

Basildon District

Local Plan Saved Policies
September 2007



Supplementary Note - 10 October 2018

On 10 October 2018, Basildon Borough Council's Regeneration Committee approved the publication of the *Compliance Review of the Saved Local Plan Policies with the Revised National Planning Policy Framework (NPPF) (July 2018) – September 2018* (Minute 2018:557). The review assessed the level of consistency of the 54 Saved Policies, which make up part of the Borough's statutory Development Plan, with the revised NPPF and provides advice on the level of weight that should be afforded to each policy when the local planning authority determines planning applications.

A summary of the findings are below and should be taken into consideration alongside the Saved Policies contained in this plan.

Saved Policy (Ref. & Subject)	Consistency with the NPPF and weight to be afforded
BAS GB1: The Definition of the Green Belt	Compliant – weight can be given to this policy
BAS GB3: Replacement dwellings in the Green Belt	Generally Compliant – less weight can be given to this policy
BAS GB4: Extension to dwellings in the Green Belt	Generally Compliant – less weight can be given to this policy
BAS GB5: Definition of a Dwelling	Compliant – weight can be given to this policy
BAS GB6: Agricultural Workers Dwellings	Compliant – weight can be given to this policy
BAS GB7: Re-use of Buildings in the Green Belt	Compliant – weight can be given to this policy
BAS S2: Housing Sites	Compliant – weight can be given to this policy
BAS S3: Areas of Special Reserve	Generally Compliant – less weight can be given to this policy
BAS S5: Affordable Housing (1999 Alterations)	Generally Compliant - less weight can be given to this policy
BAS C1: Protected Areas – SSSI's, SNIC's & important wildlife habitats	Compliant – weight can be given to this policy
BAS C2: Country Parks – protects Country Parks from adverse development	Compliant – weight can be given to this policy
BAS C5: Trees and Woodlands – Protection of Ancient Woodlands	Compliant – weight can be given to this policy
BAS C7: The Marshes Area – protection from damaging development	Compliant – weight can be given to this policy
BAS C13: Water Wildlife	Compliant – weight can be given to this policy
BAS C15: Hazardous Substances – population's health and safety	Compliant – weight can be given to this policy

Saved Policy (Ref. & Subject)	Consistency with the NPPF and weight to be afforded
BAS C16: Hazardous Substances – hazardous installations	Compliant – weight can be given to this policy
BAS E1: Comprehensive Development Areas – Gardiners Lane South	Generally Compliant - less weight can be given to this policy
BAS E2: Proposed Employment Sites – Terminus Drive	Compliant – weight can be given to this policy
BAS E3: Proposed Employment Sites – land north of Courtauld Road, opposite Repton Close.	Compliant – weight can be given to this policy
BAS E4: Existing Employment Areas	Compliant – weight can be given to this policy
BAS E5: Ford Research and Technology Centre - Restrictive Automotive Research and Development Uses	Generally Compliant - less weight can be given to this policy
BAS E6: Untidy Industry	Compliant – weight can be given to this policy
BAS E7: Alternative Uses of Industrial Premises	Compliant – weight can be given to this policy
BAS E10: General Employment Policy	Compliant – weight can be given to this policy
BAS SH1: New Retail Development – sequential test	Generally Compliant - less weight can be given to this policy
BAS SH3: Town Centre Retail Development Sites – land allocations	Generally Compliant - less weight can be given to this policy
BAS SH4: Town Centre Shopping Frontages – primary shopping frontages 1999 Alterations	Generally Compliant - less weight can be given to this policy
BAS SH5: Town Centre Shopping Frontages – areas outside primary shopping frontages	Generally Compliant - less weight can be given to this policy
BAS SH6: Retailing on Industrial Estates	Compliant – weight can be given to this policy
BAS SH7: Local Shopping Centres – new developments and extension to existing	Compliant – weight can be given to this policy
BAS SH8: Local Shopping Centres – protection of their retail function	Compliant – weight can be given to this policy
BAS SH9: Temporary Retail Uses – boot sales Sunday markets etc.	Generally Compliant - less weight can be given to this policy
BAS TC1: District Wide Town Centre Policy	Compliant – weight can be given to this policy
BAS TC3: Wickford Town Centre – site allocation	Compliant – weight can be given to this policy
BAS TC4: Pitsea Town Centre – site allocation	Compliant – weight can be given to this policy

Supplementary Note

Saved Policy (Ref. & Subject)	Consistency with the NPPF and weight to be afforded
BAS TC5: Markets – protection for Basildon, Pitsea and Wickford market sites	Compliant – weight can be given to this policy
BAS TC6: Residential Development in Town Centres – allows residential development in the town centres whilst protecting ground floor retail units from conversion to housing.	Generally Compliant - less weight can be given to this policy
BAS R1: Open Space - protection	Compliant – weight can be given to this policy
BAS R4: Proposed Open Space – Hannikens Farm, Billericay	Generally Compliant - less weight can be given to this policy
BAS R11: Sports Facilities Allocation – Church Road/Basildon Road, Laindon	Generally Compliant - less weight can be given to this policy
BAS R15: Golf Courses – golf driving ranges design and siting considerations	Compliant – weight can be given to this policy
BAS R16: Noisy and Disturbing Sports - protects local amenity	Compliant – weight can be given to this policy
BAS T5: Public Transport – improved facilities at public transport interchanges	Compliant – weight can be given to this policy
BAS BE12: Development Control	Compliant – weight can be given to this policy
BAS BE13: Areas of Special Development Control Policy - Ramsden Bellhouse	Generally Compliant - less weight can be given to this policy
BAS BE14: Areas of Special Development Control Policy – Sugden Avenue Wickford	Generally Compliant - less weight can be given to this policy
BAS BE15: Areas of Special Development Control Policy – Bowers Gifford	Generally Compliant - less weight can be given to this policy
BAS BE17: Shop Fronts	Compliant – weight can be given to this policy
BAS BE18: Advertisements – general	Compliant – weight can be given to this policy
BAS BE19: Advertisements – Green Belt	Compliant – weight can be given to this policy
BAS BE20: Telecommunications	Compliant – weight can be given to this policy
BAS BE21: Healthcare Developments – new primary & community facilities	Compliant – weight can be given to this policy
BAS BE22: Healthcare Developments – Extensions to Hospital facilities	Compliant – weight can be given to this policy
BAS BE24: Crime Prevention	Compliant – weight can be given to this policy

Further Information

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1 Introduction

Introduction

1.1 The Planning and Compulsory Purchase Act September 2004 automatically extended the lifespan of all existing Local, Unitary and Structure Plans by three years from its enactment to 27th September 2007.

1.2 In August 2006, the Department for Communities and Local Government (DCLG) published a Protocol for Councils to follow should they wish to extend the life of their adopted local planning policies beyond 27th September 2007. The Protocol explained how requests to save policies in old style plans would be handled and set out how decisions would be made on whether or not to save policies. Only policies that reflected the principles of Local Development Frameworks (LDF) and were consistent with current national policy could qualify for saving.

1.3 In accordance with the Protocol, Basildon District Council applied to the Government to save a number of policies of the Adopted Basildon District Local Plan and its Alterations in March 2007.

1.4 The Secretary of State accordingly issued a Direction to the Council, dated **20th September 2007** extending the life of policies it prescribed. Only the policies listed in the Direction have the status of adopted local planning policies. The Secretary of State's Direction forms Chapter 2 of this document.

Basildon District Planning Policy Framework

1.5 From 28th September 2007, the following documents represent the planning policy framework for the District:

- National Planning Policy (Planning Policy Guidance (PPG), Planning Policy Statements (PPS), Circulars)
- Regional Planning Guidance 9a (until such time as the RSS is adopted)
- Regional Spatial Strategy (East of England Plan) (once it has been adopted)
- Essex and Southend on Sea Replacement Structure Plan Saved Policies (until such time as they are replaced by the RSS)
- Basildon District Local Plan Saved Policies (until such time as they are replaced by LDF Development Plan Documents)

1.6 Where local policies no longer exist to deal with specific planning issues, in addition to any other material considerations, the national policy as set out in PPGs, PPSs or Circulars shall apply.

Saved Policy Numbering

1.7 All policies saved by virtue of the Secretary of State's Direction have retained the policy number references (e.g. Policy BAS GB1), which applied when they were part of the Basildon District Local Plan and its Alterations.

Saved Policies that refer to Expired Local Policies

1.8 Four policies that have been saved refer to other Local Plan policies which have since expired. They are:

- E4 – Existing Employment Areas – final sentence refers to policy E8 which is not saved

- E10 - General Employment policy – criterion (iii) refers to the Council's Car Parking standards which have not been saved
- TC1 – Town Centre Policy – criterion (ii) refers to the Council's Car Parking standards which have not been saved
- TC6 – Residential Development in Town Centres – final sentence refers to the Council's Car Parking standards which have not been saved

Basildon District Local Plan Saved Policies Accompanying Text

1.9 Where a policy has been saved, the accompanying text (otherwise known as Reasoned Justification) is provided underneath the saved policy for contextual information.

1.10 Appendices that are still relevant and therefore accompany their relevant saved policies are:

- Appendix 1 – Sites of Importance for Nature Conservation;
- Appendix 2 – Local Shopping Centres; and
- Appendix 4 – Glossary.

1.11 All references to expired policies or appendices have been removed from the accompanying text.

1.12 Paragraph numbers of accompanying text will differ in this document from those set out in the adopted Basildon District Local Plan and its Alterations.

Proposals Map

1.13 The Proposals Map of the Basildon District Local Plan, dated 25th March 1998, accompanies the Basildon District Local Plan Saved Policies. In the event of any divergences between the Saved Policies document and the Proposals Map, the former is definitive.

Status of Basildon District Local Plan 1998 and Alterations 1999

1.14 The Basildon District Local Plan, adopted in March 1998 and its Alterations, adopted in September 1999 **expired** on 27th September 2007. It is no longer part of the Development Plan for the District and cannot be used for the purposes of planning control or enforcement. It should however be regarded as part of the archive of former local planning policy documents.

Related Government Information

The Department for Communities and Local Government (DCLG) publish guidance on their website, www.communities.gov.uk, which may be helpful for further reference.

- [National Planning Policy Guidance \(PPS/PPGs/Circulars\)](#)
- [DCLG Protocol for handling proposals to extend adopted Local Plan, Unitary Development Plan and Structure Plan policies beyond the 3 year saved period](#)

2 Secretary of State Direction

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN BASILDON DISTRICT LOCAL PLAN
ADOPTED 1998**

The Secretary of State for Communities and Local Government in the exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Act 2004 directs that for the purposes of the policies specified in Schedule 1 to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by the authority of the
Secretary of State



Alex Plant
Deputy Regional Director Development & Infrastructure
Government Office for the East of England
20 September 2007



SCHEDULE 1
POLICIES CONTAINED IN BASILDON DISTRICT LOCAL PLAN
ADOPTED 1998

Policy Ref.	Policy Subject
BAS GB1	The Definition of the Green Belt
BAS GB3	Replacement dwellings in the Green Belt
BAS GB4	Extensions to Dwellings in the Green Belt
BAS GB5	Definition of a Dwelling
BAS GB6	Agricultural Workers Dwellings
BAS GB7	Re-use of Buildings in the Green Belt
BAS S2	Housing sites
BAS S3	Areas of special reserve
BAS S5	Affordable Housing (1999 Alterations)
BAS C1	Protected Areas - SSSIs, SNClS & important wildlife habitats
BAS C2	Country Parks - protects Country Parks from adverse development
BAS C5	Trees and Woodlands - Protection of Ancient Woodlands
BAS C7	The Marshes Area - protection from damaging development
BAS C13	Water Wildlife - protects water features and wildlife habitats
BAS C15	Hazardous Substances - population's health & safety
BAS C16	Hazardous Substances - hazardous installations
BAS E1	Comprehensive Development Areas - Gardiners Lane South
BAS E2	Proposed Employment Sites - Terminus Drive
BAS E3	Proposed Employment Sites - land north of Courtauld Road, opposite Repton Close
BAS E4	Existing Employment Areas
BAS E5	Ford Research and Development Centre
BAS E6	Untidy Industry
BAS E7	Alternative Uses of Industrial Premises
BAS E10	General Employment Policy
BAS SH1	New Retail Development - sequential test
BAS SH3	Town Centre Retail Development Sites - land allocations
BAS SH4	Town Centre Shopping Frontages - primary shopping frontages 1999 Alterations
BAS SH5	Town Centre Shopping Frontages - areas outside primary shopping frontages
BAS SH6	Retailing on Industrial Estates
BAS SH7	Local Shopping Centres - new development and expansion to existing
BAS SH8	Local Shopping Centres - protection of the distribution
BAS SH9	Temporary Retail Uses - boot sales, Sunday markets etc
BAS TC1	District Wide Town Centre Policy
BAS TC3	Wickford Town Centre

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BAS TC4	Pitsea Town Centre – site allocation
BAS TC5	Markets – protection for Basildon, Pitsea and Wickford market sites
BAS TC6	Residential Development in Town Centres – allows residential development in town centres whilst protecting ground floor retail units from conversion to housing
BAS R1	Open Space – protection
BAS R4	Proposed Open Space – Hannikins Farm, Billericay
BAS R11	Sports Facilities Allocation – Church Road/ Basildon Road, Laindon
BAS R15	Golf Courses – golf driving ranges design and siting considerations
R16	Noisy and Disturbing Sports protects local amenity
BAS T5	Public Transport – improved facilities at public transport interchanges
BAS BE12	Development Control
BAS BE13	Areas of Special Development Control Policy – Ramsden Bellhouse
BAS BE14	Areas of Special Development Control Policy – Sugden Avenue, Wickford Page 126
BAS BE15	Areas of Special Development Control Policy – Bowers Gifford
BAS BE17	Shop Fronts
BAS BE18	Advertisements – general
BAS BE19	Advertisements – Green Belt
BAS BE20	Telecommunications
BAS BE21	Healthcare Developments – new primary & community health facilities
BAS BE22	Healthcare Developments – Extensions to Hospital facilities
BAS BE24	Crime Prevention



3 Green Belt

The Definition of the Green Belt

Policy BAS GB1

The boundaries of the Green Belt are drawn with reference to the foreseen long term expansion of the built up areas acceptable in the context of the stated purposes of the Green Belt and to the provisions specified in this Plan. The boundaries are shown on the Proposals Maps.

3.1 This Plan now establishes the detailed Green Belt boundaries for the foreseeable future and modifies and updates those defined in the ARDP and the Billericay Local Plan, and conforms to Policy S7 in the Essex Structure Plan.

3.2 It is the task of this Plan to review the Green Belt boundaries to see whether exceptional circumstances exist to justify any alteration to that boundary. Revised PPG2 advises that the boundaries should:-

- i. endure and be related to a timescale longer than that normally adopted for other aspects of the plan;
- ii. shall not include land which it is unnecessary to keep open;
- iii. should not need to be altered at the end of the plan period.

3.3 The Green Belt boundaries around Billericay have been established in the Billericay Local Plan 1989. The review therefore concentrated upon the boundaries around Wickford and the New Town. The review had to take into account the purposes of the Green Belt as set out in PPG2. It also had to take into account that other aspects of open land, i.e. the degree of dereliction or the quality of the rural landscape, were not material to the purposes of the Green Belt.

3.4 The Basildon New Town Designated Area was established in 1949, before the County Development Plan introduced the first Green Belt boundary into Basildon in 1957. Section 8(2) of the Town and Country Planning Act 1947 provided that *'where an order is made by the Minister under Section 1 of the New Towns Act 1946 designating any area as the site of a new town under that Act, any development plan approved or made under this Act shall have effect as if the provisions of that order were included in the plan.'*

3.5 The New Town designation order made provision for a Development Corporation to prepare a Master Plan for the development of the Designated Area. The 1951 Master Plan made proposals for the whole of the Designated Area. In these circumstances the County Development Plan contained no proposals for the Designated Area. It follows that the question of whether any open land within the Designated Area fulfilled any of the purposes of the Green Belt was not specifically addressed in the 1957 County Development Plan. Nor was it addressed in the 1976 ARDP, which adopted the same restricted approach to the Designated Area.

