

Scott Logan
Chief Executive
Basildon Borough Council

Date: 2nd October 2018
Telephone: 01268 882200

Dear Scott,

**BASILDON BOROUGH COUNCIL LOCAL PLAN 2014-2034: DUTY TO COOPERATE
UNMET HOUSING NEEDS**

Thank you for your letter of 14th September enquiring whether Castle Point Borough Council would be in a position to meet any unmet Objectively Assessed Housing Need (OAHN) arising in Basildon.

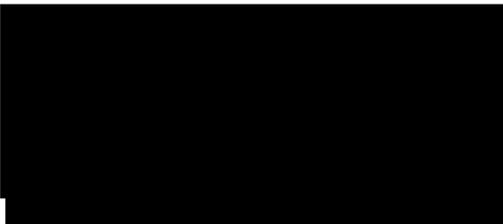
We are currently working to very tight timeframes for the delivery of a Local Plan and as I am sure you are aware Castle Point is itself constrained in terms of land availability, green belt designations, nature conservation areas and flooding.

As part of the plan making process the Council is doing everything possible to meet its own OAHN, including amongst other things reviewing densities in sustainable locations and reviewing green belt boundaries for potential release.

Work on the plan continues, however, we are aware at this stage that it is unlikely that we will be able to meet the OAHN in Castle Point in which case we will be making requests of our neighbours to meet our need once the level of unmet need has been finalised. As such we are not able to meet any unmet housing need in Basildon.

That being said, we welcome the opportunity to continue to work with Basildon and neighbouring authorities to bring forward the Joint Strategic Plan (JSP) and we recognise that the resolution of unmet need lies in the preparation and delivery of the JSP in respect of cross boundary strategic matters.

Yours faithfully,



David Marchant

Chief Executive

Sent via email

Ask for: Matthew Thomas

Direct Dial: [REDACTED]

Email:

My Ref: MT/KT/dtc

2 October 2018

Dear Mr Logan

Basildon Borough Local Plan 2014-2034: Duty to Cooperate Unmet Housing Needs

Thank you for your letter dated 14 September 2018.

Rochford District Council acknowledges the approach that Basildon Borough Council has taken to explore all possible avenues for meeting its objectively assessed housing need (OAN) in full up to 2034 within its emerging Local Plan. It also acknowledges that Basildon Borough Council has identified requirement for 1,700 homes is unlikely to be delivered over this period.

As a neighbouring authority, we are working collaboratively with the five other South Essex authorities and Essex County Council to develop a collective 2050 Vision and subsequently a Joint Strategic Plan. Alongside this strategic work, we are in the process of updating our technical evidence base and reviewing our adopted local development plan to deliver a new Local Plan.

Similar to Basildon Borough, the ability of Rochford District to meet its OAN within its existing urban area is very limited as evidenced by our most recently published Brownfield Register and Strategic Housing Land Availability Assessment. Likewise, outside our urban area is designated Metropolitan Green Belt. Whilst such evidence will continue to be reviewed and updated as we progress our plan-making, it is highly likely that our current position will remain unaltered.

Furthermore given Rochford District's location in South Essex, infrastructure is likely to present significant challenges for us when determining how to meet our OAN in a sustainable and inclusive manner.

As such, whilst we appreciate the position that Basildon Borough Council finds itself in owing to identified land supply and delivery constraints, Rochford District Council is not in

a position to assist with meeting any identified unmet need within the current iteration of its draft Local Plan.

Yours sincerely



Assistant Director – Planning Services

Southend-on-Sea Borough Council

Department for Place

Director of Planning and Transport: Peter Geraghty

 Civic Centre, Victoria Avenue, Southend-on-Sea, Essex SS2 6ER

 01702 215000

 www.southend.gov.uk

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Scott Logan
Chief Executive
Basildon Borough Council

Our ref:
Your ref:
Date: 3rd October 2018
Telephone:
Email:

Dear Mr Logan,

Basildon Borough Local Plan 2014 – 2034: Duty to Co-operate Unmet Housing Needs

Thank you for your letter dated 14th September 2018 regarding the above.

The Southend Borough Council notes and welcomes the strong commitment of the Basildon Borough Council to work in partnership in the preparation of a Joint Strategic Plan for South Essex and its endeavours to try and accommodate all of its objectively assessed housing needs within its own administrative area.

