

Basildon Borough Council

**Publication Statement for the Ramsden
Bellhouse Neighbourhood Area Application**

August 2018

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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 and growth 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 forums¹’ were given powers to prepare neighbourhood plans and neighbourhood development orders in accordance with 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 can choose to apply, should they wish to. The decision to prepare a neighbourhood plan or neighbourhood development order (NDO) 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 at 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.

¹ An organisation or group empowered to lead the neighbourhood planning process in a neighbourhood area where there is no town or parish council.

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*.
- 1.6 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 LPA, 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. In order to do this, the Council must check that the application meets Regulation 5 of the *Neighbourhood Planning (General) Regulations 2012 (as amended)*:

(1) Where a relevant body(1) 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 *Neighbourhood Planning (General) Regulations 2012*, as amended by Regulation 2 of the *Neighbourhood Planning (General) (Amendment) Regulations 2015*:

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 a neighbourhood 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 RAMSDEN BELLHOUSE NEIGHBOURHOOD AREA APPLICATION

- 3.1 Ramsden Bellhouse Parish Council submitted an application to the Council on 18 June 2018, to designate the parished area of Ramsden Bellhouse 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 the application met the requirements. The Council then began arranging the publication of the application.

4. PUBLICISING THE NEIGHBOURHOOD AREA APPLICATION

- 4.1 On 9 July 2018, the Council publicised the application for a statutory four-week consultation period which closed on 6 August 2018. In order to bring the application to the attention of people who live and work within the Ramsden Bellhouse area, the Council sent a letter 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 east of the parish boundary in Wickford. Copies of the letters are shown in *Appendix 1* of this report. The 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 Basildon Council Offices, Billericay and Wickford Libraries, and Ramsden Bellhouse Village Hall during the four-week consultation period. In addition, the Council published two press releases during the consultation period which were picked up by local media. The consultation was also promoted through the *@BasildonCouncil* Twitter account and the Basildon Council Facebook page. To further ensure that as many residents and businesses were aware of the consultation, the Council sent A4 posters to the Parish Council and main borough libraries for display. Ramsden Bellhouse Parish Council also published links to the consultation on their website. Copies of these are shown in *Appendix 2* of this report.
- 4.4 Representations could be submitted in writing by post, email or through the Council's Local Plan online consultation portal.

5. REPRESENTATIONS

- 5.1 A total of nine representations were received during the four-week consultation period. Of these, one was from a resident within the parish area; one was from a developer, specialising in the promotion of strategic development sites; and seven were submitted by statutory consultees, including neighbouring Parish Councils. These are set out in *Table 1*.
- 5.2 To summarise, two representations fully supported the designation of the neighbourhood area.
- 5.3 Two of the statutory consultees stated ‘no comment/no objection’, and four representations (from three statutory consultees and one developer) provided advice and guidance on the preparation of neighbourhood plans, specific to their field of expertise. The advice provided would be more applicable to the Parish Council, should they proceed with plan preparation, and will therefore be forwarded on to them.
- 5.4 One representation had concerns about the application, relating to additional traffic on the highways. This is however not relevant to the consultation, as the consultation was only seeking views on the boundary of the area to be designated. Potential impacts from neighbourhood development plan proposals would be addressed through neighbourhood plan policies, should the Parish Council proceed with plan preparation.
- 5.5 There were no objections to the neighbourhood area application.

Table 1: Representations

ID	Full Name	Organisation (if applicable)	Type of response	Comment	Council Response
RBAA1	Mr Robin Legg		Support	My wife and I feel that giving the Ramsden Bellhouse Parish Council responsibility for coordinating a Neighbourhood Development Plan is in the best interests of the village and avoids the current perception that Basildon Council Planning Department, without personal knowledge of the village, have made hasty, ill considered "last minute, shoe horn" proposals in the development of the original Draft Local Plan, merely to meet short term objectives rather than taking the long view. The proposed Ramsden Bellhouse Neighbourhood Area seems completely appropriate to us, for the development of a Neighbourhood plan.	Support noted.
RBAA2	Jenny Robinson	Chelmsford City Council	Technical comment	Chelmsford City Council would like to thank you for consulting it on the Neighbourhood Area Application for Ramsden Bellhouse. Please note that the City Council has no comment to make on the application.	No comment on application noted.
RBAA3	Mrs Georgina Bassett	Clerk Ramsden Crays Parish Council	Technical comment	The above consultation was considered. The Parish Council has no objection, but it has concern in case there will be additional traffic on the highways.	No objection to application noted. The concern raised relates to neighbourhood plan proposals, and are therefore not relevant to this neighbourhood area application. However the concern raised will be shared with the Parish Council.
RBAA4	Mrs Christine Barlow	Bowers Gifford and North Benfleet Parish Council	Technical comment	Please be advised that Bowers Gifford & North Benfleet Parish Council has no objections to the content of the Ramsden Bellhouse Neighbourhood Area Application and wish them every success.	No objection to application noted.
RBAA5	Cllr Terri Sargent	Chairman of the Parish Council Noak Bridge Parish Council	Support	At the Noak Bridge Parish Council meeting held on 17th July 2018 Item 18/423 considered a response to Ramsden Bellhouse Neighbourhood Area Application. It was formally agreed Noak Bridge Parish Council felt the designated area was appropriate for the reasons stated. The principle aims of the Plan are sound and will greatly benefit the area for the local Parish. Noak Bridge PC offer to support Ramsden Bellhouse Parish Council & Community in the development of their Plan.	Support noted.

