



# Local Plan – Consultation on New Sites and Alternative Sites

## Summary Document

November 2016



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## **1.0 Introduction**

The Local Plan sets out how much new housing and employment development needs to be built in the Borough by 2034, and where it could be built. It also proposes new planning policies that will be applied to ensure that individual development proposals contribute positively towards the plan.

## **2.0 Public Consultation January to March 2016**

On 7 January 2016, the Council approved public consultation on the first draft of the Local Plan. Subsequently, an eight week public consultation commenced on 28 January, running until 24 March 2016. The consultation generated much public interest and remained a topical subject in local and social media throughout its duration.

Over 2,200 people attended eleven public exhibitions held around the Borough, together with a further 500 attending special Parish Council meetings, business breakfasts and special interest forums which presented the Draft Local Plan proposals and discussed the possible implications for different locational areas and against social, economic or environmental issues. By the consultation deadline, a total of 21,636 individual comments were made by 3,805 consultees.

The Basildon Draft Local Plan Statement of Consultation 2016 summarises the results of the consultation, identifying the key issues that arose under each thematic planning issue addressed in the Local Plan. It also makes recommendations as to the actions that could be taken to ensure that the next version of the Local Plan addresses those issues raised by consultees through the consultation process.

## **3.0 Consultation on New and Alternative Housing Site Proposals**

Representations were received from developers in relation to specific sites, and in relation to alternative proposals, which are set out in the housing chapter of the Statement of Consultation 2016. These provide the opportunity to consider some alterations to the housing site allocations in the Local Plan, and consequently the distribution of development across the borough.

In order to bring the information for these promoted sites 'in line' with that available for those sites previously considered, each of the new/alternative proposals need to be considered against the same suite of evidence. This requires new alternative proposals to have site appraisals completed in relation to ecology, landscape, infrastructure, flood risk, Green Belt impact and sustainability.

In addition, sites being considered for inclusion in the Local Plan are subject to public consultation in accordance with the Planning and Compulsory Purchase Act 2004, the Localism Act 2011, the Town and Country Planning (Local Planning) (England) Regulations 2012, the National Planning Policy Framework 2012 and Basildon Borough Council's Statement of Community Involvement (SCI) 2011.

On 29 September 2016, the Council's Cabinet considered all the comments it had received into the Draft Local Plan consultation and approved a further round of consultation on 'new' or 'alternative' sites put forward for development. It was recommended that a six-week consultation on the potential development sites is completed under regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, before any re-distribution is considered. Once complete, the full suite of evidence will be used to determine whether the distribution of development should be altered to ensure the most appropriate development sites feature in the Publication Local Plan. This will result in the final distribution of housing that best responds to evidence of local circumstances.

#### **4.0 Implication on the Distribution of Growth**

The Council will need to give consideration to these new/alternative proposals before the Publication Local Plan is prepared, which should be informed by the outcomes of public consultation. Therefore, the proposals as put forward by the promoters, are being made available for consultation so that the public can make their views known.

At this time, no decision has been made by Basildon Council as to whether or not these sites would be included within the Publication Local Plan. The Council's decision will be subject to the outcomes of its evidence base including ecology, landscape, infrastructure, flood risk, Green Belt impact and sustainability appraisals.

The comments received during the consultation would then be collated so that they can be considered alongside the evidence, when the final site selection process is undertaken.

Only afterwards, would the Council determine whether the distribution of development should be altered to ensure the most appropriate development sites feature in the Publication Local Plan and if appropriate, amend policy SD2 and any associated housing policies, to reflect the outcomes of this work.

#### **5.0 Criteria for Site Selection**

During the consultation process for the Draft Local Plan, new sites within the current extent of the Green Belt were promoted to the Council. Additional information was also provided in relation to some of the alternative sites, previously considered but discounted from the Local Plan process.

The new sites which are subject to consultation are those that:

- 1) Were promoted through consultation on the Draft Local Plan for inclusion in the Local Plan and have not previously been subject to consideration;
- 2) Are strategic in size i.e. likely to provide at least around 50 homes either alone or in-combination with adjacent sites that have also been promoted; and
- 3) Are either:
  - a) Adjacent to a main settlement and likely to be found suitable in all other regards through the HELAA process; or

- b) Contain a significant proportion of Previously Developed Land, and development could potentially bring about environmental enhancements.

Additionally, Hovefields and Honiley Neighbourhood Forum and Area was designated earlier in 2016. This neighbourhood forum is proposing development which meets criteria 2 and 3b set out for new sites above, and is therefore also the subject of consultation.

