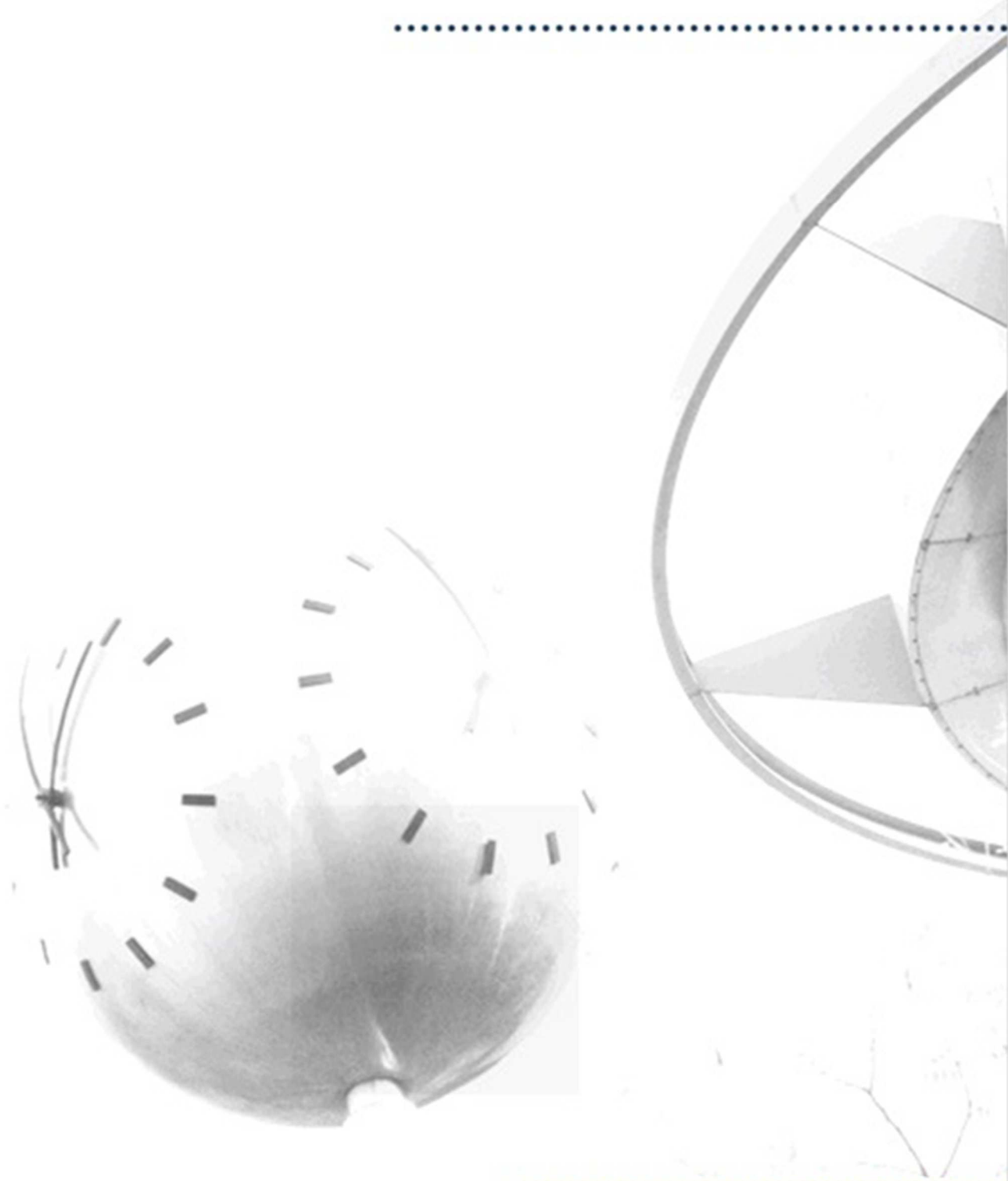


Specialist Accommodation Site Selection

August 2017



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Introduction

- 1.1 Paragraph 50 of the *National Planning Policy Framework (NPPF)* states that local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community including older people and people with disabilities.
- 1.2 Basildon Borough Council propose to provide a number of specialist accommodation units across the Borough in line with policy 'H2 – Specialist Accommodation Strategy' set out within the Draft Local Plan.
- 1.3 Older people's accommodation is calculated as a part of the overall housing supply in the Strategic Housing Market Area (SMHA) and accounts for around 10% of the total housing units required by 2034.

