

Basildon Borough Council

**Basildon Local Plan
Draft Local Plan
Statement of Consultation**

September 2016



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1. Introduction

- 1.1 This Statement of Consultation sets out how Basildon Borough Council undertook its consultation process on the Draft Local Plan in 2016. The report explains how the consultation was promoted, how people were engaged and how information was made available for residents and other stakeholders. It summarises the results of the consultation, identifying the key issues that arose under each thematic planning issue addressed in the Draft Local Plan. It also makes recommendations as to the actions that could be taken to ensure that the next version of the Local Plan addresses those issues raised by consultees through the consultation process.

2. Consultation Requirements

- 2.1 The consultation on the Draft Local Plan and the preparation of this Statement of Consultation are in accordance with the Planning and Compulsory Purchase Act 2004, the Localism Act 2011, the Town and Country Planning (Local Planning) (England) Regulations 2012, the National Planning Policy Framework 2012 and Basildon Borough Council's Statement of Community Involvement (SCI) 2011. The latter has also taken into account the Planning Practice Guidance 2014.
- 2.2 Paragraph 155 of the National Planning Policy Framework (NPPF) states that "early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made".
- 2.3 Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 specifies the consultation a Local Planning Authority must undertake when preparing a Local Plan. It states the following:

(1) A local planning authority must -

- a) notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and*
- b) invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.*

(2) The bodies or persons referred to in paragraph (1) are -

- a) *such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;*
- b) *such of the general consultation bodies as the local planning authority consider appropriate; and*
- c) *such residents or other persons carrying on business in the local planning authority consider it appropriate to invite representations.*

(3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1).

2.4 The Statement also shows that the consultation and public engagement was carried out in line with the approach set out in Basildon Borough Council's adopted Statement of Community Involvement (SCI) 2011. The 2011 SCI has subsequently been replaced by the SCI2016, however it was the 2011 document which was in force at the time of consultation. The SCI 2011 specifies the consultation process for all planning procedures by Basildon Borough Council, including the preparation of local planning policies.

2.5 The main points of the SCI are:

1. Any person, organisation or company can be involved in the engagement and consultations that will happen as the Council prepares its Local Plan;
2. Planning Regulations will set out the minimum requirements for consultation. The Council will meet these, but hopes to exceed them;
3. The Council will make efforts to encourage those whose are seldom heard to make their views known, including through social media, focus groups or face to face meetings;
4. In order to facilitate participation, it will attempt to engage more people by:
 - a) Holding events at different times (day times, weekends and evenings, etc.);
 - b) Ensuring venues are accessible to people with disabilities (transport access as well as physical access to the building or its facilities);
 - c) Providing facilities such as induction loops for people with hearing aids;
 - d) Providing option for documents to be available in different formats;
 - e) Undertaking awareness raising at appropriate stages of plan preparation. This may be through public meetings, group sessions, community forums, programmed press releases, etc;

- f) Holding focused consultation/participation sessions in the community (e.g. women only sessions) or to those with a special interest (e.g. natural history societies); and
- g) Writing documents in plain English and providing glossaries where this is not possible due to technical language.

2.6 The SCI also required, as a minimum, that the public and stakeholders are consulted on realistic and meaningful options and the regulatory assessments (consisting Sustainability Appraisal/ Strategic Environmental Assessment/ Habitat Regulations Assessment and Service Impact Assessment).

3. Previous Consultation on the Local Plan Core Strategy

3.1 In December 2014, the Council's Cabinet agreed to commence work on a Local Plan for the borough. Prior to that, the Council had been working on the preparation of a Local Development Framework comprising a suite of three documents: A Core Strategy; a Site Allocations and Development Management Policies Document; and a Gypsy, Traveller and Travelling Showpeople Policies Document. At that time, work had only been undertaken on the Core Strategy element.

3.2 The Core Strategy was intended to set out the borough-wide strategy for the coordination of development until 2031. It set out the Council's Spatial Vision and Strategic Objectives, and the Spatial Strategy and Strategic Policies for delivering these. The Core Strategy had been through several iterations, the most recent of which was the Core Strategy Revised Preferred Options Report. This was the subject of consultation from January to March 2014.

3.3 The consultation on the Core Strategy Revised Preferred Options Report gave rise to over 10,000 consultation comments addressing a range of issues. A key issue arising from these comments was the need for more detail to be provided around the allocation of land to meet the need for development and change going forward, and the infrastructure required to support such growth. A comprehensive approach to plan-making which incorporated not only the preparation of a spatial strategy and strategic policies, but also the allocation of land and the preparation of development management policies was identified as a mechanism by which this additional detail could be provided to the satisfaction of consultees. This gave rise to the change of approach taken in December 2014.

4. Consultation on the Draft Local Plan

4.1 On 7 January 2016, the Council approved the formal consultation of the Draft Local Plan. The public consultation on the Draft Local Plan, including the associated technical documents (i.e. the Sustainability Appraisal, Strategic

Environment Assessment, Habitats Regulations Assessment and Service Impact Assessment), prepared in accordance with the relevant legislation, commenced on 28 January 2016 for eight weeks, closing at midnight on 24 March 2016.

- 4.2 The Council employed a public relations company Portland PR Ltd, to support the consultation process on the Draft Local Plan. It provided specialist support in relation to its promotion and communication. Overall, the approach appeared successful in having a wider reach than previous consultations, building on lessons learnt during consultation on the Core Strategy from 2012 and 2014. The consultation was therefore closed on time, although holding responses were accepted from public bodies where they were requested in recognition of the stricter governance and approval processes in place in such organisations.

5. Consultation Procedure

- 5.1 Publicity: The Council went over and above publicity requirements of the relevant Regulations and the Council's adopted Statement of Community Involvement 2011 in order to ensure the widest possible engagement could be achieved on the Draft Local Plan. The publicity included:

1) Direct Notification

As a consequence of past consultation activities on the Core Strategy, the Council held a database at the start of consultation comprising over 3,000 consultees including all statutory consultees e.g. Environment Agency, Essex County Council, etc.; a range of non-statutory interest groups e.g. RSPB, Essex Wildlife Trust, etc.; other stakeholders with an interest in the borough such as developers and employers etc.; infrastructure and service providers such as Network Rail, Anglian Water, etc. and also all residents who had previously provided consultation responses to the Core Strategy. Depending on the contact details held, either a letter or an email was sent to each of these consultees notifying them of the consultation, identifying where a copy of the Draft Local Plan could be found and how additional information could be gained, including dates of the exhibitions, and advising how comments could be made.

2) Distributed *Borough Diary* within the borough

A special edition of Basildon Council's Borough Diary was sent to 74,000 households in the borough, was also available to view online and pick up from sports centres, community centres, libraries and some supermarkets where take-away bins are sited. To overcome previous difficulties faced by people living in more remote areas of the borough,

5,000 homes and businesses located within the borough's rural areas also received a direct mailing of the Diary. While this may have meant some addresses received more than one copy, through both distributed and direct mail means, it was considered to be more important that they received the Borough Diary and the information it contained on the Local Plan and this was an important lesson to learn following difficulties achieving this in the consultations held in 2014.

The Borough Diary included an overview of the general themes within the Draft Local Plan; which were housing, local economy, environment, community infrastructure and transport infrastructure.

Other sections included a specific focus on the main towns within the borough, including Wickford, Billericay and Basildon. In addition, there was a section on the Dunton Garden Suburb proposal from 2015 and how it related to the Local Plan and sections on other rural areas. It also included a map of the borough illustrating the different developments proposed under the Draft Local Plan.

The final two pages of the Borough Diary contained a 'cut-out' survey response form for the Draft Local Plan and a list of all the scheduled public exhibition events. Consultees were given the option to fill this response form in by hand, and return it to the Council using a Freepost address or deliver it by hand. A full copy of the Borough Diary is included as Appendix A.

3) Formal Media Engagement Work and Paid Media

Proactive borough-wide media liaison and paid media promotion were undertaken to promote the consultation to those living, working and visiting the borough.

This media work included: a specific press briefing, writing to the local media to promote the beginning of the consultation process and the placement of nine quarter-page and three half-page colour advertisements across the *Basildon Recorder*, *Basildon Echo*, *Yellow Advertiser* and the *Billericay and Wickford Gazette* newspapers to advertise the public exhibition events and promote the consultation as widely as possible through the printed medium. An example press advert is included at Appendix B.

Large A1 and A0 posters promoting the consultation were placed at Laindon, Pitsea, Wickford, Billericay and Basildon train stations to engage with commuters and other rail users. An example advert is included at Appendix C.

A narrated cinema advertisement was developed and arranged through cinema advertising company Pearl & Dean. This was played before every film, at every screen at the Empire Cinema in Basildon from Friday 4 March until Thursday 24 March 2016, reaching an estimated audience of 85,000 people.

A 10 second radio advert promoting the Local Plan consultation was played on over 60 slots during four weeks over the South Essex transmitter of Heart Essex – 96.3FM.

Table outlining all paid media engagement work

Publication	Date
Basildon Echo	9 February 2016
Basildon Echo	Due 22 February 2016 (instead published on 26 February in the Basildon Echo)
Basildon Echo	7 March 2016
Billericay and Wickford Gazette	10 February 2016
Billericay and Wickford Gazette	24 February 2016
Billericay and Wickford Gazette	9 March 2016
Yellow Advertiser	18 February 2016
Yellow Advertiser	3 March 2016
Yellow Advertiser	17 March 2016
Basildon Recorder	19 February 2016
Basildon Recorder	4 March 2016
Basildon Recorder	18 March 2016
Empire Cinemas	4 March – 24 March 2016
Basildon Train Station	1 February – 24 March 2016
Laindon Train Station	1 February – 24 March 2016
Wickford Train Station	1 February – 24 March 2016
Billericay Train Station	1 February – 24 March 2016
Pitsea Train Station	1 February – 24 March 2016

4) Strategic Development Site Notices

In order to raise awareness amongst local communities of developments nearby, A4 laminated site notices were placed on lamp posts around and nearby those locations proposed for development within policies H7 to H27 of the Draft Local Plan. The site notices were put up during the first week of consultation, and showed a map of the proposed development location and provided details of where further information regarding the Draft Local Plan could be found. Conversations with Officers over the telephone and at exhibitions indicated that these notices had proved effective in stimulating engagement with the community around some of the proposed development locations.

5) Social Media Activity

Throughout the consultation period, the consultation programme was promoted through the *@BasildonCouncil* Twitter account and the Basildon Council Facebook page. The *@BasildonCouncil* Twitter page published information about the Draft Local Plan 69 times throughout the consultation period, and the Basildon Council Facebook page published information 20 times in the same time period.

As well as posting social media update posts, the Council paid for Facebook 'promoted post' advertising for four weeks. The promoted posts and paid advertising were focused on driving awareness of the exhibitions and encouraging people to attend.

Promoted posts were targeted geographically at people over the age of 18 in Basildon, Laindon, Pitsea, Wickford and Billericay. These posts reached an average audience of 8,832 people each. This far outweighs non-promoted posts, which averaged around a reach of 250 people each. A non-promoted Local Plan tweet within the consultation period reached 21 people to give a comparison.

Portland PR Ltd provided weekly social media updates to Basildon Council reporting online discussion activity regarding the Draft Local Plan. These updates covered conversations on social channels between community groups in the consultation area. Portland measured the popularity of these groups and provided an assessment on the reach of each post. The updates also included mentions of the Draft Local Plan on Twitter and local media articles. Basildon Council used this information as intelligence for exhibition events and promotion feedback. Through these regular updates, the council was able to identify possible lines of questioning prior to consultation events, ensuring information was available.

6) Other Council Communications

A large banner advertising the consultation was displayed on the Council website's homepage. This played a dual function of providing a clear route to consultation documents for those looking for information on the Draft Local Plan from the homepage, whilst also advertising the consultation to those visiting the council's website for other purposes.

An article on the Draft Local Plan consultation was also included within the *Basildon for Business E-Newsletters* circulated on 29 January and 29 February 2016, which is circulated to c.1,000 Borough businesses. A copy of the article is included at Appendix D.

7) Third Party Promotion

The Council also worked with its local councils (village, parish, town) to encourage the promotion of the consultation programme within their local areas. Posters advertising the public exhibition events were provided to be displayed prominently on local council notice boards. In addition, area specific display boards were prepared by the council and given to the local councils for display in a local venue of their choice to help provide access to Local Plan proposals that could affect their area. To establish a presence in popular civic venues, officers worked with the operators of civic buildings, including representatives of local groups and community organisations, to ensure that copies of the Borough Diary and posters advertising the public exhibition events could be seen in a range of local civic buildings within the consultation area, including council buildings, leisure centres and libraries.

5.2 Availability of Information: All documentation was made freely available on the council's dedicated webpage www.basildon.gov.uk/localplan. It was also viewable at local libraries, the Basildon Centre, and at the public exhibitions held around the borough. Local councils were also provided with a copy of the Draft Local Plan and Draft Policies Map, and also the supporting statutory assessments. Copies of the Draft Local Plan and Draft Policies Map were available for purchase upon request.

5.3 Engagement: Officers of the council engaged in a wide reaching programme of engagement activity throughout the consultation period in order to provide residents and other stakeholders with the opportunity to raise queries regarding the proposals set out in the Draft Local Plan prior to making a formal response. Engagement activity included:

1) Public Exhibitions

A key element of the public consultation programme was holding 10 public exhibition events across the local area during the consultation

period. The exhibition events offered local residents and other stakeholders an opportunity to:

- Meet members of the Planning Policy team to discuss the proposals;
- View materials associated with the consultation; and
- Collect, complete and submit consultation response forms.

A series of exhibition boards were produced featuring information regarding the proposals, the consultation process and the Local Plan process itself. A copy of the exhibition boards is included at Appendix E. Collateral materials and larger scale maps of the proposals were also available for viewing proposals in greater detail and enabling better discussion with attendees. These included:

- Copies of the Draft Local Plan;
- Copies of the Special Edition version of the Borough Diary, which contained a questionnaire;
- Larger maps highlighting the proposed developments with street names and relevant impact areas; and
- Studies and reports which made up the Local Plan evidence base.

The locations selected for public exhibition events were in the urban centres of Pitsea, Basildon, Laindon, Billericay and Wickford. Two exhibition events were held at each location; one on a weekday and one on a Saturday. The two events per urban area were programmed to ensure that the events occurred in different weeks to try and ensure people had a range of options throughout the consultation to attend an event convenient to them. To improve convenience further weekday sessions ran from 2-8pm, while the weekend sessions ran from 10/10:30am-4:30pm.

Every effort was made to hold events at established community venues across the consultation area and most were selected based on having been used for other purposes by the council in the past. All venues had disabled access, toilets, were accessible by public transport or had parking on site, or nearby.

The exhibition events were all listed in the special edition of the Borough Diary, and were promoted in the local media, as well as on the council's website.

Exhibitions began on 13 February, and concluded on 16 March, a week before the consultation period closed. The exhibition programme was planned to begin a couple of weeks after the consultation launch to

ensure prior notification of the timetable of events through local media and community/stakeholder channels, promoting greater engagement and participation in these sessions.

In total, the public exhibition sessions were attended by 2,531 people, recorded using admission tally counters as below.

Attendance figures for each of the public exhibition sessions

Date	Location	Venue	Time	Attendance
Sat 13 February	Pitsea	The Place, Northlands Pavement, Pitsea	10:30am-4:30pm	138
Weds 17 February	Basildon	Upper Mall, Eastgate Centre, Basildon	10am-4:30pm	262
Sat 20 February	Laindon	President's Community Centre, Hoover Drive, Laindon	10:30am-4:30pm	88
Mon 22 February	Billericay	Billericay Day Centre, Chantry Way, Billericay	2-8pm	401
Sat 27 February	Wickford	Wickford Community Centre, Market Road, Wickford	10:30am-4:30pm	521
Mon 29 February	Pitsea	The Place, Northlands Pavement, Pitsea	2pm-8pm	159
Sat 5 March	Basildon	Upper Mall, Eastgate Centre, Basildon	10am-4:30pm	365
Mon 7 March	Laindon	Womens' Institute Hall, Samuel Road, Langdon Hills	2-8pm	93
Sat 12 March	Billericay	Billericay Day Centre, Chantry Way, Billericay	10am-4:30pm	243
Weds 16 March	Wickford	Wickford Community Centre, Market Road Wickford	2-8pm	261

2) Business Breakfast

To engage with businesses based within the borough, the Council organised a special business breakfast on Wednesday 9 March at the Holiday Inn, Basildon. The Cabinet Member for Regeneration & Planning and Planning Officers gave a presentation on the Draft Local

Plan, and were on hand, along with Economic Development Officers afterwards to take questions. The event built on an earlier briefing session given to the Basildon Business Group, but was publicised more widely and open to all businesses within the borough. The event was publicised via the *Basildon for Business E-newsletter*. The business breakfast was attended by 35 small and medium sized enterprises from the Basildon area.

3) Local Council Meetings

On 26 January 2016, shortly before consultation commenced, the Cabinet Member for Regeneration & Planning and Planning Officers gave a briefing on the content of the Draft Local Plan to representatives from the borough's local councils. This gave rise to Council Planning Officers being invited to give briefings at meetings of the individual local councils throughout the consultation period for the Draft Local Plan. Attendance at these meetings was high in Bowers Gifford and North Benfleet, Noak Bridge, Ramsden Bellhouse, Ramsden Crays and Shotgate. Turnout was less significant at Great Burstead and South Green, and at Little Burstead.

