and Civic Spaces, each open space should achieve a minimum score of 50% (a higher-reasonable rating), or at least maintain the rating as determined in the PPG17 Open Space Assessment Part I document, whichever is the higher.

Urban Parks and Gardens and Civic Spaces, due to their more extensive use and range of functions, should achieve a minimum quality score of 60% (a 'good' rating), or at least maintain the rating as determined in the PPG17 Open Space Assessment Part I document, whichever is the higher.

86 PPG17 Open Space Assessment Part I Basildon Council, March 2010 and Part II, 2011
87 P61, PPG17 Open Space Assessment Part 1, Basildon Council, March 2010

New open spaces, defined as those not included in the 2007 audit, will be expected to achieve a 'good' quality rating as determined in the PPG17 Open Space Assessment Part I document and shall be maintained to this standard for a minimum of 20 years. Good urban design principles should be used to inform the layout of new open space.

Spaces scoring less than 50%, as determined by the PPG17 Open Space Assessment Part I document, should be considered for improvement and enhancement as identified through the Council's quality audit to meet the demands of stakeholders.

Quantity Standards

A minimum of 5.7ha of accessible open space should be available per 1,000 population of each settlement area in the following proportions:

- 2.6ha of Natural Green Space
- 3.1ha of Urban Park and Garden (including Country Parks) or Amenity Green Space
- An appropriate level of outdoor sports provision should be available per 1,000 population of each settlement area (which has been informed by the PPG17 Playing Pitch Assessment)

FOR NEW DEVELOPMENT IN URBAN AREAS

New development in urban areas should contribute a minimum of 46m² of accessible open space in the following proportions, calculated by projected occupancy and the number of new net residential units, having considered the specific requirements of the settlement area and subject to the following criteria:

- 21m² of Natural and Semi-Natural Green Space
- 25m² of Urban Park and Garden (including Country Parks) or Amenity Green Space, and

(a) For development that would achieve the applicable Accessibility Standard to open space, without the need for new on site provision, contribution will be required to enhance the Quality Standard of open spaces in the vicinity and/or making improvements to the links between them and the development site.

(b) For development sites of 1ha or greater, that do not met the Accessibility Standard, new open space provision will need to be made on site and integrated in to the development's layout and design, so long as its size can be equal to or greater than 0.1ha.

(c) Where new on site open space provision would otherwise be smaller than 0.1ha (and therefore discouraged) equivalent contributions for the enhancement of open spaces in the vicinity will be required.

FOR NEW DEVELOPMENTS OUTSIDE URBAN AREAS

New development outside of the urban boundary will contribute to the provision of open space in line with the expected standards, having taken account of the specific needs and priorities of the settlement area. This will be based on the following criteria:

- 26m² of Natural and Semi-Natural and Semi-Natural Green Space
- 31m² of Urban Park and Garden (including Country Park) or Amenity Green Space.

C.2 *Each of these standards can not be read in isolation and must be balanced with the other standards given in the PPG17 Open Space Assessment Part I.*

Indoor Sports and Recreational Standards⁽⁸⁸⁾

C.3 The tables below outline the projected requirements of indoor sport and recreation facilities requirements for the Borough. The assumptions and details of the results displayed below can be found within the Basildon Borough Indoor Sports and Recreational Study, October 2012.

Swimming Pools

Table C.1 Calculation of Standard of Provision - Swimming Pools

Recommended Local Standard of Provision = 17m ² per 1000 population	
2012 Total Water Space Provision	Capacity = 2,885m ²
2012 Population	173,400
Capacity Ratio per 1,000 population	16.46m ² per 1000 population

Sports Halls

Table C.2 Calculation of Standard of Provision - Sport Halls

Recommended Local Standard of Provision = 60m ² per 1000 population	
2012 Total Sports Hall Provision	10,393m ²
2012 Population	173,400
Capacity Ratio per 1,000 population	59.94m ²