3.6 The 1982 Structure Plan confirmed that the whole of the District lay within the Metropolitan Green Belt but did not seek to define any detailed boundaries itself. In 1986 the Development Corporation was wound up and the Designated Area ceased to have any function in terms of the future planning of the area. This Local Plan, therefore, provides the first opportunity to consider how the Designated Area, and in particular its open areas should be treated in a Local Plan. Since Basildon's designation in 1949, a Green Belt has been established which now entirely surrounds the New Town. In land use terms much of the land on either side of the boundary of the Designated Area has the same or similar characteristics and is capable of fulfilling the same functions. The Council considered that the special history of the Designated Area justified an examination of its open areas to see whether they should now be included

within the Green Belt. Land around the New Town has, therefore, been examined with regard to the purposes of the Green Belt, the establishment of defensible boundaries and the considerations of foreseen development needs.

3.7 The eastern edge of the New Town is clearly and obviously defined by existing development. A number of open recreation uses east of this edge included in the designated area such as parks, local football grounds and areas of open scrub are included within the Green Belt. This vulnerable gap between Basildon and Benfleet is only a mile and a quarter wide at its narrowest, and should not, therefore, be encroached upon.

3.8 To the north, a number of open areas form insets into the town at Nevendon, Gardiners Lane South and Pippis Hill. Although included within the Green Belt in the County Council's Green Belt Subject Plan (1979) these are retained within the urban area for development and the A127 is taken as the sensible boundary of the Green Belt along the north-eastern sector. The established settlement of Noak Bridge/Steepleview forms a clear block of development north of the A127 and this area must obviously be excluded from the Green Belt. South of the A127 and south-west of Noak Bridge the boundary for the most part follows that of the Designated Area down to the Southfields Industrial Estate. West Mayne and Mandeville Way form a new and obvious boundary to the western edge. To the south-west the Secretary of State's 1974 decision to constrain urban development back behind the escarpment serves to contain the outward spread of the New Town where it would be highly visible and where it could close the gap between Basildon and Corringham. The presence of established Country Parks and Nature Reserves in this area means that the land cannot fulfil the function of long term development land.

3.9 To the south, the proposed Green Belt comprises wide wedges of open land the majority of which are in established recreation or nature conservation use and which prevent the encroachment of Basildon upon the countryside towards Corringham. Further east the existing Green Belt boundary begins along the railway line, a boundary which is followed through to the east of the town. A clear division exists along this edge between open land and the urban areas of Vange and Pitsea.

3.10 The open land around Wickford was considered, to see whether there was any land which did not fulfil a Green Belt function and for which 'exceptional circumstances' existed. It is clear that to the south The Wick Development and the existing ARDP boundary have established a definite southern edge to the settlement, any addition to which would threaten the narrow gap between Wickford and Basildon.

To the east, the Shotgate development is already close to the District boundary. North of that the urban edge and the railway line provide a defensible boundary which protects an almost equally narrow gap between Wickford and Battlesbridge. To the north of Wickford, land within the District is mostly taken up by the open land of the Memorial Park. To the north-west the urban edge is less definite and contains narrow insets which have been the subject of development pressures in the past and which, because they are set back behind the main urban edge, do not contribute to the separation of Wickford and Ramsden Bellhouse. The western extremities of Wickford are close to an area of plotland development which could, if a strict policy were not enforced, provide a sprawl of development joining Wickford and Ramsden Bellhouse.

3.11 The Green Belt boundaries established in the ARDP (1976), the Approved Structure Plan (1982) and the Billericay Local Plan (1989) have therefore been carried forward and reviewed when appropriate to see whether exceptional circumstances exist and to produce the boundary shown in the Basildon District Local Plan. Policy BAS GB1 sets out the broad basis upon which the boundaries in this Plan have been drawn. The policy balances these purposes with the need to maintain the Green Belt 'as far as can be seen ahead' and to safeguard some land between the urban area and the Green Belt so that long term development needs are met. The extent of these longer term development needs are not defined in National Policy. PPG2 refers to a '*longer time scale than is normally adopted for other aspects of the plan.*' It advises that Green Belt boundaries should not need to be altered at the end of the plan period but nothing indicates how much longer that timescale should be. The County Structure Plan,

Policy S7, redefines the long term aspect somewhat in introducing the phrase '*foreseen long term expansion.*' The phrase was introduced into the policy by the Secretary of State in the Approved Structure Plan and continued in the First Alteration.

3.12 The only event or threshold which can be foreseen and which may affect the extent of the expansion of built up areas is the review of the County Structure Plan. The Structure Plan requirement for housing provision in Basildon is 10,750 dwellings (net) and this is comfortably exceeded with a provision of 12,803 dwellings (net).

3.13 The Replacement Essex Structure Plan will take that plan to 2011. The County Council have, however, in commenting upon the Basildon District Local Plan (in April 1992) stated that it is '*considered that the release of Green Belt land for housing needs post 2001 is premature in the absence of strategic guidance on development provision up to 2006 and beyond.*' They '*do not feel that there will be much scope for substantial changes to the Green Belt in South Essex in the period post 2001.*' There being no strategic guidance to 2006 the Plan cannot foresee the scale of long term expansion that far ahead. The Regional Guidance does give some advice on the scale of provision at a broad county level but obviously does not give advice on the distribution at District level. A study of likely production rates on the larger sites in Basildon District has been carried out with the House Builders Federation. Builders have indicated some 1,276 dwellings will probably remain to be completed after 2001. In addition to the land allocated in the Plan for long term housing about (1,000 units) and a continuation of some level of 'windfall' sites up to 1 hectare (see PPG3 Annex B, paragraph 10) a post 2001 provision of some 2,000 dwellings may be expected. This will take Basildon into the next century beyond the end of the Plan period and towards the next review of the Structure Plan, bearing in mind the comments of the County Planner set out above and RPG9 (paragraph 4.19). This looks forward to 2011 and proposes that districts should then provide for further growth by redevelopment and renewal.

Having provided for long term growth into the next century by the allocation of land not required for the purposes of Green Belt, there is a clear indication that such districts need not provide development land outside urban areas on a continuing basis.

3.14 The Inspector's Report of the Inquiry into the Basildon District Local Plan considers the matter of the Green Belt boundary and long term housing provision (reference paragraphs 2.2.20 to 2.2.40). In the Inspector's view the provision in the Plan for housing post 2001 is sufficient and would impose '*a severe constraint upon the structure plan review with the possibility that other districts in Essex, and possibly outside the county would need to find land to replace them in order for the RPG9 provision to be met. They might impose an increased out migration on the District, a tightening of the housing market within the District and a very significant contraction in the local building industry.*'

In the Inspector's view the need to safeguard land for housing is '*greater than would be met by the local plans existing safeguarding and land release proposals.*' He continued by noting that '*there is a particular need to safeguard some land on the edge of the New Town.*' This is partly because it is the District's major settlement, partly because further alterations to the Green Belt boundary around Billericay would erode confidence in the Green Belt and also because Wickford has already made a contribution to longer term development needs at Barn Hall, as outlined below.

In order to make safeguarded land available in the New Town, the Inspector concludes that a 24 hectare (60 acre) site north of Dry Street should be allocated for development and safeguarded for housing for when the foreseen need actually arises beyond the Plan period. In the Inspector's view the site has a '*Green Belt role limited in significance when balanced against the need to safeguard land for longer term development.*' The Inspector also considered that development of the site would not constitute a serious intrusion into open countryside and that the boundaries formed by Dry Street and the nature reserve are strong and defensible. In addition, the Inspector supported the allocation for longer term development needs of a site north and south of Barn Hall, Wickford. This site is made up of two parcels of land totalling 11.9 hectares (29.5 acres) along the western boundary of Wickford, north of the railway line, and mainly comprises wedges of Green Belt extending into the built-up area. In defining the Green Belt boundary around the western edge of Wickford, it is sensible to make it defensible in the long term. The long term

durability of this boundary will be guaranteed by 31.4 hectares (77.5 acres) of land immediately adjoining the revised boundary becoming public open space with a range of recreation facilities (see Policy BAS R3) Residential development shall take place in accordance with a Design Brief agreed by the land owner and the Council. Access to the land can be gained from three different roads, and infrastructure can be easily provided.

3.15 These two sites together with those sites which remain to be completed after 2001, and windfall sites are sufficient to provide for the Structure Plan allocation now proposed in the 1996 County Development Strategy. This Strategy will form the basis for the Structure Plan Review which will take the Plan forward to 2011.

Replacement Dwellings in the Green Belt

Policy BAS GB3

Dwellings will be allowed to enlarge on replacement to 90 square metres or a maximum of 35 square metres over and above the floor area of the original dwelling (or the area as at 1 July 1948), which ever is the greater.

Dwellings which have already been extended, by virtue of planning permission granted by the General Permitted Development Order (permitted development), by the Secretary of State or by the Local Planning Authority, may be replaced by a dwelling of the same size.

The appropriateness of any proposal for a replacement dwelling will also be assessed in terms of its scale, form, design, height and materials, nearby buildings and the character of the area.

All replacement dwellings will be subject to the following criteria:-

- i. in the Plotland areas replacement of dwellings by bungalows, subject to a maximum height of 5.5 metres, or chalets, subject to a maximum height of 7.5 metres;
- ii. new dwellings should be located centrally within the plot and between 6 metres and 10 metres from the highway boundary;
- iii. no part of the dwelling, including attached or detached garages and out buildings, should be less than 2.5 metres from any boundary;
- iv. detached garages should be set back in the plot to minimise massing on the frontage and to avoid the creation of an urban form of development;
- v. relevant permitted development rights, as set out in schedule two of the general permitted development order 1995 may be removed by condition on the planning permission, where it is considered that implementation of these permitted development rights could cause material harm to the green belt.
- vi. all dimensions are taken to include external walls, except for accommodation in the roof where internal dimensions will be used;
- vii. attached garages, conservatories, porches and living accommodation in the roof will be included in the calculation of existing and proposed floorspace; and
- viii. the criteria set out in policies BAS GB5 and BAS BE12.

Enlargement of a dwelling on replacement under this policy is a once and for all increase in floor area. Successive replacements will not attract successive enlargements.

Living accommodation in the roofspace is defined as rooms which have been purposely converted to and are used as living accommodation, have access by stairs and have, or are capable of having, approval under the Building Regulations.

3.16 Revised PPG2 defines the forms of inappropriate development within the Green Belt. In paragraph 3.4, development is considered inappropriate unless it is the *'limited extension, alteration or replacement of existing dwellings.'* This is amplified in paragraph 3.6 which states that the *'replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces.'* This suggests that only very limited enlargements of the dwelling on replacement will be appropriate in the Green Belt.

3.17 However, since April 1993, the Council has allowed dwellings to be enlarged on replacement by 35 square metres or to 90 square metres over and above the original dwelling whichever is the greater. This standard is set out in the Council's Development Control Guidelines and was included in Appendix Seven of the Deposit Local Plan. Similar standards have been used since 1982. The entitlement to enlarge on replacement enables occupiers to reasonably extend their dwelling to meet their needs and improve their living environment. Generally, this approach has been supported by Inspectors and no objections were received to the standards in the Deposit Local Plan.

3.18 In assessing the existing and proposed floor space the Council will consider the planning history of the site, in particular with reference to the legality of any existing buildings and extensions on the site. Consideration will also be given to any previous planning approvals granted by the Council or Secretary of State. The floor space of the existing and proposed dwelling will include living accommodation in the roof, attached garages, porches and conservatories as well as the main body of the house.

3.19 Due to the semi-rural nature of the Plotland areas and in order to avoid a more urban form of development in those areas, the height of any new dwellings will be restricted.

3.20 Once replaced and enlarged under Policies BAS GB3 and BAS GB4, successive replacements will not be allowed to enlarge the dwelling any further. The Council, where appropriate, will remove relevant permitted development rights from the property to ensure that any further development on the site is consistent with the aims and objectives of the Green Belt.

Extensions to Dwellings in the Green Belt

Policy BAS GB4

In the Green Belt dwellings will be allowed to extend to 90 square metres or by 35 square metres over and above the original floor area of the dwelling (or the area as at 1 July 1948), whichever is the greater, subject to the following:-

- i. the extension should not be within 2.5 metres from any boundary;
- ii. all dimensions are taken to include external walls, except in the case of accommodation in the roofspace, where internal dimensions will apply;
- iii. attached garages, conservatories, porches and living accommodation in the roof will be included in the calculation of existing and proposed floorspace;
- iv. relevant permitted development rights, as set out in schedule two of the general permitted development order 1995 may be removed by condition on the planning permission, where it is considered that the implementation of permitted development rights could cause material harm to the Green Belt; and
- v. the criteria set out in Policy BAS GB5 and BAS BE12.

For the purposes of this policy, extensions include porches, garages, conservatories and rooms in the roof.

Living accommodation in the roofspace is defined as rooms which have been purposely converted to and are used as living accommodation, have access by stairs and have, or are capable of having, approval under the Building Regulations.

3.21 Paragraph 3.6 of Revised PPG2 states that *'provided that it does not result in disproportionate additions over and above the size of the original building, the extension of dwellings is not inappropriate in Green Belts.'* Since April 1993, the Council has applied a standard that allows the extension of dwellings in the Green Belt by 35 square metres over and above the floor area of the original building. Similar standards have been used by the Council for a number of years and allow reasonable extensions to all dwellings in the Green Belt which meet the criteria set out in Policy BAS GB5.

3.22 In circumstances where further permitted development alterations could result in a development that is inconsistent with the aims and objectives of the Green Belt, the Council will remove the relevant permitted development rights (for example where there is potential to create window openings in a new roof). In assessing the existing and proposed floor space the Council will consider the planning history of the site, in particular with reference to the legality of any existing buildings and extensions on the site. Consideration will also be given to any previous planning approvals granted by the Council or Secretary of State. The floor space of the existing dwelling and proposed dwelling will include living accommodation in the roof, attached garages, porches and conservatories as well as the main body of the house.

Definition of a Dwelling

Policy BAS GB5

Policies BAS GB3 and BAS GB4 will only apply to dwellings which meet the following criteria:-

- i. The dwelling has the benefit of planning permission or existed prior to 1 July 1948. Unauthorised dwellings made lawful by virtue of the granting of a Lawful Development Certificate do not fulfil this criterion;
- ii. The dwelling is or was recently occupied as a dwelling and rated as such;
- iii. Is a permanent substantial structure with recognised constructional features including foundations, walls, slated or tiled roof and plastered internally. sheds, vans, garages, caravans, mobile homes, games rooms, holiday/weekend shacks or similar will not qualify under these criteria;
- iv. The dwelling provides adequate shelter from wind, weather and damp penetration;
- v. The dwelling contains at least one living area with separate bedroom accommodation plus separate and conveniently located W.C.;
- vi. The dwelling contains basic facilities for heating and lighting;
- vii. Has drainage and mains water laid on or otherwise conveniently located; and
- viii. The property has a vehicular access.

3.23 Owing to the Plotland nature of much of the District's Green Belt, habitation takes place in mobile homes, old railway carriages, converted out-buildings, caravans, weekend/ holiday shacks and other non-permanent and insubstantial structures and the replacement of these by permanent dwellings will be resisted by the Council. In addition, there are dwellings which are derelict and other sites where a dwelling has been demolished. In both instances, new dwellings will not be allowed, as the sites are not used for residential purposes at the time of application. Where it is marginal whether a dwelling meets these criteria, the onus will be on the applicant to demonstrate that the dwelling meets the criteria in the policy.

3.24 Dwellings which do not have the benefit of planning permission will not be allowed to be replaced or extended. Where an unauthorised dwelling has been granted a Lawful Development Certificate, it will also not be allowed to extend or be replaced.

Agricultural Workers Dwellings

Policy BAS GB6

Planning permission will not normally be granted for new dwellings in the Green Belt. However, dwellings for agricultural workers may be permitted provided the Council is satisfied that it is essential for the proper functioning of the enterprise for one or more workers to be readily available day and night. In addition a financial test may be applied to assess whether the proposed unit is viable or, in the case of proposed operations, is likely to be viable.

In addition the local planning authority will need to be satisfied that:-

- i. the holding, either in its current extent or as part of a different holding, does not have a dwelling related to it, which could provide suitable accommodation. the occupancy of the new dwelling will be restricted by a condition.
- ii. there are no settlements nearby which could provide suitable accommodation.
- iii. the development shall have regard to the council's development control guidelines.
- iv. any dwellings granted planning permission on the basis of agricultural need, together with any existing dwelling on a farm holding, will be subject to the standard occupancy condition.

Applications for the re-use of agricultural buildings erected under permitted development rights within 4 years of their substantial completion will only be granted in very special circumstances.