Purpose

- 1.4 Through review of the consultation responses received in relation to the Draft Local Plan, it is considered reasonable that the specialist accommodation requirement is secured proportionately on larger sites as it enables older people to live within the wider community and pursue active social and physical lifestyles as much as they are able to.
- 1.5 Essex County Council have developed a set of site characteristics criteria for specialist accommodation detailed within their *Independent Living Position Statement (October 2015)* which should be met by a potential site(s), this is detailed below in Table 1. This criteria should be applied to potential sites across the Basildon Borough to identify the most suitable locations for specialist accommodation.

Table 1: Site characteristics for location specialist accommodation

Characteristic	Description
Size (acres)	Dependent on no of units and storeys.
No of units	60 - 300
Building storey heights	Buildings over one storey will require lifts.
Location/ setting	Close to town centre. Ideally schemes would be in a large town or large village in close proximity to public transport links to access a larger urban centre.
Transport	Good access to transport
Local amenity	Good access to amenities

Green space	Communal private green space
Parking	Visitor parking
Security	By design
What	Self contained flats or town houses. A blend of 1 and 2 bedroom units. All units to have en-suite bathroom, living room with sufficient space for a dining table, kitchen.
Other accommodation	Staff accommodation (sleeping quarters and lounge), space for overnight visitors, communal social facilities.

Essex County Council; Independent Living Position Statement (October 2015)

Methodology

- 1.6 In order to identify the most suitable locations for specialist accommodation within the Basildon Borough, it is considered a justified approach to apply the 'location/setting', 'transport' and 'local amenity' criteria set out in Table 1 to the proposed sites put forward within the Draft Local Plan and New and Alternative sites consultations. The number of units which are capable of being built on the site should also be above 60 and for site scoring purposes those sites will gain 6 points, and those that do not meet the criteria will not score any points.
- 1.7 It is widely recognised that the distance of 400m can be walked in approximately 5 minutes and 800m within 10 minutes. Town centres or local centres should ideally be within these distances of a site along with access to bus stops and railway stations. The closer the proximity a site is to these, the more suitable it will be found. Scores of 6 points will be given for the sites that are within 400m of a bus stop and town centre, and 3 points for a railway station within 800m and town centres within 800m.
- 1.8 A review of the types of unit located at each local centre was carried out to identify those with a better range of facilities and to allocate scores accordingly. Local centres with units accommodating, for example, post offices, local supermarkets/newsagents, etc. were scored higher as they would allow a person to meet basic convenience needs as well as provide social opportunities nearby. A breakdown of the scoring is included in below in Table 2. The results from each local centre assessment and their proximity of an allocation is detailed in Table 5.

Table 2: Local Centre Scoring Criteria

Unit type	At least one of the following		Two or more of the following	
	400m	800m	400m	800m
Post office, newsagents, local supermarket	4	2	6	3
Pharmacy, library, church, community centre/adult learning, GPs, pub, take away	2	1	4	2
Dry cleaning, Hairdressers/barbers/beauty/physio /dental, cafe, butchers/bakery	1	0	2	1

- 1.9 Table 3 below depicts the scoring system used to rate the sites using the traffic light system of red, amber and green. Table 4, in Annex 1, sets out the results, where a site is found overall to be green it is most suitable, amber is potentially suitable and red is not suitable for specialist accommodation.
- 1.10 The other criteria detailed in Table 1 would be considered at the planning application stage.

