

## **Basildon Borough Council**

# **Publication Statement of the Bowers Gifford and North Benfleet Neighbourhood Area Application**

**July 2016**

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# 1. INTRODUCTION

## Background

- 1.1 The Neighbourhood Planning regime was introduced by Chapter 3 of the *Localism Act 2011* which amended the *Town and Country Planning Act 1990* as a way for local communities to better guide the development future of the places where they live or do business. In August 2012, Local Councils (including Town, Parish and Village Councils) and new communities capable of becoming 'Neighbourhood Forums' were given powers to prepare neighbourhood development plans and neighbourhood development orders in the *Neighbourhood Planning (General) Regulations 2012 (as amended)*.
- 1.2 Neighbourhood plans and orders are not a legal requirement, but they are a right which Local Councils or Neighbourhood Forums (in unparished areas) can choose to prepare should they wish to. The decision to prepare a neighbourhood plan or neighbourhood order is one that only a Local Council or a community which could form a Neighbourhood Forum can make.
- 1.3 There are seven key stages in the Neighbourhood Planning process which must be fulfilled in order for a neighbourhood plan or order to be adopted. These are identified from the relevant regulations and the *Planning Practice Guidance (PPG)*, and are as follows:
- Stage 1: Designating a Neighbourhood Area
  - Stage 2: Designating a Neighbourhood Forum (applicable only in non-parished areas)
  - Stage 3: Preparing a draft Neighbourhood Development Plan or Order
  - Stage 4: Submission of the draft Neighbourhood Development Plan or Order
  - Stage 5: Independent Examination
  - Stage 6: Referendum
  - Stage 7: Making the neighbourhood development plan or order (bringing it into force)
- 1.4 The Council has a statutory duty as a Local Planning Authority (LPA) to fulfil each of the seven stages, whether that is to take a decision, to provide advice or assistance to Local Councils and Neighbourhood Forums or to organise a certain stage such as the referendum.

## Purpose of this Report

- 1.5 This report sets out the Council's statutory duties in relation to stage one, in accordance with Section 61G of the *Town and Country Planning Act 1990* (as inserted by Part 1 of Schedule 9 of the *Localism Act 2011*). There is no

requirement to fulfil stage two, as the parish council is the only body authorised to act in relation to the proposed Neighbourhood Area as set out in Section 61F of the *Town and Country Planning Act 1990*. The report provides information on the Neighbourhood Area application, the process of publicising the application, and the representations received.

## 2. THE COUNCIL'S STATUTORY DUTIES FOR STAGE ONE OF NEIGHBOURHOOD PLANNING

- 2.1 This section sets out in more detail the statutory duties of the Council, as the Local Planning Authority, once a Neighbourhood Area application has been formally submitted.

### Validating an Application

- 2.2 Following receipt of a Neighbourhood Area application the Council must first validate it. To do this the Council must check that the application meets Regulation 5(1) of the *Neighbourhood Planning (General) Regulations 2012 (as amended)*:

*Where a relevant body(b) submits an area application to the local planning authority it must include—*

*(a) a map which identifies the area to which the area application relates;*

*(b) a statement explaining why this area is considered appropriate to be designated as a Neighbourhood Area; and*

*(c) a statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.*

*(2) A local planning authority may decline to consider an area application if the relevant body has already made an area application and a decision has not yet been made on that application.*

### Publicising an Application

- 2.3 Once validated, the Council must publicise a Neighbourhood Area application and invite representations. For a Neighbourhood Area application this is carried out in accordance with Regulation 6 of the relevant regulations:

*As soon as possible after receiving an area application from a relevant body, a local planning authority must publicise the following on their website and in such other manner as they consider is likely to bring the area application to the attention of people who live, work or carry on business in the area to which the area application relates—*

*(a) a copy of the area application;*

*(b) details of how to make representations; and*

*(c) the date by which those representations must be received, being –*

*(i) in the case of an application to which paragraph (2)(b) of regulation 6A applies, not less than four weeks from the date on which the area application is first publicised;*

*(i) in all other cases, not less than six weeks from the date on which the area application is first publicised.”*

## **Determining an Application**

2.4 Following the end of publicising an area application, the Council is required to determine the application within a set timeframe. This is in accordance with Regulation 6A of the relevant regulations:

*(1) Where a local planning authority receive an area application from a relevant body the authority must determine the application by the date prescribed in paragraph (2).*

*(2) The date prescribed in this paragraph is—*

*(a) in a case where the area to which the application relates falls within the areas of two or more local planning authorities, the date 20 weeks from the date immediately following that on which the application is first publicised;*

*(b) in other cases, where the relevant body is a parish council and the area to which the application relates is the whole of the area of the parish council, the date eight weeks from the date immediately following that on which the application is first publicised;*

*(c) in all other cases, the date 13 weeks from the date immediately following that on which the application is first publicised.”*

### **3. SUBMISSION OF THE BOWERS GIFFORD AND NORTH BENFLEET NEIGHBOURHOOD AREA APPLICATION**

- 3.1 Bowers Gifford and North Benfleet Parish Council submitted an application to the Council on 5 May 2016 to designate the parished area of Bowers Gifford and North Benfleet in Basildon Borough as a Neighbourhood Area.
- 3.2 On receipt of the Neighbourhood Area application, the Council checked its validity in accordance with the requirements set out in Regulation 5(1) of the *Neighbourhood Planning (General) Regulations 2012 (as amended)* and was satisfied that it met the requirements. The Council then began arranging the publication of the application.

## **4. PUBLICISING THE NEIGHBOURHOOD AREA APPLICATION**

- 4.1 On 26 May 2016, the Council publicised the application for a statutory four-week consultation which closed on 23 June 2016. In order to bring the application to the attention of people who live, work and carry out business in the Bowers Gifford and North Benfleet area, the Council wrote to every address within the parished area informing them of the consultation, where to view the applications and how to respond. A map of the proposed Neighbourhood Area was also enclosed to illustrate where it related to.
- 4.2 Another letter of notification was sent to addresses within the surrounding area which covered areas west of the parish area boundary in Pitsea. Copies of the letters are shown in Appendix 1 of this report. Statutory consultation bodies were also notified in writing.
- 4.3 The application, including its supporting documents, was published on the Council's website and reference copies of the application were made available at the main Council Offices, and the Pitsea and Great Tarpots libraries during the four-week consultation period. The Council also published two press releases during the consultation period which were picked up by local media. To further ensure that as many residents and businesses were aware of the consultation, the Council displayed posters/adverts at Wat Tyler Country Park (just outside the proposed area), and sent posters to the Parish Council for display, who in turn also published links to the consultation their website and distributed their own flyers advertising the consultation. The Council was also able to advertise the consultation on a number of notice boards in South Benfleet, an adjoining neighbourhood with the help of Castle Point Borough Council. Copies of these are shown in Appendix 2 of this report.
- 4.4 Representations could be submitted in writing, by email or through the Council's Local Plan Consultation Portal.