In circumstances where the proliferation of farm buildings constructed under permitted development rights is having a seriously detrimental effect on the openness of the Green Belt within a particular area, the Council will attach a condition withdrawing permitted development rights for new agricultural buildings within that area.

3.25 Within the District's Green Belt, new dwellings for use by agricultural workers may be acceptable, provided that strict criteria designed to prevent possible abuse, set out in Policy BAS GB6 above, are met. Any dwellings granted planning permission on the basis of agricultural need, together with any existing dwellings on a farm holding, will be subject to the standard occupancy condition.

3.26 The Council is also keen to ensure that the erection of agricultural buildings under permitted development rights does not lead to an unacceptable proliferation of such buildings in the Green Belt, to the extent that the openness of the Green Belt, or a particular area within the Green Belt, is threatened. Where it is clear that a group of agricultural buildings is threatening the openness of the Green Belt in any particular area - whether that be an entire holding, or a specific area within a holding - the Council will endeavour to ensure that permitted development rights in respect of agricultural buildings within that area are removed.

Re-Use of Dwellings in the Green Belt

Policy BAS GB7

Except as outlined in Policy BAS GB8⁽ⁱ⁾, the re-use or adaptation of suitable buildings will be allowed in the Green Belt provided that:-

i Not saved by virtue of Secretary of State's September 2007 Direction

- i. the building is in keeping with its surroundings by reason of its form, bulk and general design, and the conversion works proposed would not be detrimental to the character of the building itself;
- ii. the creation of any residential curtilage does not harm the openness or visual amenities of the green belt;
- iii. the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction, other than limited extension;
- iv. the proposed use would not be significantly more harmful to residential and visual amenities than the previous use and conflict with the openness of the green belt;
- v. the proposed use would not result in inappropriate outside storage of any materials, machinery and/or vehicles; and
- vi. the surrounding roads should be adequate to accommodate the increase in vehicle traffic generated, having regard to the physical and environmental capacity of the roads and their function in the county road hierarchy.

3.27 From time to time buildings in rural areas become unsuitable for their original purpose. In certain circumstances, conversions to other uses may be acceptable, providing the criteria in the policy are met. Such conversions can have (in visual terms or because of the increased activity associated with them), a significant adverse effect on the countryside as new buildings, which are otherwise strictly controlled within the Green Belt. For this reason, the policy lists criteria which are intended to control such conversions while permitting the principle of conversions. Commercial and light industrial uses includes business uses within Class B1 of the Town and Country Planning (Uses Classes) Order 1987. Residential conversions will be given particular scrutiny as these can have a significant impact upon the character of buildings such as historical barns, by the introduction of inappropriate domestic features. The Town and Country Planning (General Permitted Development) Order 1995 provides for the erection of certain agricultural buildings without planning permission.

3.28 In order to discourage the abuse of these permitted development rights, the Council will not consider favourably applications for the change of use of these agricultural buildings within 4 years of their substantial completion.

4 Settlement & Housing

Housing Sites for Development During the Plan Period

Policy BAS S2

The following sites within the urban areas are allocated for residential purposes:-

- i. Land West of Cranes Lane and East of St Anselms School, Basildon (1.4 hectares/3.5 acres).
- ii. Land South of Hillside Close, Billericay (0.8 hectares/2 acres).
- iii. Land forming the North Western section of Norsey Meadow, Billericay (1.1 hectares/2.7 acres).
- iv. Land South of Rosebay Avenue, Billericay (2.6 hectares/6.4 acres).
- v. Land North of Fairlop Gardens, Basildon (0.5 hectares/1.25 acres).
- vi. Land East of Pound Lane, Laindon (1.05 hectares/ 2.6 acres).

4.1 Within the New Town there are a number of sites which, over the life of the town, have not been developed as intended in the original New Town Master Plan, or have become redundant. As these sites have previously been allocated for development, it is unlikely that they will remain undeveloped in the future. It is now considered that a suitable future use could be residential, given their proximity to residential areas. Apart from Norsey Meadow, all of the Billericay sites within this policy are carried forward from the Billericay Local Plan. They have been included as land for development in this Plan because they were previously allocated as land earmarked to meet post-1991 housing needs. Norsey Meadow was identified by the Billericay Local Plan Inspector as being suitable for post-1991 housing. Such allocations will obviously contribute further to the overall land availability within the District but are not required to achieve the Structure Plan figure. It is estimated that the following sites could accommodate about 265 dwellings.

4.2 Surface water attenuation may be required for the sites, together with other measures dependent on the nature of the proposed developments. Consultation with the Environment Agency may be required prior to the submission of an application.

4.3 Land West of Cranes Court and East of St Anselms School, Basildon (1.4 hectares/3.4 acres)

The site comprises two parcels of land, on the south side of Cranes Farm Road. Both parcels of land are part of larger sites which extend to the southern boundary of Cranes Farm Road. To the east and south they are bordered by residential uses and to the west by school playing fields. The St Anselms site is surplus to requirements as a playing field. Development of these sites shall be restricted to an area which runs some 80 metres parallel to the southern boundary of the sites. This will ensure that the development does not project any further northwards of the northernmost point of Cranes Court and that a substantial area of open space and landscaping strip remains between the development and Cranes Farm Road. This landscaping strip will continue the area of open space on the southern side of Cranes Farm Road, an important and prominent feature in this area. At an average density of 14 dwellings to the acre, this site could accommodate between 50 and 60 units. However, given its location adjoining community uses and other social housing developments, it is appropriate that the development of this site should contribute to meeting the affordable housing needs of the District (See Policy BAS S5).

4.4 Land South of Hillside Close, Billericay (0.8 hectares/2 acres)

This is a parcel of 0.8 hectares (2 acres) well defined from the proposed open space to the south and adjacent to the recent development at Martin Close, from which access would be gained. Approximately 25 dwellings could be built on this site.

4.5 **Norsey Meadow**, Billericay (1.1 hectares/2.7 acres)

This site is part of a larger site of 3.2 hectares (7.9 acres) identified by the Billericay Local Plan Inspector as being suitable for 'Area of Special Restraint' status (land meeting post 1991 housing needs). Two areas of special restraint allocated in the Billericay Local Plan and part of one of the remaining three areas have planning permission for residential development.

With the exception of the land adjacent to Langham Crescent, which has been returned to the Green Belt, the Billericay 'Areas of Special Restraint' without planning permission are allocated by Policy BAS S2 in the Basildon District Local Plan for residential development. Bearing in mind the Billericay Local Plan Inspector's comments to effect that the 3.2 hectares (7.9 acres) did not fulfil a Green Belt function, agreement has been reached with the owners of the bulk of the site to develop only 1.1 hectares (2.7 acres), comprising the less prominent parts of the original 3.2 hectares (7.9 acres). The remaining 6.4 hectares (15.8 acres) of Norsey Meadow would be passed to the Council for informal public open space purposes. The density of the development would be relatively low, with substantial separation distances from existing adjoining dwellings, significantly greater than the Council's minimum standards.

The site comprises of two 'arms' of development fronting the north western corner of Norsey Meadow. One arm encompasses the former nursery site to the rear of nos. 70-84 Norsey Road, whilst the other effectively extends Norsey Close in a southerly direction. Neither will encroach onto the Meadow proper, and because of the lie of the land neither will be visually prominent from a majority of the Meadow. The development of these two small portions of land will ensure that the Meadow itself is returned to the Green Belt and secured as public open space. Access to the site will be by means of the existing junction of Norsey Close and Norsey Road. The site could accommodate approximately 15 dwellings.

4.6 **Land to South of Rosebay Avenue**, Billericay (2.6 hectares/6.4 acres)

This site of 2.6 hectares (6.4 acres) was allocated for a primary school in the Approved County Development Plan (First Revision) but subsequently the education authority decided that it did not wish to build the school at Queens Park. For the following reasons, the most appropriate use of the land is residential:-

- i. the site does not lie within the Green Belt;
- ii. there is already ample public open space in the vicinity;
- iii. residential development adjoins the site on 3 sides; and
- iv. the site was identified in the Billericay Local Plan as being suitable for housing development.

The site is covered in thorn together with some oak trees. Groups of oaks should be retained in small open spaces, broad highway verges and parking areas. Taking into account the need to preserve some of the trees on this land, it is estimated that approximately 85 dwellings could be built on the site.

4.7 **Land North of Fairlop Gardens**, Basildon

The site comprises an area of 0.5 hectares/1.2 acres located in the south-western corner of an existing 2.6 hectares (6.4 acres) of open space to the north of Fairlop Gardens and the south of Broadmayne. To the east and west the site is bounded by existing residential uses, whilst to the south is the Fairhouse County Primary School. The site will be accessed from Long Riding and any development proposals should ensure retention and enhancement of the remaining open space to the north. However, given its location adjoining community uses and affordable housing, it is appropriate that this site should be developed either for a nursing home or for affordable housing for approximately 20 units (see Policy BAS S5).

4.8 Land East of Pound Lane, Laindon

This site comprises of two parcels of land totaling 1.05 hectares/2.6 acres, divided by the footpath to St Nicholas' Church. It is bounded to the north, west and south by existing residential development. Access to the site will be from the existing track which runs onto the site from Pound Lane. Any development proposals for the site should retain the trees fronting Pound Lane, retain the tree and scrub landscaping buffer strips along the eastern and western boundaries and provide a new landscaping buffer along the eastern edge to compliment the open space associated with the church. The existing footpaths should also be incorporated into any development, which could accommodate about 20 dwellings.

Areas of Special Reserve - Long Term Development Sites Post 2001

Policy BAS S3

The following land, between the urban area and the Green Belt boundary, is safeguarded for meeting longer term housing development needs beyond the present Local Plan period.

Planning permission for permanent development of the land will not be granted until there has been a review of this Local Plan which proposes the development of one, or both, sites below. Until the land is required for development, there will be a presumption against development other than that normally allowed in the Green Belt:

- i. 12.14 hectares (30 acres) of Land North and South of Barn Hall, Wickford.
- ii. 24 hectares (60 acres) of Land North of Dry Street, Basildon.

Development of the Land at Barn Hall will depend on the provision of 22 hectares (54 acres) of public open space to the west of the site and within the District, together with landscaping and appropriate recreational facilities, to replace existing facilities on the safeguarded housing land and to provide for the needs of the new population. In addition, various off-site highway works will be required.

Development of the Dry Street site will depend upon the provision of open space and community facilities including a primary school, community centre, local shops and a health centre, together with off-site highway works.

4.9 Policy S7 of the Structure Plan First Alteration states that the Green Belt boundaries around towns and villages will be defined *'by reference to the foreseen long term expansion of their built up areas acceptable in the context of the stated purposes of the Green Belt.'*

4.10 In drawing the long term Green Belt boundaries around the settlements in Basildon District, regard has been given to the defensibility of existing boundaries, the contribution that land on the periphery of the existing urban boundary makes to the stated purposes of the Green Belt, the development needs of the District and the need to keep development within the planned capacity of local services and infrastructure.

4.11 In the light of these criteria, two sites have been identified to meet longer term development needs - north and south of Barn Hall, Wickford, and north of Dry Street, Basildon.

- i. **Land at Barn Hall**, Wickford

A site north and south of Barn Hall, Wickford has been identified to meet longer term development needs. This site is made up of two parcels of land totalling 11.9 hectares (29.5 acres) along the western boundary of Wickford, north of the railway line, and mainly comprises wedges of Green Belt extending into the built up area. In defining the Green

Belt boundary around the western edge of Wickford, it is sensible to make it defensible in the long term. The long term durability of this boundary will be guaranteed by 31.4 hectares (77.5 acres) of land immediately adjoining the revised boundary, becoming public open space with a range of recreation facilities. Some 22 hectares (54 acres) of the proposed open space is within the District boundaries. The remainder is located within Chelmsford Borough. Residential development shall take place in accordance with a Design Brief agreed by the landowner and the Council. Access to the land can be gained from 3 different roads, and infrastructure can be easily provided. In order to create a strong and defensible Green Belt boundary it is necessary to exclude Berne Hall from the Green Belt. This moated property is of significant archaeological importance and has considerable visual amenity value. Berne Hall is therefore not allocated for residential development.

ii. Land North of Dry Street

The site north of Dry Street consists of 35 hectares (85 acres) of undulating grazing land. The site formed part of the New Town Designated Area, and has never been part of the Green Belt. The land is bounded in the north by residential development, and in the east by Basildon College and Basildon Hospital. To the west is Langdon Nature Reserve (see para 5.5), which is also designated a Site of Importance for Nature Conservation (SINC).

An area of 24 hectares of the site is reserved for meeting long term housing needs. The remainder of the site, some 11 hectares would be used for open space purposes, together with the provision of the community centre, shops and health centre identified in Policy BAS S3. A primary school of adequate capacity should be provided in an appropriate located easily accessible to the main road network.

Vehicular access to the site shall be from Dry Street to the south and/or via the hospital roundabout on Nethermayne through the grounds of the adjoining hospital and Basildon College sites. Vehicular access to the site shall be optimal for the operation of bus services. A principal access from Dry Street will involve works to widen this highway east of the site access and new highway works will be required at the junction of Dry Street with Nethermayne which could be carried out in conjunction with the proposed hotel development adjacent to the golf club. Appropriate traffic management measures will be required to deter motor vehicles passing westwards along Dry Street beyond the principal access.

The highway network within the development will have regard to the principles of the Essex Design Guide; should be developed to encourage slower speeds (i.e. 20 mph maximum); and should include cycleways and footpaths to facilitate access by cycle and on foot to the town centre and surrounding areas.

The development of this site should accord with the principles of sustainability, and, wherever appropriate, use should be made of the site's natural contours to orientate the new dwellings so as to optimise solar gain and energy efficiency.

Affordable Housing

Policy BAS S5

In developments of 25 dwellings or more, or residential sites of 1 hectare or more, the Council will expect an appropriate provision of affordable housing on suitable sites.

In this context affordable housing means both low-cost market and subsidised housing, and the type of housing sought will depend on local housing need and the site suitability.

In assessing the suitability of a site for affordable housing the Council will have regard to the site's location relative to public transport, town centres and other areas of employment, proximity to public open space, schools and other community facilities, particular costs associated with the development and the realisation of other material planning objectives.

The scale and form of provision will be subject to negotiation and may consist of between 15 - 30% of the total number of units.

On certain suitable sites it may be considered more appropriate for the developer to make a financial or other contribution towards affordable housing elsewhere in the District when the factors of provision of affordable housing on the suitable site undermine the viability of the development of the whole site, or the need for a type of affordable housing is different to that which would be provided on that site.

Agreements on arrangements to ensure their future use as affordable housing to meet the needs of the District will be required.

4.12 National planning policy on Planning and Affordable Housing is set out in Circular 6/98 published by the Department of the Environment, Transport and the Regions in April 1998. In it a definition of affordable housing is provided as 'both low-cost market and subsidised housing (irrespective of tenure, ownership - whether exclusive or shared - or financial arrangements) that will be available to people who cannot afford to rent or buy houses generally available on the open market.' The need for affordable housing is a material planning consideration which may be taken into account when formulating local plan policies. Policy BAS S5 develops the guidance set out in the Circular in response to the need for affordable housing in Basildon District. It develops the criteria set out in paragraph 10 of Circular 6/98 in terms of identifying suitable sites. The Council, including its Housing Department, will work closely with developers to ensure that Affordable Housing remains available for those who need it.

4.13 Policy BAS S5 sets out the criteria that the Council will consider in assessing a site's suitability for affordable housing. On suitable sites, the Council will enter into negotiations with the developer in order to agree the most suitable type, mix, form and proportion of provision to ensure a successful development. Agreement on the subsequent management of the affordable housing will also be required to ensure its longevity.

4.14 Paragraph 5 of Policy BAS S5 sets out the circumstances where it may be preferable for the developer to enter into a planning obligation to contribute towards the provision of affordable housing on a different site in the District. This may be acceptable when an assessment of other factors involved in the inclusion of an element of affordable housing indicate that such provision would directly undermine the viability of the development of the whole site. Alternatively, the Council may seek a developer to contribute towards an element of affordable housing at a different site where it considers that the type, mix or form of affordable housing appropriate to the development site would not conform with the local needs.