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RBAA6	Natural England	Natural England	Technical comment	<p>Thank you for your email dated 9th July 2018, notifying Natural England of your Neighbourhood Planning Area. 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. Natural England's role 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. Planning policy for the natural environment Neighbourhood plans 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: The planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; 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; You should also consider the natural environment policies in your area's Local Plan. Your neighbourhood plan 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. 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.</p>	<p>Advice for neighbourhood plan preparation, and request for further engagement by the parish council noted.</p>
RBAA7	Edward James	Historic England	Technical comment	<p>Thank you for notifying Historic England about this Neighbourhood Plan Area Designation. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We are therefore pleased to have the opportunity to comment on this neighbourhood plan area at this early stage. Your Neighbourhood Plan Area contains the listed Ramsden</p>	<p>Advice for neighbourhood plan preparation, and request for further engagement by the parish council noted.</p>

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				<p>Bellhouse Hall (grade II), and the Church of St Mary, which is of very high significance and listed Grade II*. It will be important that, as a minimum, the strategy you put together for this area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework (NPPF). The NPPF (paragraphs 125 -127) sets out that Neighbourhood Plans should, amongst other things, be include clear objectives for the future of the area and a robust evidence base that shows an understanding and evaluation of the area, in this case the Parish of Ramsden Bellhouse. The policies of neighbourhood plans should also ensure that developments in the area establish a strong sense of place, and respond to local character and history by reflecting the local identity of the place - for instance through the use of appropriate materials, and attractive design. The government's National Planning Practice Guidance</p> <p>https://www.gov.uk/guidance/neighbourhood-planning--2 on neighbourhood planning is also clear that, where relevant, Neighbourhood Plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a neighbourhood scale. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character. Your plan could, for instance include a list of locally important neighbourhood heritage assets, and we refer you to our guidance on local heritage listing for further information: HE Advice Note 7 - local listing: https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7 In addition to considering designated heritage assets, a Neighbourhood Plan is an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. This includes identifying any non-statutorily designated historic buildings, sites, views or places of importance to the local community, and setting out what factors make them special. These elements can then be afforded a level of protection</p>	

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				<p>from inappropriate change through an appropriately worded policy in the plan. The plan could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement. The conservation officer at Basildon Borough Council will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets. Although the neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below. If you have not already done so, we would recommend that you speak to the staff at Essex County Council who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also non designated locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available to view on-line via the Heritage Gateway (www.heritagegateway.org.uk) http://www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as a local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan, particularly in the early evidence gathering stages. Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan, including the provision of appropriate maps, data, and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website here: http://mycommunity.org.uk/funding-options/neighbourhood-planning/. The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the</p>	

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				<p>positive elements, and address any areas that negatively affect that character and appearance. An historic environment section of your plan could include policies to achieve this, underpinned by a local character study or historic area assessment. This could be included as an appendix to your plan. Historic England's guidance notes for this process can be found here: HE Advice Note 1 - conservation area designation, appraisal and management <https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>, and here: <https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/>. The funding opportunities available from Locality discussed above could also assist with having this work undertaken. Your neighbourhood plan is also an opportunity for the community to designate Local Green Spaces, as encouraged by national planning policy. Green spaces are often integral to the character of place for any given area, and your plan could include policies that identified any deficiencies with existing green spaces or access to them, or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here: <https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces> You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here: <http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/>. Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area. The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and</p>	

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				<p>gardens, civic spaces, and public places. As a Qualifying Body, your neighbourhood forum can either have access to this money or influence how it is spent through the neighbourhood plan process, setting out a schedule of appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here:</p> <p><https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/> Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England, including on evidence gathering, design advice and policy writing. Our webpage contains links to a number of other documents which your forum might find useful in helping to identify what it is about your area which makes it distinctive, and how you might go about ensuring that the character of the area is protected or improved through appropriate policy wording and a robust evidence base. The guidance document available to download also provides useful links to exemplar neighbourhood plans that may provide you with inspiration for your own. This can be found here:</p> <p><http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/> The following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan, or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan: HE Advice Note 2 - making changes to heritage assets: <https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/> HE Good Practice Advice in Planning 3 - the setting of heritage assets: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> If you are considering including Site Allocations for housing or other land use purposes in your neighbourhood plan, you may need to undertake a Strategic Environmental Assessment. We would recommend you review the following two guidance documents, which may be of use: HE Advice Note 3 - site allocations in local plans:</p>	

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				<p><https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans> HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment : <https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/> We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys. Finally, we should like to stress that this advice is based on the information provided by Basildon Borough Council in your correspondence of 9 July 2018. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment. If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.</p>	
RBAA8	Andrew Collis	Gladman Developments Ltd	Technical comment	<p>Gladman Developments Ltd (Gladman) specialise in the promotion of strategic land for residential development with associated community infrastructure. This letter provides Gladman's representations on the application made by Ramsden Bellhouse Parish Council for the designation of a neighbourhood area, for the purposes of preparing a neighbourhood development plan. As this is the first formal stage of preparing a neighbourhood plan, Gladman would like to take this opportunity to comment on the Ramsden Bellhouse Neighbourhood Area application to highlight a number of key requirements to which the development of the emerging neighbourhood area should have regard. Gladman wish to participate in the neighbourhood plan's preparation and to be notified of further developments and consultations in this regard. We would also like to offer our assistance in the preparation of the neighbourhood plan and invite the Parish Council to get in touch regarding this. Revised National Planning Policy Framework On the 24th July 2018, the MHCLG published the revised National Planning Policy Framework which implements numerous changes to the previous Framework, which were originally consulted upon in the Housing White Paper from 2017. Given the date of this consultation, it can be presumed that NDP would be submitted after the 24th January 2019, and therefore</p>	<p>Advice for neighbourhood plan preparation, and request for further engagement by the parish council noted.</p>