## 5. REPRESENTATIONS

- 5.1 A total of twenty seven representations were received during the four-week consultation period. Of these, twenty one were from residents, businesses, and land owners within and around the parish area; one was from a joint Borough and County Councillor representing the Lee Chapel North Ward & Laindon Park/Fryerns Division; and five were submitted by statutory consultees. These are set out in Table 1.
- 5.2 To summarise, thirteen representations fully supported the designation of the Neighbourhood Area. Two of the statutory consultees stated 'no comment/no objection', and the remaining three representations from the other statutory consultees provided advice and guidance on the preparation of Neighbourhood Plans specific to their field of expertise. The advice provided will be more applicable to the Parish Council should they proceed with plan preparation, and will therefore be forwarded onto them.
- 5.3 Six representations had objections/concerns about the application, most of which related to the boundary of the area to be designated. Some of these comments include concerns about:
- the Neighbourhood Plan process delaying the adoption of the Local Plan;
  - the proposed boundary being illogical and not covering enough people or following landscape features;
  - the proposed Neighbourhood Area covering an area proposed to be developed in the emerging Local Plan, and should therefore not be covered in a Neighbourhood Plan;
  - extending the proposed Neighbourhood Area to include other areas outside of the Parish boundary, including parts of the Pitsea urban area; and
  - request for land to be removed from the proposed Neighbourhood Area
- 5.4 There were three representations that were not relevant to the consultation as they related to the Basildon Borough Draft Local Plan proposals for the area, and existing issues to which Neighbourhood Plan policies could possibly apply.

**Table 1: Representations**

ID	Name	Organisation (if applicable)	Representation	Council Response
BGNBAA/ 1	Mr Peter Bates		I fully support the Bowers Gifford & North Benfleet Parish Council in its proposals for the development of a Neighbourhood Plan for the Parish.	Support noted
BGNBAA/ 2	Mr David Walsh		On behalf of the Hovefields and Honiley Neighbourhood Forum I would like to offer our full support to Bowers Gifford and North Benfleet in their application for designation of their Neighbourhood Area. We strongly believe that local communities are best suited to establish plans for their own areas. We therefore wish to register our support and wish them every success with their endeavours.	Support noted
BGNBAA/ 3	Mrs Mandy Ridgwell		In review of the proposed application for the parish of Bowers Gifford neighbourhood planning. We agree that as a resident of this area we would benefit from having our say on the proposed designated building Keeping our village as rural as possible is important reducing the risk of increased traffic which is already at a high level by the A127 and access to the A13. Protecting our wild life and their habitats. We need to be able to control the large scale changes that are being proposed by the Basildon council and come to a more applicable plan that would suit everyone concerned.	Support noted
BGNBAA/ 4	Mr Mike Paterson		Whilst I think this is a good idea in principle, I am concerned that it could just cause delays to what is already an extremely late district plan. If this is likely than I would not support this application.	A parish council is authorised to initiate a process to act in relation to a Neighbourhood Area, and Basildon Council has a statutory duty to determine such applications in line with legislation. However, Basildon Council will continue to progress with its Local Plan according to the

ID	Name	Organisation (if applicable)	Representation	Council Response
				timescales set within its Local Development Scheme.
BGNBAA/ 5	Cllr Frank Ferguson		I totally support the ideals of local democracy and believe that the special nature of North Benfleet and Bowers Gifford eminently qualifies it to be designated a Neighbourhood Plan Area. Although it is part of Basildon Borough, it is a unique and special part which must to be allowed to retain its uniqueness. It would be all too easy for the character of this semi-rural area to be overwhelmed and ruined by insensitive development. It needs the greatest protection that can be obtained. The local people know best what will be good for the area. Additionally it is the only remaining buffer of land between Basildon and the built up areas of South Benfleet and Thundersley (Castle Point District) and must be retained to prevent the coalescing of the two boroughs - a primary purpose of greenbelt.	Support noted
BGNBAA/ 6	Mrs Susan Moore		In support.	Support noted
BGNBAA/ 7	Mr Martin Hull	Kember Loudon Williams	<p>Thank you for the consultation letter relating to Bowers Gifford and North Benfleet Parish Council application for a Neighbourhood Plan Area.</p> <p>For the plan it appears that the area is neither logical or coherent. The Government guidance is that electoral Ward boundaries can be a useful starting point for discussions on the appropriate size of a Neighbourhood Area and these have an average population of about 5,000 residents. The area identified has much less in population terms, with very few residential properties contained within the identified boundary. It is therefore not clear what purpose a neighbourhood plan would serve given proposed policies in the emerging District Plan and whether it is relevant in this particular case.</p> <p>The area defined does not form part of a coherent residential area. The boundaries chosen appear to relate to the Parish boundary</p>	The Council will consider the issues raised and will refer to legislation and the PPG for direction.

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			<p>rather than any physical features, or the characteristics of the area in question. For example there is an island of land in the far north-east which is surrounded by major Trunk roads (A127, A130 and A1245) and identifying this in a neighbourhood plan area serves no real purpose.</p> <p>Likewise other parts of the proposed Neighbourhood Plan area are to be covered by emerging District Policies which ought not to be dealt with at a local level.</p> <p>The boundaries selected need to be discussed with the District Council in order to establish whether the planning context of the application site area and circumstances warrant designation.</p>	
BGNBAA/ 8	Mrs Sue Bull	Anglian Water Services Ltd	<p>Thank you for the opportunity to comment on the application for Bowers Gifford and North Benfleet Neighbourhood Area Designation.</p> <p>We have no concerns, issues or comments to make in this regard. However, if the Neighbourhood Plan proceeds we would be pleased to comment on an initial draft on matters relevant to Anglian Water.</p>	No comment on applications and request for further engagement by the parish council noted.
BGNBAA/ 9	Mrs H Ponti		I am writing to say about the consultation of the proposed Bowers Gifford & North Benfleet Neighbourhood Area that I am for the Parish Council to be responsible and undertake the neighbourhood planning in this area.	Support noted
BGNBAA/ 10	Mr Ronald Ponti		I am writing to inform you about the consultation of the proposed Bowers Gifford & north Benfleet Neighbourhood Area that I am for the Parish Council to be responsible and to undertake the entire neighbourhood planning in this area.	Support noted
BGNBAA/ 11	Mr & Mrs GH Smith & Family		We would like to state our opposition to the proposed building of two thousand homes between Pitsea & Bowers Gifford on green belt	Noted. The comments relate to proposals within the Draft Local Plan and are therefore not relevant to this