Health and Fitness

Table C.3 Calculation of Standard of Provision - Fitness Stations

Recommended Local Standard of Provision = 5.9 stations per 1000 population	
2012 Total Fitness Station Provision	1,026
2012 Number of Visits in One-Hour Peak Time	572

88 Basildon Borough Indoor Sports and Recreational Study, Ashley Godfrey Associates, October 2012

Recommended Local Standard of Provision = 5.9 stations per 1000 population

2012 Population	173,400
Capacity Ratio per 1,000 population	5.9

Indoor Bowls**Table C.4 Calculation of Standard of Provision - Indoor Bowls****Recommended Local Standard of Provision = 0.4 rinks per 1000 population**

2012 Total Indoor Bowls Provision	NIL
National Average Provision	0.4 per 1000 population

Indoor Tennis**Table C.5 Requirement for Indoor Tennis Courts****Recommended Local Standard of Provision = 0.05 courts per 1000 population**

Year	Population (16+)	Current	Courts per 1,000 population	Required	Courts per 1,000 population
2012	138,140	8	0.05	7.3	0.05

Playing Pitch Standards⁽⁸⁹⁾

C.4 Playing pitches are defined as all such provision owned by Basildon Borough Council, Essex County Council, or provided through private or voluntary sectors, that are formally or informally available for use by the community. Facilities include seasonal sports pitches for football, cricket and rugby and fixed sports spaces for synthetic turf pitches, tennis courts, netball courts and outdoor bowls.

C.5 Below is a brief summary of the projected provisions of various outdoor sports facilities in the Borough over the plan period. More detailed information on these figures is provided in the Basildon Playing Pitch Strategy Review 2011 Technical Addendum, RQA Ltd, November 2011

Football Pitches**Table C.6 Football Pitches - Population Growth/Demand Matrix Outcomes⁽⁹⁰⁾**

2021	
Adult pitches	Projected shortfall of 5 (LOW growth) to 10 (HIGH)

⁸⁹ Basildon Playing Pitch Strategy Review 2011, Technical Addendum, RQA Ltd, November 2011
⁹⁰ Full details of the assumptions and results can be found in the Basildon Playing Pitch Strategy Review 2011 - Technical Addendum.

2021	
Junior Pitches	Projected shortfall of 30 (LOW) to 35 (HIGH)
2031	
Adult Pitches	Projected shortfall of 7 (LOW growth) to 15 (HIGH)
Junior Pitches	Projected shortfall of 33 (LOW) to 40 (HIGH)

C.6 The growth rates in the above table (LOW-HIGH) are explained further in the Basildon Playing Pitch Strategy Review 2011 - Technical Addendum background paper which is available at www.basildon.gov.uk.

Other Outdoor Sports Facilities

Table C.7 Recommended Local Standards of Sports Facilities Provision

Typology	Proposed Standard per 1,000 Pop ⁿ	2008/09 provision shortfall	Scenario 1 LOW requirement (shortfall)	Scenario 2 MEDIUM requirement (shortfall)	Scenario 3 HIGH requirement (shortfall)
Sports Pitches	1.5 ha (15m ² per person)	97 (adult 60 & junior 37) ^{*(91)}	A) 270 ha B) 280.5 ha*	A) 279 ha B) 292.5 ha*	A) 288 ha B) 307.5 ha*
Synthetic Turf Pitches	257m ² (0.4f/s pitch) (0.26m ² per person) 1 pitch per 25,000 pop ⁿ	3 pitches (shortfall of 4 pitches)	A) 7.2 pitches B) 7.48 pitches (shortfall of 4-4.5 pitches)	A) 7.44 pitches B) 7.8 pitches (shortfall of 4-5.5 pitches)	A) 7.68 pitches B) 8.2 pitches (shortfall 5 pitches)
Outdoor Tennis Courts	0.8 courts 2 courts per 2,500 pop ⁿ	39 courts	A) 144 courts (shortfall 106) B) 150 (shortfall 117)	A) 149 (shortfall 110) B) 156 (shortfall 117)	A) 154 (shortfall 115) B) 164 (shortfall 125)

C.7 The growth rates in the above table (LOW-HIGH) are explained further in the Basildon Playing Pitch Strategy Review 2011 - Technical Addendum background paper which is available at www.basildon.gov.uk

Netball Courts

C.8 Regional and local consultations indicate that the Borough's current provision is meeting its demand.