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				<p>following the transitional arrangements identified in the revised Framework it would be examined against the revised Framework. The Council should therefore understand the implications of the changes in the revised Framework for plan making and ensure consistency with the revised Framework moving forward. It is against the previous Framework that this response has been prepared. Legislation Before a Neighbourhood Plan can proceed to referendum it must be tested against a set of Neighbourhood Plan Basic Conditions, set out in §8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended by section 28a of the Planning and Compulsory Purchase Act 2004). The Basic Conditions which the Neighbourhood Plan must be found in compliancy with are as follows: (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order. The making of the order contributes to the achievement of sustainable The making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area). The making of the order does not breach, and is otherwise compatible with, EU obligations. If the Neighbourhood Plan is not developed in accordance with all of the Neighbourhood Plan Basic Conditions as set out above then there is a real risk that it will fail when it reaches Independent Examination. High Court Judgments Crownhall Judgment On 21st January 2016, Holgate J handed down judgment in R(Crownhall Estates Ltd) v Chichester District Council [2016] EWHC 73 (Admin). This judgment summarises the respective legislation at §12-§28 (further detailed below), and the relevant principles at §29. This judgment does not however mark the end of policy development, on 11th February 2016, the Secretary of State published a series of updates to the Neighbourhood Planning chapter of the Planning Practice Guidance (PPG). In particular, the PPG now stresses the importance of housing reserve sites and providing indicative delivery timetables to ensure that emerging evidence of housing needs is addressed to help minimise any potential conflicts that can arise to ensure that a neighbourhood plan is not ultimately overridden by the contents of an emerging Local Plan. It is important to note that the updates to the PPG were drafted following the Crownhall judgment and it is essential that the steering group consider all of the advice and guidance contained in the PPG. National Planning</p>	

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				<p>Policy Framework The National Planning Policy Framework (the Framework) sets out the Government's planning policies for England and how these are expected to be applied. In doing so it sets out the requirements for the preparation of Neighbourhood Plans and the role they must play in meeting the development needs of the local area in which they control. Paragraph 16 of the Framework sets out the positive role that Neighbourhood Plans should play in meeting the development needs of the local area. Its states that: The application of the Presumption (In Favour of Sustainable Development, set out in paragraph 14 of Framework) will have implications for how communities engage in neighbourhood planning. Critically it will mean that neighbourhoods should: Develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development; Plan positively to support local development, shaping and directing development in their area that is outside of the strategic elements of the Local Plan. Further guidance on the relationship between Neighbourhood Plans and strategic policies for the wider area set out in a Council's Local Plan is included in paragraph 184 of the Framework: The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date plan is in place as quickly as possible. Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood Plans should not promote less development than set out in the Local Plan or undermine its strategic policies. It is clear from the above that neighbourhood plans should be prepared in conformity with the strategic requirements for the wider area as confirmed in an adopted Development Plan. As highlighted above, on 11th February 2016, the Secretary of State published a series of updates to the PPG for the preparation of neighbourhood plans. This update makes clear that neighbourhood plans should take account of the latest and up-to-date evidence of housing needs. In particular, where a qualifying body is attempting to identify and meet housing needs, a local planning authority should share relevant evidence on housing need gathered to support its own plan</p>	

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				<p>making. Neighbourhood Plans should also provide indicative delivery timetables and consider the allocation of reserve sites to ensure that emerging evidence of housing need is addressed in order to help minimise any potential conflicts where a post Framework Local Plan is yet to be adopted. A further update to the PPG was published on 19th May 2016. Paragraph 50 of the PPG1 makes clear that all settlements have a role to play in delivering sustainable development and should avoid blanket policies restricting housing development. Accordingly, the neighbourhood plan should not include policies that would act to arbitrarily preclude the delivery of sustainable development coming forward within the neighbourhood area. Relationship with Local Plans To meet the requirements of the Framework and the Neighbourhood Plan Basic Conditions, Neighbourhood Plans should be prepared to conform to up-to-date strategic policy requirements set out in Local Plans. Where an up-to-date Local Plan has been adopted and is in place for the wider authority area, it is the strategic policy requirements set out in this document that a Neighbourhood Plan should seek to support and meet. When a Local Plan is emerging or is yet to be found sound at Examination, there will be lack of certainty over what scale of development a community must accommodate or the direction the policies in the Neighbourhood Plan should take. Adopted Local Plan The adopted Development Plan relevant to the preparation of the Ramsden Bellhouse Neighbourhood Plan consists of the Basildon District Local Plan (BDLP) Saved Policies 2007. Originally adopted in March 1998, the policies of the BDLP were saved with a direction from the Secretary of State in September 2007. It must be noted that the BDLP is now significantly out of date in terms of policies relating to housing and economic development following the publication of the National Planning Policy Framework. Emerging Local Plan The Basildon Local Plan 2014-2034 is currently in a critical phase of its production. On the 7th June 2018, a motion was approved in an Extraordinary Meeting of Council that rescinded the earlier decision of the Council on 22nd March 2018 to publish and submit the Local Plan. The Strategic Planning & Infrastructure Committee will be reviewing multiple issues surrounding Objectively Assessed Housing Needs (OAHN), housing supply and unmet needs from neighbouring authorities prior to the plan being submitted at a later date. It will be vital for the Ramsden Bellhouse</p>	

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				<p>Neighbourhood Plan Committee to monitor progress of the emerging Local Plan, and to allow for flexibility in the production of the Neighbourhood Plan, to minimise any potential conflict between the emerging Local Plan and Neighbourhood Plan. Failure to provide sufficient flexibility could lead to conflict with the Local Plan and elements of the Ramsden Bellhouse Neighbourhood Plan superseded under Section 38(5) of the Planning and Compulsory Purchase Act 2004. Neighbourhood Plan Policies and Proposals In accordance with the Neighbourhood Plan Basic Conditions, Neighbourhood Plan policies should align with the requirements of the Framework and the wider strategic policies for the area set out in the Council's Local Plan. Neighbourhood Plans should provide a policy framework that complements and supports the requirements set out in these higher-order documents, setting out further, locally-specific requirements that will be applied to development proposals coming forward. The Framework is clear that Neighbourhood Plans cannot introduce policies and proposals that would prevent development from going ahead. They are required to plan positively for new development, enabling sufficient growth to take place to meet the strategic development needs for the area. Policies that are clearly worded or intended to place an unjustified constraint on further sustainable development taking place would not be consistent with the requirements of the Framework or meet the Neighbourhood Plan Basic Conditions. Communities should not seek to include policies in Neighbourhood Plans that have no planning basis or are inconsistent with national and local policy obligations. Proposals should be appropriately justified, by the findings of a supporting evidence base and must be sufficiently clear to be capable of being interpreted by applicants and decision makers. Policies and proposals should be designed to add value to policies set out in Local Plan and national guidance, as opposed to replicating their requirements. The community should liaise with the Council's planning team to seek advice on the appropriateness of the Neighbourhood Plan's proposals. Sustainability Appraisal/Strategic Environmental Assessment: The preparation of a Neighbourhood Plan may fall under the scope of the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations) that require a Strategic Environmental Assessment (SEA) to be undertaken where a Plan's proposals would be likely to have</p>	