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			land, which should not be built on, we do not have the infrastructure for this, Basildon is already being overdeveloped, the rail service cannot cope at peak hours, Basildon Hosp is stretched to breaking point, as we have found out to our cost. Bowers Gifford is already a flood area and more building will create further problems. Basildon was originally planned as a New Town not a City. This whole area is being turned into a concrete jungle and the dumping ground for Essex. Please rethink these plans that are proposed.	Neighbourhood Area application. However the concerns raised will be shared with the parish council.
BGNBAA/ 12	Mr Peter Carless		Your recently sent me a letter and map detailing the area for the above application  I submit that the area application should be extended to the west to include parts of Eversley up to Rectory Rd - please see enclosed map. (See attachment)	Noted. The council will consider the proposed amendment to boundary.
BGNBAA/ 13	Mrs Maureen Crane		I agree with this proposal but would like to see the NEIGHBOURHOOD AREA APPLICATION (BOWERS GIFFORD AND NORTH BENFLEET) to include parts of Eversley at least up to Rectory Road if possible.	Noted. The council will consider the proposed amendment to boundary.
BGNBAA/ 14	Mr Nigel John Crane		I fully support this proposal / application.	Support noted
BGNBAA/ 15	Ms Lesley Stenhouse	Essex County Council	Thank you for consulting Essex County Council (ECC) on the proposed boundary of the Bowers Gifford and North Benfleet Neighbourhood Area as put forward by Bowers Gifford and North Benfleet Parish Council. ECC raises no comment on the proposed boundary but provides the following information to inform any forthcoming preparation of a neighbourhood plan.  <b>General</b>  ECC delivers a wide range of public services upon which it can provide guidance and advice for those carrying out neighbourhood	Advice and support for neighbourhood plan preparation and request for further engagement by the parish council noted.

ID	Name	Organisation (if applicable)	Representation	Council Response
			<p>planning projects. A reference guide (currently being updated) setting out the main ECC services that may need to be considered when carrying out neighbourhood planning can be accessed below.</p> <p><a href="http://www.essex.gov.uk/Environment%20Planning/Planning/Spatial-Planning/Documents/Neighbourhood_planning.pdf">http://www.essex.gov.uk/Environment%20Planning/Planning/Spatial-Planning/Documents/Neighbourhood_planning.pdf</a></p> <p>The Parish Council should contact ECC as plan preparation commences to ensure the most up to date information is provided.</p> <p><b>Highways</b></p> <p>ECC in its role as Highway Authority is working with Basildon Council, and is undertaking transport modelling to further inform the preparation of the Basildon New Local Plan following the recent public consultation in January 2016. The findings are scheduled to be published as part of the next round of the Basildon New Local Plan consultation which is scheduled for December 2016 and include the area covered by the proposed neighbourhood plan boundary.</p> <p>The Basildon New Local Plan is being prepared having regard to the following Highway Authority policy documents the <a href="#">Essex Transport Strategy, the Local Transport Plan for Essex (June 2011)</a> and the <a href="#">A127 Corridor for Growth - An Economic Plan 2014</a>.</p> <p><b>Minerals and Waste</b></p> <p>ECC is responsible for Minerals and Waste Planning in the area proposed to be covered by the Neighbourhood Area. Although neighbourhood plans should not seek to establish policy for minerals and waste land uses, they should include context on such matters, as relevant to the Area. The key issues are set out below and the sites referred to are denoted on the Plan in Appendix 1.</p> <p><u>Minerals Local Plan</u></p> <p>In respect of mineral planning issues, extant policy is set out within the <a href="#">Essex Minerals Local Plan</a> (MLP) (adopted in July 2014). The policies and allocations within the MLP are part of the Development</p>	

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			<p>Plan in Essex and, as such, regard should be had to the MLP during the preparation of Neighbourhood Plans.</p> <p>With reference to the Neighbourhood Area, there are no mineral resources or mineral developments subject to protection through the MLP within or in close proximity to the Area (see Appendix 1).</p> <p><u>Waste Local Plan</u></p> <p>In respect of waste planning issues, extant policy is set out within the <a href="#">Essex &amp; Southend on Sea Waste Local Plan</a> (WLP) (adopted in 2001). The policies and allocations within the WLP are part of the Development Plan in Essex and, as such, regard should be had to the WLP during the preparation of neighbourhood plans. The Authorities are currently preparing a <a href="#">Joint Replacement Waste Local Plan</a> and this Plan was submitted for examination on 10 June 2016. The new Plan includes site allocations and policies to guide future waste development in Essex up to 2032. As preparation of this Plan is at an advanced stage it carries material weight in planning decisions and should be considered when preparing Neighbourhood Plans.</p> <p>In relation to waste development, there are three main issues to consider:</p> <p>1. Waste Local Plan (2001)</p> <p>The adopted Plan includes waste site allocations within or in close proximity to the Neighbourhood Area. This is the Pitsea Landfill site (see Appendix 1, site 'D').</p> <p>A Waste Consultation Area (WCA) is designated within and up to 250m from the boundary of this facility and Basildon Borough Council and the Bowers Gifford and North Benfleet Neighbourhood Plan Forum should consult ECC on proposed development within this distance.</p> <p>Please note that WCAs are not intended to be a barrier to all potential future development, rather they seek to ensure that the</p>	

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			<p>Waste Planning Authority are consulted on non-waste development that could adversely impact on the operation of a safeguarded waste site or infrastructure. This also ensures that potential future development is not adversely affected by existing or future waste developments.</p> <p>2. Replacement Waste Local Plan: Submission (June, 2016)</p> <p>There is a site allocation within or in close proximity to the Neighbourhood Area:</p> <p>F W20: Courtauld Road, Basildon – allocated as suitable for the treatment of 34,000tpa of biological waste. (See Appendix 1: WLP Allocated Site)</p> <p>3. Existing waste development</p> <p>There are several established waste development facilities within or in close proximity to the Neighbourhood Area, please refer to the map in Appendix 1 showing the following permitted developments:</p> <ul style="list-style-type: none"> <li>A. Courtauld Road Application number: ESS/53/13/BAS</li> <li>B. Hovefield Court Application numbers: ESS/53/13/BAS, ESS/39/15/BAS, ESS/31/15/BAS, ESS/25/14/BAS/SO</li> <li>C. Land adjacent to A1245 and A139 Application number: ESS/45/10/BAS</li> <li>D. Pitsea Landfill Site Application numbers: ESS/50/07/BAS, ESS/ESS/50/08/BAS, ESS/57/11/BAS, ESS/59/11/BAS, ESS/69/12/BAS</li> <li>E. James Heys Application number: ESS/03/13/CPT</li> </ul> <p>The neighbourhood plan may need to consider the inclusion of mitigation measures associated with new development to ensure the continued operation of waste sites as indicated.</p>	