Alternative sites which are also subject to consultation are:

- 1) Sites which were previously considered for inclusion in the Local Plan and were discounted, where additional information has been provided through consultation on the Draft Local Plan which requires the Council to give consideration to its previous position; or
- 2) Proposals received during the consultation, for sites which were included within the Draft Local Plan, that are notably larger in scale (75% or greater) than that which was proposed in the Draft Local Plan.

For those locations that have already been tested for development as part of the Local Plan process, and where no new information has been submitted, they have not been included in this consultation exercise. This consultation exercise is restricted only to new, additional or alternative sites that have not been previously tested for development as part of the Local Plan process.

Therefore, the new, additional sites being considered for potential development within the Local Plan include:

- Land South of Outwood Common Road (Brooklands Farm), Billericay;
- Land East of Southend Road (Foot Farm), Billericay;
- Land West of Southend Road (Maitland Lodge), Billericay;
- Dale Farm, Oak Lane, Crays Hill;
- Additional land at Greenleas Farm, South of London Road, Billericay;
- Land between London Road and A13, Pitsea, Basildon; and
- Hovefields and Honiley Neighbourhood Area, Wickford

The alternative sites include:

- Alpha Garden Centre, Wickford;
- Land at Bradfields Farm, Basildon;
- Land at Hall Farm, North Benfleet;
- Outwood Farm, Billericay;
- Land North of Wash Road, Noak Bridge;
- Tompkins Farm and Brickfield Road Site, Basildon;
- Land at Sellers Farm, Dunton Road, Basildon;
- Land South of London Road, Wickford;
- Land East of Frithwood Lane, Billericay; and
- Land South of Windmill Heights, Billericay.

## 6.0 Summary of Proposals

A total of seventeen (17) sites are subject to this public consultation. The promotional materials and representations submitted for each site are available for viewing, alongside this consultation brief. Outlined below is a summary of each housing site proposal.

### 6.1 New Site 1 - Land South of Outwood Common Road (Brooklands Farm), Billericay

Land South of Outwood Common Road is situated within the Great Burstead and South Green Village Council of the Billericay settlement area, and is being promoted for residential development. The proposal is for an extension of housing allocation H27 of the Draft Plan north-eastwards, to incorporate land south of Outwood Common Road.

### 6.2 New Site 2 - Land East of Southend Road (Foot Farm), Billericay

Land East of Southend Road is situated within the Great Burstead and South Green Village Council of the Billericay settlement area, and is being promoted for residential development. The site is located to the south of the existing settlement, to the east of Southend Road and adjacent to existing linear development along this road. Guildprime Business Centre is located to the south and St Peters Catholic Primary School directly to the north.

The proposal is for 5ha of land to accommodate up to 150 homes based on an average density of circa. 30dph. In addition to this, further land (totalling a substantial 9.1ha) is being made available to act as suitable landscape buffer to the proposed allocation, as well as providing formal and accessible public open space for the benefit of existing and future communities. Vehicular access to the site is proposed to be taken from Southend Road, through the provision of a new simple priority T-junction.

### 6.3 New Site 3 - Land West of Southend Road (Maitland Lodge), Billericay

The site comprises approximately 1.45 hectares of land to the southwest of Billericay, within Great Burstead and South Green Village Council. Potential residential development on the site would require demolition of the existing 'Maitland Lodge, to accommodate approximately 44 dwellings at an average density of 30 dwellings per hectare. Access to the site would be from Southend Road (A129), to the west of the site.

### 6.4 New Site 4 - Dale Farm, Oak Lane, Crays Hill

The land at Dale Farm, Crays Hill includes the existing Gypsy and Traveller site and the area previously occupied by Irish Travellers, together with paddocks up to the A127. It is proposed that this is allocated for housing, open space, and a small centre with local shops. Vehicular access to the site is proposed to be taken from the A127 in a new "left-in left-out" arrangement. Open areas are planned for informal

open space, formal recreation and biodiversity improvements. It is envisaged that the development will provide around 500 dwellings.

#### 6.5 New Site 5 - Additional land at Greenleas Farm, South of London Road, Billericay

Land South of London Road is an 11ha partial brownfield site, currently accommodating garden centre buildings, a residential dwelling and associated private garden. Billericay Tennis Club adjoins the site to the east, with the Cricket Club to the south. To the west, are residential properties along with open countryside. Part of the site has already been allocated within the Draft Local Plan under Policy H21. The new proposal sets out the case for extending this allocation in order to enable the delivery of housing, community benefits and infrastructure, including a care village, children's nursery and allotments. The site also seeks to deliver the first piece of the Southern Relief Road, which is a significant piece of infrastructure for Billericay.

#### 6.6 New Site 6 - Land between London Road and A13, Pitsea, Basildon

This land has been promoted through three separate representations, which together form the long thin piece of land situated between the A13 and London Road.