ID	Full Name	Organisation (if applicable)	Type of response	Comment	Council Response
				<p>significant environmental effects. The requirement to undertake an SEA will be dependent on a Neighbourhood Plan's proposals, but is likely to be necessary where a Plan is proposing specific allocations or site designations. In accordance with Schedule 1 of the SEA Regulations, a Screening Assessment of a Neighbourhood Plan's proposals should be completed to assess whether an SEA must be prepared. Where an SEA is required this should be commenced at the earliest opportunity, alongside the preparation of the emerging Neighbourhood Plan, to ensure the Neighbourhood Plan's proposals have been properly considered through the SEA process, and appropriately justified against other reasonable alternatives. Where an adequate SEA has not been undertaken a Neighbourhood Plan is unlikely to meet the Neighbourhood Plan Basic Conditions. Although Neighbourhood Plans do not require a Sustainability Appraisal (SA) of their proposals, preparing an SA can help to show how a Neighbourhood Plan will contribute to the achievement of sustainable development, a Neighbourhood Plan Basic Condition. Where an SEA is required, extending this assessment to the preparation of an SA is unlikely to require significant additional input. The Council's planning team will be able to advise on the likely need for an SEA of the Neighbourhood Plan's proposals. To be compatible with EU obligations, further appraisals, such as a Habitats Regulations Assessment, may also be required depending on local circumstances. Should you require any further information about the contents of this response or would like to arrange a meeting with a representative from Gladman then please do not hesitate to contact me.</p>	
RBAA9	Ms Lesley Stenhouse	Essex County Council	Technical comment	<p>Thank you for consulting Essex County Council (ECC) on the proposed boundary of the Ramsden Bellhouse Neighbourhood Area as put forward by the Parish Council. ECC raises no comment on the proposed boundary but provides the following information to inform any forthcoming preparation of a neighbourhood plan. General ECC delivers a wide range of public services upon which it can provide guidance and advice for those carrying out neighbourhood planning projects. The Spatial Planning team is currently updating the ECC Neighbourhood Planning: Information, Help and Support Guide. This Guide provides the following information: The relevant service or function within ECC, and their responsibilities Relevance to neighbourhood planning. The key</p>	<p>Advice for neighbourhood plan preparation, and request for further engagement by the parish council noted.</p>

ID	Full Name	Organisation (if applicable)	Type of response	Comment	Council Response
				<p>documents produced by ECC to be considered when a Neighbourhood Plan is being prepared, and weblinks to those documents. This Guide will ensure Neighbourhood Plans consider the key infrastructure to which ECC provides, delivers and commissions, and includes highways, education, early years and child care, minerals, waste, surface water management, passenger transport, adult social care, and Public Health. The Parish Council should contact ECC as plan preparation commences to ensure the most up to date information is provided. Highways ECC in its role as Highway Authority is working with Basildon Council, including transport modelling evidence to inform the preparation of the Basildon New Local Plan. The findings are scheduled to be published as part of the evidence base in support of the Basildon New Local Plan Regulation 19 consultation, the "Publication Plan" and include the area covered by the proposed neighbourhood plan boundary. The Parish Council should discuss any highways and transportation issues with ECC as it prepares the neighbourhood plan. Minerals and Waste 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. Minerals Local Plan In respect of mineral planning issues, extant policy is set out within the Essex Minerals Local Plan (MLP) (adopted in July 2014). The policies and allocations within the MLP are part of the Development Plan in Essex and, as such, regard should be had to the MLP during the preparation of Neighbourhood Plans. With reference to the Neighbourhood Area, there are no mineral interests in or within 250m of the Neighbourhood Plan area or Mineral Safeguarding Areas in effect that are above the threshold of 5ha subject to protection through the MLP. Waste Local Plan In respect of waste planning issues, extant policy is set out within the Essex and Southend-on-Sea Waste Local Plan Adopted 2017 (WLP) . 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. With reference to the Neighbourhood Area there are no waste interests in or within 250m of the Neighbourhood Plan area subject to protection through the WLP Sustainable Drainage Systems ECC is the Lead Local</p>	

ID	Full Name	Organisation (if applicable)	Type of response	Comment	Council Response
				<p>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. The following documents, plans and maps are recommended as evidence: i, Basildon District Council Strategic Flood Risk Assessment Level 1 and 2. ii, Environment Agency - Risk of Flooding from Surface Water (RoFSW) maps. iii, South Essex Surface Water Management Plan (2012) (and emerging revision due 2018). ECC Sustainable Urban Drainage Design Guide 2016 The reasons for recommending this evidence base are as follows: Having examined the map attached for the proposed Neighbourhood Area boundary, the eastern part is located in a Critical Drainage Area (Wickford Centre, ref:CDA NBas_011) as shown in Appendix 1. According to the South Essex SWMP, there are 280 residential properties located in the Wickford West 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 (Please see map Appendix 3). 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). Essex Design Guide 2018 It is recommended that consideration is given to the design policies and principles set out in the Essex Design Guide 2018, which includes details on place shaping and on all housing and for affordable homes provision to be both socially inclusive and adaptable throughout the life-course. The Guide provides a range of place shaping and design policies which incorporating active design principles (including sustainable and active travel and transport), climate change, Green and Blue Infrastructure (and their multifunctional roles), to create and promote healthy communities. This also includes wider design features such as dementia friendly principles (as promoted by the Royal Town Planning Institute) and ECC's Independent Living Programme, to ensure social cohesion within the communities, reduction of social isolation for specialist housing, and including independent living units for older people and adults with disabilities. Climate Change guidance to aid the preparation of Neighbourhood Plans The following information may be useful in helping to shape the neighbourhood plan taking into consideration Local Authority Local Plan policy on mitigating</p>	