4.15 Basildon District's Housing Strategy for 1998-2002 sets out the District's housing needs for the remainder of the Local Plan period. It reflects the range in prices for new dwellings on the open market in the District, a semi-detached three bedroom family house would cost nearly £80,000 (1996 prices), although the annual price increase in recent years has averaged 11.3%. However, despite recent falls in the overall unemployment in the District, in some parts of the new town the level of unemployment remains high (7.4% in the Vange ward). In addition, over 60% of applicants on the Housing Register are claiming some form of housing benefit. These three factors mean that buying a house on the open market is not an option for a significant number of the District's residents. The proportion of dwellings in the private rented sector is very low at some 4%. This has translated into relatively high private sector rents, which in 1996 averaged £460pcm for a typical three bedroom house, compared with £205 for the equivalent Council house and £267 for a housing association property. These figures highlight the affordability of housing in the District.

4.16 The Council's Housing Strategy also identifies a shortfall in the supply of affordable housing during the remainder of the Local Plan period. At present, there is an average of 475 households in temporary accommodation, with some 384 households placed in temporary accommodation in 1997/1998. Current projections indicate that by the year 2001 there will be a net shortfall of 880 dwellings for rent. The applications on the Housing Register predominately relate to 2 bedroom homes with consequential transfer applicants requiring larger 3 and 4 bedroom family properties.

Whilst the supply of 3 bedroom dwellings is matching demand, this apparent match is deceptive as a large proportion of the 3 bedroom home supply is met by upper floor flats and maisonettes, which are not considered suitable for family occupancy. There is a significant oversupply of 1 bedroom accommodation (with little demand), and an under supply of two bedroom units where there is the greatest demand. Therefore, the acute and priority need is for new 2 bedroom and family accommodation. To meet the local housing need, the Council will seek to negotiate 2 bedroom and family style housing, preferably rented at local Housing Corporation benchmark rents.

Policy BAS S2 identifies new residential development sites in the District during the Plan period. Not all of these sites meet the criteria in Policy BAS S5 and, therefore there is no guarantee that they will be developed for affordable housing. The remaining sites in themselves cannot accommodate enough affordable homes to meet the Council's requirements. Through the application of Policy BAS S5 the Council will be able to secure affordable housing on sites of 25 dwellings or more, or sites of 1 hectare more, which will contribute towards meeting the affordable housing needs of the District during the Plan period.

5 Natural Environment & Nature Conservation

Protected Areas

Policy BAS C1

The Council will not permit development which may have an adverse material effect on a Site of Special Scientific Interest (SSSI). When considering planning applications affecting Sites of Importance for Nature Conservation (SINC) or other important wildlife habitats, the Council will have full regard to the nature conservation value of the site

The criteria which the Council will take into account in dealing with planning applications affecting SSSIs, SINCs and other important habitats will be:-

- i. effects on significant nature conservation or scientific features of the site;
- ii. the importance of the site and of any nature conservation or scientific features affected; and
- iii. any benefits of the proposed development.

5.1 There are no National Nature Reserves in Basildon District. There are, however, four Sites of Special Scientific Interest (SSSIs)⁽ⁱⁱ⁾ as listed below:-

- Pitsea Marsh SSSI;
- Basildon Meadows SSSI;
- Vange and Fobbing Marshes SSSI; and
- Norsey Wood SSSI, Billericay.

All of these sites are identified on the Proposals Map.

5.2 SSSI status is the highest national level of protection which may generally be afforded to a site of natural interest outside National Nature Reserves. SSSI's are of value because they are part of the heritage of an area as well as important amenity and wildlife sites. They may provide valuable educational, training and research resources. The network of SSSI's contributes to the tourism and recreational potential of the area.

5.3 Local planning authorities should not grant planning permission on a SSSI without first consulting with English Nature and are also legally obliged to consult with them on any application made adjacent to a SSSI which may affect the special interest. As the special interest of SSSI's may be destroyed by development permitted by the General Permitted Development Order, certain permitted development rights have been withdrawn.

5.4 Outside of those areas which are statutorily protected or are in the ownership of authorities or bodies whose intention is to manage them for nature conservation, there are many areas which are valuable as important wildlife habitats. The Policy BAS C1 will be applied to such areas to offer a general protection against unsympathetic development. The Council in conjunction with the Essex Wildlife Trust (EWT), have carried out a survey of the District to identify such areas. These are identified on the Proposals Map as Sites of Importance for Nature Conservation (SINC) and listed in Appendix One.⁽ⁱⁱⁱ⁾

- ii In addition, Mill Meadows, in Billericay and Holehaven Creek in Basildon, were designated SSSIs in 1999 and 2004 respectively.
- iii A Nature Conservation Guide to Basildon District, published by Essex Wildlife Trust in 2005 updates this local list following a Phase One Habitat Survey undertaken between 2004/2005.

5.5 Under the powers contained in Section 21 of the National Parks and Access to the Countryside Act 1949, Local Authorities can establish Local Nature Reserves in order to further recognise the nature conservation value of an area. This involves the passing of special by-laws by the Local Authority in consultation with English Nature, for the protection of the use and management of the reserve.

There is currently only one Local Nature Reserve in the District, at Norsey Wood in Billericay, although it is proposed to designate a second at Greens Farm Lane, also in Billericay. In addition, there are other areas in the District that are commonly referred to as 'nature reserves', but which have been established by the Essex Wildlife Trust. Unlike Local Nature Reserves these areas have not been through any statutory consultation procedures and as such are not afforded any statutory protection. These non-statutory nature reserves are nevertheless important areas for nature conservation, and all are designated SINCs or SSSIs. They are managed by EWT. There are currently three non-statutory EWT Nature Reserves in the District:-

- Langdon Nature Reserve
- Vange Marsh
- Shotgate Thickets

5.6 The Council will actively support the extension of existing, or the designation of new Sites of Special Scientific Interest and Nature Reserves. During surveys of the District by the Council or nature conservation bodies, areas not previously identified may be considered worthy of designation and protection as Local Nature Reserves.

Country Parks

Policy BAS C2

The Council will not normally permit development which may adversely and materially affect the conservation or landscape value of a Country Park.

5.7 There are five Country Parks in Basildon District:-

- Westley Heights;
- One Tree Hill (Part of);
- Way Tyler (formerly Pitsea Hall);
- Queens Park; and
- Greens Farm;

Country Parks are not only a recreation resource, but because of their tree cover, lakes, streams and other natural features, they are also important wildlife habitats and a landscape resource. While recognising their recreational role, it has also been decided to safeguard their conservation role within the District.

Trees and Woodlands

Policy BAS C5

Existing woodlands should be retained, especially where they are Ancient Woodlands. Appendix One identifies the Ancient Woodlands located within the District. These are identified on the Proposals Map.

5.8 Ancient woodlands have been defined by Essex Wildlife Trust as areas containing flora and fauna of pre 1600 origin. These established woodlands are of particular importance, in that they have evolved unique characteristics and qualities throughout the centuries, and once destroyed they are irreplaceable. Those remaining should be protected and enhanced as far as possible for aesthetic reasons, as well as for their valuable contribution to wildlife and species diversity, and informal recreation. A schedule of Ancient Woodlands in Basildon District is set out in Appendix One and the woodlands are identified on the Proposals Map. Other woodlands may also be designated as Sites of Importance for Nature Conservation (see Policy BAS C1). Advice to woodland owners on management is available through the Forestry Commission, Essex County Council and the Council's Arboricultural Officer.

The Marshes Area

Policy BAS C7

The Council will not permit development, including recreational proposals, which would cause harm to the landscape, the open and rural character or the wildlife of the marshes Coastal Protection Area.

5.9 The marshes and unimproved grasslands of Vange, Bowers and Pitsea make up about 10% of the total of such land in Essex and are significant in a national context. They comprise an area of predominantly rough pasture which extends from Fobbing High Road in the west to Canvey Way in the east. This area is mostly unimproved grassland together with some improved pasture, and reedbeds and saltings along the creeks. The marshes are largely used for the grazing of cattle and horses which helps to preserve the character of the grassland. This unimproved grassland has not been ploughed, drained or fertilised and is an increasingly rare habitat very rich in wild flowers and the insects that feed upon them. The Council will endeavour to ensure that the existing agricultural regime is maintained in order to preserve the landscape, character and nature conservation value of the marshes.

5.10 In March 1994 much of the marshes area was designated an Environmentally Sensitive Area (ESA) under section 18 of the Agriculture Act 1986. ESAs recognise that agriculture can have a major influence on the conservation and enhancement of the landscape, wildlife and historical features of a particular area. The designation makes funds available to farmers in order to maintain and enhance extensively managed grazing marshes and other coastal grasslands, and to encourage the reversion of arable land to permanent grassland for the benefit of fauna and flora. ESAs have no planning status, and cannot be used as a reason for refusing planning applications.

5.11 As a result of the Marshes Area Plan, published in 1983, a number of land uses inappropriate in an area of recreation and conservation value have been removed from the marshes. The Council will continue to pursue this strategy and seek the removal of unsuitable and non conforming uses from the marshes.

5.12 Essex County Council's Coastal Protection Belt Subject Plan ceases to be operational under the 1991 Planning and Compensation Act, although Structure Plan Policy NR18 which guides the Subject

Plan, remains in force. Local plans throughout Essex should therefore show the extent of the Coastal Protection Belt as approved by the County in 1985. The coastal protection policy is therefore incorporated into this policy, and shown on the Proposals Map.

Water Wildlife

Policy BAS C13

The Council will not normally permit development which may adversely and materially affect any river, pond, lake or other important water feature or wildlife habitat of acknowledged importance.

5.13 The District has a small number of water features. Some are important recreation facilities, but many others, less well known, are vital to wildlife. These should be preserved and the Council will seek to retain such features by refusing development which would damage them, or by imposing conditions to allow their retention as a part of new development.

Hazardous Substances

Policy BAS C15

The Council will not permit hazardous development which would cause material harm to the health and safety of the District's population. The Council will have particular regard to the following factors:-

- i. the nature and scale of the hazardous development proposed;
- ii. the distance, and the existence of any existing or potential effective screening, between the hazardous development proposed and any existing or permitted residential, employment or other development where people could be expected to congregate;
- iii. the nature of development in the vicinity of the proposed hazardous development; and
- iv. movement of hazardous substances in association with the proposed hazardous development.

5.14 By their very nature hazardous installations potentially cause a danger to the health and safety of the public. They are ideally located away from both centres of population and centres of congregation. The Council will consult with the Health and Safety Executive on all applications for consent under the Town and Country Planning (Hazardous Substances) Act 1990, and also on other applications which in the Council's opinion may pose a hazard to the District's population. Applications will be considered in the light of the criteria set out in Policy BAS C15.

Policy BAS C16

The Council will not permit development, in the vicinity of hazardous installations, which would cause material harm to the health and safety of people who might live, work or congregate for other purposes at the proposed development. The Council will have particular regard to the following factors:-

- i. the nature of the existing hazardous installation;
- ii. the nature and scale of new development proposed; and
- iii. the distance of the proposed development from the hazardous installation, the presence of, and effectiveness of, existing screening, and the potential for new or additional screening.

5.15 Under Section 28 of the Planning (Hazardous Substances) Regulations 1992, Local Planning Authorities are now required to keep a register of sites which are identified by the Health and Safety Executive (HSE) as hazardous installations. One such installation, in Burnt Mills Industrial Area, is currently listed and shown on the Proposals Map, but more may be added to the register at a later date. The register is available for inspection at the Council Offices. The Council will consult the Health and Safety Executive regarding any planning applications for development within the notifiable distance of a hazardous installation (as defined in the Council's register of hazardous installations, and shown on the Proposals Map), or regarding any proposed notifiable installations.

6 Employment

Comprehensive Development Areas

Policy BAS E1

An area of Land West of Gardiners Lane South is allocated for employment and open space uses in a comprehensive scheme subject to the following criteria:-

- i. the provision of at least 16.2 hectares (40 acres) of land for employment purposes;
- ii. the retention of at least 20.2 hectares (50 acres) of open space and residential land;
- iii. the protection of the residential amenity of those residential dwellings that remain. Uses adjacent to residential dwellings will be restricted to B1 uses only;
- iv. the retention of the woodland and former orchard north of Gardiners Close and adjacent to Gardiners Lane South, and other important trees and hedgerows within the area;
- v. no development of the site should take place until the Council has prepared a design brief to act as a guide for the development of the area;
- vi. the proposal must be subject to a Traffic Impact Assessment. Any improvement to the local highway network required to enable the development to take place, will be expected to be provided by the developer.

6.1 The Gardiners Lane South site forms part of a larger area of 36.4 hectares (90 acres) between the Cranes industrial area and the Fiat New Holland tractor plant. The site is within a well established chain of industrial areas that run east-west from Burnt Mills to Pipp's Hill on the northern edge of Basildon. The site has good access from Gardiners Lane South and directly onto the A127 by way of the Mayflower Retail Park.

6.2 The majority of the area is owned by the Commission for the New Towns, although a number of sports grounds and residential dwellings are privately owned. The complex mix of land uses and ownership's means that a comprehensive scheme is necessary for the proper planning of the area. A phased approach to this development may be taken provided it does not prejudice the provision of satisfactory infrastructure.

6.3 The future of the site depends on the relocation of certain uses and the sympathetic blending of the remaining existing uses with new development. With such careful planning the area could develop into an attractive employment area incorporating open space and retaining natural features such as trees and woodland.

6.4 Special regard should be given to the amenities of the residential properties, if they are not included in a development scheme, and uses adjoining the dwellings will be restricted to B1 only. Surface water attenuation may be required for the site, together with other measures dependent on the nature of the proposed developments. Consultation with the Environment Agency may be required prior to the submission of an application.

6.5 It is proposed to retain some of the open space uses on the site. Relocation of other sports grounds and sports clubs will be necessary. Opportunities exist for the relocation of some of these open sports activities within the New Town in areas such as the land north of St Nicholas Church (See Policy BAS R11). While relocating in the Green Belt is an option, the Council will apply the Green Belt policies in this Plan and will not allow the construction of large unsympathetic buildings or structures in the Green Belt.

6.6 Since the Local Plan was placed on Deposit, outline planning permission was granted in 1995 for a comprehensive industrial and leisure development at the Aquatels site in Pipp's Hill, which was allocated under Policies BAS E2 and BAS R13 in the Deposit Plan. The outline planning permission includes a mixed use leisure and industrial scheme on a 50.2 hectare (124 acre) site, including 7.76 hectares (19.2 acres) of land north of the tractor plant which already had planning permission under the New Towns Act. In total some 26 hectares (64.2 acres) of industrial land (use classes B1, B2 and B8) was granted outline consent.

Proposed Employment Sites

Policy BAS E2

3.5 hectares (8.6 acres) of land is allocated for employment purposes in Terminus Drive, Pitsea, subject to the following criteria:-

- i. The proposal must be subject to a Traffic Impact Assessment. Any improvement to the local highway network required to enable the development to take place, will be expected to be provided by the developer; and
- ii. The site shall provide for B1 and B2 uses.

6.7 The Terminus Drive site is situated to the south of the A13 flyover. At present the site is vacant and predominantly scrubland. Access should be from Pitsea Hall Lane. The existing railway/road bridge in Pitsea Hall Lane is inadequate to safely accommodate additional vehicular traffic and pedestrians. The development of this site may exacerbate these problems. The bridge cannot be widened and, therefore, requires complete reconstruction plus realignment. The developer of this site may be required to make an appropriate contribution to off-site traffic management. Highway improvements will be required to prevent traffic queues to the bridge or railway crossing, blocking existing accesses. Due to the potential highway congestion, the site is considered as inappropriate for storage and distribution purposes which generate a large number of heavy goods vehicles. This would conflict with the existing vehicles using Pitsea Hall Lane. The land under the flyover could accommodate car parking. Extensive landscaping should be provided and retained to soften the visual impact of any developments on the surrounding areas particularly Pitsea Marshes. Surface water attenuation may be required for the sites, together with other measures dependent on the nature of the proposed developments. Consultation with the Environment Agency may be required prior to the submission of an application.

Policy BAS E3

1.5 Hectares (3.7 acres) of Land North of Courtauld Road is allocated for employment purposes.

6.8 This site, immediately east of the dwellings in Nevendon Road and adjacent to the Nevendon sewage works, remains undeveloped. Its proximity to the sewage works makes it unsuitable for residential development. The site could be accessed from Courtauld Road, utilising an access approved as part of the commercial development of the adjacent Basildon Mower Centre. Given suitable protection for the amenity of adjacent dwellings by nature of the orientation of new buildings, and screening, the site would be suitable for B1 uses. Surface water attenuation may be required for the site, together with other measures dependent on the nature of the proposed developments. Consultation with the Environment Agency may be required prior to the submission of an application.