Land East of Old Church Road, and to the south of London Road sits to the south of the settlement of Bowers Gifford. The site extends to 0.68 hectares, and is accessed from London Road. The proposal is to extend policy H13 to include the land at London Road. It is highlighted that the release of this smaller green belt site on the edge of an existing settlement can provide an early release in the plan period to make up for current undersupply, when compared to other large scale sites with complex infrastructure requirements.

Another land west of Church Road, and south of London Road, which is under a different landholding is being promoted for residential or employment use, as deemed appropriate in the location. The site extends to 2.48 hectares, and part of the site has already been identified as a rural enterprise site (Blue House Farm, Pitsea) within the Local Plan. The proposal is for an extension of policies H13 and E9 to incorporate adjacent land at London Road.

Land at Gifford House, London Road (Nursing Home Extension) is located to the east of Basildon and to the west of Bowers Gifford. The site extends to around 1.1 hectares in size. There is an existing 61 bedroom care home on the site, providing care for the frail elderly and dementia patients. There is a further area of the land to the south west of the existing building, which currently comprises scrubland, and has been promoted for further development potential.

#### 6.7 New Site 7 - Hovefields and Honiley Neighbourhood Area, Wickford

Following the recent designation of the Hovefields and Honiley Neighbourhood Forum and Neighbourhood Area, the Hovefields and Honiley Neighbourhood Forum

now intends to prepare a Neighbourhood Development Plan for their Neighbourhood Area which will set out general planning policies for development and the use of land. The Council can confirm that the Neighbourhood Forum is looking for substantially greater growth than that proposed in the Local Plan, and would like to see the area redeveloped into a new standalone, serviced community.

Whilst detailed assessment must still be undertaken to determine the area's development capacity and optimal design, the Neighbourhood Area has the potential to provide around 500 dwellings, including provision for Gypsy and Traveller pitches if developed at the lower density of 15 dwellings per hectare.

#### 6.8 Alternative Site 1 - Alpha Garden Centre, Wickford

This site is located north of London Road, and is surrounded by existing development and the proposed housing allocation H18 of the Draft Local Plan. It measures approximately 3.36 hectares, and currently comprises a garden centre, with associated buildings and areas of hardstanding used for parking and open storage. It is being proposed that Alpha Garden Centre is incorporated within either allocation H17 or H18 for additional housing.

#### 6.9 Alternative Site 2 - Land at Bradfields Farm, Basildon

The land lies on the east side of Basildon, north of Burnt Mills Road and east of Courtauld Road. The site had previously been allocated in the draft Plan to provide short and long term employment land under Policy E7, Dunton Extension. Promoters of this site object to this allocation within the Draft Local Plan, and consider that there is a strong case for reverting to policy PAD6 of the 2013 Core Strategy Revised Preferred Options Report which would see up to 2000 houses and 5.5ha of employment land developed in the North East Basildon Urban Extension.

#### 6.10 Alternative Site 3 - Land at Hall Farm, North Benfleet

Land at Hall Farm, North Benfleet is located between Pound Lane and the A130. Orbit Homes is promoting 33.4 hectares (ha) of this land for a sustainable development of up to 745 dwellings, supporting uses and public open space. A further 83ha of land to the east of the site is also under option to Orbit Homes, and is proposed to accommodate a Country Park, securing a vital 'green gap' between Bowers Gifford / North Benfleet to the west and Thundersley / South Benfleet to the southeast. If developed, the promoted site has the capacity to take up to 870 homes.

#### 6.11 Alternative Site 4 - Outwood Farm, Billericay

This site comprises 19.6 hectares of land. Outwood Farm is located on the south-eastern edge of Billericay and was identified in the 2013 Core Strategy Revised Preferred Options Report as PAD14, East Billericay Urban Extension, for housing. However, the allocation was discounted from the draft plan in light of new evidence arising from the Outline Landscape Appraisal prepared for the strategic sites.

Promoters of this site however consider that the site is well contained within the landscape, and has the ability to provide up to 430 new homes.

#### 6.12 Alternative Site 5 - Land North of Wash Road, Noak Bridge

This land extends from Noak Hill Road (A176) in the west to Barleylands Road in the east. It was identified and considered for development potential in the Basildon Borough Draft Local Plan as a possible alternative development location, but was discounted due to concerns over landscape and Greenbelt impacts. Although this strip of land is variable in its content and character, a development masterplan suggests that selective development of some of this land could be accommodated without undue harm to the Green Belt or the wider landscape.