ID	Full Name	Organisation (if applicable)	Type of response	Comment	Council Response
				<p>and adapting to climate change. 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. 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, improving cycling and walking infrastructure, and for those that have good renewable energy resources in their area may wish to develop community-led renewable energy schemes. 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. https://www.cse.org.uk/news/view/2012 and https://www.cse.org.uk/news/view/2057 The following contacts offer free advice in respect of your neighbourhood plan, harriet.sansom@cse.org.uk (0117 934 1428) or dan.stone@cse.org.uk (0117 9341469). 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. http://www.ourneighbourhoodplanning.org.uk/news/2012/07/30/Planning_for_the_Environment_at_a_Neighbourhood_Level and to view the guide visit here http://www.wildoxfordshire.org.uk/wp-content/uploads/2014/11/Planning-for-the-environment-at-the-neighbourhood-level-Natural-England-etc.pdf Green Infrastructure The neighbourhood plan could consider promoting the incorporation of green infrastructure as a way of adapting and mitigating against a changing climate and severe weather. This can be achieved 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. When managing and creating green spaces the neighbourhood plan could consider those development proposals that look to implement any of the following: The</p>	

ID	Full Name	Organisation (if applicable)	Type of response	Comment	Council Response
				<p>principles of Sustainable Urban Drainage (SUDs), with preference given to above ground SUDs techniques, which will enhance biodiversity and ecosystems. Providing a permeable surface for paths and playgrounds to prevent flooding. Allowing places to store water for reuse to aid water efficiency. Providing temporary water storage and retention areas (open spaces) to alleviate flooding. · 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. 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. Linking publicly accessible green space wherever possible (including through tree lined streets) to form walking and cycling routes. Sustainable Housing Policy The Neighbourhood Plan could consider the following aspects, when preparing a housing policy (if deemed appropriate), 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: reduce the use of fossil fuels; promote the efficient use of natural resources, the re-use and recycling of resources; 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; link the provision of low and zero carbon energy infrastructure in new developments to existing buildings where appropriate; adopt best practice in sustainable drainage; minimise the vulnerability to climate change impacts and that such development will not exacerbate vulnerability in other areas; and 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. Strategic Environmental Assessment 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: a neighbourhood plan allocates sites</p>	

ID	Full Name	Organisation (if applicable)	Type of response	Comment	Council Response
				<p>for development; the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan; and 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. 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 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 been assessed and/or included in the Habitats Regulations Assessment for the local plan. Conclusion ECC looks forward to engaging constructively, actively and on an on-going basis during the preparation of the Ramsden Bellhouse 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>	

APPENDIX 1: LETTERS PUBLICISING THE APPLICATION

Copy of letter sent to addresses within the proposed Neighbourhood Area

	Planning Policy Team The Basildon Centre St. Martin's Square Basildon, Essex SS14 1DL 01268 533333 (Option 6) planningpolicy@basildon.gov.uk
Name	06 July 2018
Recipient address	
Second line address	
Third line address	
Postcode	

Dear Sir or Madam,

RE: CONSULTATION ON THE RAMSDEN BELLHOUSE NEIGHBOURHOOD AREA APPLICATION

Basildon Borough Council has received a valid application from Ramsden Bellhouse Parish Council, to designate the Ramsden Bellhouse Neighbourhood Area. The Council is publicising this application for a four-week consultation period starting **9 July 2018**, and closing **23:59 on 6 August 2018**.

We are writing to inform you of the consultation on the neighbourhood area application because you live/work within the proposed neighbourhood area. This letter provides further information on neighbourhood planning, the application, and how you can have your say. A map of the proposed neighbourhood area is also enclosed.

What is Neighbourhood Planning?

Neighbourhood planning is a key part of the government's localism agenda, introduced by the Localism Act 2011. It aims to give local communities greater power to shape the development and growth of their local area, by choosing where they want new homes, shops and businesses to be built – and what they should look like.

Communities, including residents, employees and business, will be able to come together through a local parish council or neighbourhood forum, to produce a neighbourhood plan, which would set planning policies to be used in determining planning applications within the area. Local communities can also choose to grant 'permitted development' rights for certain types of new development through Neighbourhood Development Orders.

The first stage in the process is to designate the neighbourhood area in accordance with the relevant legislation. Within the proposed Ramsden Bellhouse Neighbourhood Area, the Parish Council is the only body that can carry out neighbourhood planning in the parished area of Ramsden Bellhouse. However, this consultation is seeking views on whether the boundary of the proposed neighbourhood area is suitable for the purposes of neighbourhood planning.

Basildon Council
BASILDON • BILLERICAY • WICKFORD

Creating Opportunity, Improving Lives

Where to view the application?

The neighbourhood area application can also be viewed on the Council's website: www.basildon.gov.uk/npconsultation

Reference copies of the application are available to view throughout the consultation period at the following locations, during the normal office hours:

- **Basildon Borough Council:** The Basildon Centre, St Martin's Square, Basildon, Essex, SS14 1DL.
- **Billericay Library:** 143 High Street, Billericay, CM12 9AB.
- **Wickford Library:** Market Road, Wickford, SS12 0AG.
- **Ramsden Bellhouse Village Hall:** Ramsden Bellhouse, CM11 1RN.

How to participate in the consultation?