Existing Employment Areas

Policy BAS E4

Subject to the criteria set out in Policy BAS E10, planning permission for new business and general industrial buildings, extensions to existing buildings and changes of use of existing buildings to business and general industry (Use Classes B1 and B2), will normally only be permitted within those areas proposed or shown as existing industrial estates as identified on the Proposals Map.

Subject to the criteria set out in Policy BAS E10, elsewhere within the urban area proposals for new business (Use Class B1) buildings, extensions to existing buildings or the change of use of buildings to business, will only be permitted where there is no adverse impact on residential amenities.

All planning applications storage and distribution (Use Class B8) will be considered with regard to Policy BAS E8.^(iv)

6.9 In order to maintain and expand current employment levels, and preserve the amenity of residential areas, new industrial and commercial development shall take place within either the areas identified in Policies BAS E1-E3 or within the established industrial estates. By being flexible in the use of industrial buildings the Council can encourage vacant buildings to be brought back into use, thereby creating new jobs and avoiding the potential dereliction of the building.

6.10 New industrial and business development should be concentrated only in areas designated for that purpose. However, some appropriate small scale business and commercial activities can be carried out in other areas without having a detrimental effect on the surrounding area. Policy E9 of the Essex Structure Plan First Alteration and Planning Policy Guidance Note 4, Industrial and Commercial Development and Small Firms, endorse this view. However, notwithstanding the above, the Council will subject proposals for any non-conforming business use which could have a detrimental effect on residential amenities to particular scrutiny.

Ford Research and Development Centre

Policy BAS E5

Land at the Ford Research and Development Centre, Dunton, as shown on the Proposals Map, shall only be developed for automotive research, design and development, and associated engineering industry and services, including suppliers to the Ford Research and Development Centre. Development not required for such purposes will not be permitted. Any new development will be subject to the following criteria:-

- i. retention of a landscaped corridor along the northern boundary of the site, adjoining the A127;
- ii. retention of a landscaped corridor along the southern boundary of the site, adjoining the residential areas;
- iii. the avoidance of harmful visual impacts on the Green Belt;
- iv. the achievement of a high standard of design; and
- v. access to the A127 shall only be by way of the Dunton Waylets interchange.

6.11 The site of the Ford Research Centre has been located in the Green Belt since 1957. The Research Centre itself was granted planning permission in 1963 by the Minister of Housing and Local Government,

iv Not saved by virtue of Secretary of State's September 2007 Direction.

as an exceptional circumstance to Green Belt policy by virtue of its national importance. Today, the Research Centre is one of only two operated by Ford in Europe, and the only one in the UK. It employs over 3,000 permanent staff, and more than 500 temporary employees. The Centre is of considerable local, regional and national economic importance. The site has expanded considerably since 1963.

6.12 If the Centre is to remain viable in the highly competitive car industry, and if it is to continue to play a major role in the local economy, then the site needs to be released from Green Belt controls. This will allow Ford to expand their operations on the site by embracing current locational concepts, such as co-siting and co-location. This situation constitutes exceptional circumstances which merit the release of this 98 hectares (242 acres) site from the Green Belt.

6.13 Given the exceptional circumstances surrounding the release of the site from the Green Belt, it is proper that any future development of the vacant land also contributes to Ford's status as an employer of significant local and national importance. The development of the remainder of the site will therefore be restricted to research, design and development companies which contribute to, or complement, the work carried out by Ford on the site.

Legal agreements will be used to ensure that this remains the case in perpetuity. This development should be of a high quality design, which does not impose itself visually on the surrounding Green Belt. The development must be screened from both the neighbouring residential properties to the south and the A127 in the north, in order to protect residential and visual amenities. In order to maximise highway safety, no additional access points to, or from, the A127 will be allowed. To ensure that only appropriate development is carried out on the site, a Master Plan will be agreed between the Council and Ford Motor Company, setting out the location of areas of future development within the site, and guidelines for this development.

Untidy Industry

Policy BAS E6

The development or expansion of untidy industry sites will be permitted in the Harvey Road and Archers Field area of the Burnt Mills Industrial estate, as identified on the Proposals Map. Untidy industry proposals in other locations within the existing industrial areas will be assessed on the basis of their likely effects on nearby uses. Outside of industrial areas untidy industry will not be allowed.

6.14 The term untidy industry is used by the Council to encompass a variety of industries which are not only untidy in appearance, but which also have the potential to cause significant environmental harm. Examples of industry which fall into this category include salvage (particularly of metals), recycling, outside storage, and the parking of heavy vehicles. Sites for such industries are typically characterised by their poor visual appearance, noisy work carried out in the open, poor quality buildings, large areas of hardstanding, and nuisance creating atmospheric discharges (such as smoke and oil). In the light of this, the location of untidy industries needs to be carefully controlled to ensure that both visual and residential amenities are protected. In addition, untidy industries can act as a disincentive to investment in other economic activities in the close vicinity, particularly those falling within Use Class B1 of the Town and Country Planning (Use Classes) Order 1991. As such, it is preferable for untidy industries to be concentrated, as far as possible, into a single area. The Harvey Road and Archer Field area of Burnt Mills already contains a predominance of Untidy Industries, including car breakers and scrap metal merchants, and it is possible that further development of such uses in this area could be accommodated without increased environmental impact.

Alternative Uses of Industrial Premises

Policy BAS E7

The development of land or buildings, allocated or in use for business, general industry, and storage or distribution purposes (Use Classes B1-B8) for a use falling within any other use class, with the exception of retail (Use Class A), may be permitted provided the following criteria are met:-

- i. there is adequate land and premises available elsewhere in the district to meet the district's business, industrial and storage or distribution needs;
- ii. the new use shall not lead to a significant net loss of employment;
- iii. there is adequate car parking; and
- iv. there is no adverse impact upon the amenities of the area;

Planning applications for retail development on land or buildings allocated for business, industrial and storage or distribution purposes will be considered with regard to Policies BAS SH1 and BAS SH6.

6.15 Policy E1A of the Essex Structure Plan First Alteration provides for *'greater flexibility in the use of industrial land for development providing employment....in the town of Basildon.'* Policy L17A of the Structure Plan goes on to specify that generally leisure facilities may be particularly appropriate. Whilst this Council may permit alternative uses within the industrial areas, such uses may employ fewer people than industrial uses, although they may generate similar or more activity, particularly outside normal working hours. The benefits of such a use would be carefully weighed against any potential loss of business, industrial and storage or distribution capacity.

General Employment Policy

Policy BAS E10

Proposals for industrial, business and office development (Use Classes B1 to B8) will be considered with regard to the following criteria:-

- i. the surrounding roads must be adequate to accommodate the increase in vehicle traffic generated. A Traffic Impact Assessment may be required;
- ii. Developments should relate to the primary road network without using residential estate roads;
- iii. Adequate car parking should be provided in accordance with the Council's Car Parking Standards in Appendix Three;
- iv. Adequate servicing and turning areas should be provided on the site in accordance with the Council's Highway Standards;
- v. Provision for the landscaping and screening of buildings and storage areas with a landscaping strip abutting all highways will normally have a minimum width of 5 metres to be retained at all times;
- vi. The design, form, scale, and materials of the development will be expected to be appropriate and sympathetic to neighbouring developments, particularly adjacent to residential areas; and
- vii. Adequate controls should be installed to limit the emission of noise, pollutants, discharge and smells which could be associated with the proposed use.

6.16 The Council has the responsibility to ensure that a new development meets appropriate environmental requirements and related development control criteria, in addition to ensuring that a particular site is appropriate for a specific use.

6.17 Policy BAS E10 broadly sets out the development control criteria appropriate to industrial, business and office development. This policy is designed to ensure that a development is of the highest standard with regard to design, scale, car parking and environmental impact. In appropriate cases, the Council will attach conditions to planning permission to ensure the adherence to the criteria set out in Policy BAS E10.

7 Retailing

New Retail Development

Policy BAS SH1

New retail development will be concentrated within the urban areas of Basildon, Billericay and Wickford, and within those areas in the town centres as defined on the Proposals Maps.

In assessing proposed retail developments, the Council will apply a sequential test:-

- i. firstly, consideration should be given to potential sites within the existing five town centres;
- ii. secondly, if it is demonstrated that all potential town centre sites have been thoroughly assessed but do not prove suitable for that development, potential edge of town centre sites should be considered;
- iii. only after it has been demonstrated that there are no suitable town centre and edge of town centre sites, out of town sites within the urban areas will be considered, subject to the following criteria:-
 - a. That the cumulative effect of this and other recently completed or approved out of town retailing developments will not affect the vitality and viability of the existing town centres;
 - b. The location should be accessible by a choice of means of transport including public transport, cyclists and pedestrians, not just by car. Where appropriate the Council will seek from the developer improvements to public transport accessibility;
 - c. It should not give rise to problems of access, road safety and traffic congestion;
 - d. It should not harm the visual character of the area or cause unreasonable loss of amenity to adjoining land uses;
 - e. It should not materially prejudice the provision of other land uses, particularly the supply of land for industrial, housing and community uses, including open space;
 - f. Adequate controls should be installed to limit the emission of noise, pollutants, discharge and smells which could be associated with the proposed use; and
 - g. The criteria set out in Policy BAS SH10^(v) and other policies applicable in this plan.

Large out of centre developments should preferably be combined with existing out of centre developments. Large retail developments should include recycling facilities.

7.1 National policy on retailing is set out in Planning Policy Guidance Note 6 - Town Centres and Retail Developments revised in June 1996. This PPG updates and revises guidance published in July 1993 and follows Ministerial statements on national retailing policy. It also follows the House of Commons Environment Committee's report on Shopping Centres and their future, published in October 1994.

7.2 Revised PPG6 has 4 main objectives:-

- *'to sustain and enhance the vitality and viability of town centres;*
- *to focus development, especially retail development, in locations where the proximity of businesses facilitates competition from which all consumers are able to benefit and maximises the opportunity to use means of transport other than the car;*

v Not saved by virtue of Secretary of State's September 2007 Direction.

- *to maintain an efficient, competitive and innovative retail sector; and*
- *to ensure the availability of a wide range of shops, employment, services and facilities to which people have easy access by a choice of means of transport.'*

These objectives are consistent with the Government's Sustainable Development Strategy and PPG13 - Transport. Paragraph 1.3 of PPG6 states that '*town and district centres should be the preferred locations for developments that attract many trips.*' Local planning authorities should adopt planning policies which amongst other things, locate major developments where they are accessible by a choice of means of transport and enable town centres to meet the demands of residents.

7.3 Perhaps the most significant policy in PPG6 is the 'sequential test' which should be considered in assessing new retail developments. That test will be applied by the Council in Policy BAS SH1. The onus will be on the developer proposing an out of town retail development to show that they have fully considered the appropriateness of town centres. However, these sites may not be exhaustive and other sites not currently allocated in this Plan may become available, and there are sites in Billericay and Laindon town centre which have un-implemented planning permissions. These sites should also be considered.

7.4 Policies SH4 and SH5 of the Structure Plan First Alteration as modified '*recognise the need to cater for new forms of retailing*' and make provision for the development of food superstores and retail warehousing outside the town centres in exceptional circumstances, where the cumulative effect of the development would not affect the vitality and viability of the existing town centres. Town centres, however, are the preferred location for large new stores. These policies were approved prior to the publication of revised PPG6. They will be reviewed as part of the Structure Plan Review.

7.5 The advantages of town centres are:-

- That they are accessible by a choice of means of transport;
- They are centrally located and act as major public transport termini, thus reducing CO₂ emissions;
- They already offer a wide range of retail, commercial, community and social facilities and services;
- They are major centres of employment, which could be affected by the effects of out of town developments; and
- They provide a focus for residents of, and visitors to, a town.

To date the out of town developments in Basildon District have generally been in the form of bulky goods and food. However, there is an increasing trend for traditionally town centre retailers to operate in out of town locations. The loss of electrical goods and home furnishing retailers from town centres has had significant impact. The impact from out of town fashion stores, sports goods, catalogue stores or even department stores would have a devastating effect on town centres, leaving only a core of retail offer and a significant number of vacant units and discount stores.

Town Centre Retail Development Sites

Policy BAS SH3

Within the town centres, the following are identified as opportunity sites for retail development including class A2 and A3 uses subject to policies BAS SH4 and BAS SH5:-

- i. Car Park Two, Great Oaks, Basildon, subject to the provision of replacement car parking;
- ii. Fodderwick, Basildon;
- iii. Station Avenue, Wickford; and
- iv. Rear of Tudor Mansions, Pitsea.

Elsewhere within the town centres, as identified on the Proposals Map, proposals for the redevelopment of other sites and buildings for retail use will be treated on their merits and with regard to the appropriate policies in the plan.

7.6 Policy SH1 of the Essex Structure Plan Proposed Second Alteration states that retail development *'will normally be concentrated in sub regional and district shopping centres....'* The Structure Plan identifies Basildon as a sub-regional shopping centre, and Billericay, Wickford, Pitsea and Laindon as District shopping centres.

7.7 In the identified town centres in Basildon District, the following sites are considered as suitable for new retail development:-

- i. **Car Park Two**, Great Oaks, Basildon

This site is currently a 354 space surface level car park with access off Great Oaks, and has outline planning permission for a DIY retail warehouse, offices and multi-storey car park. The site is suitable for a major mixed use development with shops as the main component, providing provision is made for existing and additional car parking. Vehicular access should be from Great Oaks, and improved pedestrian access should be provided from East Square, Southernhay and East Walk.

- ii. **Fodderwick**, Basildon

This is a major development site of 2.9 hectares (7 acres) at the western end of Basildon town centre. The site has recently been cleared of the former Council offices and is presently used as a car park. The site has planning permission for a comprehensive development of offices and retailing granted in 1985 under the New Towns Act 1981. In addition, the Council approved a further mixed use scheme in 1992. However, development of this site should be in accordance with a Development Brief approved by the Council in July 1996. The Brief aims to encourage a mixed use scheme of retailing and commercial leisure facilities including a hotel and Class A3 uses. Consideration must be given to the relationship between this site and the adjoining St Martin's Square. The development should be integrated into the remainder of the town centre and should not be seen only as a destination in itself.

iii. **Station Avenue, Wickford**

The population of Wickford is expected to grow by over 4,000 up to 2001. Consequently, there will be significant pressure on the shopping facilities in the town centre, and development pressure to provide further retail units extending services and choice. A 0.6 hectare (1.5 acre) site is allocated in this plan on the western side of Station Avenue as suitable for retail development, in particular a medium sized foodstore. Any development should include on site car parking.

iv. **Rear of Tudor Mansions, Pitsea**

Part of the site is currently vacant and there is some underused land behind the retail frontage. Access to the site is from the High Road. The site has potential for a mixed use scheme of shops fronting Station Lane, which would create a retail frontage between the Broadway and Tesco, with offices above and to the rear, together with on-site parking.

7.8 The development sites (i-iv above) will provide for the future town centre retail requirements in the District and will contribute to the future vitality and viability of the town centres, and help to expand the range and quantity of shopping facilities already available.

Town Centre Shopping Frontages

Policy BAS SH4

Changes of Use from Use Class A1 (shops) to Use Class A2 (Financial and Professional Services) or Class A3 (Food and Drink) at ground floor level within the Primary Shopping Frontages will be allowed provided that material harm to the retail function of the Primary Shopping Frontage or the vitality and viability of the town centre as a whole does not result.

In assessing whether harm would result the Council will have regard to the following factors:-

- i. the generation of visitors;
- ii. pedestrian flows;
- iii. the retail appearance and character of the frontage;
- iv. whether a clear predominance of shops would remain in the Primary Shopping Frontage concerned; and
- v. if necessary, the cumulative impact of a proposed Change of Use, with other proposed or permitted changes of use, will be taken into account.

Changes of Use to Class A3 uses must avoid creating a significant detrimental impact upon adjacent occupiers by reason of noise, fumes and smell.

A condition may be imposed requiring a window display, in order to prevent a dead frontage.

For the purposes of this policy, the Primary Shopping Frontages are defined as follows, and shown on the Town Centre Inset Maps:-

Basildon - The Eastgate Centre; South Gunnells; Town Square north and south sides;

Billericay - 50 to 96 High Street (even numbers) and 53 to 127 High Street (odd numbers); and

Wickford - High Street; the Ladygate Centre and the Willowdale Centre.