91 *See the Basildon Playing Pitch Strategy Review 2011 - Technical Addendum for the shortfall commentary

Outdoor Bowls

- C.9** No specific figures have been provided, however it is noted that Basildon Borough has an ageing demographic and the demand for bowls facilities may increase.

Appendix D Intended Status of Saved Local Plan Policies 2007

Local Plan Saved Policy		Superseded/Partially Superseded/Retained
BAS G1	The Definition of the Green Belt	Superseded by CP11
BAS GB2	Replacement Dwellings in the Green Belt	Partially superseded by CP11 and CP13, remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS GB3	Extensions to Dwellings in the Green Belt	Partially superseded by CP11 and CP13, remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS GB5	Definition of a Dwelling	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
Policy GB6	Agricultural Workers Dwellings	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
Policy GB7	Reuse of Dwellings in the Green Belt	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS S2	Housing Sites for Development During the Plan Period	Sites have been built out except one. Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS S3	Areas of Special Reserve	Partially superseded by PAD4 and PAD12. Remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS S5	Affordable Housing	Superseded by CP3
BAS C1	Protected Areas	Superseded by CP9
BAS C2	Country Parks	Superseded by CP9 and CP10
BAS C5	Trees and Woodland	Superseded by CP9 and CP10
BAS C7	The Marshes Area	Superseded by PAD7
BAS C13	Water Wildlife	Superseded by CP9

Local Plan Saved Policy		Superseded/Partially Superseded/Retained
BAS C15	Hazardous Substances	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS CS16	Hazardous Installations	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS E1	Comprehensive Development Area	Superseded by PAD3
BAS E2	Terminus Drive - Proposed Employment Site	Partially superseded by CP7 and remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS E3	Courtauld Road - Proposed Employment Site	Superseded by PAD3
BAS E4	Existing Employment Area	Partially superseded by CP7 and remainder reviewed by the Local Plan Site Allocations and Development Management Policies
BAS E5	Ford Research and Development Centre	Superseded by CP7, PAD3 and remainder reviewed by the Local Plan Site Allocations and Development Management Policies
BAS E6	Untidy industry Area	Partially superseded by PAD3, remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS E7	Alternative Use of Industrial Premises	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS E10	General Employment Policy	Partially superseded by CP7, remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS SH1	New Retail Development	Superseded in full by CP8
BAS SH3	Town Centre Retail Development Sites	Partially superseded by PAD1, PAD8 and CP8, remainder retained until reviewed by Site Allocations and Development Management Local Plan Document
BAS SH4	Town Centre Shopping Frontages	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies

Local Plan Saved Policy		Superseded/Partially Superseded/Retained
BAS SH5	Town Centre Shopping Frontages	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS SH6	Retail on Industrial Estates	Partially superseded by CP8, remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS SH7	Local Shopping Centres	Partially superseded by CP8, remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS SH8	Local Shopping Centres	Partially superseded by CP8, remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS SH9	Temporary Retail Uses	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS TC1	District Wide Town Centre Policy	Partially superseded by PADC1-2, PADC8 and CP8, remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS TC3	Wickford Town Centre	Superseded by PADC8
BAS TC4	Pitsea Town Centre	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS TC5	Markets	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS TC6	Residential Development in Town Centres	Partially superseded by PADC1-2, PADC8 and remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS R1	Open Space	Superseded by CP9
BAS R4	Proposed Open Space	Superseded by CP9
BAS R11	Sports Facilities	Superseded by CP9
BAS R15	Golf Courses	Partially superseded by CP10 and remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies

Local Plan Saved Policy		Superseded/Partially Superseded/Retained
BAS R16	Noisy & Disturbing Sports	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS T5	Public Transport	Partially superseded by PADC1-2, PADC8, CP13, CP19 and remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS BE12	Development Control	Partially superseded by CP13 and remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS BE13	Ramsden Bellhouse Area of Special Development Control Policy	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS BE14	Sugden Avenue Area of Special Development Control Policy	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS BE15	Bowers Gifford Area of Special Development Control Policy	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS BE17	Shop Fronts	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS BE18	Advertisements	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS BE19	Green Belt Adverts	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS BE20	Telecommunications	Retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS BE21	Healthcare Developments	Partially superseded by CP17 and remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies
BAS BE22	Hospital Facilities	Partially superseded by CP17 and remainder retained until reviewed by the Local Plan Site Allocations and Development Management Policies

Local Plan Saved Policy		Superseded/Partially Superseded/Retained
BAS BE24	Crime Prevention	Superseded by CP13

Appendix F Modification Addendum

- F.1** The Basildon Borough Local Plan Core Strategy Revised Preferred Options was published for Cabinet on 18 December 2013 and Full Council on 19 December 2013, where it was resolved to approve the document for public consultation. Following the publication of the Core Strategy Revised Preferred Options, some modifications were required for accuracy, clarity and readability.
- F.2** The modifications have been made before the consultation begins on the 20 January 2013 and are set out in the table below. A strikethrough indicates the removal of a word. An underline indicates that a word has been added. Modifications were only made to the document that did not constitute a fundamental change.
- F.3** The page numbers referenced in this document may differ to those in the Local Plan Core Strategy Revised Preferred Option Report published alongside the Cabinet / Full Council Minutes due to the addition of the Cabinet Member for Planning, Councillor Richard Moore's foreword and the question set.

Table F.1

No	Reference	Modifications	Justification
1	Foreword	'Foreward' should read 'Foreword'	Typing error
2	Page 1 Para 1.1.3 Para 3	'Showpeoplen' should read 'Showpeople'	Typing error
3	Page 2 Para 1.1.4	Add footnote to define Plotlands or refer to the Spatial Portrait	For clarity
4	Page 2 Table 1.1	Currently states 'Draft Basildon Town Centre Masterplan iSPD' the 'i' will be superseded by 'interim'	For clarity
5	Page 4 Para 1.1.10 (penultimate sentence)	Delete one full stop	Typing error
6	Page 4 Para 1.1.11 (penultimate and last sentence)	'Complaint ' should read 'compliant'	Typing error
7	Page 4 Table 1.2	Add row to table 'Basildon Borough Local Plan Spatial Options Topic Paper – Basildon Borough Council – 2013'	Part of evidence base
8	Page 5 Table 1.2	Delete row from table 'Indoor Sports & Recreational Facilities Study – Ashley Godfrey Associates Ltd'	Duplicate
9	Page 5 Table 1.2	'Basildon Borough Green Belt Landscape Sensitivity Study' should read 'Landscape Character Assessment of the Basildon Borough'	To be consistent with the name of the evidence base document