This consultation is your opportunity to comment and set out your views on the neighbourhood area application. The application will be available for comments from **9 July 2018**, for four weeks, until **23:59 on 6 August 2018**. 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 consultation portal: <http://basildon.objective.co.uk/portal/neighbourhoodplanning>

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

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

Yours sincerely,

I



Matthew Winslow BSc. MSc. MRTPI
Interim Head of Regeneration and Economic Development



Enc: Map of Proposed Neighbourhood Area

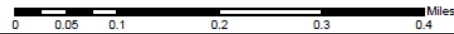
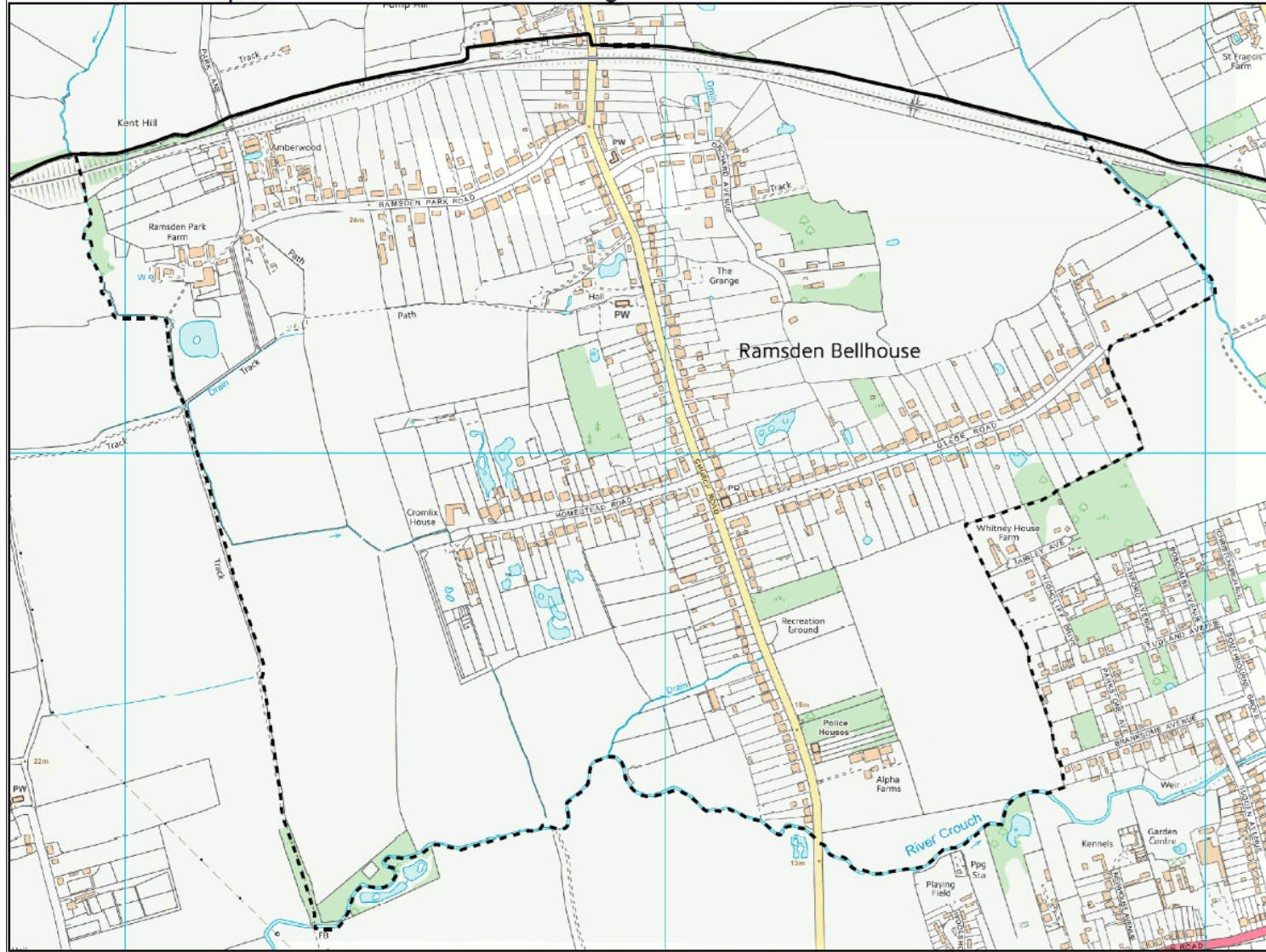
Proposed Ramsden Bellhouse Neighbourhood Area

Basildon Council
BASILDON · BILLERICAY · WICKFORD



Legend

-  Borough Boundary
-  Proposed Ramsden Bellhouse Neighbourhood Area



1:8,979

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Copy of letter sent to addresses near the proposed Neighbourhood Area

|

Name
Recipient address
Second line address
Third line address
Postcode

Planning Policy Team
The Basildon Centre
St. Martin's Square
Basildon, Essex
SS14 1DL
01268 533333 (Option 6)
planningpolicy@basildon.gov.uk
06 July 2018

Dear Sir or Madam,

RE: CONSULTATION ON THE RAMSDEN BELLHOUSE NEIGHBOURHOOD AREA APPLICATION

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The first stage in the process is to designate the neighbourhood area in accordance with the relevant legislation. Within the proposed Ramsden Bellhouse Neighbourhood Area, the Parish Council is the only body that can carry out neighbourhood planning in the parished area of Ramsden Bellhouse. However, this consultation is seeking views on whether the boundary of the proposed neighbourhood area is suitable for the purposes of neighbourhood planning.

Where to view the application?

The neighbourhood area application can also be viewed on the Council's website: www.basildon.gov.uk/npcconsultation

Reference copies of the application are available to view throughout the consultation period at the following locations, during the normal office hours:

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How to participate in the consultation?

This consultation is your opportunity to comment and set out your views on the neighbourhood area application. The application will be available for comments from **9 July 2018**, for four weeks, until **23:59 on 6 August 2018**. Any comments received after this closing date and time may not be considered.

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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.