Local Council Meetings Attended

Noak Bridge Parish Council	17/02/2016
Shotgate Parish Council	18/02/2016
Bowers Gifford and North Benfleet Parish Council	24/02/2016
Ramsden Bellhouse Parish Council	25/02/2016
Great Burstead and South Green Parish Council	02/03/2016
Ramsden Crays Parish Council	03/03/2016
Little Burstead Parish Council	09/03/2016

Due to the extent of proposals to the west of Basildon, where there is no local council representation, the council also held a special consultation event at the request of the Dunton Residents Association, at the Dunton Park Country Club on 10 March 2016. This event was run in a similar way to the public exhibitions, but was accessible by invitation only sent to properties within and nearby the proposed allocation H10 and ran from 5.30pm – 8.30pm. Around 150 people attended this event.

4) Local Interest Groups

In addition to those events and briefings set out above, Officers were invited to attend the Basildon Borough Wildlife & Countryside Forum and the Basildon Business Group to give focused briefings on the Draft Local Plan.

5) Meetings with Developers/Landowners

Throughout the consultation, Officers met on request with developers/landowners to discuss the proposals in the Draft Local Plan.

5.4 Representations: Comments were welcomed on all sections of the Draft Local Plan, including all policies and alternative options within the specified consultation period.

5.5 To enable people to comment freely on the full range of issues raised in the Draft Local Plan there was no set questionnaire, although in order to encourage wider participation a simple questionnaire was included on the rear two pages of the *Borough Diary*.

5.6 There were a number of ways that people could make comments and these were documented in the consultation material and notification letters. Comments could be submitted in the following ways:

- Online
- By email
- On paper
- Borough Diary Questionnaire

5.7 Whilst only written representation could legally be accepted, representatives from the Planning Policy Team were available to answer questions on the consultation at public exhibitions, at meetings arranged by local councils, over the telephone and in person at the Basildon Centre. The consultation aimed to be as inclusive as possible and reach a wide range of people and communities.

6. Duty to Cooperate

6.1 Section 110 of the Localism Act 2011 inserted s33A into Part 2 of the Planning and Compulsory Purchase Act 2004 which introduced a duty on local planning authorities, county councils and other bodies with statutory functions to cooperate with each other on strategic planning matters. The council worked closely with sub-regional and neighbouring local planning authorities and key service and infrastructure providers when preparing the

evidence base and developing the Draft Local Plan, and will continue to do so in the future.

- 6.2 All local authorities in Essex, the London Borough of Havering, the Greater London Authority, Transport for London, and all statutory bodies were invited to participate. Letters or emails were sent to each organisation informing them of the consultation underway, and inviting them to call a meeting with the council if they wished to discuss any matters arising. This message was further reiterated at the Essex Planning Officers' Association Planning Policy Forum on 16 February 2016 and the main Essex Planning Officers' Association Chief Planning Officer meeting on 3 March 2016.
- 6.3 The register included at Appendix G sets out the duty to cooperate work that was undertaken prior to, and during the consultation on the Draft Local Plan in order to assist in providing a full record of the ongoing engagement that has occurred in reaching this stage in the production of the Local Plan.

7. Summary of Responses

- 7.1 Under Regulation 18(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012, Basildon Borough Council, as the local planning authority, must 'take into account' the representations made in response to the Draft Local Plan consultation. This will enable the council to begin preparing the next stage of the Local Plan, informed from the results of the previous consultation. This section of the Statement of Consultation summarises the main issues raised in response to the consultation, and makes recommendations as to how the council could progress the Local Plan to the next stage in light of these issues.

Context for the Consultation

- 7.2 In considering the responses received to the Draft Local Plan, it is important to have regard to the context in which the consultation occurred, as such a context can have the effect of skewing the nature of responses received. For instance, bad weather can have the effect of generating comments around the maintenance of infrastructure, which is outside the scope of the Local Plan. Meanwhile, works or decisions undertaken in relation to other functions of the council, or by other organisations, can also generate consultation responses which go beyond what the scope of the Local Plan can actually influence or deal with.
- 7.3 During the consultation period of the Draft Local Plan, two such matters are likely to have had an effect on the nature of responses received in relation to the Draft Local Plan. The first of these matters is the consultation undertaken by Highways England during the same period on a proposed route for a

Lower Thames Crossing. Whilst the preferred route is located some distance from Basildon borough, an alternative proposal was also available for consultation which would run parallel to the A128 just to the west of the borough's western boundary with Brentwood. This would have potential implications for the settlement of Dunton Wayletts, and consequently concerns in relation to this proposal are reflected in some comments received to the Draft Local Plan.

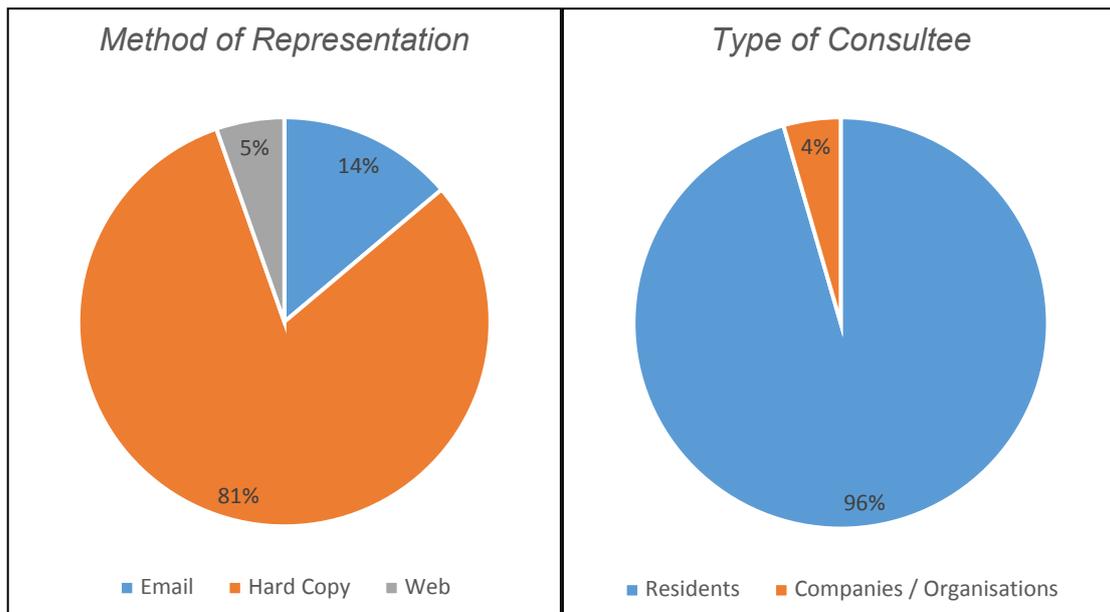
7.4 The second of these matters is the consultation undertaken by Brentwood Borough Council during the same period on their Draft Local Plan, which proposes a new Garden Village in the vicinity of the settlement of Dunton, but for which precise details are vague. Concerns in relation to this proposal were reflected in some responses to the Basildon Draft Local Plan consultation.

7.5 It should be noted that the consultation occurred prior to the referendum on the UK's membership of the European Union. The outcomes of the referendum, and any subsequent political changes, are not therefore reflected within the Draft Local Plan, the consultation responses received to it, or any proposed actions necessary to address the responses.

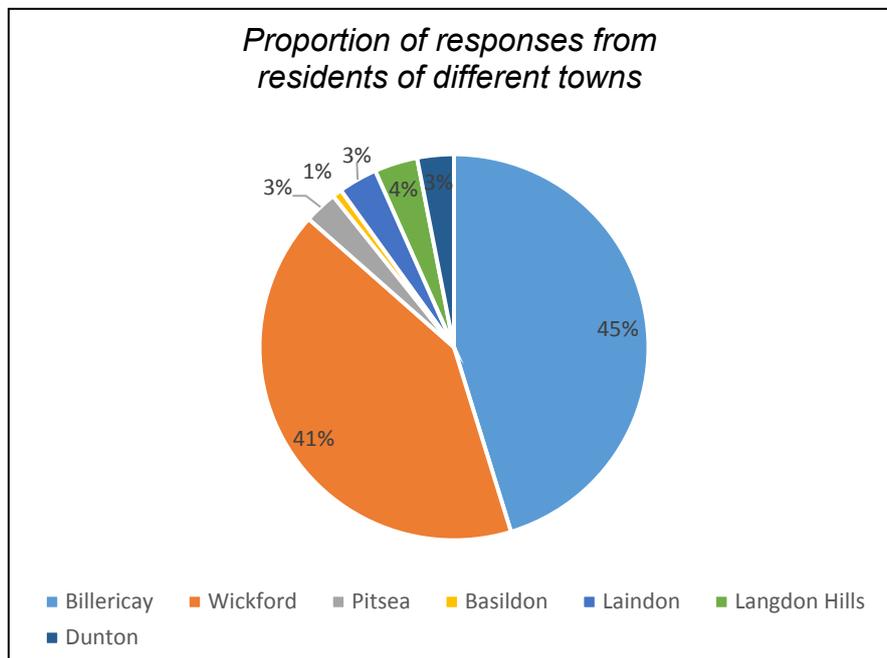
Key Consultation Statistics

7.6 A total of 21,636 individual comments were made by 3,805 consultees. 981 of these responses were made using the questionnaire contained within the Borough Diary.

7.7 As the graphs that follow show, the vast majority of these representations were made in hard copy, although electronic submissions did make up 19% of the comments received. 96% of consultation responses were received from residents. 4% of the representations were made by companies or organisations. This includes statutory consultees, non-statutory interest groups, developers and business representatives.



7.8 Postcodes were analysed to identify where residents who commented on the Draft Local Plan lived. This information was available for 95% of the residents who commented. The graph below shows that 86% of representations were received from residents with an identified postcode from Billericay or Wickford.



7.9 It should be noted that there was an organised third-party response from both Billericay and Wickford, where community groups organised a standard response for residents to use if they wished to. Many of these standard

responses were received from residents living within these communities elevating the levels of response from these settlements.

Inadmissible Comments

- 7.10 The council, in line with legislation, must consider whether all representations have been 'duly made' in that they were submitted in accordance with the consultation procedures. In discharging this duty, the council must also consider whether any representations, or parts of representations are 'inadmissible'; meaning they were either submitted late, didn't provide valid contact details or they contained inappropriate wording that the council cannot take into account in preparing the Local Plan.
- 7.11 There were 265 representations were classed as completely or partly inappropriate. Inappropriate representations were deemed inadmissible where they incited hatred, were discriminatory or stereotypical in nature or contained inappropriate language. The council evaluated all representations to determine whether any were inadmissible against the council's Equalities Evaluation Criteria, as shown in Appendix F. The Equalities Evaluation Criteria was prepared in accordance with the Equalities Act 2010 and the Human Rights Act 1998. Initially, 280 representation were deemed inappropriate. Officers wrote to those people who had made an inappropriate comment inviting them to change the comment made so that it could continue to count. Some people accepted this invite, resulting in the reduction identified.
- 7.12 Late and inadmissible representations have not been included in the summary of main issues below, nor the issues set out in Appendix H and they will not be considered by the Council.

The Main Issues

- 7.13 Appendix G of this report provides details of the representations received against each chapter and policy of the Draft Local Plan. Summaries of comments have been prepared. Each summary is accompanied by a recommended response, and identifies any specific action that the council should take. Many summaries apply to more than one comment. The reference number of each comment to which it applies is listed alongside each summary.
- 7.14 This section of the report identifies the key issues arising from the consultation in chapter order of the Draft Local Plan. Where appropriate, the survey questions posed in the questionnaire within the Borough Diary have been used to illustrate the overarching views of residents in relation to key matters.

Introductory Chapters (1 – 5)

- 7.15 Many comments made to the introductory chapters of the Draft Local Plan either relate to matters which are covered in more detail within the individually themed chapters which follow, or else refer to wording changes and updates to reflect the ever changing context of the borough as set out in the spatial portrait and drivers of change. Where appropriate, the council should amend the spatial portrait and drivers of change sections to reflect

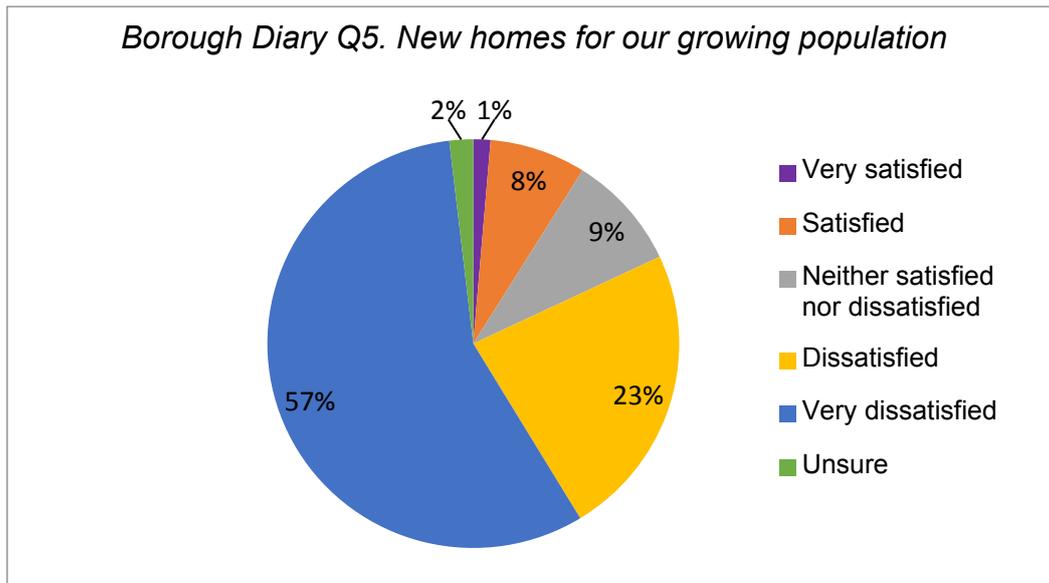
ACTION 1: Amend introductory chapters of the Local Plan to reflect the most up to date position at the time the Publication version is prepared, reflecting upon those representations received in this regard.

the most up to date position at the time the publication version is prepared.

- 7.16 Some comments were received indicating that residents did not feel that consultation had been adequate. It went considerably above and beyond the minimum requirements of the Regulations and the Statement of Community Involvement. It is considered that the council can robustly defend its position in this respect.

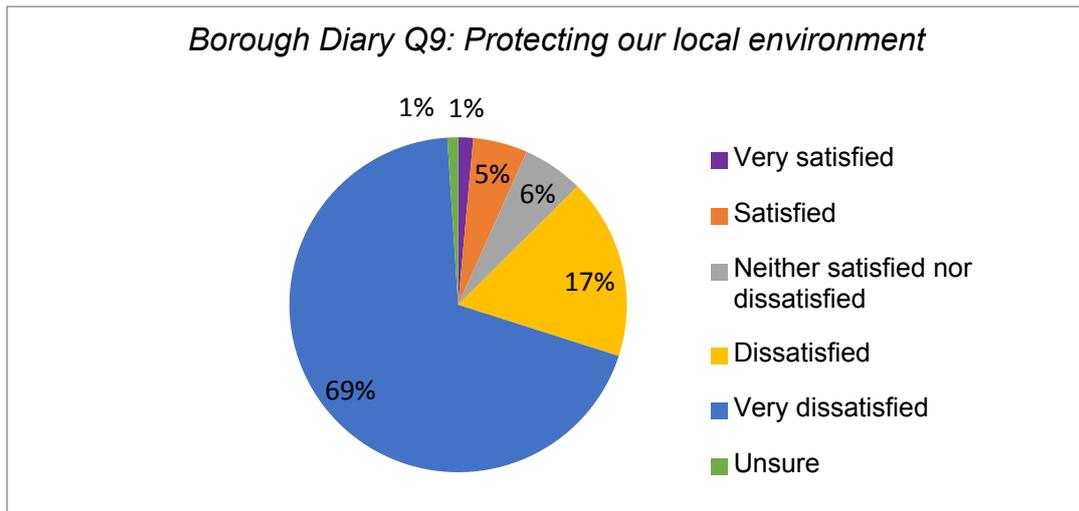
Achieving Sustainable Development

- 7.17 This chapter of the Draft Local Plan set out the overall approach to development within Basildon borough, including the quantum of development and its distribution. Many of the comments received from residents were concerned about the wider impacts of the growth, rather than being specific about the impacts arising from individual sites. These comments were therefore assigned to this section of the plan, as it deals with these wider issues.
- 7.18 Additionally, questions 5 to 9 of the questionnaire set out in the Borough Diary for residents to answer also relate to this chapter as they relate to the overall approach to development as opposed to individual development proposals.
- 7.19 Housing Growth: The majority of those residents commenting on the section of the Local Plan, or on the proposals within the Local Plan more generally, raised an objection to the level of housing growth proposed. The outcomes of question 5 of the Borough Diary questionnaire indicate the extent of this objection, with 80% of residents indicating that there were dissatisfied or very dissatisfied with the proposals. Question 5 asked: How satisfied are you with plans to meet our future housing demand?