#### 6.13 Alternative Site 6 - Tompkins Farm and Brickfield Road Site, Basildon

Policy H9 'Housing Development Sites – Land North and South of London Road, Vange' allocates the land to the south of London Road (allocation 'H9a') as being suitable for residential development at a density of 30 dwellings per hectare to provide c.30 new homes. The promoters of this site have however conducted an assessment of the character of residential development within the immediate locality of the site, and suggest that that a residential density of c.35 dwellings per/ha is more appropriate than the 30 dwellings per/ha currently suggested in Policy H9. This could deliver an appropriate scheme of c.50 new homes on H9a.

In addition, new masterplan proposals for the Tompkins Farm and Brickfield Road sites aspire towards delivering a significant uplift in new homes, to create a sustainable community that naturally extends the town's existing residential areas to form a new edge to the west of Vange. Tompkins Farm lies directly to the south of Basildon Golf Club with London Road running along the southern boundary and Nether Mayne to the west. The Brickfield Road site is located to the south of London Road, running along its eastern boundary of Brickfield Road. This new neighbourhood if developed, has the potential create up to 550 new homes in Vange.

#### 6.14 Alternative Site 7 - Land at Sellers Farm, Dunton Road, Basildon

The site lies on the north western edge of Basildon between Dunton Road to the north and the A127 to the south. In total the site is approximately 9.4 hectares in size and currently generally comprises land in arable use, with some existing properties. This land has been partially allocated under Policy H11 'Housing Development Site - Land West of Steeple View, Dunton Road, Laindon' to provide 140 new homes. The latest proposal is seeking for an extension to the current allocation westwards, to increase the number of homes provided from 140 to 250.

#### 6.15 Alternative Site 8 - Land South of London Road, Wickford

Land at Bell Farm's development parcel is approximately 15.7 hectares and is located at Wickford's western settlement boundary. It lies to the south of London

Road, encompassing the land between Tudor Way / The Chase (the eastern boundary of the site) and Ramsden View Road (the western boundary). Policy H18 of the draft plan identifies 'Land South of London Road, Wickford' as a housing development site to provide around 160 new homes. However, it has been proposed that further developable area to the west of the site offers an opportunity for residential development of approximately 220 new homes and significant public open space.

#### *6.16 Alternative Site 9 - Land East of Frithwood Lane, Billericay*

Land to the East of Frithwood Lane is identified as a proposed housing allocation in policy H23 of the Draft Local Plan. While the Council is proposing an allocation of around 330 dwellings on the site, representation received in respect of the site recommends that additional land can be developed without landscape implications beyond the figure outlined in the draft plan. As such, it is suggested that provision could be made for around 450 dwellings on a 15ha enlarged housing allocation or around 525 dwellings on a 32.5ha allocation. The proposals also include provision for public open space, allotments and a 2FE Primary School (should it be required).

#### *6.17 Alternative Site 10 - Land South of Windmill Heights, Billericay*

Land to the South of Windmill Heights, Great Burstead and South Green is 2.5ha in size, and is located between the A176 and Kennel Lane. Policy H24 of the Draft Local Plan proposes development of around 70 dwellings on this site, developed at a density of 30duph. The alternative proposal being put forward however is that provision could be made for around 170 dwellings on a 7.8ha enlarged housing allocation. The proposals also include provision for public open space and allotments.

## **7.0 Consultation Procedure**

The consultation will run for six weeks, starting from 09:00 on the 3 November 2016 and closing at 23:59 on the 15 December 2016.

All documentation relating to this consultation are freely available on the council's dedicated webpage [www.basildon.gov.uk/localplan](http://www.basildon.gov.uk/localplan). There are also viewable copies at local libraries and the Basildon Centre.

Comments will **only** be welcomed on the seventeen (17) new/alternative sites being promoted. Representations on these proposals, and also on the cumulative impact of the proposals alongside other proposals set out in the Draft Local Plan would be accepted.

New representations on the Draft Local Plan or proposals contained within that document will not be accepted, and will be classified as inadmissible.

You can view and comment on the consultation documents for the potential development sites securely online by visiting: [www.basildon.gov.uk/localplan](http://www.basildon.gov.uk/localplan)

If you wish to comment by email or post, please ensure that you include your name, email address and your postal address, including postcode. All comments **must** be submitted using the attached consultation response form.

Any email responses should be sent to: [planningpolicy@basildon.gov.uk](mailto:planningpolicy@basildon.gov.uk)

Comments may be submitted by post or by hand to the following address:

Local Plan - Consultation on New Sites and Alternative Sites 2016, Planning Policy & Regeneration Strategy, Basildon Borough Council, St Martin's Square, Basildon, Essex, SS14 1DL

All comments submitted by email or post must be received by 23:59 on the 15 December 2016. Any comments received after this date and time will not be accepted, so please ensure you have accounted for their postage time.

# Appendix 1: Map showing the Locations of the New/Alternative Sites