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

Yours sincerely,



Matthew Winslow BSc. MSc. MRTPI
Interim Head of Regeneration and Economic Development

**APPENDIX 2: CONSULTATION DOCUMENTATION, PRESS
RELEASES, AND ADVERTISEMENTS PUBLICISING
THE APPLICATION**

Consultation Documentation

RAMSDEN BELLHOUSE NEIGHBOURHOOD AREA APPLICATION

REFERENCE COPY ONLY

July 2018



INTRODUCTION

Basildon Borough Council has received a valid application from Ramsden Bellhouse Parish Council, to designate the Ramsden Bellhouse Neighbourhood Area. The Council is publicising this application for a four-week consultation period starting **9 July 2018**, and closing **23:59 on 6 August 2018**.

WHAT IS NEIGHBOURHOOD PLANNING?

Neighbourhood planning is a key part of the government's localism agenda, introduced by the Localism Act 2011. It aims to give local communities greater power to shape the development and growth of their local area, by choosing where they want new homes, shops and businesses to be built – and what they should look like.

Communities, including residents, employees and business, will be able to come together through a local parish council or neighbourhood forum, to produce a neighbourhood plan, which would set planning policies to be used in determining planning applications within the area. Local communities can also choose to grant 'permitted development' rights for certain types of new development through Neighbourhood Development Orders.

The first stage in the process is to designate the neighbourhood area in accordance with the relevant legislation. Within the proposed Ramsden Bellhouse Neighbourhood Area, the Parish Council is the only body that can carry out neighbourhood planning in the parished area of Ramsden Bellhouse. However, this consultation is seeking views on whether the boundary of the proposed neighbourhood area is suitable for the purposes of neighbourhood planning.

WHERE TO VIEW THE APPLICATION

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- **Ramsden Bellhouse Village Hall:** Ramsden Bellhouse, CM11 1RN.

The neighbourhood area application can also be viewed on the Council's website:

www.basildon.gov.uk/npconsultation

HOW TO PARTICIPATE IN THE CONSULTATION

This consultation is your opportunity to comment and set out your views on the neighbourhood area application. The application will be available for comments from **9 July 2018**, for four weeks, until **23:59 on 6 August 2018**. Any comments received after this

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or

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

**RAMSDEN BELLHOUSE PARISH COUNCIL'S
APPLICATION TO DESIGNATE A
NEIGHBOURHOOD PLAN AREA**

18 JUN 2018
RECEIVED

Ramsden Bellhouse Parish Council



Parish Clerk & Responsible Financial Officer

Mrs. G. Bassett
306 Maplin Way North
Thorpe Bay
SS13NZ
07469702826

ramsdensbellhousepc@outlook.com
www.essexinfo.net/ramsdensbellhouseparishcouncil

Mr. M. Winslow,
Basildon Borough Council,
Planning Policy and Strategy Department,
The Basildon Centre,
St Martin's Square,
Basildon,
Essex. SS14 1DL

14th June, 2018

Dear Mr. Winslow,

Re: Ramsden Bellhouse Parish Council - Application to designate a Neighbourhood Plan Area

Please accept this letter and the accompanying map as Ramsden Bellhouse Parish Council's formal application to designate a Neighbourhood Plan Area under the Neighbourhood Planning Regulations 2012 (part 2 S6).

Ramsden Bellhouse Parish Council, being a relevant body under the Neighbourhood Planning (General) Regulations 2012, wishes to prepare a Neighbourhood Development Plan and in regard to the regulations and in particular Part 2, regulation 5:

Inform you that the designated area, incorporated within the plan, will be the area within the parish boundary, as shown outlined in blue on the attached map.

The area is considered appropriate to be designated as the Neighbourhood area because:

- (i) It co-terminus with existing local government boundaries.
- (ii) It is inclusive and will enable the designated neighbourhood to reach all potential areas of proposed development.
- (iii) It will enable the fullest range of consultation within the designated area.
- (iv) It permits the local authority to operate this plan together with adjoining neighbourhoods and does not leave any "gaps".

Within the meaning of Section 61G (a) Ramsden Bellhouse Parish Council is a relevant body.

The principal aims of the Plan will be to protect and promote the social, environmental and natural qualities of the Parish and its landscape.

The Parish Council will establish a Planning Group consisting of Councillors, Officer and members of the community, to manage and co-ordinate delivery of the Plan, through collaboration with the officers of Basildon Borough Council, our neighbouring communities and primarily with the support of our community.

The Parish Council looks forward to your support in the development and delivery of our Plan and trust the above and enclosing map are all the required information needed in order for Basildon Borough Council to approve our designated area and confirm our designated status.