7.20 A key concern for residents who provided written comments on their objections related to the quantum of development proposed. Alternative proposals were put forward for a lower quantum of development based on indigenous population growth only. However, the NPPF is clear that housing need should include consideration of both natural change in the population (births and deaths) and also the implications of migration. The PPG sets out a clear methodology for calculating housing need, using the Government’s Household Projections and this has been applied to the South Essex Strategic Housing Market Assessment (SHMA) which was used to set the housing target in the Draft Local Plan. The NPPF is clear that local planning authorities should seek to plan for the full, objectively assessed need for housing, unless other parts of the NPPF indicate that it is not appropriate to do so.

7.21 Housing Growth and the Green Belt: The implications of the proposals in the Draft Local Plan on the natural environment was a key concern for residents. This is illustrated by the response to question 9 of the *Borough Diary* questionnaire. Question 9 asked: *How satisfied are you with the plan to meet the needs for homes, while protecting our green spaces?*



7.22 A number of consultees suggested that the council should not seek to meet the borough's need for housing due to the impact it would have on the Green Belt. They suggest that to do so would be contrary to national policy. However, this is a distinction between Green Belt policy when it applies to plan-making (the Local Plan) and decision-taking (planning applications). When reviewing a Local Plan, Green Belt boundaries may be reviewed, in order to ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development. The legally required Sustainability Appraisal (SA), prepared independently of the Council, tested various options for growth within Basildon borough, including a 'no growth in the Green Belt' option. It concluded that the approach to meeting housing need which included the release of some Green Belt sites to deliver the full objectively assessed need for housing scored significantly better overall across all sustainability objectives compared to a 'no growth in the Green Belt' option and therefore represents more sustainable development.

7.23 Some recent Inspectors' Reports and Initial Findings letters show that generally speaking, Planning Inspectors are supporting the release of Green Belt for the purposes of meeting housing need during the review of Local Plans.

- In the case of Sefton, a lower number based on urban containment was not supported as a reasonable alternative, and neither was an optimistic growth scenario which would see additional Green Belt released.
- In the case of the Joint Plan for Cheltenham, Gloucester and Tewkesbury, Green Belt release to provide urban extensions to Cheltenham and Gloucester were considered exceptionally appropriate in meeting housing needs as it was the only option in those authorities. However, as Tewkesbury has land available

that is not in the Green Belt, the release of Green Belt land was agreed by the Inspector to not be exceptionally appropriate for that authority.

- 7.24 On this basis, whilst the strong views of residents on this matter are respected, it is not considered that it would be possible based on current practice to pursue a plan that fails to meet the need for housing on the basis of just the Green Belt restraint. However, it is recognised that practice can change, and therefore officers will prepare an update for Members on Local Plan approvals across the Country looking at how the conflict between meeting housing need and protecting the Green Belt is being treated in Local Plan examinations, to provide assurance over practice.

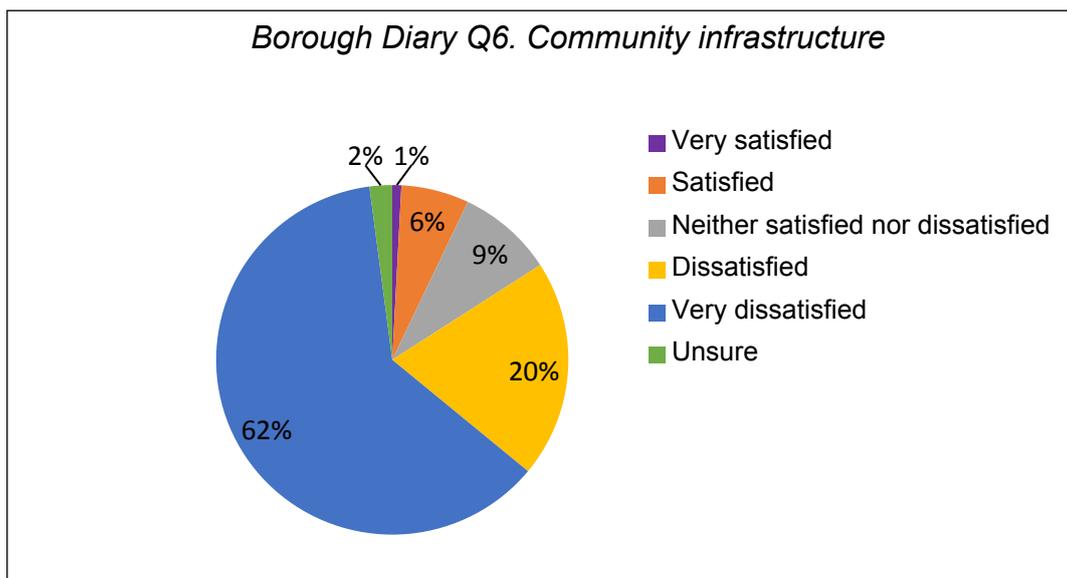
ACTION 2: Keep under review, and provide a written update of approved Local Plans, particularly where they address the matter of meeting housing need in areas of Green Belt constraint.

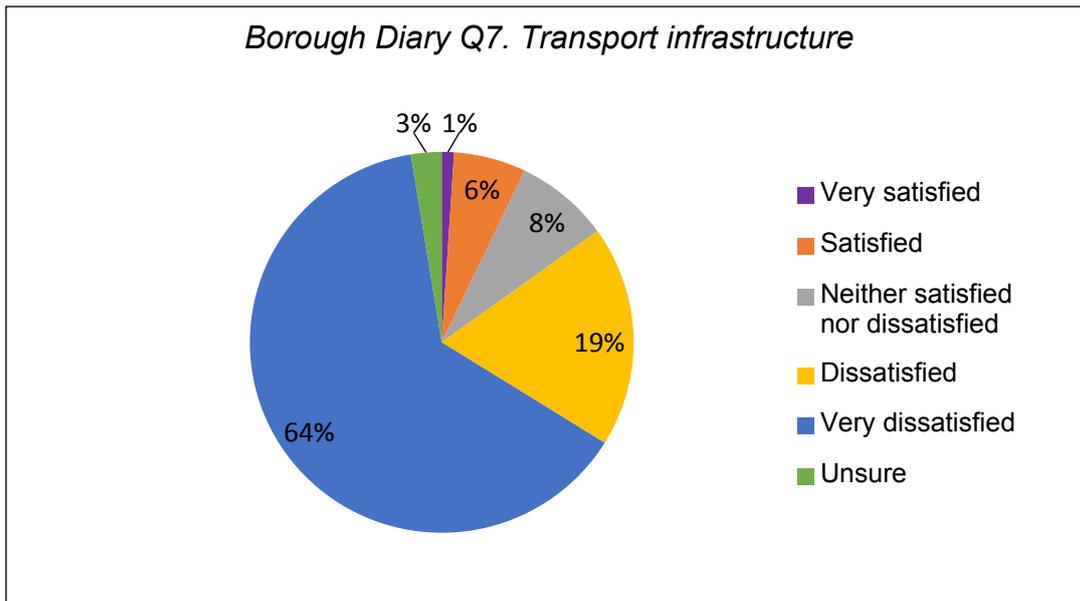
- 7.25 Housing Growth and Environmental Constraints: Residents, and some organisations with an environmental interest, also raised concerns about the implications of the level of growth proposed within the Draft Local Plan more generally on the natural environment, including wildlife, landscape, and flood risk.
- 7.26 The NPPF provides a clear steer on how each of these matters should be dealt with through the plan-making process. For example, the highest level of wildlife protection should be offered to internationally and nationally designated sites such as Ramsar Sites for migratory birds and Sites of Special Scientific Interest (SSSIs). Mitigation, management and compensatory provision can be applied to other, local wildlife designations. It also directs that development should not normally be directed towards those areas at high risk of flooding as defined Flood Risk Zones 2 and 3 by the Environment Agency. Limited protection is offered to the landscapes by the NPPF in areas that do not contain Areas of Outstanding Natural Beauty (AONBs), although planning for green infrastructure provision (nature reserves, sports pitches, allotments, etc.) is still expected.
- 7.27 Evidence prepared to inform the Local Plan indicates that there is sufficient suitable land which has been promoted for development purposes to meet the full, objectively assessed housing need of Basildon Borough without running contrary to the requirements of the NPPF in respect of these environmental issues. Consequently, whilst the strong views of residents are also respected in relation to this matter, it is not considered that it would be

possible to pursue a plan that fails to meet the need for housing on the basis of environmental constraints. Again, this is not to say however that every location in the borough is suitable for development, as some environmental issues will affect particular sites. Particular concerns were expressed by residents in Basildon regarding local environmental impacts of development which may impact on the quality of life in that area. In particular matters of population density, and deprivation. In order to better address these matters, it is recommended that additional data of this nature is incorporated into the sustainability appraisal.

ACTION 3: In order to capture local implications of development on the environment, incorporate population density data and IMD data into the Sustainability Appraisal.

7.28 Housing and Infrastructure: Many residents expressed concerns about the impact of the level of growth proposed in Basildon borough on the capacity of community and transport infrastructure. This was reflected by residents responding to the questions 6 and 7 of the *Borough Diary* questionnaire. Question 6 asked: *How satisfied are you with plans to provide community infrastructure?* Question 7 asked: *How satisfied are you with the plan to provide appropriate transport infrastructure?* There was a high level of dissatisfaction amongst residents with 82% concerned about both proposals for community and transport infrastructure.





- 7.29 Many of the comments received reflected residents experiences of using local roads, especially the A127 and within Billericay Town Centre. Concerns were also expressed about the capacity of local railway services. In relation to community services, concerns were expressed particularly with regard to the capacity of GP surgeries and Basildon Hospital. Many residents indicated a concern about the future capacity of schools.
- 7.30 Considerable engagement with service providers was undertaken prior to the publication of the Draft Local Plan, as detailed in the Draft Infrastructure Delivery Plan 2016 (IDP) which accompanied the Draft Local Plan. This detailed the level of infrastructure assessed as being required to meet the needs of the level of growth proposed in order to ensure new development is sustainable. It is agreed by the Council that this infrastructure should be delivered alongside new development, in order to mitigate the impacts of growth on the demand for services and infrastructure.
- 7.31 From a highway authority perspective, Essex County Council, the London Borough of Havering, Thurrock Council and Transport for London have all raised particular concerns regarding the implications of growth in Basildon, and also across South Essex, specifically on the A127. Essex County Council have also expressed the need for housing growth to the S.W. of Billericay to align with the provision of a relief route as proposed in the Draft Local Plan. Consideration should therefore be given to better articulating the link between infrastructure provisions and housing growth in the Local Plan by introducing a phasing strategy which uses the programming of substantial highway upgrades as the trigger for releasing sites for development. Sites would still be allocated, but would have policy conditions attached to them

which related to specific infrastructure that would need to be met to enable

ACTION 4: Include a phasing strategy within the Publication Local Plan which uses the programming of infrastructure provision as the trigger for releasing sites, either wholly or in part, for development.

their development.

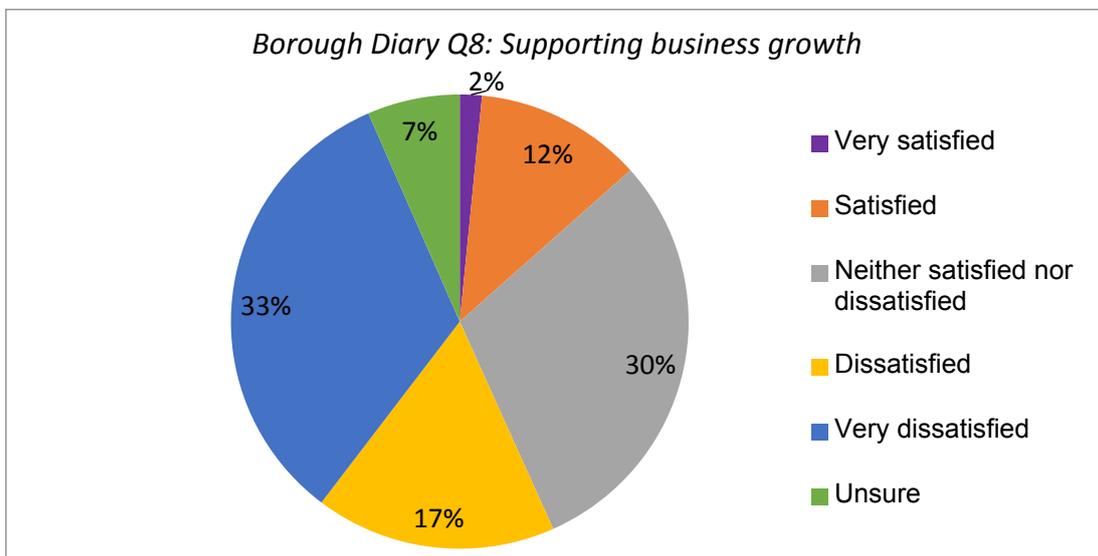
- 7.32 Housing Distribution: Many residents commented on the distribution of development, with a particular emphasis on seeking a reduction in the number of homes proposed in their local area through the provision of a higher quantum elsewhere in the borough.
- 7.33 The distribution of development within the Draft Local Plan was based on the availability and suitability of land options within the borough, and also the capacity of the environment and infrastructure to accommodate growth in each settlement. Such an evidence based approach is consistent with the NPPF, and therefore distributions which may be considered to be ‘fairer’, but do not align with evidence cannot be taken forward.
- 7.34 This is not to say that the distribution of development cannot be altered to some degree in the Publication Local Plan. Representations received from developers in relation to specific sites, and in relation to alternative proposals, are set out in the housing chapter. These provide the opportunity to consider some alterations to the housing site allocations in the Local Plan, and consequently the distribution of development across the borough. However, in order for this to occur each of the proposals will need to be considered against the same suite of evidence. This requires new alternative proposals to have site appraisals completed in relation to ecology, landscape, infrastructure, flood risk, Green Belt impact and sustainability. It is recommended that this work is completed before any re-distribution is considered to ensure that the most appropriate development sites feature in the Publication Local Plan, resulting in the final distribution of housing that best responds to evidence of local circumstances.

ACTION 5: Undertake proportionate consultation, and complete site specific appraisals for any new alternative housing site proposals received through the consultation process. Once complete, use the full suite of evidence to determine whether the distribution of development should be altered to ensure the most appropriate development sites feature in the Publication Local Plan. If appropriate amend policy SD2, and any associated housing policies, to reflect the outcomes of this work.

- 7.35 The views of other stakeholders on housing growth and distribution: Generally, other local planning authorities in Essex who responded to the consultation indicated their support for Basildon meeting its full, objectively assessed need for housing. Meanwhile, statutory specialist advisory bodies such as the Environment Agency and Natural England did not raise any objections to the quantum of development proposed on the grounds of environmental constraints.
- 7.36 There was limited challenge to the SHMA raised by developers, with the House Builders Federation indicating its support for the approach taken. However, many developers questioned the council's decision to use the lower end of the OAN range as its housing target, advocating the higher end of the range as a preference. This was particularly the case when their site would benefit from release or additional growth.
- 7.37 Consideration has been given to this matter, however, the lower end of the OAN range is sufficient to provide enough homes to respond to changes to market conditions, and also out-migration from London as modelled in the Greater London Authority Central Scenario. It is also sufficient to support the labour requirements of both the Experian and East of England Forecasting Model (EEFM) economic growth projections, based on assumptions in those models and also more conservative assumptions on how older people will participate in the labour market applied by the Office for Budget Responsibility (OBR).
- 7.38 The upper end of the OAN range was formed from an economic growth scenario that applies very conservative assumptions around labour market participation by older people based on pension age changes only. These assumptions go beyond the assumptions of the OBR, and would place undue pressure on the Green Belt to address an uncertainty only. If such additional need was to arise, it could potentially be addressed through windfall development which does not currently feature in the council's calculations of land supply, or through increased densities on development sites, which has been advocated by some developers in any event. It is not therefore

recommended that the upper end of the OAN range is used as the housing target in the Publication Local Plan.

7.39 Employment: Very limited comment was received in relation to the overall quantum of employment growth proposed within the borough, or its distribution which is largely focused on the existing A127 Enterprise Corridor. Residents responding to Question 8 in the *Borough Diary* were generally dissatisfied with the Draft Local Plan's approach to business growth. However, insufficient comments were provided to explain why, or what alternatives should be followed instead. It should be noted that the amount of business growth proposed is based on economic forecasts for the borough, and aligns well with the number of homes proposed ensuring that there is a general alignment between job creation and housing growth. Question 8 asked: *How satisfied are you with the plan to support economic growth and increased employment opportunities within the borough?*



Building a Strong, Competitive Economy

7.40 Generally, comments in relation to this chapter were supportive of the overall strategy of achieving greater levels of economic growth in Basildon borough. However, a number of comments were received in relation to the specific sites identified for future economic development. Housing typically attracts higher land values than economic development. Consequently, there were objections from developers to the requirement for mixed use development comprising B Class (i.e offices, research & development, general industry or storage and distribution) employment floorspace provision within allocations to the West of Basildon and at Gardiners Lane South. There were also objections to the allocation to the East of Basildon and north of Burnt Mills

Road for B Class employment floorspace provision in favour of just residential development instead.