7.9 There is an increasing trend towards the conversion of retail premises (Class A1) to financial and professional services (Class 2) and food and drink outlets (Class A3) in the high street. These uses can have a positive contribution to make to the vitality and viability of a town centre and can increase variety and activity in the town centre, which will attract more shoppers. Too great a representation of non A1 uses however dilute the retail character of the high street which is its main function. The latest guidance (Planning Policy Guidance Note 6) suggests that while A2 and A3 uses can be well located in town centres they should not be allowed to dominate the primary shopping areas in a way that undermines the retail function.

Policy BAS SH5

In the town centres but outside of the Primary Shopping Frontages changes of use at ground floor level from Class A1 (Shops) to Class A2 (Financial and Professional Services) and Class A3 (Food and Drink) plus other appropriate uses, will be allowed provided that:-

- i. the proposed use provides a service to visiting members of the public and contributes to the overall character, variety and activity of the town centre; and
- ii. the proposed use would not be significantly detrimental to the amenities of adjacent occupiers by reason of noise, smell and fumes.

A condition may be imposed requiring a window display in order to avoid a dead frontage.

7.10 Secondary shopping frontages traditionally contain a much more diverse mix of uses than primary frontages. This is reflected in the latest guidance (PPG6) which suggests that flexibility and diversity should form the basis for policy in these areas. The policy therefore proposes no limits on the number of A2, A3 or non-retail units in such frontages as long as such uses contribute to the variety and activity of the centre and provide a direct service to visiting members of the public.

Retailing on Industrial Estates

Policy BAS SH6

Planning permission for the change of use, or partial change of use of an existing building used for Class B1, B2 or B8 to a retail use or for a retail use ancillary to the main use of the premises, will be allowed subject to the following criteria:-

- i. the proposed use does not cause material harm to the vitality and viability of any town centre;
- ii. there is not a significant net loss of employment; and
- iii. customer car parking provision is provided separate from existing car parking.

Where a large scale retail use results from the change of use, then planning applications will be considered also with regard to policies BAS SH1 and SH2^(vi) of this plan.

7.11 Many businesses may wish to sell direct to the customer and this often involves factory shops. Often planning permission is not required to sell direct from the premises if it is ancillary to the main business. This can lead to problems of car parking and a proliferation of advertisements. In addition, such uses can cause harm to the vitality and viability of town centres as prices can be undercut. There may also be a loss of employment by the use of parts of the building previously used for more labour

vi Not saved by virtue of Secretary of State's September 2007 Direction.

intensive purposes. Factory shops have become a problem in some parts of the District. Where planning permission is required the Council will have regard to the effect of the proposal on existing centres and employment, and to the car parking provision.

Local Shopping Centres

Policy BAS SH7

Within the built up area, planning permission will normally be granted for new local shopping centres, expansion to existing local shopping centres and individual shops providing there is no serious loss of residential amenity. Planning permission will only be given subject to the proposal satisfactorily fulfilling the criteria set out in Policy BAS SH10^(vii).

7.12 The Council recognise the importance of local shopping centres which serve the every day convenience shopping needs of local neighbourhoods, particularly for those without the use of private transport who may have difficulty in getting to and from other retail centres. Local shopping centres are defined on the Proposals Map as small parades of 5 or more shops not within the retail warehouse parks and town centres, as identified in Policy SH1 of the Structure Plan First Alteration. Local shopping centres are listed in Appendix Two. Planning permission has been granted for a centre at Steepleview in Basildon and on the Wick (which is under construction). These are also shown on the Proposals Map.

Policy BAS SH8

Non-Class A1 (Shops) uses will be permitted in local shopping centres, as defined on the Proposals Map and in Appendix Two, subject to the following criteria :-

- i. The new use would not materially detract from the ability of the local shopping centre to meet the everyday needs of local residents; and
- ii. Class A3 (food and drink) uses will not be permitted if they would materially harm the amenities of nearby residents.

7.13 It is important that local shopping centres retain their function as the source of convenience goods for the local population. They are particularly important facilities for those people who cannot easily get to the larger retail centres. The Council recognises, however, that both A3 (Food and Drink) uses such as takeaways, and A2 (Financial and Professional Services) uses such as banks, can also provide useful local facilities in these centres. This policy will permit reasonable growth in these two sectors, given the low representation at the moment, but will also ensure that these uses do not predominate in any one centre to the extent that the centre no longer caters for everyday shopping needs of local residents. In applying this policy, particularly in the smaller centres, the Council will have regard to the degree of vacancy in the centre, and its continued viability.

Temporary Retail Uses

Policy BAS SH9

If planning permission is required for temporary uses, including the holding of car boot sales and Sunday markets, this will be granted subject to the following criteria being satisfied:-

vii Not saved by virtue of Secretary of State's September 2007 Direction.

- i. the surrounding roads should be adequate to accommodate the increase in vehicle traffic generated, having regard to the physical and environmental capacity of the roads and their function in the county road hierarchy;
- ii. the proposal should not conflict with the policies safeguarding the status and role of the Green Belt or any site of acknowledged wildlife importance;
- iii. the proposal should not detrimentally affect the visual and residential amenities of nearby residential areas;
- iv. the proposal or use of the site should not involve the erection of any permanent buildings; and
- v. the site should not be permanently laid out for such a use.

7.14 Planning permission is not usually required for the staging of car boot sales or Sunday markets on up to 14 days within a year as specified in Class B Part 4 of the Town and Country Planning General Development Order 1988, except where 'the land in question is a building or is within the curtilage of a building.' However, where permission is required the Council will have regard to the likely effect of the proposal on the residential amenities of the locality and the Green Belt policies in this Plan.

8 Town Centres

District Wide Town Centre Policy

Policy BAS TC1

Within the town centres, as identified on the Proposals Map, development appropriate to a town centre, including retailing, offices, recreational or community facilities and residential (where it forms an ancillary part of a mixed use scheme) will be encouraged. All proposals will be assessed by reference to other relevant policies in the plan, especially Policies BAS SH3, BAS SH4 and BAS SH5, and the following criteria:-

- i. The proposal should not result in a significant net loss of retailing floorspace;
- ii. Car parking should be provided in accordance with the Council's Car Parking Standards in Appendix Three^(viii);
- iii. The surrounding roads should be adequate to accommodate the increase in vehicle traffic generation. A Traffic Impact Assessment may be required;
- iv. Servicing and turning areas should be provided on the site so that the development is able to function properly, and traffic danger and congestion are avoided;
- v. The design, form, scale and materials used in any development are sympathetic and appropriate to the area;
- vi. In the case of Billericay Town Centre, regard will be given to the Conservation Area status of the town centre and the concentration of Listed Buildings;
- vii. The development should not result in the loss of any public open space or amenity area.

8.1 The economic and social viability of existing town centres can further be enhanced, together with their physical environment, by the refurbishment or redevelopment of existing town centre land and buildings. This is recognised in Revised Planning Policy Guidance Note 6 - 'Town Centres and Retail Developments' published in June 1996. National guidance recognises the role town centres can play as *'part of our national and civic heritage, and securing their health helps to foster civic pride and local identity.'* The vitality and viability of town centres can depend on a number of Factors as set out in paragraph 2.2 of PPG6:-

- *'retaining and developing a wide range of attractions and amenities;*
- *creating and maintaining an attractive environment;*
- *ensuring good accessibility to and within the centre; and*
- *attracting continuing investment in development or refurbishment of existing buildings.'*

Policy BAS TC1 aims to meet these aims and in particular promotes mixed use developments which ensure a diverse range of attractions and will help to promote an evening economy.

8.2 The development, redevelopment and refurbishment of the town centres will be considered with regard to the aforementioned criteria, to ensure that any proposal is sympathetic in character.

8.3 Within each of the District's town centres, there exists potential for effective refurbishment and redevelopment that can assist in maintaining the status of the town centres as important shopping areas and centres of employment. However, any redevelopment must be sympathetic in terms of its use, built form, townscape and materials used, with the town centre.

viii Standards not saved by virtue of Secretary of State's September 2007 Direction.

Wickford Town Centre

Policy BAS TC3

Within Wickford Town Centre, as shown on the Town Centre Inset Map, the following sites are identified as sites suitable for comprehensive redevelopment for uses appropriate to a town centre, subject to the criteria set out in Policy BAS TC1:-

- i. Station Avenue; and
- ii. Eastern end of Lower Southend Road.

Any development on these sites will require the provision of replacement public car parking, and highway works/traffic management measures, where appropriate.

8.4 Station Avenue

The population of Wickford is expected to grow by over 4,000 up to 2001. Consequently, there will be significant pressure on the shopping facilities in the town centre and development pressure to provide further retail units extending services and choice. A 0.6 hectare (1.5 acre) site is allocated in this plan on the western side of Station Avenue as suitable for retail development in particular a medium sized foodstore. Any development should include on site car parking.

8.5 Eastern End of Lower Southend Road

This site, which includes part of Lower Southend Road itself, is adjacent to the Inner Relief Road and forms the last remaining development site in Lower Southend Road. The area to the north of Lower Southend Road is presently occupied by a detached chalet used as offices, and a detached house used as an old people's day centre, with a rear garden area that extends back to the River Crouch. The land to the south side of Lower Southend Road has planning permission for offices and residential as part of the adjacent Sycamore Court, a mixed use office and residential scheme. The site is isolated from the main shopping area and would be better used if developed for offices. The old people's day centre would have to be re-located to another site.

Pitsea Town Centre

Policy BAS TC4

Within Pitsea Town Centre the land to the rear of Tudor Mansions, as shown on the Town Centre Inset Map, is identified as a site suitable for comprehensive redevelopment for uses appropriate to a town centre subject to the criteria set out in Policy BAS TC1.

8.6 Part of the site to the rear of Tudor Mansions off Station Lane is currently vacant and there is some underused land behind the retail frontage. Access from the High Road is a major problem, but the site has potential for a mixed use scheme of shops fronting Station Lane, which would create a retail frontage between the Broadway and Tesco, with offices above and to the rear, together with on-site parking.

Markets

Policy BAS TC5

The Council will resist the redevelopment of the market sites in Basildon, Pitsea and Wickford, unless such redevelopment provides for a replacement market on a suitable site. Any replacement market must be in the near vicinity and of appropriate size and with suitable facilities.

8.7 Basildon, Pitsea and Wickford all have thriving markets which provide a valuable supplement to town centre shopping, and contribute to the vitality and viability of the town centres. Redevelopment of these sites will only be considered acceptable by the Council providing a suitably convenient alternative location is provided by the developer.

Residential Development in Town Centres

Policy BAS TC6

Planning permission for new residential development within the town centres will normally only be allowed where it forms part of a mixed use scheme. Residential development or change of use to residential will not normally be allowed at ground floor level within established shop frontages.

Residential development should provide private car parking in accordance with the Council's Car Parking Standards^(ix) in Appendix Three.

8.8 Within each of the five town centres there are numerous residential dwellings, usually consisting of flats above shops. Residential development can add vitality to a centre by increased activity, particularly in the evenings and on Sundays. This must be set against the importance of maintaining the economic and social viability of the town centre, the maximum use of available sites for primarily economic and social activities, and maintaining the existing shopping frontages.

8.9 The Council's Residential Development Control Guidelines will be applied, where appropriate, to residential development within the town centres.

ix Standards not saved by virtue of Secretary of State's September 2007 Direction.

9 Recreation

Open Space

Policy BAS R1

Within the urban areas, planning permission will not be granted for development of open space which would cause significant harm to the recreational or amenity value of the open space, or to the contribution which the open space makes to the character of the area within which it is located.

9.1 As urban areas within the District continue to develop, there is a danger that areas of open space which have a recreation or amenity function may be built upon. These areas are important not only for their recreation and amenity value, but as a break in an otherwise unrelieved urban development. Much of the open space in Basildon was planned as an integral part of the original New Town concept. The open space has always played an important role in shaping the form and character of the New Town, and should be protected so that this form and character is retained.

9.2 In the New Town, some of these areas have been released for development on appeal, due to the rather general Open Space and Games notation in the Master Plan. Other areas at risk throughout the District, are the many small areas of open space alongside roads and within residential and industrial estates. In this plan these areas are protected as open space where they contribute to public recreation and amenity. These are identified on the Proposals Map.

9.3 In the same way that amenity open space available to the public should be protected from building to prevent town cramming, some constraint should be put on the development of private open space.

Proposed Open Space

Policy BAS R4

2.02 hectares (5 acres) of additional public open space will be provided in Billericay by the extension southwards of the Hannikins Farm public open space.

9.4 An area of land 2.02 hectares (5 acres) could be added to the existing Hannikins Farm open space. The Council will seek to acquire this land. This will help to redress the lack of formal open space in Billericay, providing a valuable addition to the recreational provision in this part of Billericay.

Sports Facilities

Policy BAS R11

6.8 hectares (16.8 acres) of land between Pound Lane and Church Road, Laindon, is allocated for leisure/recreation purposes. This development may include buildings but should retain an emphasis on open land uses.

9.5 The part of Basildon bounded by Upper Mayne, the A127, Pound Lane and St Nicholas Lane, has a definite character within Basildon New Town. It must be the aim of this plan to preserve as much of that character as possible, while recognising that large undeveloped areas of land within it may come under pressure for development in the next few years.

9.6 Part of the character of this land is its open aspect, the important position of St Nicholas Church, the dense wooded areas to the east and the narrow winding nature of Church Hill Road itself. There is an outline approval under the New Towns Act for a business park within the wooded areas east of the Church. A residential development of 110 dwellings for Basildon Community Housing Association has recently been completed on land to the east of Church Road.

9.7 The area of land the subject of this policy was identified on the Master Plan for Open Space and Games purposes and, until recently, has been used for horse riding and stabling. The area is bounded by the A127 to the north, residential bungalows to the east and west, and the burial grounds of St Nicholas Church to the south. Access to the site is gained via Church Road and Church Hill Road, both narrow residential roads which predate the New Town. As outlined above, intensive development isolated as it is from the main road, would drastically modify the character of the area. The development of the site for recreational purposes, including buildings such as a sports complex, could retain some of this character. Alternatively, the relocation of sports facilities from other sites in Basildon which are more suitable for development could also assist in retaining that character.

Golf Courses

Policy BAS R15

Proposals for golf driving ranges will be closely scrutinised to ensure that they have a minimal effect on the visual and residential amenities of the area and that they do not give rise to significant problems in respect of highways, including the public rights of way network.

9.8 Golf driving ranges can have a greater impact on the environment than golf courses, as they often result in more buildings and other structures. Night time use of the ranges is now commonplace and consequently floodlighting is often provided. Applications for golf driving ranges and their ancillary buildings will be assessed on their likely impact on the locality and with regard to other policies in this plan, and in particular those relating to the Green Belt.

Noisy and Disturbing Sports

Policy BAS R16

The Council will not normally permit the development of new facilities for noisy and disturbing sports such as motor sports, motorised water sports or shooting, where they have an unacceptable impact on the surrounding area.

Proposals will be judged on their merits and the Council will have regard to their impact on residential amenity, the quiet enjoyment of the countryside, the nature conservation value of the area, the degree to which proposals would increase traffic on local roads and the effects of any traffic increase.

9.9 The last few years have seen an increase in the number of noisy and disturbing sports, such as motorised water sports, clay pigeon shooting and war games. The potential for disruption to neighbouring residential areas and the quiet enjoyment of the countryside is considerable and care must be taken when evaluating these proposals against planning criteria. The Council recognises that by virtue of the Town and Country Planning (General Permitted Development) Order 1995, motor car and motorcycle

racing can take place on land for 14 days within any calendar year without requiring planning consent, and all other forms of motorised and noisy sports can take place for 28 days in any calendar year without requiring planning consent.

10 Transport

Public Transport

Policy BAS T5

The Council will encourage the improvement of facilities at public transport interchanges, with particular reference to adequate and convenient commuter car parking, secure cycle parking, taxi ranks and bus lay-bys, and manoeuvring areas.

10.1 It is important that, whenever opportunities arise, the Council supports the improvement of public transport interchanges. These improvements may be as a result of associated developments. Whenever possible, car and cycle parking should be enhanced, especially at railway stations, so as to encourage the use of public transport. The Basildon District Council Sustainable Transport Policy confirms this commitment by outlining a range of ways in which the Council will seek to encourage and facilitate improved cycling facilities, including cycle parks. This has been approved in principal by the Council, subject to further external consultation.