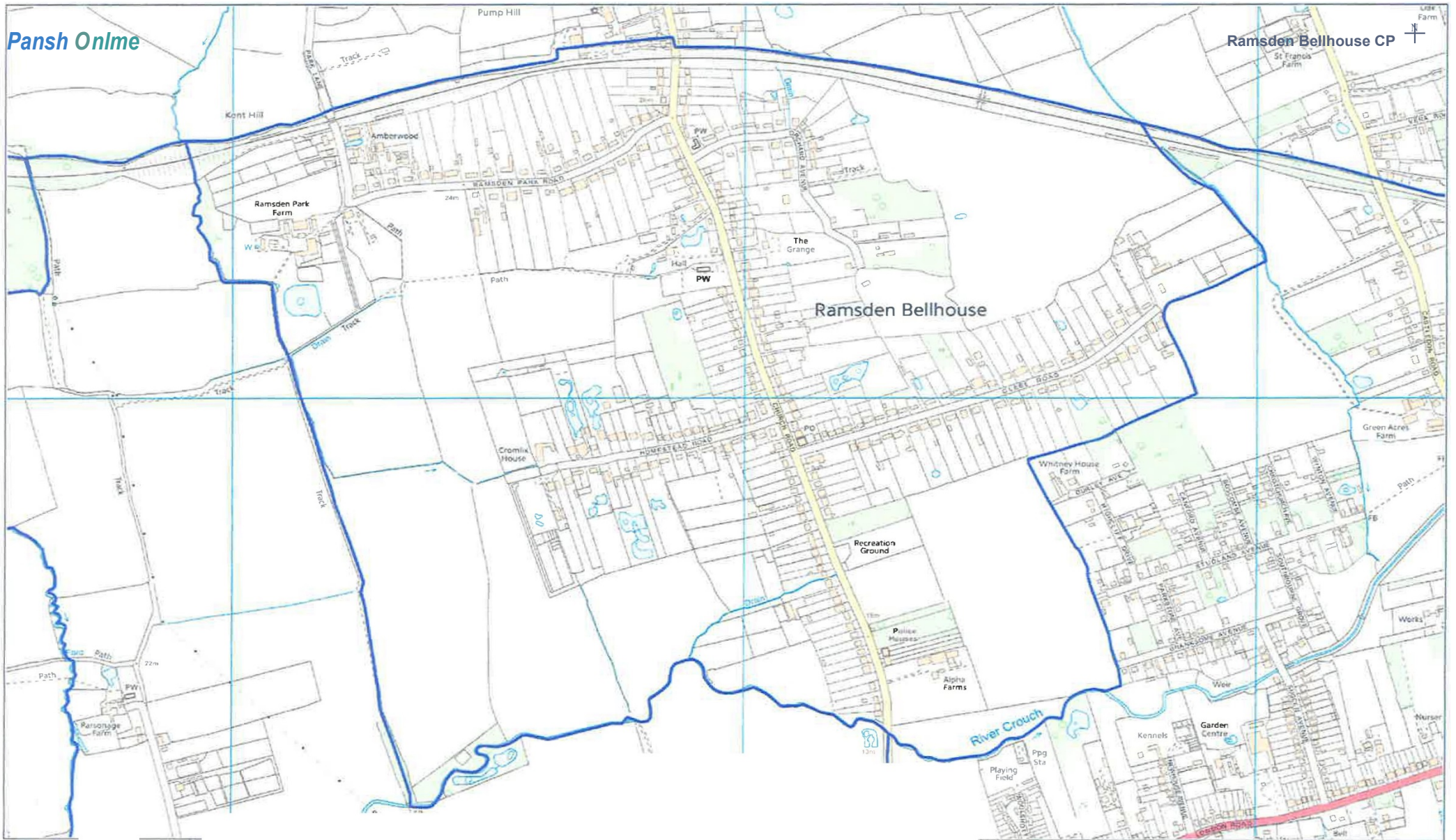
However, should you require further information please do not hesitate to contact me.

Yours sincerely,

A solid black rectangular box used to redact the signature of Georgina Bassett.

Georgina Bassett (Mrs.)
Ramsden Bellhouse Parish Council Clerk and Financial Officer



Enc.

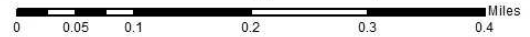


PROPOSED NEIGHBOURHOOD AREA MAP

Proposed Ramsden Bellhouse Neighbourhood Area



- Legend**
-  Borough Boundary
 -  Proposed Ramsden Bellhouse Neighbourhood Area



1:8,979

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Press release announcing the start of publicising the applications

In the news:- Have your say on the proposed Ramsden Bellhouse Neighbourhood Area

Have your say on the proposed Ramsden Bellhouse Neighbourhood Area

10 July 2018

Residents are being asked to give their views on the creation of a new neighbourhood area in Ramsden Bellhouse.

Basildon Council has received a formal application from Ramsden Bellhouse Parish Council to designate the parished area of Ramsden Bellhouse 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. 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 certain types of new development. The Parish Council is the only body that can carry out Neighbourhood Planning in the parished area of Ramsden Bellhouse, on behalf of its residents and businesses.

A four week consultation launched yesterday (Monday 9 July) and will close at the end of Monday 6 August. The consultation is seeking views on whether the boundary of the proposed Neighbourhood Area for the purposes of Neighbourhood Planning is suitable.

Visit <http://www.basildon.gov.uk/npconsultation> to view the application and submit your comments. Reference copies will also be available to view during the consultation period at the Basildon Centre, Billericay and Wickford Libraries, and Ramsden Bellhouse Village Hall.

Alternatively you can email your comments to planningpolicy@basildon.gov.uk or post them to Neighbourhood Planning, Planning Policy, Basildon Council, 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.

ENDS

Press release announcing the final week of publicising the application

In the news:- Final chance to share your views on proposed Ramsden Bellhouse neighbourhood area

Final chance to share your views on proposed Ramsden Bellhouse neighbourhood area

01 August 2018

Residents are reminded to have their say on the creation of a new neighbourhood area in Ramsden Bellhouse before it is too late.

Basildon Council launched a consultation seeking opinions on proposals to designate the parished area of Ramsden Bellhouse as a neighbourhood area after receiving a formal application from Ramsden Bellhouse Parish Council.

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. 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 certain types of new development. The parish council is the only body that can carry out neighbourhood planning in the parished area of Ramsden Bellhouse, on behalf of its residents and businesses.

The consultation, which requests views on whether the boundary of the proposed neighbourhood area for the purposes of neighbourhood planning is suitable, will close at the end of Monday 6 August.

Visit <http://www.basildon.gov.uk/npconsultation> to view the application and submit your comments. Reference copies are also available to view during the consultation period at the Basildon Centre, Billericay and Wickford libraries, and Ramsden Bellhouse Village Hall.

Alternatively you can email your comments to planningpolicy@basildon.gov.uk or post them to Neighbourhood Planning, Planning Policy, Basildon Council, 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.

ENDS

Example of Twitter and Facebook posts used during the Consultation

Facebook:

 **Basildon Borough Council**
Published by Hootsuite [?] · July 25 at 1:01 PM · 🌐

Have your say on whether the boundary of the proposed Ramsden Bellhouse Neighbourhood Area for the purposes of Neighbourhood Planning is suitable. Consultation ends 6 Aug. Submit comments here: <http://ow.ly/UBZK3011EVU>



Twitter:

 **Basildon Council** ✓ @BasildonCouncil · Jul 25

Have your say on whether the boundary of the proposed Ramsden Bellhouse Neighbourhood Area for the purposes of Neighbourhood Planning is suitable. Consultation ends 6 Aug. Submit comments here: ow.ly/UBZK3011EVU