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			<p><b>Sustainable Drainage Systems</b></p> <p>ECC is Lead Local Flood Authority for the County. It is recommended that the neighbourhood plan policies require new development of all scales to incorporate sustainable drainage systems. ECC is happy to discuss an appropriate approach with the Parish Council when they come to writing this section of their plan.</p> <p>The following documents, plans and maps are recommended as evidence:</p> <ul style="list-style-type: none"> <li>• Basildon District Council Strategic Flood Risk Assessment Level 1 and 2.</li> <li>• South Essex Surface Water Management Plan (SWMP).</li> <li>• Environment Agency Updated Flood Map for Surface Water (uFMfSW).</li> </ul> <p>The reasons for recommending this evidence base are as follows:</p> <ul style="list-style-type: none"> <li>• Having examined the map attached for the proposed Neighbourhood Area boundary, the north western part is located in a Critical Drainage Area (Bowers Gifford CDA) as shown in Appendix 2.</li> <li>• According to the South Essex SWMP, there are 47 residential properties located in the Bowers Gifford CDA at risk of internal flooding up to 0.1m in a 1 in 100 year event. In addition part of the CDA is within Flood Risk zones 2 and 3.</li> <li>• According to the EA uFMfSW, significant parts of the Neighbourhood Area are susceptible to surface water flooding during both 1 in 30 and 1 in 100 year events (please see the map in Appendix 2).</li> </ul> <p><b>Heritage</b></p> <p>The area contains a wide range of landscapes which in turn have quite a complex range of historic environment issues. These range from the historic plotlands through to the exploitation of the</p>	

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			<p>marshland landscape during the Roman period for salt production. It is recommended these aspects are taken into account when preparing the neighbourhood plan.</p> <p><b>Climate Change guidance to aid the preparation of Neighbourhood Plans</b></p> <p>The following information may be useful in helping to shape the neighbourhood plan taking into consideration Local Authority Local Plan policy on mitigating and adapting to climate change.</p> <p>National Planning Policy Framework requires neighbourhood plans to promote sustainable development, and that these plans can play a role in addressing local sustainability, including mitigating and adapting to severe weather from a changing climate.</p> <p>Neighbourhood planning can help communities to think about and plan for their long-term resilience. Whether it's from water stress, heat stress and/or flooding, these plans through developing locally appropriate strategies can contribute towards tackling climate change. For instance, those areas with high traffic congestion and high air pollution levels aim to address this through improving cycling and walking infrastructure. Rural towns may seek environmental improvements to their town centres so as to strengthen local shopping provision, and lessen the need to travel to out-of-town supermarkets. Those that have good renewable energy resources in their area may wish to develop community-led renewable energy schemes.</p> <p>The Centre for Sustainable Energy (CSE) has produced a guidebook aimed to help support neighbourhood planning groups, (which includes case studies of different communities' plans), to mitigate and adapt to climate change, tackle fuel poverty and promote environmental sustainability. The guide can be accessed below.</p> <p><a href="https://www.cse.org.uk/news/view/2012">https://www.cse.org.uk/news/view/2012</a> and  <a href="https://www.cse.org.uk/news/view/2057">https://www.cse.org.uk/news/view/2057</a></p>	

ID	Name	Organisation (if applicable)	Representation	Council Response
			<p>The following contacts offer free advice in respect of your neighbourhood plan, [REDACTED]</p> <p>Other useful guidance include 'Planning for the Environment at a Neighbourhood Level', which contains a case studies on adapting to climate risks and creating green space by Mayesbrook Park and 'Flood mitigation and improved water quality' by Much Wenlock, Shropshire. This can be viewed below.</p> <p><a href="http://www.ourneighbourhoodplanning.org.uk/news/2012/07/30/Planning_for_the_Environment_at_a_Neighbourhood_Level">http://www.ourneighbourhoodplanning.org.uk/news/2012/07/30/Planning_for_the_Environment_at_a_Neighbourhood_Level</a> and to view the guide visit here –</p> <p><a href="http://www.wildoxfordshire.org.uk/wp-content/uploads/2014/11/Planning-for-the-environment-at-the-neighbourhood-level-Natural-England-etc.pdf">http://www.wildoxfordshire.org.uk/wp-content/uploads/2014/11/Planning-for-the-environment-at-the-neighbourhood-level-Natural-England-etc.pdf</a></p> <p><u>Green Infrastructure</u></p> <p>The neighbourhood plan could consider incorporating green infrastructure as a way of adapting and mitigating against a changing climate and severe weather through the management and enhancement of existing habitats and the creation of new ones to assist with species migration, to provide shade during higher temperatures and for flood mitigation.</p> <p>When managing and creating green spaces the neighbourhood plan could consider those development proposals that look to implement any of the following:</p> <ul style="list-style-type: none"> <li>• The principles of Sustainable Urban Drainage (SUDs), with preference given to above ground SUDs techniques, which will enhance biodiversity and ecosystems.</li> <li>• Providing a permeable surface for paths and playgrounds to prevent flooding.</li> <li>• Allowing places to store water for reuse to aid water efficiency.</li> </ul>	

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			<ul style="list-style-type: none"> <li>• Providing temporary water storage and retention areas (open spaces) to alleviate flooding.</li> <li>• Protecting existing and creating new green infrastructure, and increasing tree cover (including large trees) in streets and open spaces in order to provide shade and cooling to alleviate heat stress and tackle pollution.</li> <li>• Managing green infrastructure to increase the amount of carbon stored and reduce greenhouse gas emissions, aiming for net removal of carbon wherever possible, through planting of trees and other plant species and encouraging modal shift from car to walking and cycling.</li> <li>• Linking publicly accessible green space wherever possible (including through tree lined streets) to form walking and cycling routes.</li> </ul> <p><u>Sustainable Housing Policy</u></p> <p>Neighbourhood Plans could consider the following aspects, when preparing a housing policy, to enable all new developments to seek to achieve high standards of sustainable development and, in particular, demonstrate in proposals how design, construction and operation has sought to:</p> <ol style="list-style-type: none"> <li>I. reduce the use of fossil fuels;</li> <li>II. promote the efficient use of natural resources, the re-use and recycling of resources;</li> <li>III. adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies: Including the promotion of the production and consumption of renewable energy;</li> <li>IV. link the provision of low and zero carbon energy infrastructure in new developments to existing buildings where appropriate;</li> <li>V. adopt best practice in sustainable urban drainage;</li> </ol>	