- 7.41 The housing needs of the borough are however in part driven by growth in the economy i.e. without growth in the economy some housing growth, and consequently some housing sites would not be required. Furthermore, the NPPF does not just require the provision of housing sites, it also requires local planning authorities to identify and maintain a flexible supply of employment land for the purposes of economic growth. The NPPF expects some alignment of employment provision with housing provision to promote sustainable travel patterns.
- 7.42 Growth of the A127 Enterprise Corridor is seen by the council as the best way of aligning growth with where people live, with existing economic activity and with infrastructure provision. It is not therefore unreasonable of the council to set out the mixed use development requirements proposed within the Draft Local Plan, or to allocate land for employment purposes as well as residential at East Basildon. Sites in these locations were viewed favourably for such growth, relative to other locations, within the Employment Land and Premise Study 2013 (ELPS). An Economic Development Needs Assessment (EDNA) is underway for the South Essex authorities which will review the findings of the ELPS. However, the A127 Enterprise Corridor remains a key area for growth in South Essex, and therefore it is unlikely that the recommendation of the EDNA will seek to refocus employment growth within Basildon Borough to locations outside the A127 Enterprise Corridor. Therefore, it is not recommended that these policy requirements or allocations are altered, and that the use of these sites for employment purposes is actively pursued by the council through both the IDP and through its wider Economic Development service. Such an approach will address concerns expressed by some residents that the economic growth elements

ACTION 6: Establish more clearly in the IDP how the economic growth requirements of the Local Plan will be delivered alongside housing growth and infrastructure applying evidence emerging from the South Essex Economic Development Needs Assessment (EDNA) where appropriate.

of the Local Plan will not be delivered.

- 7.43 Policy E3 of the Draft Local Plan sought the retention of automotive research land use at Ford Dunton, and also the use of vacant and under-used land in this location specifically for other research and development purposes, rather

than other forms of commercial or non-employment development. The Ford Motor Company have objected to this policy as it reduces the flexibility of their land holdings to be used for general industrial or storage/distribution purposes. However, the council has clear ambitions around creating advanced manufacturing hubs, which are underpinned by the presence of such research and development activity that takes place in the borough, and the availability of land for such purposes. This level of specificity is being reviewed as part of South Essex EDNA, to ensure it remains appropriate.

- 7.44 A number of other minor and technical comments were also made in relation to the policies in this chapter, and the associated evidence base. Some consultees highlighted changes in the economy compared to the evidence base set out in the Employment Land and Premise Study 2013 (ELPS). The council is already working with other South Essex authorities to prepare an Economic Development Needs Assessment (EDNA) which will update the baseline position for economic development planning in the whole sub-region. It is however unlikely to depart significantly from ELPS as there are only three years between the two studies. It will however be necessary to take any changes into account in the Publication Local Plan. Each of the comments on technical matters should be reviewed to ensure that the policies in the Publication Local Plan, and the associated evidence base are as sound as possible whilst also ensuring that the economic ambitions of the

ACTION 7: Consider making technical amendments to the policies in chapter 7 where they would improve the soundness of the plan, whilst ensuring the economic ambitions of the council for Basildon borough remain attainable.

council for Basildon borough remain attainable.

Ensuring the Vitality of Town Centres

- 7.45 Comments received in relation to Chapter 8 of the Draft Local Plan were generally supportive of the Council's approach to town centre improvements and the management of retailing. However, residents raised the following concerns:
1. The deliverability of Basildon Town Centre Regeneration. The council is about to commence of a key component of this project through the relocation of the market, to enable the relocation of the South Essex College into the town centre. It is also bringing forward proposals for East

Square. It is not therefore necessary to amend the Local Plan in respect of this concern as delivery on the ground is occurring.

2. The condition of Laindon Shopping Centre. The current landowner, Swan Housing, has begun community engagement on the redevelopment of the shopping centre, and are expected to make a planning application later in 2016. Such redevelopment is supported by the Local Plan, and no amendment is therefore necessary in respect of these concerns.
3. The capacity of Wickford Town Centre to cater for growth in the town's population. A larger population is likely to have a positive benefit for Wickford Town Centre by increasing its catchment population, increasing footfall and spend for shops and businesses. It is not considered that the town centre is a constraint on growth, and no amendment to the Local Plan is recommended in this regard.
4. There is insufficient car parking within Billericay Town Centre to accommodate growth in retail provision. Due to heritage constraints and land availability growth in retail provision is not considered to be a priority for Billericay Town Centre. That is not to say however that demands on parking in town centre and employment locations may not be affected by growth in the town more widely. A Vehicle Parking Capacity and Intervention Study has therefore already been commissioned which is due to report later in 2016. It is recommended that consideration is given to this study, its findings and recommendations within policy R6, and other relevant town centre policies and policies related to employment

ACTION 8: Consider making amendments to policy R6, and other policies in Chapters 7, 8 and 9 as appropriate, having regard to the findings of the Vehicle Parking Capacity and Intervention Study, once available.

provision.

- 7.46 Policy R13 proposed a hotel adjacent to Basildon Golf Course, objections were received in relation to this proposed due to its potential impact on wildlife, as highlighted through the Sustainability Appraisal. A Hotel Needs and Demands Study has been commissioned which is due to report later in 2016. This considers the need for, and potential location of hotels in Basildon borough. It is recommended that consideration is given to the outcomes of this study in deciding how policy R13 is taken forward.

ACTION 9: Consider the outcomes of the Hotel Study, once available, to determine how best to take forward proposals for hotels in Basildon borough. If appropriate, amend policy R13 accordingly.

- 7.47 The remainder of the comments received in relation to Chapter 8 were of a technical nature, seeking amendments to suit the respective needs or priorities of specific consultees, particularly those in the private sector. Consideration should be given to these technical comments to determine whether they are valid and whether or not changes should be made to policies on Chapter 8 in order to ensure that the Publication Local Plan is

ACTION 10: Consider making technical amendments to the policies in chapter 8 where they would improve the soundness of the plan whilst ensuring the vitality of town centres within the borough.

sufficiently sound.

Promoting Sustainable Transport

- 7.48 Comments received from many residents in relation to the transport chapter reiterated the concerns regarding the impact of new housing on transport infrastructure capacity. They were keen to emphasise the importance of highway projects being delivered before growth to address some of the existing deficits seen across the highway network. National investment assistance in highway infrastructure is at this time tightly aligned to growth and funding contributions from development require development consents to be in place before it can be paid and therefore it is unlikely that the provision of all highway infrastructure before any growth occurs will be achieved. However, the alignment of infrastructure provision with growth is something that can be achieved, and is advocated for in **ACTION 2**. No additional actions are therefore recommended in this respect.

- 7.49 In relation to the A127, many residents were concerned about its capacity to accommodate growth. This was reiterated by Essex County Council, the London Borough of Havering and TfL. The Council is not the borough's Highway Authority (HA), rather this remit falls to Essex County Council. It has adopted a joint strategy for the A127 alongside TfL and Southend on Sea Borough Council who are the route's other highway authorities. However, in light of the growth proposed along its route, not just in Basildon but also in Brentwood, Castle Point, Rochford and Southend, it is considered that this strategy needs to be reviewed. This work is currently underway, being led by Essex County Council. It is anticipated that the outcomes of this

review will be available in time to inform the Examination in Public stage of the Local Plan. In the meantime, it is recommended that the Council engages with ECC to identify an agreed position on improvements to the A127 to

ACTION 11: Continue to work with Essex County Council, other authorities in South Essex, mid Essex and in East London on updating the Route Management Strategy for the delivery of improvements to the A127, and enter into a position statement with ECC and other relevant authorities prior to submission of the Local Plan on how such improvements may be delivered over the plan period. Make any amendments necessary to the Local Plan to enable this delivery to occur. Where appropriate undertake similar joint work on other strategic routes in and around Basildon Borough.

inform the Publication Local Plan.

- 7.50 Several comments were received in relation to the transport modelling work which has been undertaken by Essex Highways to date. Emerging issues in relation to this work were identified by Thurrock Council and Ford Motor Company. They have concerns about the extent of the SATURN model used to understand the implications of growth in and around the settlement of Basildon. In particular, they were concerned about its westward extent and also the fact that it has a 2011 base date. In order to overcome this issue, and also overcome other issues related to the overlap of the Basildon SATURN model with the separate models for Billericay and Wickford, Basildon Borough Council in partnership with Essex County Council has commissioned a new borough-wide VISUM model to be prepared. This model will have a 2014 base date, and will be used to test the baseline position at 2014, and at 2034 with growth accounted for. It will also be used to test the effects of proposed mitigation measures to determine if those being considered are sufficient, or if any additional mitigation is also required. Unlike the SATURN model used until now, the VISUM model will be able to incorporate flows of traffic between Basildon and other local authority areas, enabling the implications of growth in those areas to also be better understood. It is recommended that the council use the outcomes of the VISUM model to inform the work undertaken on **ACTION 5** in terms of site selection, and also use it to update the policy requirements of the Publication Local Plan.

ACTION 12: Once complete, review the outcomes of the VISUM modelling work, and use it to inform considerations under **ACTION 5**, and also to make amendments to the publication Local Plan in relation to policy requirements for transport infrastructure provision.

- 7.51 A number of comments were received in relation to sustainable transport options, commenting in particular on the capacity of railway services and the availability, suitability and safety of cycling routes and cycling facilities.
- 7.52 In terms of railway services, the council engages with the infrastructure and two train service providers on a regular basis through the Basildon Rail Forum and the South Essex Strategic Transport Board. However, until very recently the provider on the Greater Anglia line had not been revealing its plans for the longer-term due to the short extent of its franchise. This franchise has now been renewed and granted for a further 10-year period, and will enable the council to work more closely with both railway line providers to ensure service provision aligns better with growth. On the Essex Thameside line which was re-awarded to National Express (trading as c2c) for 15 years in 2014 new carriages have already been ordered and peak time service frequency has been increased. It is recommended that further engagement with the rail service providers and Network Rail is undertaken to ensure a joint understanding of the implications of growth, and how rail

ACTION 13: Undertake further engagement with the rail service providers and Network Rail operating in Basildon borough in order to ensure that the proposals for railway improvements align with growth proposals for the borough, and the growth proposed in other districts and boroughs along their respective routes. Amend the Local Plan, if necessary, to reflect the outcomes of any discussions.

services are expected to grow accordingly.

- 7.53 In terms of cycling provision within the borough, work is already underway on a new Cycling Action Plan for Basildon Borough by Essex County Council. This will identify any necessary improvements to the Cycling network within the borough to make it a more attractive form of travel for short journeys. Basildon Borough Council has been engaged on the initial proposals for the Cycling Action Plan, and it is now in the process of being progressed for completion in autumn 2016. It is recommended that the proposals in the Cycling Action Plan are incorporated into the Publication Local Plan.

ACTION 14: Once complete, and where appropriate, incorporate the spatial requirements of the Cycling Action Plan for Basildon Borough, as prepared by Essex County Council into the Publication Local Plan, and agree with Essex County Council an approach to funding any required infrastructure improvements.

- 7.54 A number of other technical comments and comments seeking minor amendments to transport policies within the Draft Local Plan were also received. It is recommended that these are reviewed in order to determine whether there is any need to amend the draft policies to improve their soundness whilst also ensuring the necessary transport infrastructure is

ACTION 15: Consider making technical amendments to the policies in chapter 8 where they would improve the soundness of the plan whilst ensuring the vitality of town centres within the borough.

deliverable.

Supporting High Quality Communications Infrastructure

- 7.55 Limited comments were received in relation to this chapter. The proposed policies were generally supported with some amendments to the wording sought to improve clarity. Where such clarity would be achieved amendments should be supported. Residents who commented in relation to this chapter generally sought for improved broadband provision, which would

ACTION 16: Consider making amendments to the policies in chapter 10 where they would improve the clarity of policies, and enable the delivery of improved broadband provision.

be achieved through the implementation of such policies.

Delivering a Wide Choice of High Quality Homes

- 7.56 Variable Housing Delivery Target: Policy H1 of the Draft Local Plan set out the strategic approach to delivering the overall quantum of development proposed in a way which aligned with local circumstances and the needs of local people as set out in the SHMA. Due to Green Belt restraints currently limiting the supply of sites, causing a time lag on site availability during the

first four years of the Local Plan's delivery period, a lower housing target was proposed for the first five years followed by a higher target every year thereafter. Numerous developers objected to this, suggesting that additional land should be released from the Green Belt instead to ensure a consistent five-year housing land supply. This would result in a greater impact on the Green Belt than is necessary to meet housing needs over the plan period and is not therefore recommended. It should however be noted that comments such as this are likely to persist to the examination stage of the Local Plan and will need to be defended.

- 7.57 Affordable Housing: The Local Plan seeks 25% provision of affordable housing (social, affordable rent and shared equity), aligning with the need for affordable housing set out in the NPPF. Some residents sought higher levels of affordable housing reflecting the higher costs being experienced by those seeking to purchase property compared to earnings within the Borough. This concern is noted, but is not supported by the evidence in the SHMA around affordability and in respects of people's concerns about the affordability of homes to purchase, these would not have benefited from any of the 25% of provision anyway due to the national definition of affordable housing excluding homes to buy.
- 7.58 Some developers meanwhile sought flexibility in this policy target to improve scheme viability. The council's viability evidence does however indicate that for the majority of development locations in the borough, this level of affordable housing requirement is viable. The policy already includes a clause which could be applied in any future cases where viability is proven to be an issue as part of an 'open book' process and therefore any target flexibility should not be offered in this regard, as it may be taken advantage of to the detriment of providing homes to meet local affordable housing needs.
- 7.59 Several consultees also raised the concern that the Starter Homes requirement had not been factored into the requirements of the Draft Local Plan, or into the Viability Assessment. At the time the Draft Local Plan was prepared the Housing and Planning Act which formally introduced the requirement for Starter Homes had not received Royal Assent, and the Starter Homes Regulations which set out all the details including % requirement from developments have not yet been published. Indeed, the definition of Starter Homes was very different at the time the Draft Local Plan was prepared compared to that which has now been adopted.
- 7.60 However, it is recognised that when the requirements for Starter Homes is introduced in regulations, this will have an impact on viability and will require further testing in order to inform the policy requirements for affordable

housing and other requirements such as accessibility standards, renewable energy standards and the provision of specialist accommodation in the Publication Local Plan.

ACTION 17: Test the implications of Starter Homes on the viability of those forms of affordable housing that would genuinely meet the needs of Basildon Borough, and other policy requirements in the Local Plan and take decisions on how policies should be amended accordingly.

- 7.61 Housing Sizes and Types: A number of developers raised concerns about the proposals set out in policy H33 of the Draft Local Plan to apply the Nationally Described Space Standard to all new homes in the borough and also to seek proportional provision of Category 2 and Category 3 level accessible homes that are either wheelchair ready or adaptable. These concerns primarily related to the additional costs that would need to be borne by a development and therefore the viability of development. This was tested as part of the Whole Plan Viability Assessment 2015 and found to be reasonable in most locations. However, this was prior to any consideration of Starter Homes.
- 7.62 Developers also queried the requirement to secure specialist accommodation for older people as part of larger developments set out in policy H33. However, older people's accommodation is calculated as a part of the overall housing supply in the SHMA, accounting for around 10% of the total housing units required by 2034. It is not therefore appropriate for all homes to be traditional houses as this does not meet local needs. It is considered reasonable that this 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. However, specific schemes have been identified on two sites (H21 and H22), so an alternative approach could be considered if enough bespoke schemes were otherwise available.
- 7.63 Additionally, a number of residents have advocated the protection of existing bungalows, and also the provision of new bungalows within development schemes to meet the needs of an ageing population. The use of bungalows

ACTION 18: Review site proposals to determine whether the approach to specialist accommodation for older people can be altered in light of the specific proposals for specialist accommodation received by the council which could help improve the viability pressures arising from Starter Homes.

Also consider the potential for bungalow policies to help address this need for specialist accommodation.

to meet the specialist accommodation needs for older people can also be investigated further.

7.64 General comments to proposed development sites: In relation to most development sites comments were received in relation to a range of matters including wildlife & ecology impacts, Green Belt impacts, infrastructure impacts, and flood risk impacts. In the case of all these matters, evidence base work was prepared to inform the Draft Local Plan and was used to determine the suitability of allocating land for development, the extent of that allocation and any mitigation required to minimise impacts including the application of development density restraints or areas which should be set aside from green infrastructure. With some exceptions, comments received in relation to the proposed development sites have not given rise to any new concerns in relation to the proposed development sites, unless specified against the site in the section of the report to follow. However, some minor amendments are required to some of the site allocation policies to better address some of the evidence base outcomes e.g. details around landscape buffering requirements, and on-site open space provision. It is recommended that where these minor amendments would improve the soundness of the Publication Local Plan, whilst also ensuring the delivery of sustainable development that aligns with the council's vision that these amendments

ACTION 19: Consider making amendments to policies H7 to H27 where they would improve the clarity and soundness of policies, and enable the delivery of sustainable development proposals.

should be made.

7.65 An issue of concern that was not fully addressed by this evidence across all sites was local site access arrangements and local junction improvements. Additional work is therefore underway with Essex County Council to understand what local access and junction arrangements should be provided around each proposed development site and each reasonable alternative in order to determine whether additional requirements need to be introduced into site specific policies on this matter.

ACTION 20: Consider the outcomes of the local access and junction arrangement testing to ensure that site allocation policies identify the full highway infrastructure arrangements required of them and not just strategic needs.