It is noted that due mainly to a delivery lag, it is scheduled for a housing shortfall of 1,700 homes over the plan period to 2034 and requests partners views as to whether this unmet need can be accommodated within any of the South Essex local planning authority areas.

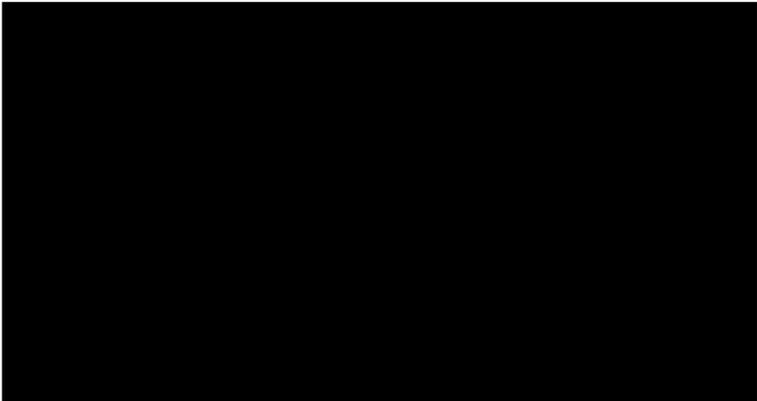
In the case of Southend, I am afraid that it is very unlikely that we will be able to assist in contributing to any of Basildon's objectively assessed housing need.

Our own local plan preparation is only just commencing and we have not yet consulted on our first phase an 'Issues and Options' report. Research and evidence gathering has, however, been taking place for the past year or so. The New Southend Local Plan will cover the period to 2038.

Southend is facing a similar dilemma to Basildon in so far as the emerging evidence suggests that we will not be able to meet our own objectively assessed housing need within our administrative boundary. Southend will therefore, need to explore how best to meet this challenge and work with adjoining local authorities through the duty to cooperate as to how it can meet its need in full.

Given these circumstances I do not envisage a situation where Southend itself would be able to assist other local authority partners in South Essex in meeting their objectively assessed housing needs. Should this situation change in any way I will of course keep you informed as part of the preparation of the South Essex Joint Strategic Plan.

Yours sincerely



Peter Geraghty
Director for Planning & Transport

28 September 2018

Scott Logan
Chief Executive
Basildon Borough Council

Dear Scott

Thank you for your letter dated 14 September 2018, setting out the updated position regarding Basildon Borough Council's Local Plan, and in particular requesting that Thurrock Council consider whether any of Basildon's unmet housing needs could be met within the Thurrock local authority area and to determine whether that need could be met by 2034.

As set out in your letter, you have indicated that the Basildon Local Plan will be approximately 1,700 homes short of fulfilling Basildon's housing needs to 2034. Thurrock Council consider that this figure is not an accurate reflection of unmet housing need over the plan period as it relates solely to the deficit between the identified housing need and the **total** identified housing land supply.

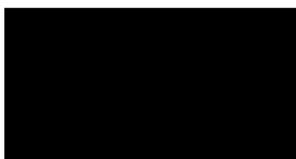
It is noted that your letter sets out that it is not anticipated that the housing land supply will be fully developed within the 16 remaining years of the plan period but it is not clear from your letter what the actual deliverable housing supply up until 2034 is and, therefore, what the actual scale of unmet housing need within the plan period is.

Notwithstanding the comments above, with regard to your request as to whether Basildon's unmet housing need could be accommodated in Thurrock, our position has not changed from my letter dated 8 March 2018 in response to a previous request for assistance in meeting your unmet housing need.

Thurrock Council is at an early stage of its Local Plan preparation and has identified an urban capacity of approximately 6,500 homes. This figure falls significantly short of the land supply required to meet Thurrock's own housing need and the Council recognises that it will need to consider the release of Green Belt land in order to meet the borough's housing requirement.

Whilst the Council is still in the process of assessing whether the borough has the capacity to accommodate its own housing need, it is not in a position to accommodate any of the unmet housing needs of surrounding HMA authorities, including the deficit of 1,700 homes identified by Basildon Council.

Yours sincerely



Lyn Carpenter
Chief Executive