10	Page 5 Table 1.2	'Basildon Borough Landscape Character Appraisal' should read 'Green Belt Character Assessment of Basildon Borough'	To be consistent with the name of the evidence base document
11	Page 9 Para 2.1.7 (second sentence)	Insert 'the' between 'approaches to' and 'preparation'	Typing error
12	Page 9 Para 2.1.7 (second sentence)	Delete comma and insert 'and' between 'joint evidence bases' and 'strategies'	Typing error
13	Page 24, Para 3.1.5	Building on the findings of the sub-regional SHMA, the Council has looked further at the Basildon Borough's specific socio-economic needs and demands.	Typing error
14	Page 25 Para 3.1.8 (first paragraph)	'Paragraph 18' should read 'Paragraph 20'	Typing error
15	Page 25 Para 3.1.10 last bullet point	Insert "relatively good" between "be" and "in".	For clarity
16	Page 27 Text Para 4.1.1. (last sentence)	Delete 'should' between 'Local Planning Authorities' and 'look beyond'	Typing error
17	Page 27 Text box proceeding para 4.1.1. Spatial Option 2A second para	'fifteen' should read 'thirteen'	Typing error
18	Page 27 Text box proceeding para 4.1.1. Spatial Option 2A third para	'8,500 new jobs' should read '8,600 new jobs'	Typing error
19	Page 27 Text box proceeding para 4.1.1. Spatial Option 2A sixth para	'previously developed and' should read 'previously developed land'	Typing error
20	Page 29 under Spatial Option 2C (penultimate sentence)	Insert 'less' between 'settlements would have' and 'access to'	Typing error
21	Page 30, Table 4.1, third row,	Policy Area for Development and Change & Basildon Town Centre (PADC) Urban Capacity (includes units with consent, completed and SHLAA sites)	For clarity The Policy Area for Development and Change (PADC) Urban Capacity figure is made up of PADC1 – Basildon Town Centre,

			PADC2 – Laindon Town Centre, PADC4 – Nethermayne Urban Extension, PADC8 – Wickford Town Centre.
22	Page 30 Para 4.2.2 (first sentence)	Delete 'has already' between 'Borough' and 'made'	Typing error
23	Page 31 Para 4.2.7 second bullet point, second sentence	Insert 'that' between 'management' and 'might be'	Typing error
24	Page 32 Para 4.2.11 (final sentence)	Delete duplicate 'be'	Typing error
25	Page 33, Core Policy 1, title,	Core Policy 1 Settlement Housing Distribution	For clarity Core Policy 1 is for the distribution of growth not just housing.
26	Page 33, Core Policy 1, table 4.2	'Services Settlements' should read 'Serviced Settlements' 'Crays Hills' should read 'Crays Hill'	Typing error
27	Page 33, Core Policy, para. C	Insert a footnote after the reference to IDP to state ' <u>The IDP will be available following the pre-submission stage of the Core Strategy in relation to all PADCs</u> '	For clarity
28	Page 37, PADC 1, text box, under 'Infrastructure Requirements'	Insert a footnote after the reference to IDP to state ' <u>The IDP will be available following the pre-submission stage of the Core Strategy in relation to all PADCs</u> '	For clarity
29	Page 41, PADC 2, text box, under 'Infrastructure Requirements'	Insert a footnote after the reference to IDP to state ' <u>The IDP will be available following the pre-submission stage of the Core Strategy in relation to all PADCs</u> '	For clarity
30	Page 44, PADC 3, text box, under 'Infrastructure Requirements'	Insert a footnote after the reference to IDP to state ' <u>The IDP will be available following the pre-submission stage of the Core Strategy in relation to all PADCs</u> '	For clarity