- 7.66 Site H7 – Land at Gardiners Lane South: Developers with an interest in this site seek to pursue a higher proportion of residential development on this site at the expense of employment and open space development for those reasons set out earlier in the economic development section. It is not suggested that this proposal is supported through the Local Plan given the additional impact this would place on the releasing land from the Green Belt.
- 7.67 Developers also sought for the policy to allow piecemeal development to be permitted on this site rather than requiring a comprehensive approach to development. There are concerns that this may have implications for the delivery of the number of homes proposed, due to inefficient land use, and also on the delivery of infrastructure as one landowner passes the responsibility to the next for its provision. It is therefore recommended that this approach is not supported through the Local Plan as it would not result in sustainable development. Additional work should instead be undertaken on a high level development framework of the Gardiners Lane South site in order to test whether the policy requirements for development and infrastructure on this site can be accommodated adequately on the site and

ACTION 21: Prepare a high level development framework of the Gardiners Lane South site to provide some direction for the Local Plan as to how the development and infrastructure requirements of this site could realistically be achieved through more comprehensive development delivered on a phased basis.

inform a phased rather than piecemeal development approach.

- 7.68 Site H8 – Dry Street: Anglian Water has identified additional land within the current extent of this site which it has declared is available for development purposes. This site will be reviewed through the council's annual Housing and Economic Land Availability Assessment (HELAA) to determine whether it is suitable for development. If it is found to be suitable, the capacity of this site could be altered accordingly to reflect the availability of this additional land.

ACTION 22: Review the additional land identified as available within site H8 as part of **ACTION 5**.

7.69 Site H9 – London Road, Vange: The Draft Local Plan proposed accommodating 55 homes in this location. The site promoter is keen to bring forward a larger development of 525 homes (an increase of 470 homes) on pasture and scrub land at Tompkins Farm and redevelop the Five Bells Retail Park (Homebase and former Essex Fabric Warehouse) for residential development. This would lead to a greater landscape impact if it were to develop this location to a greater degree, as the slopes of the Kingston Ridge, upon which the Basildon Golf Course sits, are more prominent in this location. It would also bring development closer to the Basildon Meadows SSSI requiring specific additional environmental mitigation. However, this location would have less immediate impact on the A127 so could help demonstrate the council was trying to limit the impact on the strategic route

ACTION 23: Review proposals for a larger allocation at London Road, Vange as part of **ACTION 5**.

be redistributing development.

7.70 Site H10 – West Basildon: Development in this location was subject to particular objection due to the association of it to proposals in 2015 for a 4,000-6,000 cross boundary development in this location with Brentwood Borough Council. Objection was further exacerbated by additional proposals published by Brentwood Borough Council in mid-January for a new Dunton Hills Garden Village in the strategic gap between Laindon and West Hordon, which when combined with site H10 would potentially result in settlement coalescence, undermining the purpose of the Green Belt in this location. Furthermore, there were concerns that when combined the development in Brentwood and the development in Basildon would justify a joined up approach to infrastructure provision, if it were to go ahead as proposed. There is therefore a need to undertake further engagement with Brentwood Borough Council under the Duty to Cooperate to determine a suitable way forward for this area, so as to prevent coalescence of place, and address any infrastructure concerns in a joined up manner.

ACTION 24: Undertake Duty to Cooperate discussions with Brentwood Borough Council in order to ensure that development proposals between Basildon and West Horndon do not result in the coalescence of towns in South Essex, and if taken forward such proposals also incorporate a joined up approach to infrastructure provision.

- 7.71 Developers also made considerable representations in relation to this site, with additional land being suggested as being available. Two key landowners with the majority of land in H10a proposed for delivery within the plan period sought various amendments to be made to the plan including the removal of the employment land requirement and the removal of the requirement to accommodate playing pitch uses displaced from redeveloping the site at Gardiners Lane South. In both cases, it is recommended that the Council resist these requests, as there is a need and an imperative to bring forward these requirements in order to deliver the most sustainable pattern of development. It is however recognised that the playing pitch requirement from Gardiners Lane South will carry additional land budget burdens for sites H10 and H13. Specialist advice on what is required in land budget terms and how much this will cost will therefore be sought on this to ensure it is adequately built into the IDP and the location benefits as much as possible from the provision of these facilities and avoid duplication with its own independent facilities.
- 7.72 Some residents also raised queries and concerns about the implications of moving these pitches on access, traffic and noise levels. These implications

ACTION 25: Investigate the costs and implications associated with the relocation of playing pitches to sites H10 and H13 and update the IDP accordingly.

will also be investigated further.

- 7.73 Site H12 – Noak Bridge: In its response to the Draft Local Plan the advice of Essex County Council has changed with regard to school provision for this development site, with an on-site primary school now not being sought by the county council. This has implications for policy H12 and the approach to meeting the education needs arising from growth which require further investigation and collaboration with the county council. This will be done as part of **ACTION 37**.

- 7.74 Site H13 – East Basildon: Draft Policy H13, and its annotation on the policies map caused confusion for residents as it was not clear as to the extent of residential development and open space provision in this location. Residents were therefore concerned over the scale of development being proposed and the relationship residential development would have with open space uses. What was not articulated clear enough is that the proposed allocation is not filling the gap between Pitsea and Bowers Gifford with housing alone, but includes a significant green parkland accommodating nature conservation, open space and sports facilities to serve the expanded area. A high level development framework masterplan is therefore being prepared for this area to better articulate how land in this location could be brought forward to deliver housing, open space, infrastructure and employment as set out in policies H13 and E8 of the Draft Local Plan and inform how the Policies Map should change to illustrate this better.
- 7.75 A number of landowners have made representations with regard to various sites within this location. Whilst generally supportive of the allocation they seek amendments to the plan in relation to the requirement for a masterplanned approach, to the provision of open space and to the provision of a landscape buffer between Bowers Gifford and Pitsea. These are all fundamental requirements of the proposed allocation in this location due to the scale and potential impact of development otherwise. The council is not therefore recommended to depart from these requirements, and indeed it further emphasises the need for a high level development framework to articulate the policy requirements in this location to deliver a sustainable development.
- 7.76 An alternative site has been promoted to the east of Pound Lane at North Benfleet. This was considered as an alternative option in the preparation of the Draft Local Plan, but it was however excluded due to Green Belt impact in so far as it would increase the risk of coalescence between the Borough with Rayleigh and New Thundersley. However, the proposal put forward in the Draft Local Plan is now limited in its eastward extent, and therefore consideration will also be given to this area as part of the development framework process to determine whether it could contribute towards the creation of a more sustainable community in this location.

ACTION 26: Prepare a high level development framework for East Basildon to provide some direction for the Publication Local Plan as to where and how the development and infrastructure requirements for this location could be achieved through comprehensive development delivered on a phased basis.

7.77 Site H14 – South of Wickford: The Local Plan is currently looking at accommodating 870 homes in this location, together with open space and a new primary school. The promoter is however seeking a larger scheme and there are other promoters of land in the area including the council whose land could also be considered extending the southern band of housing further westwards along Cranfield Park Road accommodating 1,130 homes (an increase of 260 homes). This would have a greater impact on the landscape, but limited impact on Green Belt separation between Basildon and Wickford. Consideration could therefore be given to extending the scale of development in this location, possibly at the expense of other less

ACTION 27: Review proposals for a larger allocation at South Wickford as part of **ACTION 5**.

desirable locations in Wickford.

7.78 Site H15 – Shotgate: Essex County Council have raised some concerns about how the primary education needs of this site can be met, although it is known that there is a local school seeking to expand. Further discussions with Essex County Council are required in relation to this site to identify whether an appropriate education provision can be secured on site or off site. This will be done as part of **ACTION 37**.

7.79 Site H16 – Barn Hall: A key issue arising from this site is the inclusion of the provision of a Gypsy and Traveller site within the development mix for this site, making use of unused council land in the urban area. Concerns were expressed that the proximity of the proposed Gypsy and Traveller site to existing and proposed residential development may give rise to tensions between the two communities. The matter of Gypsy and Traveller provision is discussed in more detail later in this section of the report together with any actions.

Site H19 – North of Billericay: Consultation responses received from residents of The Vale have indicated that a proportion of the land proposed for allocation in this location has been mis-represented to the Council. The

ACTION 28: Review the extent and quantum of development that could occur in the location of site H19 in light of the additional information provided regarding land ownership and land availability.

ownership has been sold to a group of residents who do not wish to promote the land for development purposes. However, separately, another parcel of land within the draft allocation has been promoted for development, and the land ownership has been confirmed by the land registry. There is therefore a need to review the extent of the allocation in this location, and the quantum of development proposed to ensure it better aligns with that land which is actually available for development purposes.

- 7.80 Site H20 to H23 – South West Billericay: Consultation responses received from residents in relation to these proposed development sites expressed concerns that the relief route would not overcome issues experienced within Billericay’s road network. This view is not supported by the outcomes of the *Highway Mitigation Modelling*. However, the delivery of the route, as proposed in the Local Plan, is reliant on the landowners/developers of the adjacent sites working together to deliver the various stretches of the route alongside their development proposals. Each of the landowners/developers along the route have made representations to the Local Plan, each indicating that they can deliver their site without the provision of the required route in its entirety. These sites are currently within the Green Belt, and not available for development purposes at this time. The purpose of the Local Plan is to make provision for the homes and infrastructure needed to serve the area as a whole, with *Highway Modelling* and *Mitigation Modelling* showing the cumulative impacts of development that need to be addressed through the Local Plan. It is not therefore acceptable for development in this location to go ahead without this route.

7.81 It is recognised that there is a cost to the provision of this route, which if provided as a stand-alone infrastructure project on a wider arc around south west Billericay has been estimated to cost around £60m. This would have implications for development viability in this location, which could only be managed through allowing a larger allocation of land. A number of the

ACTION 29: Prepare a high level development framework of sites within S.W. Billericay in order to provide direction for the Publication Local Plan as to how much development could be accommodated in this location, and how it could be aligned to facilitate the delivery of a relief route, and any other infrastructure requirements, for Billericay.

landowners/developers along this route have advocated larger allocations with a combined capacity of 1,920 homes compared to 970 homes set out in the Draft Local Plan. This would have greater impacts on the landscape, but would assist in delivering the relief route which the highway evidence determines would address major issues in central Billericay. Given that the landowners in this location are not working together on this matter, it is recommended that a high level development framework is prepared which identifies how best to deliver the proposed relief route, and how much development can be considered in this location to enable its delivery.

7.82 Alternative sites promoted: A number of alternative sites were promoted for consideration. Some of these, such as land north of Outwood Farm Road, Billericay; land north of Wash Road, Noak Bridge; land north of Burnt Mills Road, Basildon; land east of Pound Lane, North Benfleet and land at the Alpha Garden Centre, Wickford have previously been considered and discounted from inclusion in the Draft Local Plan. However, the council is obliged to consider the representations made in respect of these proposals. It is recommended that this is done as part of the work in respect of **ACTION**

ACTION 30: Reconsider previously discounted alternative sites, having regard to the information submitted during the consultation, as part of the work for **ACTION 5**.

5.

7.83 Additionally, three new strategically sized development locations around Great Burstead and South Green in Billericay have been put forward for consideration. Several landowners have also asked for consideration to be given to the strip of land between the London Road and the A13 in Pitsea as

a development location, including the existing residential care home, which could contribute towards further provision of specialist accommodation for older people. Finally, a developer has advised that it has acquired options for an area of land to the south of Crays Hill which includes the former Dale Farm site, and the cluster of authorised Gypsy and Traveller sites around Oak Lane. It is proposing 500 homes in this location. Consideration of these alternative sites will be addressed via **ACTION 5**.

- 7.84 Ramsden Bellhouse and Crays Hill: Despite the relatively small allocations for these two settlements (45 new dwellings each), a considerable number of representations were received objecting to the proposals. Due to the scale of development, very small sites were identified in the Draft Local Plan which attracted very specific representations about their perceived constraints. The sites had been identified through the *Housing and Economic Land Availability Assessment* and had been subject to high level appraisal only. It is considered that this may have resulted in some of the more local concerns being raised. As a consequence, a specific review of sites within Ramsden Bellhouse and Crays Hill from a Development Management perspective has been commissioned in order to advise on the selection of sites that should be identified for housing delivery in these settlements. It should be noted that Ramsden Bellhouse Parish Council have indicated a preference for a frontage only development approach along the villages main road which will be considered as part of this review. Within Crays Hill meanwhile, the relationship between the settlement and the nearby Crays Hill Plotland will be considered, as its close proximity is a concern in that area due to a proposed Plotland Infill Policy. The outcomes of this review should be used to inform the policies and site allocations in Ramsden Bellhouse and Crays

ACTION 31: Once available, consider the outcome of the site review of Ramsden Bellhouse and Crays Hill, and where appropriate amend the policy requirements and site allocations in these settlements.

Hill in the Publication Local Plan.

- 7.85 Gypsy and Traveller Accommodation: Local planning authorities are required by the NPPF and the Planning Policy for Traveller Sites (PPTS) to plan for meeting the needs of their Gypsy and Traveller population. Gypsies and Travellers form part of the borough's existing resident population, and their requirements for housing into the future need to be met just as the needs for a population seeking traditional homes does. The council cannot discriminate against this part of the community because they choose to live in a different type of accommodation. The council is not therefore

recommended to act in relation to comments received indicating that the Local Plan should not make any new planned site provision for Gypsies and Travellers, as such an approach would be illegal under the Equalities Act 2010.

- 7.86 The Draft Local Plan was prepared on the basis of the *Gypsy and Traveller Accommodation Needs Assessment 2014*. The availability of sites to meet this need was then determined through a *Sites Potential Study 2015*. However, in August 2015, the PPTS was updated by the Government to change the definition of a Gypsy and Traveller for planning purposes. The need figure identified in the Draft Local Plan was not in accordance with this revised definition, and this was raised as a concern by number of consultees. A new *Gypsy and Traveller Accommodation Needs Assessment* and *Site Potential Study* is underway at this time. It will be these revised assessments which will have to be used to inform the policy requirement for the provision

ACTION 32: Once available, consider the outcome of the updated Gypsy and Traveller Accommodation Needs Assessment and Site Potential Study, and where appropriate amend the policy requirements set out in the Publication Local Plan.

of Gypsy and Traveller sites in the Publication Local Plan.

- 7.87 Some comments were received about the location and distribution of proposed Gypsy and Traveller site provision. The *Site Potential Study* has used an evidenced based methodical approach to identify the most appropriate locations for the accommodation of this need. The use of land for the accommodation of Gypsies and Travellers is not dissimilar to the use of land for traditional residential development. Therefore, this has resulted in some sites close to existing residential areas being identified as suitable for such purposes including at Barn Hall and within the Plotlands.
- 7.88 It is however recognised that the Gypsies and Travellers who currently reside in Basildon borough typically occupy more rurally located sites, and it is understood that they may have a preference for such sites. The representation received from The Gypsy Council advocated additional provision on a number of the strategic housing sites H7-H27 where they had a more rural setting in the first instances, such as sites H11 and H12. It is therefore possibly the case that the location of the Gypsy and Traveller site within H16 of the Draft Local Plan may not be the most appropriate location and it may be possible to provide a better location to accommodate this need. This would enable the continued provision of these pitches, as required by

policy and law, whilst also addressing the community conflict concerns raised on it being immediately adjacent to existing properties being addressed in a

ACTION 33: Consider whether a better location for the accommodation of Gypsies and Travellers may be achieved. If, appropriate amend policy H16 accordingly.

positive manner.

7.89 A number of consultees commented indicating that the distribution of proposed Gypsy and Traveller sites across the borough was not fair, with large clusters of individual sites occurring in some areas, whilst there being no provision in other areas. Prior to August 2015, the PPTS set a maximum site size for new Gypsy & Traveller sites; however when the PPTS was updated in August 2015 it removed the maximum size. The issue of how to manage the clustering of sites within close proximity to one another is not addressed at all. It should however be noted that when dealing with traditional residential homes, clustering is normally considered to be more sustainable, than adopting more dispersed development patterns. As the Local Plan is ultimately seeking to achieve sustainable development it is not considered that the clustering of Gypsy and Traveller sites should therefore be resisted as a matter of principle. In fact for those Gypsies & Travellers who no longer travel and are therefore no longer defined as a Gypsy or Traveller under the planning system, their accommodation needs are treated under the NPPF and not the PPTS, albeit that they have a protected cultural right to live in a caravan.

7.90 In terms of there being limited provision in some settlements for Gypsies and Travellers, this is noted. The *Site Potential Study* was informed by a 'Call for Sites'. No sites suitable for the provision of new Gypsy and Traveller sites were presented as being available to the council in the Billericay and West Basildon areas. The council reviewed its available land holdings, but no locations were found to be available or suitable. The soundness of the Local Plan would potentially be challenged if Billericay and West Basildon were expected to make provision without having sufficient land available to deliver that requirement. Consideration could however be given to seeking provision alongside housing on strategic housing sites within Billericay and at West Basildon to make provision within these settlements. However, it should be noted that this may be met with resistance from developers in that location due to potential conflicts with their own proposals and impacts on development viability, and would need to be defended at the examination. It

should however be noted that the neighbouring City of Chelmsford have been successful in delivering a site for Gypsies and Travellers in this way.

ACTION 34: Consider whether the distribution of Gypsy and Traveller sites across the Borough could be improved by requiring the on-site provision of pitches on strategic development sites, including those in Billericay and at West Basildon.