Table 3: Red, Amber, Green Scoring

Rating	Overall score
Red	<15
Amber	16-27
Green	>28

Findings

- 1.11 By applying the specialist accommodation site criteria as set out above, and using the scoring set out in Annex 2, Table 4, seven sites have come out as the most suitable locations for specialist accommodation, these are H8, H14, H15, H16, H22 and H26. There are 14 sites which would be considered as potentially suitable which scored amber. There are 17 sites which are not considered to be suitable and scored red.
- 1.12 It is also possible that some of the larger sites which could accommodate more than 300 units that are not within 800m proximity to a local centre could have a local centre built within the development. This would improve the scoring to a number of sites from amber to green enabling a further five locations to be considered suitable that were originally only potentially suitable (H7, H23, Alternative site 4, Alternative site 6, Alternative site and Alternative site 9). This could also alter three red sites to amber making them potentially suitable (H12, Alternative Site 2 and Alternative Site 3).

Recommendations

- 1.13 It is recommended that the seven sites found to be most suitable, as set out in paragraph 1.11, would be the most suitable locations where specialist accommodation could be provided within a strategic development site should they go forward in the submission version of the plan. Should further sites for specialist accommodation be required then the amber sites should be considered, along with those red and amber sites that could have an improved score if a local centre was built as part of the development on those sites.

Annex 1

Table 4: Specialist accommodation site characteristics applied to Local Plan sites

Site	No. of dwellings		Town Centre				Local Centre				Bus stop		Railway station		Overall
			400m		800m		400m		800m		400m		800m		
	Result	Points	Result	Points	Result	Points	Result	Points	Result	Points	Result	Points	Result	Points	
H7: Land west of Gardiners Lane South, Basildon	>300	6	No	0	No	0	No	0	Yes	14	Yes	6	No	0	26
H8: Land North of Dry Street, Basildon	>300	6	No	0	Yes	3	Yes	17	Yes	13	Yes	6	Yes	3	48
H9: Land north and south of London Road, Vange	<60	0	No	0	No	0	No	0	Yes	3	Yes	6	No	0	9
H10: West Basildon Urban Extension	>300	6	No	0	No	0	No	0	Yes	4	Yes	6	No	0	16
H11: Land West of Steeple View, Dunton Road, Laindon	>60 and <300	6	No	0	No	0	No	0	Yes	2	Yes	6	No	0	14
H12: Land East of Noak Bridge, Wash Road, Basildon	>300	6	No	0	No	0	No	0	No	0	Yes	6	No	0	12
H13: East of Basildon	>300	6	No	0	Yes	3	No	0	Yes	13	Yes	6	No	0	28
H14: Land South of Wickford	>300	6	No	0	No	0	Yes	12	Yes	6	Yes	6	No	0	30
H15: Land North of Southend Road, Shotgate	>300	6	No	0	No	0	Yes	16	Yes	17	Yes	6	No	0	45
H16: Land at East and South of Barn Hall, Wickford	>300	6	Yes	6	Yes	3	Yes	8	Yes	4	Yes	6	Yes	3	36
H17: Land north of London Road, Wickford	>60 and <300	6	No	0	No	0	No	0	No	0	Yes	6	No	0	12
H18: Land south of London Road, Wickford	>60 and <300	6	No	0	No	0	No	0	No	0	Yes	6	No	0	12
H19: Land north of Potash Road, Billericay	>60 and <300	6	No	0	No	0	No	0	No	0	Yes	6	No	0	12
H20: Land West of Tye Common Road, Billericay	>60 and <300	6	No	0	Yes	3	Yes	6	Yes	3	Yes	6	No	0	24
H21: Land south of London Road, Billericay	>60 and <300	6	No	0	Yes	3	Yes	6	Yes	3	Yes	6	No	0	24
H22: Land west of Mountnessing Road, Billericay	>60 and <300	6	No	0	Yes	3	Yes	18	Yes	15	Yes	6	Yes	3	51
H23: Land East of Frithwood Lane, Billericay	>300	6	No	0	Yes	3	No	0	Yes	3	Yes	6	No	0	18
H24: Land South of Windmill Heights, Great Burstead and South Green	>60 and <300	6	No	0	Yes	3	No	0	Yes	4	Yes	6	No	0	19
H25: Land west of Kennel Lane, Great Burstead and South Green	>60 and <300	6	No	0	No	0	Yes	8	Yes	4	Yes	6	No	0	24
H26: Land East of Greens Farm Lane, Billericay	>60 and <300	6	No	0	No	0	Yes	18	Yes	15	Yes	6	No	0	45
H27: Land east of Southend Road, Great Burstead and South Green	>60 and <300	6	No	0	No	0	Yes	8	Yes	4	Yes	6	No	0	24