31	Page 47, PADC 4, text box, under 'Infrastructure Requirements'	Insert a footnote after the reference to IDP to state ' <u>The IDP will be available following the pre-submission stage of the Core Strategy in relation to all PADCs</u> '	For clarity
32	Page 50, PADC 5, text box	The content under the sub-headings 'use' and 'key objectives' should both state 'At least 2,300 homes and at least 5.5ha of B Class employment land' rather than 'up to 2,300 homes and up to 5.5ha...'	Typing error
33	Page 51, PADC 5, text box, under 'Infrastructure Requirements'	Insert a footnote after the reference to IDP to state ' <u>The IDP will be available following the pre-submission stage of the Core Strategy in relation to all PADCs</u> '	For clarity
34	Page 54, PADC 6, text box	The content under the sub-headings 'Use' and 'Key Objectives' should both state 'At least 2,000 homes and at least 5.5ha of B Class employment land' rather than 'up to 2,000 homes and up to 5.5ha...'	Typing error
35	Page 54, PADC 6, text box, under 'Infrastructure Requirements'	Insert a footnote after the reference to IDP to state ' <u>The IDP will be available following the pre-submission stage of the Core Strategy in relation to all PADCs</u> '	For clarity
36	Page 59 Para 4.4.1	'PACDC's' should read 'PADC's'	Typing Error
37	Page 60, PADC 8, text box, under 'Infrastructure Requirements'	Insert a footnote after the reference to IDP to state ' <u>The IDP will be available following the pre-submission stage of the Core Strategy in relation to all PADCs</u> '	For clarity
38	Page 61, PADC 8, 'Transport' paragraph	'This contains a number a number of junctions.....'	Duplication/typing error
39	Page 63, PADC 9, text box	Paragraphs titled 'Use' and 'Key Objectives' should state 'At least 150 homes' rather than 'up to 150 homes'	Typing error
40	Page 63, PADC 9, text box, under 'Infrastructure Requirements'	Insert a footnote after the reference to IDP to state ' <u>The IDP will be available following the pre-submission stage of the Core Strategy in relation to all PADCs</u> '	For clarity
41	Page 65, PADC10: South Wickford Urban Extension, paragraph 4.4.3.1.	To support the Vision and Strategic Objectives, in line with the Spatial Strategy, an area to the south of Wickford will be developed by way of an urban extension to provide up to 760 new homes to be delivered early in the plan period.	For clarity Appendix E sets out the phasing programme for the PADCs. PADC10 is to be delivered from 2024.

42	Page 65, PADC 10, text box	The content under the sub-headings 'Use' and 'Key Objectives' should both state 'At least 760 homes' rather than 'up to 760 homes'	Typing error
43	Page 66, PADC10, text box, under 'Infrastructure Requirements'	Insert a footnote after the reference to IDP to state ' <u>The IDP will be available following the pre-submission stage of the Core Strategy in relation to all PADCs</u> '	For clarity
44	Page 66, PADC10, text box, under 'Physical Requirements'	Overhead powerlines run north to <u>southeast to west</u>	For clarity
45	Page 68, PADC11, text box	The content under the sub-headings 'Use' and 'Key Objectives' should both state 'At least 220 homes' rather than 'up to 220 homes'	Typing error
46	Page 68 PADC 11 Key objectives paragraph	Affordable housing percentage should be 36 not 40.	Typing error
47	PADC 11, page 69, text box, under 'Infrastructure requirements'	Insert a footnote after the reference to IDP to state ' <u>The IDP will be available following the pre-submission stage of the Core Strategy in relation to all PADCs</u> '	For clarity
48	PADC 12, Page 71, text box	The content under the sub-headings 'Use' and 'Key Objectives' should both state 'At least 620 homes' rather than 'up to 620 homes'	Typing error
49	PADC12, page 71, text box, under 'Infrastructure Requirements'	Insert a footnote after the reference to IDP to state ' <u>The IDP will be available following the pre-submission stage of the Core Strategy in relation to all PADCs</u> '	For clarity
50	PADC13, Page 74, text box	The content under the sub-headings 'Use' and 'Key Objectives' should both state 'At least 180 homes' rather than 'up to 180 homes'	Typing error
51	PADC 13,page 74, text box, under 'Infrastructure Requirements'	Insert a footnote after the reference to IDP to state ' <u>The IDP will be available following the pre-submission stage of the Core Strategy in relation to all PADCs</u> '	For clarity
52	PADC14,: East Billericay Urban Extension, Policy title, page 77	East Billericay Urban Extension	Typing error