Requiring Good Design

- 7.91 A small number of comments were received in relation to this chapter. The proposed policies were generally supported with some amendments to the wording sought to improve clarity and the chance of higher quality design being achieved. Where such clarity and improved design quality would be achieved amendments should be supported. Residents who commented in relation to this chapter generally sought for high quality design, particularly

ACTION 35: Consider making amendments to the policies in chapter 12 where they would improve the clarity of policies, and improve the delivery of high quality design.

in relation to new housing provision.

Promoting Healthy Communities

- 7.92 This section of the Draft Local Plan set out proposed policies in relation to the provision of open spaces and community facilities such as schools and health centres.
- 7.93 Many residents expressed concerns about the impact of growth in Basildon borough on the capacity of community infrastructure generally, and also on the capacity of leisure services, schools, and healthcare services. The alignment of infrastructure provision with growth is dealt with earlier in this report against those chapters dealing with the level of growth and the locations of growth. However, it should be noted that policy HC1 sets out the strategic approach to leisure provision, HC2 sets out the strategic approach to Education, Skills and Learning and HC3 sets out a strategy for health and social care. In all instances, it is expected that provision will be increased to align with growth, and that developers will be expected to contribute towards such provision of infrastructure via legal Planning Obligations where appropriate. The requirements of the Draft Local Plan therefore already

responded to concerns in this regard and therefore is not much more that can be done to address this future.

- 7.94 Concerns were also expressed about the funding of infrastructure provision. As set out above, Planning Obligations will be used where appropriate. However, it is unlikely that these will be sufficient on their own. In anticipation of this, draft policy IMP1 sets out a strategy which seeks to make use of a variety of funding streams including Community Infrastructure Levy, service provider funding, funding bodies and Government funding. An Infrastructure Delivery Plan will be used to coordinate delivery of infrastructure and development in a phased way. These concerns were therefore addressed through the Draft Local Plan. Although, as set out earlier in this report, more detail in the plan and its policies around development phasing would assist in relation to how this matter is better understood.
- 7.95 Whilst residents' concerns are already addressed in relation to leisure services, schools and healthcare, some technical comments were made in relation to these policies which require them to be amended. Furthermore, some consultees sought further details about the nature of provision required i.e. expansion of existing schools versus the provision of new schools. Consideration should be given to both these technical comments and also the details sought in order to ensure that policies HC1-HC3 will be as effective as possible in meeting the needs of the community as it grows. This should be done in conjunction with those service providers and responsible authorities who will ultimately be commissioning or delivering the services.

ACTION 36: In discussion with service commissioners and providers, ensure that health service provision within the Borough, including the provision of primary care, hospital care, community care and mental health provision, and also the provision of sports and leisure provision which contributes to good health and wellbeing, is sufficient to meet the needs arising from the growth proposed within the Local Plan. Identify within relevant policies trigger points and policy requirements where appropriate to ensure alignment of provision and development.

ACTION 37: In discussion with service commissioners and providers, ensure that all forms of child care and education provision within the Borough, is sufficient to meet the needs arising from the growth proposed within the Local Plan. Identify within relevant policies trigger points and policy requirements where appropriate to ensure alignment of provision and development.

- 7.96 The same issues raised above were also raised in relation to the provision of policing services. There was no policy within the Draft Local Plan on the provision of any emergency services. It is therefore suggested that engagement is undertaken with the Essex Police in particular to determine what their needs are arising from growth, and if appropriate incorporate a policy in Chapter 13 addressing their needs. It should however be noted that Essex Police were consulted on the Draft Local Plan, but did not respond to the consultation. Furthermore, they did not respond to the earlier engagement on the preparation of the Infrastructure Delivery Plan (IDP) conducted during 2015 prior to the publication of the Draft Local Plan. This

ACTION 38: Undertake further efforts to engage with emergency service providers, including the Police Services, in order to understand the implications of growth in Basildon borough on emergency service provision. If needs are identified, amend the IDP accordingly, and introduce a policy requirement within Chapter 13 to ensure emergency services are also a consideration when delivering new development.

is a gap that therefore requires addressing.

- 7.97 The need for cemetery provision was also raised, by a landowner promoting his land for such purposes. It should be noted that the need for cemetery space is included with the borough's assessment of open space requirements as the NPPF considers it to be a type of open space. There is no identified specific requirement for additional cemetery space at this time but the policies in the Draft Local Plan can already secure it as part of

development through open space provision requirements. There is therefore no need to take further action in relation to this proposal.

- 7.98 A range of technical comments and comments seeking minor amendments to policies within Chapter 13 were also made. In particular, Sport England have challenged the robustness of the evidence base regarding open space requirements, as the outcomes do not align with its own standards. It should however be noted that the NPPF expects local assessments of need to be undertaken, and for local standards to be set. There is therefore no requirement for Basildon's open space standards to align with Sports England standards. The local standards were developed with national body CABE Space (now part of The Design Council) and have been used for a number of years and successfully applied to a number of new developments to date. Consideration should therefore be given to the technical comments received and the comments seeking minor amendments. However, this should be done with care to ensure that any evidence base comments are

ACTION 39: Consider making technical amendments and minor amendments to the policies in chapter 13 where they would result in more robust policies which align with the requirements of the NPPF in a proportionate manner that reflects local circumstances.

treated in a proportionate way consistent with the requirements of the NPPF.

Protecting Green Belt Land

- 7.99 Whilst many comments in relation to development within the current extent of the Green Belt can be found against earlier chapters in the Draft Local Plan, some residents did set out concerns regarding the loss of Green Belt land for development purposes against Chapter 14 also. These matters are dealt with within this report against those earlier chapters.
- 7.100 Both opponents of development in the Green Belt, and also those seeking for additional Green Belt land to be made available for development purposes have challenged the Green Belt evidence base, comprising the Green Belt Assessment 2015, the Green Belt Assessment Addendum 2015, the Landscape Character Assessment Update 2015 and the Outline Landscape Appraisals 2015. Whilst it is considered these assessments provide a robust framework from which to make decisions in relation to Green Belt, it is important that the issues raised are considered, and where potential deficits in the evidence base do exist, amendments are made to

ensure that the Publication Local Plan is based on the most up to date

ACTION 40: Review Green Belt evidence base documents in light of comments made regarding these evidence base documents, and if necessary update evidence base documents to ensure that they address any deficiencies identified in a proportionate manner. Ensure that the Publication Local Plan reflects any alterations to the evidence base.

evidence base.

7.101 Policy GB3 regarding infill development within the Plotlands received a diverse range of comments. Whilst there were some objections to allowing further development within the Plotlands, the majority of comments were supportive. There were however concerns raised about, the criteria within the policy, with some considering them to be too restrictive. There were also concerns raised about the extent of the Plotland infill areas defined on the Policies Map, with some people seeking them to be larger, whilst others seeking for them to be smaller. Whilst the number of comments in relation to this policy is likely to be reflective of the number of people who are likely to be benefit, or be affected in some way by the introduction of this policy, the diversity of comments indicated that there are a range of issues to be addressed before this policy can be progressed towards inclusion in the

ACTION 41: Undertake a full review of policy GB3 and its underpinning evidence base in order to address the range of comments received regarding the proposal to permit infilling in the borough's Plotlands, the criteria that should be applied and the extent of the Plotland Infill areas identified on the Policies Map. As appropriate, amend policy GB3 accordingly.

Publication Local Plan.

7.102 The remainder of the comments received in relation to Chapter 14 seek technical amendments to the policies. Some of these are sought to enable more development to occur, whilst others were received from those seeking to minimise the impact of development on the Green Belt. Each of these comments should be considered to ensure that where development is permitted, the desired outcome is achieved in terms of both high quality design and also protection of the Green Belt.

ACTION 42: Consider making technical amendments to the policies in chapter 14 where they would improve the delivery of high quality development whilst also protecting the Green Belt and the purpose of including land within it.

Meeting the Challenge of Climate Change and Flooding

- 7.103 Comments received in relation to this chapter were generally supportive of the policies proposed, although some technical amendments were sought in relation to some policies to improve their clarity and/or soundness. Where such clarity will be achieved, or where the soundness of a policy will be

ACTION 43: Consider making amendments to the policies in chapter 15 where they would improve the clarity of policies, or improve the soundness of the Local Plan.

improved amendments should be supported.

- 7.104 A single comment, submitted by a promoter, proposes that policy CC7 (*Renewable Energy Infrastructure*) is amended to include the provision of a major Combined Heat & Power (CHP) plant to the west of the borough, on the boundary with Brentwood. This proposal is located within the current extent of the Green Belt, and coincides with the housing proposal H10 – West Basildon. The promoter suggests the CHP Plant would be fuelled by waste derived fuel, but could also use natural gas from the gas pipeline running nearby the proposed site if waste derived fuel streams were insufficient. The proposed CHP plant is of such a scale that it would be a National Infrastructure Project, dealt with by the Planning Inspectorate rather than Basildon Borough Council.

- 7.105 A key element of the promoter's argument for this proposal for a CHP plant is the limited provision that the Draft Local Plan makes for specific large scale renewable energy generation. It should however be noted that since the Draft Local Plan was published for consultation, Basildon Borough Council and Essex County Council have completed a joint feasibility study in relation to turning the Burnt Mills Industrial Estate in east Basildon into an Eco-Industrial Park. This would see renewable energy generation occurring as part of a wider approach to the circular economy within the existing urban area. There is therefore a need to consider the proposals for the CHP plant to the west of the borough, but this should be done in light of the proposals for the Burnt

Mills Eco-Industrial Park as an alternative approach in order that the most

ACTION 44: Consider the sustainability and deliverability of the CHP plant proposed to the west of the borough, and also the proposals identified for the Burnt Mills Eco-Industrial Park. If appropriate, consider amending policy CC7, and any other relevant policies, to reflect the findings of this evidence and assessment work.

sustainable and deliverable option for the borough can be pursued.

Conserving and Enhancing the Natural Environment

7.106 Comments received in relation to the natural environment and this chapter within the Draft Local Plan were generally supportive of the approach set out in relation to conserving and enhancing the Natural Environment, which applies a high standard of protection for ecology and also identifies areas of higher landscape value with the intention of protecting and enhancing them. Some consultees did however seek additional information to be provided, whilst others also sought for technical amendments to improve the clarity and soundness of the Local Plan. Where appropriate, these amendments should be made, although there may be instances where the level of detail sought goes beyond that which is required to be provided in a Local Plan and may best be provided within a Supplementary Planning Document (SPD), a

ACTION 45: Consider making amendments to the policies in chapter 16 where they would improve the clarity of policies, or improve the soundness of the Local Plan. Identify where detail sought cannot be provided through the Local Plan, but should be provided as part of an SPD, masterplan or planning application.

masterplan or indeed the planning application process.

7.107 A number of consultees commented on matters of air quality. The council currently monitors air quality on a monthly basis using NO_x diffusion tubes in various locations around the borough where complaints about air pollution have been made. It reports this monitoring annually to the Government. These reports are available to view on the council's website. It is however recognised that additional development may alter air quality in particular locations. As a consequence, additional diffusion tubes have recently been put out across the borough, aligned with proposed development locations and reasonable alternatives in the Draft Local Plan. This will provide new

baseline data to feed into the Sustainability Appraisal (SA) of the Local Plan, and provide a basis for any future monitoring of the plan's impacts, once the final distribution of development is known. It is recommended that weighted consideration is given to this air quality data in the preparation of the Publication Local Plan and any measures to mitigate its impact.

ACTION 46: Once available, give full consideration to the baseline air quality data collected by incorporating it into the SA and SEA process. Use this information to determine the need for any changes to the distribution of development and/or any mitigation required. Where appropriate amend the Local Plan accordingly, and identify any locations where ongoing Air Quality Monitoring is required to assess the impacts of the Local Plan as part of the monitoring framework.

Conserving and Enhancing the Historic Environment

- 7.108 A small number of comments were received in relation to this chapter of the Draft Local Plan. Several of these comments were from residents concerned that the historic environment had not been adequately considered in the identification of housing sites. However, the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) had already considered the matter of impact of the plan on historic and cultural heritage and made some recommendations in this respect. However, the baseline position in the SA and SEA includes consideration of Listed Buildings, Scheduled Monuments and the Basildon Borough Historic Environment Characterisation Report. It does not however include any consideration of the likelihood of undiscovered archaeology. The NPPF expects consideration to be given to the likelihood of undiscovered archaeological deposits being present. Therefore, the council's Archaeology Advisor has been asked to undertake an assessment of the likelihood of archaeological deposits being present at each of the proposed development locations, and reasonable alternatives, in order to enhance the baseline for the SA and SEA and ensure sufficient mitigation is included in the policies.

ACTION 47: Once available, give full consideration to the baseline archaeological assessment by incorporating it into the SA and SEA process. Use this information to determine the need for any changes to the distribution of development and/or any mitigation required. Where appropriate amend the Local Plan accordingly, and identify any locations where further archaeological assessment is required before development commences.

7.109 Comments received in relation to the proposed policies within this chapter in particular were generally supportive of the policies proposed, although some technical amendments were sought in relation to some policies to improve their clarity and/or soundness. Where such clarity will be achieved, or where the soundness of a policy will be improved amendments should be

ACTION 48: Consider making amendments to the policies in chapter 17 where they would improve the clarity of policies, or improve the soundness of the Local Plan.

supported.

Implementation

7.110 The vast majority of comments received in relation to the implementation of the Local Plan were concerned that infrastructure provision will not be aligned with growth, and that existing deficits in relation to infrastructure will be exacerbated. This matter is addressed earlier in this report, with a specific proposal for a phasing strategy to be introduced as per **ACTION 2**. Policies in Chapter 18 of the Draft Local Plan are focused on ensuring that tools such as phasing, masterplanning, partnership working, planning obligations and Community Infrastructure Levy (CIL) are all used to deliver all aspects of the Local Plan, including its infrastructure requirements. No changes to this section of the Local Plan are therefore required in respect of these concerns.

7.111 Some residents did however seek further clarification of the ways in which infrastructure will be funded. It is therefore proposed that a financial statement will be prepared to accompany the Publication Local Plan to explain this.

ACTION 49: Prepare a financial statement to accompany the Publication Local Plan setting out how infrastructure provision required to support growth will be secured.

7.112 There were however some technical comments made in relation to this section of the plan which need to be reviewed in order to determine whether amendments should be made to the policies in this chapter to improve the soundness of the plan, and better ensure the delivery of sustainable

development. It is recommended that where appropriate these amendments

ACTION 50: Consider making amendments to the policies in chapter 18 where they would improve the soundness of the Local Plan and the delivery of sustainable development.

are made.

Appendices

7.113 As with the introductory sections, some comments made in relation to the appendices of the Draft Local Plan reiterate comments made in relation to the individually themed chapters of the Draft Local Plan. There are however some instances where challenges have been made to the findings of evidence base documents which are listed in Appendix 1. There are also minor amendments sought to the lists of assets set out in other appendices to better reflect the situation on the ground. The lists are generally based on evidence based documents, so any changes to these would also impact on the evidence base. As the NPPF requires local plans to be prepared based on a robust but proportionate evidence base, it is important for these comments about the evidence base to be reviewed at this time to determine if the challenges are valid, and any alterations to the evidence base are required. This will ensure that the Publication Local Plan is based upon the

ACTION 51: Review evidence base documents, in light of comments made regarding the evidence base itself, and if necessary update evidence base documents to ensure that they address any deficiencies identified in a proportionate manner. Ensure that the publication Local Plan reflects any alterations to the evidence base. (NOTE: Some evidence base documents are already subject to specific reviews as part of other Actions).

most robust evidence base possible.

Sustainability Appraisal

7.114 In order to ensure that the Sustainability Appraisal incorporating a Strategic Environmental Assessment of the Local Plan is legally sound, these assessments were subject to consultation alongside the Draft Local Plan. A small number of comments were received in relation to these assessments which made technical comments in relation to the findings and/or suggested

some minor improvements. In order to ensure a fair and impartial assessment, this work is undertaken on behalf of the council by independent consultants. These comments will be passed onto these consultants, who will be asked to address the issues raised in order to ensure that the Assessment process of the Local Plan is sufficiently robust to withstand the

ACTION 52: Pass consultation responses related to the SA/SEA process onto the Council's independent consultants, and ensure that they proactively address the issues raised in order that the assessments are sufficiently robust to ensure the legal soundness of the Local Plan.

public examination process.