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			<p>VI. minimise the vulnerability to climate change impacts and that such development will not exacerbate vulnerability in other areas; and</p> <p>VII. considered climate change adaptation measures and technology from the outset including reduction of emissions, renewable and low carbon, passive design, and through green infrastructure techniques where appropriate.</p> <p><b>Strategic Environmental Assessment</b></p> <p>It is recommended that Basildon Council screen the forthcoming Neighbourhood Plan in order to determine whether a Neighbourhood Plan proposal requires a strategic environmental assessment, and (if so) the level of detail needed, will depend on what is proposed. A strategic environmental assessment may be required, for example, where:</p> <ul style="list-style-type: none"> <li>• a neighbourhood plan allocates sites for development;</li> <li>• the Neighbourhood Area contains sensitive natural or heritage assets that may be affected by the proposals in the plan; and</li> <li>• the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.</li> </ul> <p>In addition, where a neighbourhood plan could potentially affect a European protected site, it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2010), as amended (the 'Habitats Regulations'). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the Habitats Directive, which is transposed into the Habitats Regulations. In accordance with Schedule 2 of The Neighbourhood Planning (General) Regulations 2012, a neighbourhood plan cannot be made if the likelihood of significant effects on any European Site, either alone (or in combination with</p>	

ID	Name	Organisation (if applicable)	Representation	Council Response
			<p>other plans and projects) cannot be ruled out. Therefore, measures may need to be incorporated into the neighbourhood plan to ensure that any likely significant effects are avoided in order to secure compliance with the Regulations. A screening exercise should be undertaken if there is any doubt about the possible effects of the plan on European protected sites. This will be particularly important if a neighbourhood plan is to progress before a local plan has been adopted and/or the neighbourhood plan proposes development which has not be assessed and/or included in the Habitats Regulations Assessment for the local plan.</p> <p><b>Conclusion</b></p> <p>ECC looks forward to engaging constructively, actively and on an on-going basis during the preparation of the Bowers Gifford and North Benfleet Neighbourhood Plan. Please do not hesitate to contact me if you require further information or would like to discuss this response in more detail.</p> <p>Encs:</p> <p>Appendix 1: A Map of Mineral and Waste developments</p> <p>Appendix 2: Maps of Bowers Gifford Critical Drainage Area (blue shows affected area)</p>	
BGNBAA/ 16	Mr Martin Lunn	Essex and Suffolk Water	Essex & Suffolk Water have no objection to these areas being designated Neighbourhood Areas.	No objection to application noted
BGNBAA/ 17	Ms Zoe Hughes	Sport England	<p>Thank you for consulting Sport England on the above Neighbourhood Consultation.</p> <p>Planning Policy in the National Planning Policy Framework identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an</p>	Advice and support for neighbourhood plan preparation noted

ID	Name	Organisation (if applicable)	Representation	Council Response
			<p>important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.</p> <p>It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, 'A Sporting Future for the Playing Fields of England – Planning Policy Statement'.</p> <p><a href="http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planningapplications/playing-field-land/">http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planningapplications/playing-field-land/</a></p> <p>Sport England provides guidance on developing policy for sport and further information can be found following the link below:</p> <p><a href="http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/">http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</a></p> <p>Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.</p> <p><a href="http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/">http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/</a></p>	

ID	Name	Organisation (if applicable)	Representation	Council Response
			<p>If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.</p> <p><a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a></p>	
BGNBAA/ 18	Howard Quirk		<p>Bowers Gifford North Benfleet Neighbourhood area.</p> <p>Not sure if covered in this proposal but Broadband speeds in this area are terrible. All businesses are suffering.</p>	<p>Noted. There is no requirement at this stage in the process for the applicant to state what issues it is intended that the Neighbourhood Plan would cover, as this application is purely the geographic area to which neighbourhood plan or order would apply. However the concerns raised will be shared with the parish council.</p>
BGNBAA/ 19	Richard Sykes	Natural England	<p><b>Bowers Gifford and North Benfleet Neighbourhood Area Application</b></p> <p>Thank you for notifying Natural England of your Neighbourhood Planning Area in your email dated 26/05/2016.</p> <p>We would like to take this opportunity to provide you with information sources you may wish to use in developing your plan, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. We have set this out in the annex to this letter.</p> <p><u>Natural England's role</u></p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Your local planning authority should be able to advise you when we should be consulted further on your neighbourhood plan.</p>	<p>Advice and support for neighbourhood plan preparation noted</p>



ID	Name	Organisation (if applicable)	Representation	Council Response
			<p><u>Planning policy for the natural environment</u></p> <p>Neighbourhood plans and orders present significant opportunities, but also potential risks, for the natural environment. Your proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraph 109:</p> <p>The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> <li>• protecting and enhancing valued landscapes, geological conservation interests and soils;</li> <li>• recognising the wider benefits of ecosystem services;</li> <li>• minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;</li> </ul> <p>You should also consider the natural environment policies in your area's Local Plan. Your neighbourhood plan or order should be consistent with these, and you may decide that your plan should provide more detail as to how some of these policies apply or are interpreted locally.</p> <p>The attached annex sets out sources of environmental information and some natural environment issues you may wish to consider as you develop your neighbourhood plan or order. <i>[Attachment available to view on consultation portal]</i></p>	
BGNBAA/ 20	Simon Gilson		<p>I write with regard to the possible development or developments as prescribed in connection with this consultation.</p> <p>Apart from being horrified at the prospect of the last meaningful open land in the area being destroyed to make way for even more</p>	<p>Noted. There is no requirement at this stage in the process for the applicant to state what issues it is intended that the Neighbourhood Plan would cover, as this application is purely the</p>