53	PADC 14, page 77, text box	The content under the sub-headings 'Use' and 'Key Objectives' should both state 'At least 430 homes' rather than 'up to 430 homes'	Typing error
54	PADC14, page 77, text box, under 'Infrastructure Requirements'	Insert a footnote after the reference to IDP to state ' <u>The IDP will be available following the pre-submission stage of the Core Strategy in relation to all PADCs</u> '	For clarity
55	Page 85, Core Policy 3 D)	The Council will establish and periodically under review a Commuted Payment methodology in its Housing Strategy. Remove 'under'	Typing error
56	Page 87 Evidence Base	'edge analytics' should be 'Edge Analytics'	Typing error
57	Page 102 Para 5.4.17	First sentence delete 'and between 'retail' and 'needs'	Typing error
58	Page 103 and page 160	References to 'sub-centres' should be 'sub- local centres'	For clarity
59	Page 104	Re-number bullet points	Typing error
60	Page 105	Re-number bullet points	Typing error
61	Page 107	Paragraph numbering missing from 'Consultation'	Formatting error
62	Page 110	Bullet point E should read Core Policy 10 at the end rather than 11.	Typing error
63	Page 112	In part B of CP10 the bullet numbering needs renumbering	Typing error
64	Page 122	Reason for rejection should read 'The protection of the Borough's heritage assets was <u>not</u> incorporated in to the previous version of the policy.'	Typing error
65	Page 122 Para 5.5.46	'Kyoto protocol' should be 'Kyoto Protocol 1997 and Doha Accords 2012'	Typing error and for clarity
66	Page 127	Core Policy 15 B) ii. States 'Proposals fore-for renewable...'	Typing error
67	Page 134, Policy CP17, Bullet Point C	Supporting the provision of Green Infrastructure, in line with Core Policy 41 10,	Typing Error
68	Page 135	Core Policy 18 Heading should be bigger to fall in line with others	Formatting error

69	Page 143	Bullet point numbering.	Formatting error
70	Page 148 para 6.1.2	Should read 'This will report on the individual targets and indicators of the Core Strategy Monitoring Framework (presented as a supporting document for the pre-submission Core Strategy report)	Typing error
71	Page 152 Glossary	Insert definition of 'Greater Essex' – 'Collective term for all the Local Planning Authorities in Essex, as well as Southend Borough and Thurrock Borough	
72	Page 156 Glossary	References to PPG17 and PPG/PPS should refer to the fact that these have been replaced by the National Planning Policy Framework and National Planning Policy Statements	For clarity
73	Page 157 Glossary	Definition of RSS's should explain that they have been revoked outside London	For clarity
74	Page 158 Glossary	'Special Site of Scientific Interest@ should read 'Site of Special Scientific Interest'	Typing error
75	Page 166	Insert heading Community Halls and table after Table C.5 that sets out recommended Local Standard of Provision for Community Halls as being 0.3 halls per 1,000 population (as recommended in Page 117 of Evidence Base – Indoor Sports and Recreational Facilities Study, Oct 2012.	Typing error
76	Page 169	Appendix D – BAS C7 has been superseded by PADC7 as well as CP9, CP10, CP11, CP14 and CP16	For consistency
77	Page 169	Appendix D – BAS C13 Has been superseded by CP9 and CP10	For consistency
78	Page 170	Appendix D – BAS E3 – Typing error for Site. Should read Site not Site	Typing error
79	Page 170	Appendix D – BAS E6 – Industry should have a Capital 'I'	Typing error
80	Page 171	Appendix D – BAS TC3 should read 'Partially superseded by CP8 and the remainder retained until reviewed by the Local Plan Site Allocations and development Management Policies'	Pitsea Town centre is considered under CP8 and has not been referenced. Needs to be consistent.

81	Page 174 Appendix E	Reference to PADC 'Billericay Western Expansion Zone' should read ' Billericay West Deferred Area of Search'	For consistency
82	Page 174 Appendix E	Removal of 'Build Rate time-scales' key	For clarity
83	General	Rationalise use of acronyms	For clarity
84	PADC policies	Include definition of BAS numbering in relation to Critical Drainage Areas.	For clarity