8. Schedule of Recommendations

- 8.1 The previous section of this report summarised the main issues arising from the consultation on the Draft Local Plan. It identified a series of actions that should be taken to progress the Local Plan to publication and submission. These actions are set out in a schedule below:

Action No.	Action	Soundness Issue
1	Amend introductory chapters of the Local Plan to reflect the most up to date position at the time the Publication version is prepared, reflecting upon those representations received in this regard.	Justified / Effective
2	Keep under review, and provide a written update of approved Local Plans, particularly where they address the matter of meeting housing need in areas of Green Belt constraint.	Consistent with NPPF
3	In order to capture local implications of development on the environment, incorporate population density data and IMD data into the Sustainability Appraisal.	Justified / Effective
4	Include a phasing strategy within the Publication Local Plan which uses the programming of infrastructure provision as the trigger for releasing sites, either wholly or in part, for development.	Effective
5	Undertake proportionate consultation, and complete site specific appraisals for any new alternative housing site proposals received through the consultation process. Once complete, use the full suite of evidence to determine whether the distribution of development should be altered to ensure the most appropriate development sites feature in the Publication Local Plan. If appropriate amend policy SD2, and any associated housing policies, to reflect the outcomes of this work.	Justified / Effective / Legal Compliance
6	Establish more clearly in the IDP how the economic growth requirements of the Local Plan will be delivered alongside housing growth and infrastructure applying evidence emerging from the South Essex Economic Development Needs Assessment (EDNA) where appropriate.	Justified / Effective
7	Consider making technical amendments to the policies in chapter 7 where they would improve	Justified / Effective /

Action No.	Action	Soundness Issue
	the soundness of the plan whilst ensuring the economic ambitions of the council for Basildon borough remain attainable.	Consistent with NPPF
8	Consider making amendments to policy R6, and other policies in Chapters 7, 8 and 9 as appropriate, having regard to the findings of the Vehicle Parking Capacity and Intervention Study, once available.	Justified
9	Consider the outcomes of the Hotel Study, once available, to determine how best to take forward proposals for a hotel in Basildon Borough. If appropriate, amend policy R13 accordingly.	Justified
10	Consider making technical amendments to the policies in chapter 8 where they would improve the soundness of the plan whilst ensuring the vitality of town centres within the borough.	Justified / Effective / Consistent with NPPF
11	<p>Continue to work with Essex County Council, other authorities in South Essex, mid Essex and in East London on updating the Route Management Strategy for the delivery of improvements to the A127, and enter into a position statement with ECC and other relevant authorities prior to submission of the Local Plan on how such improvements may be delivered over the plan period. Make any amendments necessary to the Local Plan to enable this delivery to occur.</p> <p>Where appropriate undertake similar joint work on other strategic routes in and around Basildon Borough.</p>	Effective / Duty to Cooperate
12	Once complete, review the outcomes of the VISUM modelling work, and use it to inform considerations under ACTION 3, and also to make amendments to the publication Local Plan in relation to policy requirements for transport infrastructure provision.	Justified / Effective / Duty to Cooperate
13	Undertake further engagement with the rail service providers and Network Rail operating in Basildon borough in order to ensure that the proposals for railway improvements align with growth proposals for the borough, and the growth proposed in other districts and boroughs along their respective routes. Amend the Local Plan, if necessary, to reflect the	Effective

Action No.	Action	Soundness Issue
	outcomes of any discussions.	
14	Once complete, and where appropriate, incorporate the spatial requirements of the Cycling Action Plan for Basildon Borough, as prepared by Essex County Council into the Publication Local Plan, and agree with Essex County Council an approach to funding any required infrastructure improvements.	Effective
15	Consider making technical amendments to the policies in chapter 8 where they would improve the soundness of the plan whilst ensuring the vitality of town centres within the borough.	Justified / Effective / Consistent with NPPF
16	Consider making amendments to the policies in chapter 10 where they would improve the clarity of policies, and enable the delivery of improved broadband provision.	Justified / Effective / Consistent with NPPF
17	Test the implications of Starter Homes on the viability of those forms of affordable housing that would genuinely meet the needs of Basildon Borough, and other policy requirements in the Local Plan and take decisions on how policies should be amended accordingly.	Justified / Effective
18	Review site proposals to determine whether the approach to specialist accommodation for older people can be altered in light of the specific proposals for specialist accommodation received by the council which could help improve the viability pressures arising from Starter Homes. Also consider the potential for bungalow policies to help address this need for specialist accommodation.	Justified / Effective
19	Consider making amendments to policies H7 to H27 where they would improve the clarity and soundness of policies, and enable the delivery of sustainable development proposals.	Justified / Effective / Consistent with NPPF
20	Consider the outcomes of the local access and junction arrangement testing to ensure that site allocation policies identify the full highway infrastructure arrangements required of them.	Justified / Effective
21	Prepare a high level development framework of the Gardiners Lane South site to provide	Justified / Effective

Action No.	Action	Soundness Issue
	some direction for the Local Plan as to how the development and infrastructure requirements of this site could realistically be achieved through more comprehensive development delivered on a phased basis.	
22	Review the additional land identified as available within site H8 as part of ACTION 3 .	Justified
23	Review proposals for a larger allocation at London Road, Vange as part of ACTION 3.	Justified
24	Undertake Duty to Cooperate discussions with Brentwood Borough Council in order to ensure that development proposals between Basildon and West Horndon do not result in the coalescence of towns in South Essex, and if taken forward such proposals also incorporate a joined up approach to infrastructure provision.	Duty to Cooperate/ Justified
25	Investigate the costs and implications associated with the relocation of playing pitches to sites H10 and H13 and update the IDP accordingly.	Justified / Effective
26	Prepare a high level development framework of East Basildon to provide some direction for the Local Plan as to where and how the development and infrastructure requirements for this location could be achieved through comprehensive development.	Justified / Effective
27	Review proposals for a larger allocation at South Wickford as part of ACTION 3.	Justified
28	Review the extent and quantum of development that could occur in the location of site H19 in light of the additional information provided regarding land ownership and land availability.	Justified / Effective
29	Prepare a high level development framework of sites within S.W. Billericay in order to provide direction for the Local Plan as to how much development could be accommodated in this location, and how it could be aligned to the delivery of a relief route, and any other infrastructure requirements, for Billericay.	Justified / Effective
30	Reconsider previously discounted alternative sites, having regard to the information submitted during the consultation, as part of the	Justified

Action No.	Action	Soundness Issue
	work for ACTION 3.	
31	Once available, consider the outcome of the review of Ramsden Bellhouse and Crays Hill, and where appropriate amend the policy requirements and site allocations in these settlements.	Justified
32	Once available, consider the outcome of the updated Gypsy and Traveller Accommodation Needs Assessment and Site Potential Study, and where appropriate amend the policy requirements set out in the publication Local Plan.	Justified
33	Consider whether a better location for the accommodation of Gypsies and Travellers may be achieved. If, appropriate amend policy H16 accordingly.	Justified / Effective / Legal
34	Consider whether the distribution of Gypsy and Traveller sites across the borough should be improved by requiring the on-site provision of pitches on strategic development sites, including in Billericay and at West Basildon.	Justified / Effective / Legal Compliance
35	Consider making amendments to the policies in chapter 12 where they would improve the clarity of policies, and improve the delivery of high quality design.	Justified / Effective / Consistent with NPPF
36	In discussion with service commissioners and providers, ensure that health service provision within the Borough, including the provision of primary care, hospital care, community care and mental health provision, and also the provision of sports and leisure provision which contributes to good health and wellbeing, is sufficient to meet the needs arising from the growth proposed within the Local Plan. Identify within relevant policies trigger points and policy requirements where appropriate to ensure alignment of provision and development.	Effective / Duty to Cooperate
37	In discussion with service commissioners and providers, ensure that all forms of child care and education provision within the Borough, is sufficient to meet the needs arising from the growth proposed within the Local Plan. Identify within relevant policies trigger points and policy requirements where appropriate to ensure alignment of provision and	Effective / Duty to Cooperate

Action No.	Action	Soundness Issue
	development.	
38	Undertake further efforts to engage with emergency service providers, including the Police Services, in order to understand the implications of growth in Basildon borough on emergency service provision. If needs are identified, amend the IDP accordingly, and introduce a policy requirement within Chapter 13 to ensure emergency services are also a consideration when delivering new development.	Effective / Duty to Cooperate
39	Consider making technical amendments and minor amendments to the policies in chapter 13 where they would result in more robust policies which align with the requirements of the NPPF in a proportionate manner that reflects local circumstances.	Justified / Effective / Consistent with NPPF
40	Review Green Belt evidence base documents in light of comments made regarding these evidence base documents, and if necessary update evidence base documents to ensure that they address any deficiencies identified in a proportionate manner. Ensure that the publication Local Plan reflects any alterations to the evidence base.	Justified
41	Undertake a full review of policy GB3 and its underpinning evidence base in order to address the range of comments received regarding the proposal to permit infilling in the Plotlands, the criteria that should be applied and the extent of the Plotland Infill areas identified. As appropriate, amend policy GB3 accordingly.	Justified / Consistent with NPPF
42	Consider making technical amendments to the policies in chapter 14 where they would improve the delivery of high quality development whilst also protecting the Green Belt and the purpose of including land within it.	Justified / Effective / Consistent with NPPF
43	Consider making amendments to the policies in chapter 15 where they would improve the clarity of policies, or improve the soundness of the Local Plan.	Justified / Effective / Consistent with NPPF
44	Consider the sustainability and deliverability of the CHP plant proposed to the west of the borough, and also the proposals identified for the Burnt Mills Eco-Industrial Park. If	Justified / Effective / Consistent with NPPF

Action No.	Action	Soundness Issue
	appropriate, consider amending policy CC7, and any other relevant policies, to reflect the findings of this evidence and assessment work.	
45	Consider making amendments to the policies in chapter 16 where they would improve the clarity of policies, or improve the soundness of the Local Plan. Identify where detail sought cannot be provided through the Local Plan, but should be provided as part of an SPD, masterplan or planning application.	Justified / Effective / Consistent with NPPF
46	Once available, give full consideration to the baseline air quality data collected by incorporating it into the SA and SEA process. Use this information to determine the need for any changes to the distribution of development and/or any mitigation required. Where appropriate amend the Local Plan accordingly, and identify any locations where ongoing Air Quality Monitoring is required to assess the impacts of the Local Plan as part of the monitoring framework.	Justified
47	Once available, give full consideration to the baseline archaeological assessment by incorporating it into the SA and SEA process. Use this information to determine the need for any changes to the distribution of development and/or any mitigation required. Where appropriate amend the Local Plan accordingly, and identify any locations where further archaeological assessment is required before development commences.	Justified
48	Consider making amendments to the policies in chapter 17 where they would improve the clarity of policies, or improve the soundness of the Local Plan.	Justified / Effective / Consistent with NPPF
49	Prepare a financial statement to accompany the Publication Local Plan setting out how infrastructure provision required to support growth will be secured.	
50	Consider making amendments to the policies in chapter 18 where they would improve the soundness of the Local Plan and the delivery of sustainable development.	Justified / Effective / Consistent with NPPF
51	Review evidence base documents, in light of comments made regarding the evidence base	Justified

Action No.	Action	Soundness Issue
	itself, and if necessary update evidence base documents to ensure that they address any deficiencies identified in a proportionate manner. Ensure that the publication Local Plan reflects any alterations to the evidence base. (NOTE: Some evidence base documents are already subject to specific reviews as part of other Actions).	
52	Pass consultation responses related to the SA/SEA process onto the council's independent consultants, and ensure that they proactively address the issues raised in order that the assessments are sufficiently robust to ensure the legal soundness of the Local Plan.	Justified / Legal Compliance

9. Next Steps

- 9.1 Under Regulation 18(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012, Basildon Borough Council, as the Local Planning Authority, must 'take into account' the representations made in response to the Local Plan Core Strategy Revised Preferred Options consultation. This will enable the Council to begin preparing the next stage of the Local Plan, informed from the results of the previous consultations. The recommended actions set out above will ensure that the main issues arising from the consultation are dealt with.
- 9.2 Assuming that the above actions are agreed, these will be acted upon over autumn 2016 with the aim of returning a Publication version of the Local Plan to the Cabinet and Council for agreement thereafter. If the Publication version of the Local Plan is approved by Council it will be subject to formal consultation prior to submission to the Government to commence Examination in Public by the Planning Inspectorate. The Local Development Scheme shows submission and examination occurring in 2017.

10. Glossary of Terms

Relevant Abbreviation	Term	Definition
-	Affordable Housing	<p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</p> <p>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.</p> <p>Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</p> <p>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</p> <p>The National Planning Policy Framework states that homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.</p>
-	Allocation	<p>An allocation is a proposal for land for housing, industry or other uses within a Local Plan that identifies a specific area of land to be developed within the time period of the plan.</p>
AMR	Annual Monitoring Report / Authority's Monitoring	<p>An Annual Monitoring Report (AMR) is a legal requirement to monitor various indicators of the Local Planning Authority in relation to preparing the Local Plan and planning decisions in the</p>

Relevant Abbreviation	Term	Definition
	Report	<p>Borough.</p> <p>Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended) requires every Local Planning Authority to prepare an annual report on the implementation of the Local Development Scheme and the extent to which local planning policies are being achieved. This is known as an Authority's Monitoring Report or AMR, prior to the Localism Act 2011 it was known as an Annual Monitoring Report, or AMR.</p>
-	Biodiversity	<p>The variety of life on earth embracing all species, communities, habitats and ecosystems associated with the terrestrial, aquatic and marine environments. Usually the term refers to the variety of species within a specified area.</p>
-	Brownfield land	<p>Land that has been developed previously.</p>
-	Climate Change	<p>Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.</p>
CHP	Combined Heat and Power	<p>Combined Heat and Power (CHP) is the simultaneous generation of usable heat and power (usually electricity) in a single process. The heat generated during this process is supplied to an appropriately matched heat demand that would otherwise be met by a conventional boiler. CHP systems are highly efficient, making use of the heat which would otherwise be wasted when generating electrical or mechanical power. This allows heat requirements to be met that would otherwise require additional fuel to be burnt. A CHP plant can be run on fossil or renewable fuels.</p>
CIL	Community Infrastructure Levy	<p>The Community Infrastructure Levy is a charge that is levied on new development floor space which is intended to contribute towards the provision of infrastructure to support growth allows local authorities to charge on new developments in their area.</p>
-	Contaminated Land	<p>Contaminated land is defined legally as land where substances could cause significant harm to people or protected species and significant pollution of surface waters or groundwater. This definition refers to contamination caused by past uses of sites such as former factories, mines, steelworks, refineries and landfills.</p>
-	Density	<p>The intensity of development within a given area, usually measured for housing in terms of the number of dwellings per hectare.</p>

Relevant Abbreviation	Term	Definition
DCLG	Department for Communities and Local Government	The Government Department with responsibility for planning and housing.
DfT	Department for Transport	The Government Department with responsibility for the transport network.
-	Designated Heritage Assets	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
-	Development	Defined in section 55 of the Town and Country Planning Act 1990 as 'The carrying out of a building, engineering, mining or other operations in, on, over or under land; or the making of any material change in the use of any building or land.'
DM	Development Management	Development management is the process through which the local planning authority determines whether applications for consent should be granted (often subject to conditions or a legal agreement) or refused; also involves the planning enforcement function and giving of advice on planning matters. Consideration of these matters must be done by taking into account the Local Plan and any other material considerations.
DPD	Development Plan Document	Documents prepared by the local planning authority (including the Local Plan) setting out the main spatial strategy, policies and proposals for the area. These documents will be statutory documents and subject to an independent examination by an Inspector. They will undergo rigorous procedures of community involvement and consultation. DPDs must be consistent with and have regard to national planning policy.
DtC	Duty to Cooperate	The duty to cooperate was created in the Localism Act 2011, and amends the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local and Marine Plan preparation in the context of strategic cross boundary matters.
-	Ecology	Ecology is the study of the distribution and abundance of organisms, the interaction between organisms, the interaction between organisms and their environment, and structure and function of ecosystems.
-	Employment	The main industrial estates and larger core industrial

Relevant Abbreviation	Term	Definition
	Area	sites and areas which on the basis of condition, environment and location are best suited to long term retention of industry and commerce.
-	Energy Efficiency	Using less energy to provide the same service.
EA	Environment Agency	The public organisation with responsibility for protecting and improving the environment in England and Wales.
-	Evidence base	The collection of information and studies which a LPA will use to draw up suitable planning policies for its area.
-	Flood Risk Zones	Zones of flood risk includes Zone 1 'Low Probability of flood', Zone 2 'Medium Probability', Zone 3a 'High Probability', and Zone 3b 'The Functional Floodplain'.
-	Green Belt	<p>A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the green belt is to:</p> <ul style="list-style-type: none"> - check the unrestricted sprawl of large built up areas - prevent neighbouring towns from merging - safeguard the countryside from encroachment - preserve the setting and special character of historic towns - assist urban regeneration by encouraging the recycling of derelict and other urban land
-	Green Corridor	Green corridors can link housing areas to the national cycle network, town and city centres, places of employment and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal between wetlands and the countryside.
-	Greenfield land	A general term to describe all sites that have not previously been developed.
-	Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
-	Gypsy and Travellers	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's dependants' educational or

Relevant Abbreviation	Term	Definition
		health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling show people or circus people travelling together as such.
HRA	Habitats Regulations Assessment	European Directive 92/43/EEC (the Habitats Directive) requires that any plan or project, not directly connected with or necessary to the management of a designated habitats site but likely to have a significant effect thereon, should be subject to an assessment of its implications for the site. This applies to DPDs and SPDs.
HSE	Health and Safety Executive	The national independent watchdog for work-related health, safety and illness.
-	Heritage Asset	Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of a heritage interest. A heritage asset includes designated heritage assets, such as Listed Buildings, Conservation Areas and Scheduled Monuments, and assets identified by the local planning authority, including those on a local list.
-	Highway Authority	A local authority (Essex County Council for this district) with the responsibility of planning and maintaining the highways network (excepting trunk roads and motorways) and transportation within their areas.
HELAA	Housing and Employment Land Availability Assessment	The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) requires every Local Planning Authority to assess the amount of land that is available for housing and economic development in its area. This process is known as the Housing and Economic Land Availability Assessment (HELAA). The HELAA helps to identify future sources of land for housing and economic development to help meet the Borough's future development needs. It was previously referred to as the Strategic Housing Land Availability Assessment, or SHLAA.
-	Housing Need	Assessed by examining the suitability of present housing and the ability of households to afford market priced housing.
-	Infrastructure	Any facility, service or physical structure which supports or enables proposed development
-	Listed Building	Buildings designated to be of 'special architectural or historic interest' by the Secretary of State under the Listed Buildings and Conservation Areas Act 1991.