ID	Name	Organisation (if applicable)	Representation	Council Response
			<p>building I would like to know how any such development could be supported by the infrastructure which is at crisis point already!!</p> <p>Twice a day EVERY day the whole road network becomes unusable for around 2 hours each morning and evening. This is because despite the incredible sums spent trying to improve the major junctions in effect they have had NO effect whatsoever.</p> <p>The A13 junction with the A130 link is as bad as the same with the A127 and any further stress on this system will break it all together.</p> <p>Unless you propose to build a new A road from Southend to London to relieve the ridiculous pressure of traffic on both 127/13 you may as well turn the whole area into a car park!</p> <p>I have lived in the above property for over six years and in that time have seen the quality of living in the area deteriorate substantially as people TRY to find a way through the mess.</p> <p>It is also dangerous for such a winding road with awful visibility to take the levels of traffic now encountered AM and PM.</p>	<p>geographic area to which neighbourhood plan or order would apply. However the concerns raised will be shared with the parish council.</p>
BGNBAA/ 21	Mrs Joan Hegwein		<p>I have only one comment and that is I feel Ilfracombe Avenue should be included in the designated area.</p> <p>Your map is at odds with Google Earth! The entry point for Ilfracombe Ave is to the east of The Gun pub which according to your plan is in the designated area! It also comes to the east of the mini-roundabout which is not even shown on your plan. It makes more sense to have the boundary at the roundabout. Your plan shows the boundary as going across the A13 to the cemetery so Ilfracombe Avenue MUST be in the designated area.</p> <p>I suggest you compare your paper version with the real thing on Google Earth.</p>	<p>Noted. The Council's review reflects that Ilfracombe Avenue was within the proposed Neighbourhood Area.</p>

ID	Name	Organisation (if applicable)	Representation	Council Response
BGNBAA/ 22	Mr Mark Nowers	RSPB	<p>We write in connection with the above consultation. Thank you for allowing us the opportunity to respond.</p> <p>The RSPB respectfully asks that the red-line boundary is re-drawn so that any land under our ownership or management is excluded from the plan area.</p> <p>We fully support the principal aims of the plan “to protect and promote the social, environmental and natural qualities of the Parish and its landscape” and are happy to work with the Parish Council in order to deliver a Neighbourhood Plan fit for these purposes.</p>	Support for the principal aims noted. The Council will consider the proposed amendment to boundary.
BGNBAA/ 23	Mr Andrew Rickard		<p>With regard to your letter of 24th may 2016, we wish to register our approval that the local Parish council take greater control and have more say in any local planning applications in our area, as outlined in map supplied.</p> <p>As residents of Bowers Gifford for more than 30 years we strongly feel that the Parish Council will be able through, residents input, to put together a Neighbourhood plan that would serve the local community better than an enforced plan that would change our area beyond recognition.</p>	Support noted
BGNBAA/ 24	Mrs Jean Smith		I agree with designated area shown on the map would like to be notified of any meetings etc. that will be held in the near future.	Support noted
BGNBAA/ 25	Mr & Mrs Ray and Rita Pontin		My wife & I are in agreement with the above application as we believe the parish council's proposed designated area for our village is a suitable size for the purposes of neighbourhood planning for the future	Support noted

ID	Name	Organisation (if applicable)	Representation	Council Response
BGNBAA/ 26	Mrs Christine Barlow		I agree with the Neighbourhood Area as designated by the Parish Council's letter of application and would also consider that Ilfracombe Avenue is part of the Parished Area.	Support noted
BGNBAA/ 27	Tina Witham		<p>The proposed area for Bowers Gifford Neighbourhood Area seem comprehensive and well defined covering farmland, residential and the light industrial areas of Bowers Gifford and North Benfleet. I am glad that it encompasses the lowland areas south of the A130, particularly as this is potentially vulnerable to change.</p> <p>It is encouraging that the Parish Council has taken this task up and I wish them every success in working to ensure that the area maintains its semi-rural characteristics and nature.</p>	Support noted

## Appendix 1: Letters Publicising the Application

Copy of letter sent to addresses within the proposed Neighbourhood Area



**Basildon Council**  
BASILDON • BILLERICAY • WICKFORD

Date	23 May 2016
Please ask for Department	Planning Policy Regeneration and Economic Development
Tel. No	01268 533333 (Option 6)
E-Mail	planningpolicy@basildon.gov.uk
Ref	2016/BGNBNA/CON/01

Dear Sir or Madam,

**RE: CONSULTATION ON THE BOWERS GIFFORD & NORTH BENFLEET NEIGHBOURHOOD AREA APPLICATION**

Basildon Borough Council has received valid application to designate the Bowers Gifford & North Benfleet Neighbourhood Area. The Council is publicising this application for a four-week consultation period starting **26 May 2016** and closing **23:59 on 23 June 2016**. This letter provides further information on neighbourhood planning, the application, and how you can have your say.

We are writing to inform you of the consultation on the neighbourhood area application because you live/work within the proposed neighbourhood area. A map of the proposed neighbourhood area is enclosed.

**What is Neighbourhood Planning?**

Neighbourhood planning is a key part of the Government's Localism agenda. It aims to give local communities greater power to shape development by taking a more active role in the development of planning policies at a local level. Communities will be able to not only produce a statutory 'neighbourhood plan' to be used by Basildon Borough Council when deciding planning applications within the area, but also grant 'permitted development' rights for certain types of new development.

Within the proposed Bowers Gifford & North Benfleet Neighbourhood Area the Parish Council is the body responsible to undertake neighbourhood planning. The first stage in the process is to designate the neighbourhood area.

**Where to view the application?**

The neighbourhood area application can be viewed on the Council's website:  
[www.basildon.gov.uk/neighbourhoodplanning](http://www.basildon.gov.uk/neighbourhoodplanning).

Reference copies of the application are also available to view during the consultation period during normal office hours at:

- **Basildon Borough Council:** The Basildon Centre, St Martin's Square, Basildon, Essex, SS14 1DL
- **Pitsea Library:** Community Centre, Off Maydells, Pitsea, SS13 3DU
- **Great Tarpots Library:** 127 London Road, Benfleet, SS7 5UH

**How to comment on the application?**

The application for the neighbourhood area will be available for comment from **26 May 2016** for four weeks until **23:59 on 23 June 2016**. Any comments received after this closing date and time may not be considered.

You can provide comments on the application online by visiting the Council's website:  
[www.basildon.gov.uk/neighbourhoodplanning](http://www.basildon.gov.uk/neighbourhoodplanning).

If you wish to comment by email or post, please ensure that you include your name, email address and your postal address including postcode. Anonymous comments are not valid.

Email: [planningpolicy@basildon.gov.uk](mailto:planningpolicy@basildon.gov.uk)

Post: Neighbourhood Planning, Planning Policy, Basildon Borough Council, The Basildon Centre, St Martin's Square, Basildon, Essex, SS14 1DL.

If you have any further queries please do not hesitate to contact the Planning Policy Team on the details above.