11 Built Environment

Development Control

Policy BAS BE12

Planning permission for new residential development, and for the alteration and extension of existing dwellings, will be refused if it causes material harm in any of the following ways:-

- i. Harm to the character of the surrounding area, including the street scene;
- ii. Overlooking;
- iii. Noise or disturbance to the occupants of neighbouring dwellings;
- iv. Overshadowing or over-dominance; and
- v. Traffic danger or congestion.

11.1 The Council's Development Control Guidelines aim to ensure that only development of a satisfactory design and layout takes place. It is the responsibility of the Council through the development control process to ensure that new development does not impinge unreasonably on the residential and visually amenities of adjoining residents. These standards will apply to all new residential development, and, where appropriate, other types of development.

11.2 The Council's Development Control Guidelines are available in the form of a planning guidance booklet as Supplementary Planning Guidance, which is available to the public. They will be monitored and reviewed when and where appropriate.

Areas of Special Development Control Policy

Policy BAS BE13

Within the settlement of Ramsden Bellhouse, as defined on the Proposals Map, new residential development will be expected to conform to the following criteria, in addition to the Council's Development Control Guidelines:-

- i. Minimum plot frontages:-

Church Road	18.5 metres
Glebe Road	24.6 metres
Homestead Road	18.5 metres
Orchard Avenue	24.6 metres
Ramsden Park Road	24.6 metres

- ii. Bungalows and chalets will only normally be permitted, and all new dwellings/structures, other than those set wholly in the back gardens, should be set a minimum of 2.5 metres from the flank boundaries of the site; and
- iii. The front walls of new dwellings shall normally be located between 6 and 10 metres from the highway boundary, with development only taking place along existing built up frontages.

11.3 Ramsden Bellhouse is characterised by low density residential development set in large plots. In order to retain its semi-rural, spacious character, a practice of requiring minimum plot widths was introduced, this was formalised in 1986, and applies to all new dwellings. The plot width is measured at the front building line of the proposed dwelling or at the point where the plot borders onto the highway. In order to minimise the impact of new development in Ramsden Bellhouse on the relatively open surrounding countryside, only chalets and bungalows will normally be permitted.

Policy BAS BE14

In Sugden Avenue, Wickford, south of the river crouch, as shown on the Proposals Map, new residential development will be expected to conform to the following criteria, in addition to the Council's Development Control Guidelines:-

- i. Residential development should only take place on plots having a minimum frontage of 16 metres;
- ii. The gross floorspace of any new dwelling should be no larger than 125 square metres;
- iii. All new dwellings should be set a minimum of 2.5 metres from the flank boundaries;
- iv. Only chalets and bungalows will normally be permitted; and
- v. The front walls of new dwellings shall normally be located between 6 and 10 metres from the highway boundary.

11.4 In 1986, the Council accepted that, notwithstanding the designation as Green Belt in the ARDP, Sugden Avenue, parts of London Road and Woolshots Road were built up to such an extent that no useful purpose was served by applying Green Belt policies to these areas. Accordingly, development control practice was amended to allow residential development, with special development control standards applicable in Sugden Avenue. These standards limit the floor space, plot widths and types of new dwellings. These criteria are designed to retain, as far as reasonably possible, the open character of the area and minimise the impact of development on the adjacent Green Belt.

Policy BAS BE15

In the settlement of Bowers Gifford, as shown on the Proposals Map, only bungalows and chalets will be permitted residential development and will be subject to the following criteria, in addition to the Council's Development Control Guidelines:-

- i. The maximum ridge height of new chalets shall be 7.0 metres and new bungalows 6.0 metres
- ii. In order to restrict the bulk of new chalets and bungalows and their effect on adjoining development roofs should be of a simple pitched design. Mansard roofs will not normally be allowed; and
- iii. All replacement buildings shall be a minimum of 1 metre from the boundaries and be subject to the 45° code as set out in the Development Control Guidelines.

11.5 The Council accepted in 1980 that two areas of Bowers Gifford, either side of Pound Lane, were sufficiently built up to be accorded the status of 'infill areas'. The largest of these areas, at the southern end of Pound Lane, consisted of predominantly bungalow style developments interspersed with a number of chalets. However, since its designation as an infill area, a large number of bungalows have been converted into, or replaced by, large chalets. These large chalets, often developed on moderate plots, can be inappropriate in scale, detract from the character of the area, and can have a detrimental effect upon the residential amenity of adjoining occupiers. This policy aims to preserve the existing character of the area, which is mainly bungalow and chalet development. The areas are shown on the Bowers

Gifford inset map. The use of maximum ridge heights, and the retention of a 1 metres gap between flank walls of new chalets and site boundaries will minimise the impact of any new chalets on the adjoining properties, and the character of the area.

Shop Fronts

Policy BAS BE17

In determining planning applications for new shop fronts, the Council will have regard to their scale, design and likely impact on the existing and adjoining premises.

New shop fronts within Conservation Areas or relating to a Listed Building will, in addition, be assessed with regard to the other policies set out in this plan, and the Development Control Guidelines.

11.6 Shop fronts can significantly contribute to a street scene. If poorly designed using inappropriate materials, they often detract from the character of an area. Proposals for new shop fronts in conservation areas and on listed buildings will be determined with due regard to the status of those areas and buildings. Detailed criteria for shop fronts is set out in the Council's Development Control Guidelines.

Advertisements

Policy BAS BE18

In determining applications for advertisement consent, the Council will have regard to its Development Control Guidelines, the scale and design of the proposal and the likely impact on the local environment, in terms of amenity and public safety.

11.7 Advertisements play an important commercial role within a competitive national economy. They can communicate information and messages to the benefit of the public as a whole. Nevertheless, advertisements can also have a significant and detrimental effect on the environment, and the Council will resist all advertisements which are unsympathetic to their surroundings, particularly in the Green Belt, Conservation Areas and where they affect a listed building.

11.8 The Council's Development Control Guidelines include detailed criteria relating to advertisements and these, together with the Town and Country Planning (Control of Advertisements) Regulations 1992, will form the basis for determining applications for advertisement consent. These criteria are designed to minimise the effect of advertisements on the environment and restrict advertising clutter.

Policy BAS BE19

Advertisement consent will be refused for poster advertising in the Green Belt. Other forms of advertisement in the Green Belt which require consent will be controlled so that they do not harm the amenities of the Green Belt. In particular, the cumulative effects of advance signs along the highway will be assessed to avoid a proliferation of advertisements harmful to the amenities of the Green Belt.

11.9 It is national policy to prevent injury to the visual amenities of the Green Belt. Whilst advertisements are not subject to policies specifically relating to the appropriateness of development in the Green Belt, it is nevertheless necessary to assess their effect on amenity. Advertisements situated in the Green

Belt, alongside the highway and isolated from the sites to which they relate have become a significant problem in Basildon District. It is essential that the Council controls this type of advertisement, where advertisement consent is required, to ensure that they have a minimal effect on the environment, and to reduce advertisement clutter.

Telecommunications

Policy BAS BE20

Planning applications for telecommunications facilities will be permitted, in accordance with the Government's general policy to facilitate the growth of new and existing telecommunications systems, provided that the environmental objectives of PPG8 and other national policy, and of this Local Plan, are not significantly damaged. The siting and external appearance of any telecommunications apparatus should not have a significantly detrimental visual impact on the District's landscape or townscape as a result of excessive prominence.

Technical and operational requirements will be taken into account, where necessary, when proposals are being assessed against the above tests. Where there is a conflict with environmental or other objectives, the council will need to be satisfied that:-

- i. there is no reasonable possibility of sharing existing facilities or of erecting antennae on an existing building or other structure; and
- ii. there is no satisfactory alternative site available.

11.10 In recent years there has been a considerable growth in the variety of telecommunications facilities. Government policy is to facilitate the growth of new and existing systems, but also to continue to protect areas such as Green Belts, SSSIs, and the areas of buildings of architectural or historic importance from inappropriate development. The Council recognises the need to take account of the technical limitations on siting, but operators must also recognise the Council's role in protecting areas which are sensitive to matters such as visual intrusion, and the need to protect residential amenity. The policy criteria give a clear indication of those matters which the Council will consider when processing planning applications.

Healthcare Developments

Policy BAS BE21

Planning permission for new primary and community health facilities, including residential care accommodation will be granted in appropriate locations, subject to other policies in the Plan, and where proposals meet the following criteria:-

- i. There is adequate car parking for staff, residents and visitors, in accordance with the Council's Car Parking Standards set out in Appendix Three^(x);
- ii. They do not give rise to significant environmental and amenity problems, especially in residential areas with regard to noise, and they meet the criteria set out in the Council's Development Control Guidelines, where appropriate;
- iii. Their location on the highway network does not give rise to significant problems relating to traffic flow and highway safety.

x Standards not saved by virtue of the Secretary of State's September 2007 Direction.

11.11 Recent changes in Government Policy have seen a shift in emphasis from hospital in-patient care to ambulatory and community based care. As a result of the Care in the Community initiative, there may be increasing demand for the development of day centres, and group homes and hostels for elderly people with disabilities and the mentally ill.

11.12 Government policy may become increasingly evident through an expanding role for primary care facilities as against the provision of services from general acute hospitals. The move towards primary care is likely to result in the demand for larger premises for group practices, offering a wider range of services.

11.13 The Council recognises the need to provide primary and community health care facilities in locations where they are easily accessible to the communities they serve. Primary care includes doctors, dentists, pharmacists and opticians. Such facilities are well located in the urban area but often give rise to problems of parking and traffic access where they are poorly located in relation to the highway network. In residential areas these facilities should be located and designed in accordance with the Council's Development Control Guidelines.

Policy BAS BE22

Proposals for extensions to existing hospital facilities will be allowed in urban areas, where they meet the following criteria:-

- i. Adequate car parking should be provided for the proposed additional development in accordance with the Council's Car Parking Standards as set out in Appendix Three^(xi) The proposed development should not result in the loss or significant reduction of existing car parking provision;
- ii. The design, form, scale and materials of the development will be expected to be appropriate and sympathetic to existing buildings;
- iii. Their location on the highway network does not give rise to significant problems relating to traffic flow and highway safety; and
- iv. The development should not cause unreasonable harm to the visual or residential amenities of the surrounding area.

11.14 The Council recognises that as new specialties are developed, hospitals may require adaptations and extensions to existing facilities. Such extensions in the Green Belt will be subject to Policy BAS GB7. They should not give rise to problems of parking provision, highway safety or traffic congestion. They can often be quite large and the Council will, therefore, need to have regard to their impact on the surrounding area and upon residential amenity.

11.15 A core element of NHS strategy for the Basildon and Thurrock area is to concentrate all acute (general hospital) in-patient facilities at the Basildon Hospital site, which is the major Accident and Emergency service centre for the area. It is also proposed to develop a new day-surgery unit at the site to serve the Basildon area. Proposal for some extensions to the building and parking facilities at the Basildon Hospital site are thus likely to come forward in the Local Plan period.

xi Standards not saved by virtue of the Secretary of State's September 2007 Direction.

Crime Prevention

Policy BAS BE24

The Council will expect the design and layout of new development to include consideration of crime prevention. The Local Planning Authority will consult the Police in respect of relevant applications and make the best possible efforts to improve street lighting.

11.16 The prevention of crime is not only a matter for the police. Local Planning authorities can make a contribution when considering the design of new developments. The layout of new developments can discourage and prevent crime by encouraging surveillance, a sense of ownership of open areas, discourage vandalism and theft, and make unauthorised access to property more difficult.

Appendix 1 Sites of Importance to Nature Conservation

This Appendix lists all the Sites of Importance for Nature Conservation (SINC) in the District, as identified by an Essex Wildlife Trust Survey commissioned by the Council in 1990. The two columns of figures represent the area covered by the SINC (in hectares (ha)) or in the case of 'Green Lanes', the length of the lane (in metres (m)), and the Ordnance Survey Grid Reference number (all prefixed by TQ).

WOODLANDS		
Vegetation dominated by trees (more than 5 metres high when mature) forming a distinct, although sometimes open, canopy.		
Blind Lane 'Green Lane', Billericay	500m	647931
St Margerets Wood and 'Green Lane'	0.9ha & 1,100m	653913
Gravelpit Wood, Dunton	2.2ha	659902
Poles Wood, Dunton	1.2ha	668905
Buckwyn's Wood, Billericay	11.2ha	669969
Little Burstead Wood, Little Burstead	3.9ha	674921
Kennels Wood, Langdon Hills	4.7ha	694859
Parsonage Farm 'Green Lane', Crays Hill	900m	705934
Basildon Golf Course Wood, Kingswood	3.8ha	717872
Nuttons Wood, Crays Hill	1.8ha	719917
Shotgate Thickets, Wickford	1.8ha	766940
Noak Bridge, Basildon	11.1ha	698904
ANCIENT WOODLAND		
These are defined by Essex Wildlife Trust as areas containing flora and fauna of pre-1600 origin (Nature Conservation in Basildon - A Reference Guide, 1992)		
Lince Wood, Basildon	10ha	674873
Long Wood, Basildon	3ha	693869
Bluntswall Wood, Billericay	9.4ha	652937
Frith Wood, Billericay	6.7ha	669932
Norsey Wood, Billericay	67.2ha	688955

Nevendon Bushes, Basildon	5ha	736899
Woodland believed to comprise areas of ancient woodland:-		
Round Wood, Billericay	1.3ha	653953
Botneyhill Wood, Billericay	1.5ha	657918
Coombe Wood, Langdon Hills	0.5ha	670898
Forty Acre Plantation, Billericay	3.3ha	693964
Moses' Spring, Barrenlays and Claypitshill Woods, Billericay	24.2ha	701944
Noke Wood, Wickford	4h	730915
GRASSLAND		
A complex category of eight different habitat types. The subdivisions are based on the general ph of the soil (acid, neutral or calcareous) and the degree of agricultural improvement (totally improved, semi-improved and unimproved/insignificantly improved).		
Parkhill Wood Meadow, Billericay	1.2ha	651912
Queens Park Meadow, Billericay	2.5ha	666965
Langdon Hills Recreation Ground, Langdon Hills	3.6ha	673875
Basildon Meadows, Dry Street	4.8ha	706868
Crays Hall Meadow, Crays Hill	1.3ha	711929
Vange Marsh, Vange	25.5ha	740867
Wickford Meadows, Wickford	3.4ha	740938
Wash Land Burnt Mills, Basildon	9.8ha	743908
Bowers and Vange Creek Marshes	243ha	746863
MOSAIC SITES		
A combination of different natural features, including the above marshland and shrub.		
Little Burstead Common	3.8ha	6660923
Dunton Plotlands Extension, Langdon Hills	14.2ha	682879
The Wilderness, Little Burstead	0.7ha	665925
Laindon Common, Little Burstead	9.1ha	671928
Langdon Hills Link, Langdon Hills	1.7ha	679869
Green Farm Lane, Billericay	37.9ha	680941
Langdon Nature Reserve,	182.8ha	683874

Langdon Hills		
Westley Heights	15.5ha	684867
St. Nicholas Church, Laindon	4.9ha	688896
Hawkesbury Manor Complex, Dry Street	3.5ha	705867
Basildon Golf Course Earth Works, Vange	1.9ha	721877
Pitsea Marsh	85ha	726867
FRESHWATER AQUATIC		
Includes lakes and ponds (less than 0.25 ha.), reservoirs, flooded gravel pits, coastal barrow dykes, streams and rivers.		
Pond, Ford Research and development Centre, Dunton	0.1 ha	671898
Pitsea Hall Lake, Pitsea	6 ha	741865

Table 1.1 Basildon District Sites Important to Nature Conservation (SINC)

Appendix 2 Local Shopping Centres

This schedule lists all the local shopping centres of three or more units that are denoted on the Proposals Map by an asterik. In addition there are many single and two unit centres, which are too numerous to list here. The local shopping centres listed below are as set out in the Basildon District Retail Survey 1996.