Site	No. of dwellings		Town Centre				Local Centre				Bus stop		Railway station		Overall
			400m		800m		400m		800m		400m		800m		
	Result	Points	Result	Points	Result	Points	Result	Points	Result	Points	Result	Points	Result	Points	
New Site 1: Land South of Outwood Common Road (Brooklands Farm), Billericay	Unknown	0	No	0	No	0	No	0	Yes	9	Yes	6	No	0	15
New Site 2: Land East of Southend Road (Foot Farm), Billericay	>60 and <300	6	No	0	No	0	No	0	Yes	4	Yes	6	No	0	16
New Site 3: Land West of Southend Road (Maintland Lodge), Billericay	<60	0	No	0	No	0	No	0	Yes	4	Yes	6	No	0	10
New Site 4: Dale Farm, Oak Lane, Crays Hill	>300	6	No	0	No	0	No	0	No	0	Yes	6	No	0	12
New Site 5 - Additional land at Greenleas Farm, South of London Road, Billericay	Unknown	0	No	0	Yes	3	Yes	6	Yes	3	Yes	6	No	0	18
New Site 6 - Land between London Road and A13, Pitsea, Basildon	Unknown	0	No	0	Yes	3	No	0	Yes	3	Yes	6	No	0	12
New Site 7: Hovefield and Honiley Neighbourhood Area, Wickford	>300	6	No	0	No	0	No	0	No	0	No	0	No	0	6
Alternative Site 1: Alpha Garden Centre, London Road, Wickford	>60 and <300	6	No	0	No	0	No	0	No	0	Yes	6	No	0	12
Alternative Site 2 - Land at Bradfields Farm, Basildon	>300	6	No	0	No	0	No	0	No	0	Yes	6	No	0	12
Alternative Site 3 - Land at Hall Farm, North Benfleet	>300	6	No	0	No	0	No	0	No	0	Yes	6	No	0	12
Alternative Site 4: Outwood Farm, Billericay	>300	6	No	0	No	0	Yes	10	Yes	5	Yes	6	No	0	27
Alternative Site 5: Land North of Wash Road, Noak Bridge	Unknown	0	No	0	No	0	No	0	Yes	2	Yes	6	No	0	8
Alternative Site 6 - Tompkins Farm and Brickfield Road Site, Basildon	>300	6	No	0	No	0	No	0	Yes	8	Yes	6	No	0	20
Alternative Site 7 - Land at Sellers Farm, Dunton Road, Basildon	>60 and <300	6	No	0	No	0	No	0	Yes	2	Yes	6	No	0	14
Alternative Site 8 - Land South of London Road, Wickford	>60 and <300	6	No	0	No	0	No	0	No	0	Yes	6	No	0	12
Alternative Site 9 - Land East of Frithwood Lane, Billericay	>300	6	No	0	Yes	3	No	0	Yes	3	Yes	6	No	0	18
Alternative Site 10 - Land South of Windmill Heights, Billericay	>60 and <300	6	No	0	Yes	3	No	0	Yes	4	Yes	6	No	0	19