Yours sincerely,



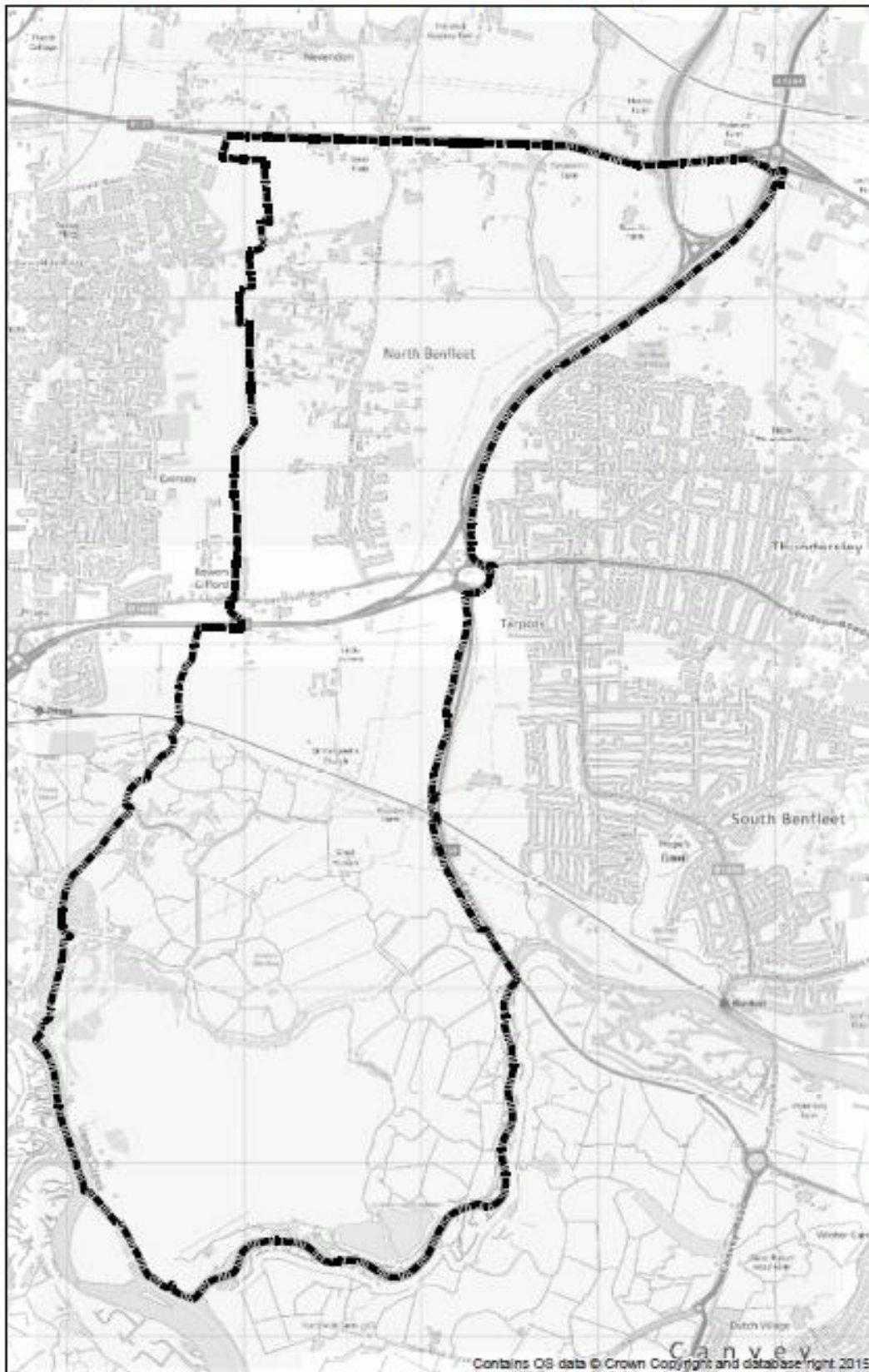
Matthew Winslow  
Service Manager - Planning Policy & Regeneration Strategy

Enc: Map of Proposed Neighbourhood Area

# Proposed Bowers Gifford & North Benfleet Neighbourhood Area



001  
 Proposed Bowers  
 Gifford & North  
 Benfleet  
 Neighbourhood  
 Area



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 Stationery Office © Crown  
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Date	23 May 2016
Please ask for Department	Planning Policy Regeneration and Economic Development
Tel. No	01268 533333 (Option 6)
E-Mail	planningpolicy@basildon.gov.uk
Ref	2016/BGNBNA/CON/02

Dear Sir or Madam,

**RE: CONSULTATION ON THE BOWERS GIFFORD & NORTH BENFLEET  
NEIGHBOURHOOD AREA APPLICATION**

Basildon Borough Council has received valid application to designate the Bowers Gifford & North Benfleet Neighbourhood Area. The Council is publicising this application for a four-week consultation period starting **26 May 2016** and closing **23:59 on 23 June 2016**. This letter provides further information on neighbourhood planning, the application, and how you can have your say.

We are writing to inform you of the consultation on the neighbourhood area application because you live/work near the proposed neighbourhood area.

**What is Neighbourhood Planning?**

Neighbourhood planning is a key part of the Government's Localism agenda. It aims to give local communities greater power to shape development by taking a more active role in the development of planning policies at a local level. Communities will be able to not only produce a statutory 'neighbourhood plan' to be used by Basildon Borough Council when deciding planning applications within the area, but also grant 'permitted development' rights for certain types of new development.

Within the proposed Bowers Gifford & North Benfleet Neighbourhood Area the Parish Council is the body responsible to undertake neighbourhood planning. The first stage in the process is to designate the neighbourhood area.

**Where to view the application?**

From 26 May 2016 the neighbourhood area application can be viewed on the Council's website: [www.basildon.gov.uk/neighbourhoodplanning](http://www.basildon.gov.uk/neighbourhoodplanning).

Reference copies of the application are also available to view during the consultation period during normal office hours at:

- **Basildon Borough Council:** The Basildon Centre, St Martin's Square, Basildon, Essex, SS14 1DL
- **Pitsea Library:** Community Centre, Off Maydells, Pitsea, SS13 3DU
- **Great Tarpots Library:** 127 London Road, Benfleet, SS7 5UH



**How to comment on the application?**

The application for the neighbourhood area will be available for comment for four weeks from **26 May 2016** until **23:59 on 23 June 2016**. Any comments received after this closing date and time may not be considered.

You can provide comments on the application online by visiting the Council's website:  
[www.basildon.gov.uk/neighbourhoodplanning](http://www.basildon.gov.uk/neighbourhoodplanning).

If you wish to comment by email or post, please ensure that you include your name, email address and your postal address including postcode. Anonymous comments are not valid.