BASILDON	
LAINDON WEST, Laindon	48-52 (even) Hoover Drive
TRIANGLE, Langdon Hills	Units 1-5
GREAT BERRY, Forest Glade	Units 1-5
PURCELL CLOSE, Laindon	81-85 (odd) Kathleen Ferrier Crescent
SOMERCOTES, Laindon	201-203 (odd) Somercotes
BALLARDS WALK, Lee Chapel North	29-47 (odd) Ballards Walk
KIBCAPS, Lee Chapel South	Units 1-8
CHERRYDOWN WEST, Basildon	Units 1-3
CLAY HILL ROAD, Kingswood	140-154 (even) Clay Hill Road
SWAN MEAD, Vange	Units 1-3
STACEY'S CORNER, Barstable	1-3 Long Riding & 199-223 (odd) Timberlog Lane
BULL PARADE, Vange	453-467 Clay Hill Road
RIVERVIEW CENTRE, Vange	Units 1-5
SOUTHVIEW PARK, Vange	Units 1-5
CHALVEDON COURT, Pitsea	7-8 Chalvedon Court
NORWICH WALK, Craylands	Units 1-3
WHITMORE WAY/ CHURCH ROAD, Fryerns	402-436 (even) Whitmore Way
FELMORES COURT, Felmores	Units 1-9
RECTORY ROAD, Pitsea	102-108 & 130-138 (even) Rectory Road
CRANES	1-4 Paycocke Road & 1-7 Honeywood Road
BILLERICAY	
PANTILES, Queens Park	Units 1-11
BUSH HALL PARADE, Stock Road	121A-127 (odd) Stock Road
BRIDGE PARADE, Gooseberry Green	Units 1-6

MEADOW RISE, Sunnymede	1-19 (odd) Meadow Rise
MORRIS AVENUE, Sunnymede	4-14 (even) Morris Avenue
GRANGE PARADE, South Green	1-7 Grange Parade and 2-10 (even) Grange Road
WESTERN ROAD	173-181 (odd) Western Road
RADFORD WAY	1-17 (odd) Radford Way
WICKFORD	
WHITEHOUSE PARADE, London Road	Units 2-4
ALDERNEY GARDENS	126-132 (even) Alderney Gardens
APPLETREE WAY	23-27 (odd) Appletree Way
HILL AVENUE	149-169 (odd) Southend Road
SHOTGATE	308-352 (even) Southend Road
NEVENDON ROAD	131-137 (odd), 145A, 149A & 161-167 (odd) Nevendon Road

Table 2.1 Basildon District Local Shopping Centres

Appendix 4 Glossary of Planning Terms

This appendix sets out and defines some of the terms used in this Plan.

Appeal	If planning permission is refused, an applicant has the right to appeal against that decision. In addition, the local planning authority has an obligations to determine a planning application within eight weeks. Should it fail to do so, the applicant has the right to appeal against 'non-determination.' Appeals are considered by an Inspector appointed by the Planning Inspectorate (<i>qv</i>) and the Inspector can consider an appeal either at a Local Inquiry, Informal hearing or by Written Representations.
Approved Review Development Plan 1976	This countywide plan, prepared by Essex County Council (<i>qv</i>), set out in the form of a Written Statement, the land use and development control policies for the County, and identified sites for specific use on a 6' to 1 mile scale Ordnance Survey map.
Basildon Development Corporation	Established under the provisions of the 1946 New Towns Act (<i>qv</i>). Until 1986, the Basildon Development Corporation was responsible for most of the development and planning of the New Town, in accordance with the New Town Master Plans. It was a major landowner.
Caravan	Section 29 (1) of the Caravan Sites and Control of Development Act 1960, defines a caravan as "any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted, but does not include (a) any railway rolling-stock which is for the time being on rails forming part of the railway system, or (b) any tent.'
Census	The Office of Population Census Surveys (OPCS) is responsible for the carrying out every ten years a complete population count, or Census. The data from the Census is used extensively for the allocation of resources and research. The Census, was last carried out in 1991, and provides an accurate population count, and is also used for forecasting projected population figures.
Change of Use	Planning permission is usually required to change the use of a building or land between the use classes defined in the Town and Country Planning (Use Classes) Order 1987 (<i>qv</i>), except where a change is permitted under the General Permitted Development Order (<i>qv</i>).
Circulars	Government advice notes issued following public consultation. They differ to PPGs insofar as they tend to deal with more specific topics of a administrative or technical nature. They are material considerations (<i>qv</i>).
Commission for the New Towns	Established under the provisions of the New Towns Act 1965 (<i>qv</i>), the Commission for the New Towns is responsible for the disposal of land handed to them when the Development Corporations were disbanded in 16 new towns in England and Wales, including Basildon. The Commission maintains some very limited planning powers. The Commission are now based in Milton Keynes following their move from

	Glen House in London in April 1998. Their Bowers Gifford Office in Basildon closed four years ago, when all functions were transferred to a central office.
Conditions	A condition is attached to a planning application approval decision notice as a control mechanism to ensure that a development is carried out in a satisfactory manner.
County Development Plan	Old style development plan covering all of Essex produced by the County Council in 1957 and reviewed in 1976 (<i>qv</i>).
Department of the Environment, Transport and the Regions (DETR)	Formed in 1997 by the merging of the Departments of the Environment and Transport and a new Department for the Regions. The Deputy Prime Minister is the Secretary of State. The Department is based in Bressington Place in London, with Regional Offices. It has a wide remit, including planning, local government, housing, transportation, the regions and economic development. Some of the functions of the DETR are carried out by the regional Government offices, such as GOER (<i>qv</i>).
Deposit	All Development Plans (<i>qv</i>), and any Modifications (<i>qv</i>) to them, must be placed on Deposit. The Deposit stage is a statutory period (no less than six weeks) during which widespread public consultation is carried out and representations into the contents of the Plan are made.
Development	The Town and Country Planning Act 1990 (<i>qv</i>) defines development as "the carrying out of building, engineering, mining, or other operations, in, over, or under land, or the making of any material change in the use of any building or land."
Development Control	Development Control is the process of determining planning applications, and in its widest sense, includes the carrying out of enforcement (<i>qv</i>) action against unacceptable breaches of planning control.
Development Plan	The development plan has two components: the Structure Plan (<i>qv</i>) for the area, and the District Wide Local Plan (<i>qv</i>). Associated with the Development Plan may be Supplementary Planning Guidance. Minerals and Waste have their own separate Subject Plans (<i>qv</i>) which also form part of the Development Plan. In unitary authority areas, Unitary Development Plans (<i>qv</i>) form the Development Plan.
Dwelling-house	The General Permitted Development Order 1995 (<i>qv</i>), defines a dwelling-house as any inhabited building other than a "building containing one or more flats, or a flat contained within such a building." This does not include mobile homes or caravans.
Essex County Council	The strategic Planning Authority for Essex responsible for the preparation and production of the Essex Structure Plan (<i>qv</i>), the Essex Minerals Plan and the Essex Waste Plan (<i>qv</i>). IN addition, the County Council produces other supplementary plans and guidelines, including the Essex Design Guide, the Essex Coastal Protection Plan (<i>qv</i>) and the Essex Golf Report. The County Council has limited development control functions and also has some responsibilities for education, police, fire and rescue, and social services. The County Council is based at County Hall in Chelmsford and covers 12 District Councils including Basildon.

Essex Structure Plan	The strategic planning Plan for all of Essex. The Essex Structure Plan is produced by Essex County Council and was first adopted in 1982. Two alterations to that Plan were approved in 1991 and 1995. The Replacement Essex Structure Plan (1996-2011) was placed on Deposit in March 1998. That is plan is being produced jointly by Essex County Council and Southend Borough Council. In April 1998, Thurrock Borough ceased to form part of the Essex Structure Plan. The Structure Plan is produced in the form of a Written Statement and a diagrammatic plan. It sets out broad land use allocations for all districts, but is generally not site specific.
East Thames Corridor	See Thames Gateway.
Essex Coastal Protection Belt	A belt of land around the coast of Essex that has been identified as having national ecological importance that should be protected against adverse development. The belt extends into Basildon District and includes the marshes area south of Pitsea.
Essex County Council Transport Policy Programme	The County Council has an obligation to produce a policy documents that sets out highway schemes for the following ten years. Inclusion in the Policy statement does not guarantee that the scheme will take place. Recently, the policies have tended to concentrate more on the provision of public transport. The policies are developed working closely with the District councils and transport providers.
Highway	A highway includes the vehicle carriageway, and associated footpaths and verges.
Land Availability	The supply of land, usually worked out on a five year basis, for a particular use, most notably Residential and Industrial. The Council produces Land Availability Surveys for Residential development and Industrial development on an annual basis. The annual Retail Surveys set out retail development opportunities.
Light Industry	The Town and Country Planning (Use Classes) Order 1987 (<i>qv</i>) defines Class B1c Light Industry as any industrial process "which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit."
Local Public Inquiry	The stage in the Local Plan process whereby representations made to the Deposit (<i>qv</i>) plan are considered by an Inspector appointed by the DETR (<i>qv</i>). The Inspector can make recommendations to amend the Plan, which are set out in the Inspector's Report, which is published after the Inquiry.
Marshes Area Plan 1983	A non-statutory plan approved by the Council in 1983, to restrict new development in the marshes area to the south of Basildon and to seek the removal of inappropriate uses in that area.
Material Considerations	Planning applications must be considered against any material considerations which may apply. Paragraph 50 of Planning policy Guidance Note 1 (<i>qv</i>) states that:- "material considerations must be genuine planning considerations, i.e. they must be related to the purpose of planning legislation, which is to

	<p>regulate the development and use of land in the public interest. The considerations must also fairly and reasonably relate to the application concerned.'</p> <p>Paragraph 51 continues:-</p> <p>"the Courts are the arbiters of what constitutes a material consideration. Over the years, the scope of what can be regarded as material has been clarified by judicial authority. All the fundamental factors involved in land-use planning are included, such as the number, size, layout, siting, design and external appearance of buildings and the proposed means of access, together with landscaping, impact on the neighbourhood and the availability of infrastructure.'</p> <p>Also material in the consideration of planning applications are the development plan (see Section 54A) and national planning policy and guidance, including draft guidance and Circulars (<i>qv</i>) where appropriate (see Planning Policy Guidance).</p>
Modifications	<p>It is usual for local planning authorities to publish sets of Modifications to their Local Plan during the latter stages of the local plan process. Modifications include changes to the Plan recommended by the Inspector (<i>qv</i>) and other changes that the Council wishes to make. Modifications are placed on Deposit (<i>qv</i>) for a minimum six weeks during which time representations can be made.</p>
New Town Master Plan	<p>The Basildon Development Corporation (<i>qv</i>) was responsible for the production of the Master Plan that set out the land use policies within the New Town Designated Area (<i>qv</i>). The first Master Plan was published in 1951 with revisions in 1965 and 1977.</p>
New Town Designated Area	<p>Basildon New Town was designated in 1949 and the New Town Designated Area was defined in 1951. The area was subject to some control and powers bestowed on the Basildon Development Corporation (<i>qv</i>). The defined area of the New Town was shown on the Master Plan and the County Development Plan (<i>qv</i>). The Designated area included large areas of open space, which are now defined as Green Belt in the Basildon District Local Plan.</p>
Planning and Compensation Act 1991	<p>This Act extended and simplified the local planning authority's enforcement powers, landowners rights to compensation, and, as set out in Schedule 4 to the Act, makes it mandatory for district councils to prepare district wide local plans.</p>
Planning Inspectorate	<p>Based in Bristol, the section within the DETR (<i>qv</i>) responsible for planning application appeals and providing Inspectors for Local Plan Public Inquiries.</p>
Planning Policy Guidance (PPG's)	<p>PPGs are usually produced by DETR (previously DOE) and set out the Governments planning policy for England and Wales. They are revised when appropriate. There are currently 24 PPGs either extant or in draft or proposed:-</p> <p>PPG1 (Revised) - General Policy and Principles - Feb 1997</p>

	<p>PPG2 (Revised) - Green Belts - Jan 1995</p> <p>PPG3 (Revised) - Housing - Mar 1992</p> <p>PPG4 - Industrial and Commercial Development and Small Firms - Nov 1992</p> <p>PPG5 - Simplified Planning Zones - Jan 1998</p> <p>PPG6 (Revised) - Town Centres and Retail Development - Jun 1996</p> <p>PPG7 (Revised) - The Countryside - Environmental Quality and Economic and Social Development - Feb 1997</p> <p>PPG8 (Revised) - Telecommunications - Sep 1992</p> <p>PPG9 - Nature Conservation - Oct 1994</p> <p>PPG10 (Draft) - Waste Disposal and Management -</p> <p>PPG11 (Proposed) - Regional Planning Guidance</p> <p>PPG12 - Development Plans and Regional Planning Guidance - Feb 1992</p> <p>PPG13 - Transport - Mar 1994</p> <p>PPG14 - Development on Unstable Land - Apr 1990, Annex 1 - Mar 1996</p> <p>PPG15 - Planning and the Historic Environment - Sep 1994</p> <p>PPG16 - Archaeology and Planning - Nov 1990</p> <p>PPG17 - Sport and Recreation - Sep 1991</p> <p>PPG18 - Enforcing Planning Control - Dec 1991</p> <p>PPG19 - Outdoor Advertisement Control - Mar 1992</p> <p>PPG20 - Coastal Planning - Sep 1992</p> <p>PPG21 - Tourism - Nov 1992</p> <p>PPG22 - Renewable Energy - Feb 1993, Annexes - Oct 1994</p> <p>PPG23 - Planning and Pollution Control - Jul 1994</p> <p>PPG24 - Planning and Noise</p>
Retail	<p>Generally taken to mean Classes A1 (Shops), A2 (Financial and Professional Services) and Class A3 (Food and Drink). Class A2 includes banks, building societies, estate agents, etc. Class A3 includes pubs and restaurants, including fast food take-aways.</p>
Section 54A	<p>Section 54A of the Town and Country Planning Act 1990 (<i>qv</i>), highlights the status of development plans in the planning decision making process. It states:-</p>

	"Where, in making any determination under the planning Acts, regard is to be had to the development plan [qv], the determination shall be made in accordance with the plan unless material considerations [qv] indicate otherwise.'
Section 106 Agreements	Section 106 of the Town and Country Planning Act 1990 (qv) allows local planning authorities to enter into an enforceable agreement with "any person interested in the land in their area for the purpose of restricting or regulating the development or use of land..." A Section 106 agreement is a planning agreement as is commonly used to secure highway works, planning obligations or restrictions on the proposed or continued use of land.
SERPLAN - South East Region Planning Conference	The advisory planning body for the South East formed by representatives from all south East boroughs, districts and county council's. Advises on Regional Planning matters and is currently preparing a Sustainable Regional Development Strategy for the South East.
Statutory Undertakers	A public or private body with statutory powers to undertake infrastructure development and maintenance, and include BT, BG/Centrica, British Rail/Railtrack and train operators, electricity and water companies. Some of their statutory work is exempt from planning consent.
Thames Gateway	A corridor of potential development area either side of the River Thames Estuary where extensive redevelopment is promoted to regenerate run down areas and maximise the use of urban land. The Gateway extends to Basildon District's western boundary.
Town and Country Planning Acts - 1947, 1968, 1971, 1990	Together with the , this Act sets out the basis for the town planning system in Britain.
Town and Country Planning (Control of Advertisements) Regulations 1992	These regulations set out the criteria for advertisements that are considered as having deemed consent (does not usually require an expressed advertisement consent from the local planning authority).
Town and Country Planning (Development Plan) Regulations 1991	These regulations set out the legal procedures for the Development Plan process.
Town and Country Planning (General Permitted Development) Order 1995 (GDPO)	The GDPO grants planning permission, with or without conditions, for certain types of development. The GDPO sets out the criteria for development which does not usually require the benefit of planning permission, now as permitted development. Local planning authorities reserve the right to remove the permitted development rights from land or property where the use of those rights would prejudice planning policies.
Town and County Planning (Use Classes) Order 1987	The Use Classes Order classifies the different uses of land and buildings. There are 11 general classes:- Class A1 - Shops} Retail qv Class A2 Financial and Professional Services} Retail qv Class A3 Food and Drink} Retail qv

	<p>Class B1 Business</p> <ul style="list-style-type: none">B1a - OfficesB1b - Research and Development facilitiesB1c - Light Industry (<i>qv</i>) <p>Class B2 - General Industry</p> <p>Class B8 - Storage or Distribution</p> <p>Class C1 - Hotels</p> <p>Class C2 - Residential Institutions</p> <p>Class C3 - Dwellinghouse (<i>qv</i>)</p> <p>Class D1 - Non-residential Institutions</p> <p>Class D2 - Assembly and Leisure</p> <p>Generally, the uses have been grouped due to their similarities in terms of land use requirements, impact on the environment etc.</p>
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