Annex 2

Table 5: Local Centre Assessments

Local centre	Near sites	Post office	Local supermarket / convenience store	Newsagents	Pharmacy	Library	Church	Community centre/adult learning	GP	Pub	Take away	Dry cleaning	Hair	Beauty etc	Dental	Café	Butcher/baker	Others	Score	
																			Within 400m	Within 800m
Billericay																				
1. Bridge Parade, Perry St, Billericay CM12 0LX	H22 <400m	1	1	1						1	1						1	2	12	6
2. 15 Radford Way, Billericay CM12 0AA	H22 <800m		1	1		1					2	1		1				5	N/A	6
3. 117 Western Rd, Billericay CM12 9JD	H20, H21, H22 & NS5 <400. H23 & AS9 <800m		1			1					2							2	6	3
4. 8 Morris Ave, Billericay CM11 2JR	H26a & AS4 <400m. H26b & NS1 <800m			1							3		1	1					10	5
5. Grange Road, Billericay CM11 2RB	H26a <800m	1		1	1						2						2	1	N/A	6
6. 1 Grange Rd, Billericay CM11 2RF	H25a, H26b, H27 <400m. NS1-3, AS10, H24 & H25b <800m		1						1			1	1					3	8	4
Wickford																				
122 Alderney Gardens, Wickford SS11 7L	H16 <400m		1	1										1				0	8	4
8. 334 Southend Rd, Wickford SS11 8QS	H15 <400m						1	1	1		1		1	1		1		6	6	3
9. 308 Southend Rd, Wickford SS11 8QW	H15 <400m	1	1		1						1								10	5
10. 167 Southend Rd, Wickford SS11 8EE	H15 <800m		1	1							3		2					1	N/A	6
11. 27 Apple Tree Way, Wickford SS11 8JL	H15 <800m										2		1						N/A	3
12. Silva Island Way, Wickford SS12 9NR	H14 >400m	1	1	1	1		1	1	1		2							1	12	6

Local centre	Near sites	Post office	Local supermarket / convenience store	Newsagents	Pharmacy	Library	Church	Community centre/adult learning	GP	Pub	Take away	Dry cleaning	Hair	Beauty etc	Dental	Café	Butcher/baker	Others	Score	
																			Within 400m	Within 800m
East Basildon																				
13. 8 Felmores End, Basildon SS13 1PN	H13 <800m	1	1	1				1			1							4	N/A	5
14. 132 Rectory Rd, Basildon SS13 2AJ	H13 <800m	1		1	1						2							1	N/A	5
15. Rectory Rd, Basildon SS13 2AA	H13 & N56 <800m			1		1							1					2	N/A	3
West Basildon																				
16. 2 Honywood Rd, Basildon SS14 3DS	H7 <800m			1											1			5	N/A	2
17. 92 Whitmore Way, Basildon SS14 3JT	<800m (main road)	1		2	1					1	4	1	1					4	N/A	6
18. 414 Whitmore Way, Basildon SS14 2HE	H7 <800m		1	1	1	1		1			5	1		1	1	1	1	4	N/A	6
19. 28 Osier Dr, London, Basildon SS15 4H	H11, A55 & AS7 <800m		1										1	1				1	N/A	2
20. 50 Hoover Dr, Basildon SS15 6LF	H10 <800m		1					1			2		1						N/A	4
21. 3 Marsh View Ct, Basildon SS16 4QW	H9a&9b, A56a&6b <800m		1		1														N/A	3
22. 148 Clay Hill Rd, Basildon SS16 5DF	A56a & H8 <800m	1		2	1			1		1	2		1					2	N/A	5
23. 1 Cherrydown W, Basildon SS16 5AT	H8 <400m			1							1		1						7	3
24. Castle Mayne, The Knares, Basildon SS16 5RZ	H8 <400m		1		1			1		1	2		1	1	1	1		1	10	5