Email: [planningpolicy@basildon.gov.uk](mailto:planningpolicy@basildon.gov.uk)

Post: Neighbourhood Planning, Planning Policy, Basildon Borough Council, The Basildon Centre, St Martin's Square, Basildon, Essex, SS14 1DL.

If you have any further queries please do not hesitate to contact the Planning Policy Team on the details above.

Yours sincerely,



Matthew Winslow  
Service Manager - Planning Policy & Regeneration Strategy

## Appendix 2: Press Releases and Poster Advertisement Publicising the Application

### Press release announcing the start of publicising the applications

#### In the news:- Have your say on new Bowers Gifford neighbourhood area

##### **Have your say on new Bowers Gifford neighbourhood area**

26 May 2016

Residents are being asked to give their views on the creation of a neighbourhood area in Bowers Gifford.

Basildon Council has received a formal application from the Bowers Gifford and North Benfleet Parish Council to designate the parished area of Bowers Gifford and North Benfleet as a Neighbourhood Area.

This application is the first stage in Neighbourhood Planning which gives local communities greater power to shape development within their area at a local level. The Parish Council is the only body that can carry out Neighbourhood Planning in the parished area of Bowers Gifford and North Benfleet on behalf of its residents and businesses. Through Neighbourhood Planning, communities are able to choose where new homes, shops and offices should be built, have their say on what infrastructure should be provided, and grant planning permission for new buildings.

A four week consultation starts today, 26 May, and closes at 23:59 on Thursday 23 June 2016. The consultation is seeking views on whether the boundary of the proposed Neighbourhood Area for the purposes of Neighbourhood Planning is suitable.

The neighbourhood area application can be viewed online from the 26 May 2016 at [www.basildon.gov.uk/neighbourhoodplanning](http://www.basildon.gov.uk/neighbourhoodplanning). Reference copies will also be available to view during the consultation at the main Council Offices, and Pitsea and Great Tarpots libraries.

You can submit your comments on the application online by visiting the Council's website: <http://www.basildon.gov.uk/neighbourhoodplanning>

Alternatively you can email your comments to [planningpolicy@basildon.gov.uk](mailto:planningpolicy@basildon.gov.uk), or post them to Neighbourhood Planning, Planning Policy, Basildon Borough Council, The Basildon Centre, St Martin's Square, SS14 1DL.

If you wish to comment by email or post, please ensure that you include your name, email address and your postal address including postcode. Anonymous comments are not valid.

##### **Related Internet Links**

[See Neighbourhood Planning](#)

### Press release announcing the final week of publicising the application

#### In the news:- Still time to have your say on the new Bowers Gifford & North Benfleet Neighbourhood Area

##### **Still time to have your say on the new Bowers Gifford & North Benfleet Neighbourhood Area**

14 June 2016

There is one week left to give your views on the creation of a neighbourhood area in Bowers Gifford and North Benfleet.

Basildon Council has received an application from the Bowers Gifford and North Benfleet Parish Council to designate the area of Bowers Gifford and North Benfleet as a Neighbourhood Area.

This application is the first stage in Neighbourhood Planning which gives local communities greater power to shape development within their area at a local level. The Parish Council is the only body that can carry out Neighbourhood Planning in this area of Bowers Gifford and North Benfleet on behalf of its residents and businesses.

The consultation is seeking views on whether the boundary of the proposed Neighbourhood Area for the purposes of Neighbourhood Planning is suitable. You can view the proposed area and application, and submit your comments online by visiting the council's website: <http://www.basildon.gov.uk/neighbourhoodplanning>. Alternatively you can email your comments to [planningpolicy@basildon.gov.uk](mailto:planningpolicy@basildon.gov.uk), or post them to Neighbourhood Planning, Planning Policy, Basildon Council, The Basildon Centre, St Martin's Square, SS14 1DL.

If you wish to comment by email or post, please ensure that you include your name and postal address including postcode. Anonymous comments are not valid. The four week consultation closes at 11:59pm next Thursday, 23 June.

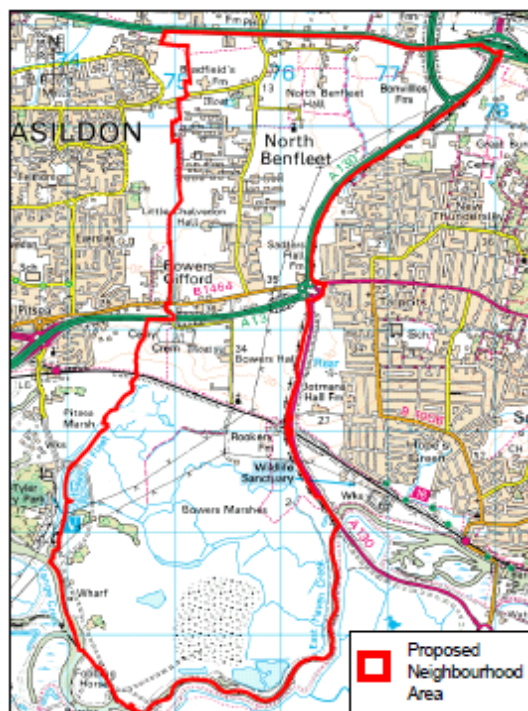
Reference copies of the application are available to view during the consultation at the main Council Offices, and Pitsea and Great Tarpots libraries.

##### **Related Internet Links**

[Read more about Neighbourhood Planning](#)

## Consultation on the Proposed Bowers Gifford & North Benfleet Neighbourhood Area

Basildon Council has published for consultation an application to designate the Bowers Gifford & North Benfleet Neighbourhood Area.



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This application is the first stage in Neighbourhood Planning which gives local communities greater power to shape development within their area at a local level.

The consultation closes at 23:59 on 23 June 2016.

### Where to view the application

Reference copies of the application are available to view during the consultation at the main Basildon Council Offices, and Pitsea and Great Tarpots libraries. The neighbourhood area application can also be viewed online at [www.basildon.gov.uk/neighbourhoodplanning](http://www.basildon.gov.uk/neighbourhoodplanning).

### How to comment on the application

You can provide comments on the application online by visiting the Council's website: [www.basildon.gov.uk/neighbourhoodplanning](http://www.basildon.gov.uk/neighbourhoodplanning). Alternatively you can email your comments to [planningpolicy@basildon.gov.uk](mailto:planningpolicy@basildon.gov.uk), or post them to Neighbourhood Planning, Planning Policy, Basildon Borough Council, The Basildon Centre, St Martin's Square, Basildon, Essex, SS14 1DL.

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