Relevant Abbreviation	Term	Definition
LDD	Local Development Document	The collective term covering Development Plan Documents and Supplementary Planning Documents.
LDS	Local Development Scheme	A formal timetable for the preparation of the Local Plan.
LEP	Local Enterprise Partnership	A locally owned partnership between local authorities and businesses which play a key role in determining local economic priorities to drive economic growth and create local jobs.
-	Localism Act	The Localism Act is an Act of Parliament that changes the powers of local government in England. It aims to devolve power from central government to local government and communities.
-	Local Listing	Locally important building valued for contribution to local scene or for local historical situations but not meriting listed building status.
LPA	Local Planning Authority	The local authority responsible for planning matters in its area. Essex County Council and Basildon Borough Council are both Local Planning Authorities for different planning matters in Basildon Borough.
LoWS	Local Wildlife Sites	Areas of land with significant wildlife value. Local Wildlife Sites support both locally and nationally threatened wildlife, and many sites will contain habitats and species that are priorities under the Essex or UK Biodiversity Action Plans that sets out strategies for the conservation of much of our most vulnerable wildlife.
-	Low Carbon Energy	Low carbon energy more broadly includes other energy forms which whilst are not strictly 'renewable', are associated with a lower carbon output per unit than traditional fossil fuels, e.g. District-heating or combined heat and power (CHP). Often this is because the heat generated from other processes is a by-product which is utilised – meaning the overall carbon output per unit of energy is reduced.
-	Main Town Centre Uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
-	Material	Any consideration that relates to the use and

Relevant Abbreviation	Term	Definition
	Consideration	development of land is capable of being a material planning consideration.
-	Mixed Use	A site that is developed for more than one use, e.g. retail, residential, business, leisure etc.
MOU	Memorandum of Understanding	A document that describes the general principles of an agreement between parties, but does not amount to a substantive contract
NPPF	National Planning Policy Framework	A document setting out the Government's national planning requirements, policies and objectives. It replaces much of the national advice previously contained within Planning Policy Statements, Planning Policy Guidance, and Circulars. The NPPF is a material consideration in the preparation of LDDs and when considering planning applications
NDP	Neighbourhood Development Plan	A planning tool to help empower communities to shape and manage development in their local areas. Neighbourhood forums and parish councils will be able to develop planning policies that will become part of the planning framework for their area and grant planning permission for certain types of new development.
-	Neighbourhood Planning	Introduced by the Localism Act (2011) to allow local communities to shape new development in their area, through the building of homes, jobs and community facilities.
-	Non-designated heritage assets	Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated heritage assets
-	Objectively Assessed Need	The NPPF requires local planning authorities to meet the full objectively assessed need for housing based on up to date evidence.
-	Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
-	Planning and Compulsory Purchase Act 2004	The primary legislation for the development plan process.
-	Planning Condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development

Relevant Abbreviation	Term	Definition
		Order.
PINS	Planning Inspectorate	The Planning Inspectorate's work includes national infrastructure planning under the Planning Act 2008 process (as amended by the Localism Act 2011), processing planning and enforcement appeals and holding examinations into local plans and community infrastructure levy charging schedules.
-	Planning Obligation	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
PPG	Planning Policy Guidance	Provides details to support the effective implementation of the National Planning Policy Framework.
-	Plotlands	Thirteen Green Belt settlements in the Basildon Borough that originated following the agricultural depression of the early 20th Century. Following the arrival of the railways, many people bought smallholdings, buildings small shacks and dwellings they could visit at weekends and for holidays to escape East London. Following the Second World War, many people moved to these areas on a permanent basis despite the majority not having running water, electricity or fuel connections. The majority of Plotlands were cleared during the building of Basildon New Town in the mid-late 20th Century, however, thirteen remain and are home to about 2000 people.
-	Policies Map	A map illustrating the spatial extent of all the policies in Development Plan Documents.
-	Ramsar	Ramsar sites are wetlands of international importance, designated under the Ramsar - Ramsar site Convention. The Ramsar Convention is an international agreement signed in Ramsar, Iran, in 1971, which provides for the conservation and good use of wetlands.
-	Renewable Energy	Renewable energy is defined as energy harnessed from natural resources i.e the elements, the temperature of the Earth, or from burning organic matter i.e solar, wind, hydroelectric, geothermal heat, biomass etc.
-	Rural Enterprise Sites	Smaller rural employment sites located within the Green Belt already providing part of the Borough's employment land supply. Generally these sites are not planned for employment purposes, and do not offer the levels of premise quality and accessibility available in the planned employment areas. These

Relevant Abbreviation	Term	Definition
		rural sites can continue to contribute towards supply, but they too may need to be adapted, improved or replaced over the plan period to meet occupiers' needs, and continue to provide local people with rural employment opportunities during the plan period.
-	Scheduled Monument	'Scheduling' is shorthand for the process through which nationally important sites and monuments - Scheduled Monument are given legal protection by being placed on a list, or 'schedule'. A schedule has been kept since 1882 of monuments whose preservation is given priority over other land uses.
S106	Section 106 Agreement	An agreement entered into between a landowner and the Local Planning Authority, whereby the landowner undertakes to do specific actions in Section 106 s.106 agreement relation to the development the section 106 (of the Town & Country Planning Act) agreement relates to. This could cover, for example, providing public open space or agreeing the detailed use of the land. Also referred to a Planning Obligation. A s.106 agreement or Obligation can only be imposed if it is necessary to make the proposal acceptable in land-use planning terms.
SSSI	Site of Special Scientific Interest	SSSI's are the country's very best wildlife and geographical sites. There are over 4,000 Sites of Special Scientific Interest in England, covering around 7% of the land area. More than 70% of these sites by area are internationally important for their wildlife, and are also designated as Special Areas of Conservation, Special Protection Areas or Ramsar sites.
SELEP	South East Local Enterprise Partnership	The South East Local Enterprise Partnership (LEP) is the business-led, public/private body established to drive economic growth across East Sussex, Essex, Kent, Medway, Southend and Thurrock.
SAC	Special Areas of Conservation	SACs are areas which have been given special protection under the European Union's Habitats Directive. They provide increased protection to Special a variety of animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.
SPA	Special Protection Areas	SPAs are areas which have been identified as being of national and international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979'.
SCI	Statement of Community	The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration

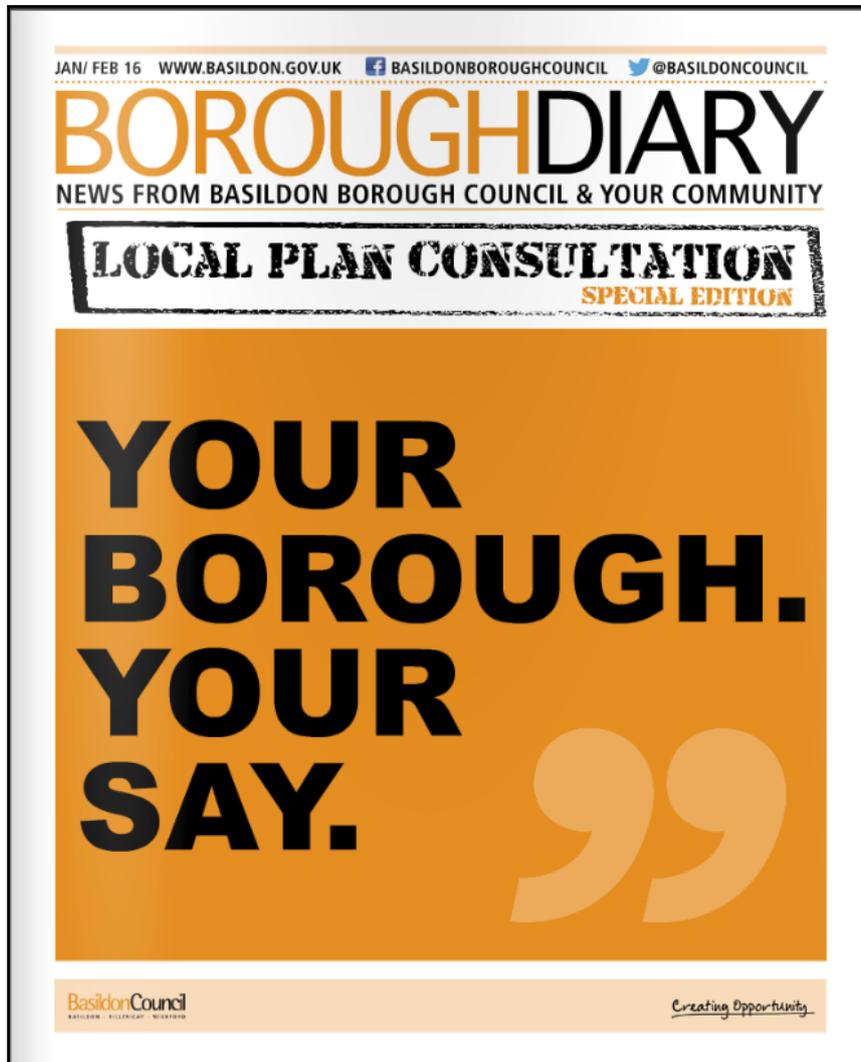
Relevant Abbreviation	Term	Definition
	Involvement	and continuing review of all local development documents and development control decisions.
SEA	Strategic Environmental Assessment	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
SFRA	Strategic Flood Risk Assessment	An assessment of the flood defences and consequent risk of flooding for development at district level.
SHMA	Strategic Housing Market Area	A cross boundary study of the housing market, its operation and housing needs.
SPD	Supplementary Planning Document	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
-	Surface Water Flooding	Surface water flooding happens when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.
SA	Sustainability Appraisal	An appraisal of economic, environmental and social effects of a plan to allow decisions to be made in accordance with the principles of sustainable development.
-	Sustainable Development	Development which meets the need of the present without comprising the ability of future generations to meet their own need.
SUDS	Sustainable Urban Drainage System	Designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.
-	Town Centre	A defined area, including the primary shopping area where retail development is concentrated, and areas predominately occupied by main town centre uses adjacent to the primary shopping area.
-	Traffic Impact Assessment	An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.
-	Travelling	Members of a group organised for the purposes of

Relevant Abbreviation	Term	Definition
	Showpeople	holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.
-	Untidy Industries	A variety of industries which are not only untidy in appearance, but which also have the potential to cause significant environmental harm. Examples of industry which fall into this category include salvage (particularly of metals), recycling, outside storage, and the parking of heavy vehicles.
UCO	Use Classes Order	<p>The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.</p> <p>The A use classes consist of:</p> <p>A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.</p> <p>A2 Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) and including estate and employment agencies. It does not include betting offices or pay day loan shops - these are now classed as "sui generis" uses (see below)</p> <p>A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.</p> <p>A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs).</p> <p>A5 Hot food takeaways - For the sale of hot food for consumption off the premises.</p> <p>The B use classes comprise:</p> <p>B1 - Business includes offices, research and development premises and light industry. Light industry can be carried out in a residential area without adverse environmental effects from noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.</p> <p>B2 - General Industry includes any industrial use not covered by B1.</p>

Relevant Abbreviation	Term	Definition
		<p>B8 - Storage and Distribution covers warehousing for distribution. It does not cover retail warehousing.</p> <p>The C use classes include:</p> <p>C1 Hotels - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).</p> <p>C2 Residential institutions - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.</p> <p>C2A Secure Residential Institution - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.</p> <p>C3 Dwellinghouses - this class is formed of 3 parts:</p> <p>C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.</p> <p>C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.</p> <p>C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.</p> <p>C4 Houses in multiple occupation - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.</p> <p>The D use classes comprise:</p> <p>D1 Non-residential institutions - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and</p>

Relevant Abbreviation	Term	Definition
		<p>training centres.</p> <p>D2 Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).</p> <p>Lastly Sui Generis covers certain uses that do not fall within any of the above use classes and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres and casinos.</p>
-	Viability	Projects must be economically feasible and able to secure financing – whether from public, commercial, or concessional sources – while having a positive impact on society and the environment.
-	Windfall Site	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available

Appendix A: Borough Diary



The front cover of the Special Edition Borough Diary, including the consultation response form, 'Local Plan Consultation: Your Borough. Your Say.'

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Draft Local Plan Consultation - Introduction

BUILDING PROSPERITY AND CREATING OPPORTUNITY FOR EVERYONE

Phil Turner, Leader of Basildon Borough Council

The Local Plan is crucial to shaping the future of our borough. We've set out a clear ambition to create a prosperous economy so that everybody can achieve their ambitions and succeed locally.



Clr Phil Turner, Leader of Basildon Council

The Local Plan sets out how we will generate enough employment and infrastructure to deliver our ambitions, and how and where we will provide enough homes to ensure future generations can continue to live and prosper here. If we want a borough where businesses can thrive, jobs are readily available to local people, and our children and their children have a future raising their families here, then we have to create that environment. It will not happen by itself.

A balance between development and the protection of as much of our green space as we can. Development to ensure we have enough homes to house a growing population and allow local businesses to grow, balanced with providing those families and employees with great open spaces and a place where they want to spend their time.

But this Local Plan is about far more than homes, and I would urge you to look at it in a wider context. It is about the bigger picture. It is also about securing land for our local businesses to grow and to attract new ones. It is about improving the road and transport network so we can welcome that economic growth. We want to ensure generations to come can continue to live in the borough and take advantage of all the opportunities we are creating.

WHAT IS THE LOCAL PLAN?

The Local Plan is the document that will guide all development, infrastructure and future planning priorities for our borough between now and 2034.

The Local Plan supports the delivery of the Council's overall vision for the borough and our priorities for regeneration, housing and economic growth.

The Council is required to produce a Local Plan ready to submit to the Government in 2017. We are required to set out how we plan to

meet housing needs, as well as a plan to support our own ambition of increasing economic growth.

In 2014 the Council ran a major consultation on our local planning priorities, called the "Core Strategy". This consultation gave rise to over 10,000 consultation comments addressing a range of issues. A key theme of these comments was the need for more detail to be provided around where in the borough land might be developed and what types of development this could include. The comments also suggested a need for clarity on what infrastructure would be planned for to support this growth. The Draft Local Plan

provides this additional detail. Remember - we are consulting on a Draft Local Plan. This is not the finished document. The views of local residents, businesses and other interested bodies will be considered in detail as we shape the final version of the Local Plan for approval by the Council and submission to the Government by 2017.

The Draft Local Plan consultation closes on 24 March 2016. So don't miss your chance to have your say!

BASILDON LOCAL PLAN - THE TIMETABLE

In preparing our Local Plan, the Council is currently working to the following timetable:

- Draft Local Plan consultation starts **28 January 2016**
- Draft Local Plan consultation closes **24 March 2016**
- Analysis and consideration of all responses **March to June 2016**
- Refine the Draft Local Plan **June to November 2016**
- Final version of Local Plan approval by Councilors before submission to Government - **December 2016**
- Public Consultation on Final Local Plan and Submission to Government by **March 2017**
- Examination in Public by Independent Planning Inspector **March 2017 to November 2017**
- Inspector's Report and Recommended Modifications **December 2017**
- Consultation on the recommended changes **January-February 2018**
- Adoption by Council by **March 2018**

Providing homes for our growing population

A key feature of the Draft Local Plan is our proposal to provide good quality new homes to accommodate our growing population.

We do not think that residents who have grown up here should have to move out of the borough to find a home to live in and realise their potential. Therefore, we need to provide more land to build a broader range of homes for sale and rent, as well as new housing for the Council and Housing Associations. This will help those looking to get on the housing ladder through Starter Homes, those who want to move to larger homes if their families grow, or even those who need downsizing as their personal requirements change.

We want these people to have the choice to do that here without having to move away from their families and friends.

In addition, we want the borough's employers to be able to attract a skilled workforce and keep their businesses here. For that to happen, one of the things we need to ensure is that there is a balance of good quality homes which people want to live in.

As a Council, we are obliged to use the Local Plan to set out how we will meet this projected need for new housing. According to our assessments, we need to provide at least 15,260 new homes over the 20 year period between 2014 and 2034 to ensure that there are enough homes for future generations as well as for the borough's economic and social needs.

In providing good quality new homes we need to strike a balance. Whilst our preference is not to develop any Green Belt land, we have an

obligation to consider how we use all the types of land to meet our housing requirements.

We have already taken into account that 678 houses have been built which we can count towards our target. A further 2,970 have planning permission and are either being built, or are waiting to be built and we can count these too. This means we have to find land within the Draft Local Plan for 11,612 new homes.

We have reviewed what could be built in our existing towns and villages. We have looked at land in our town centres, industrial areas and residential areas, including brownfield sites to see if they are suitable for housing redevelopment. With this accounted for we have the land to build just under 3,681 new homes. This provides a shortfall of

7,931 to find from other land.

63% of the borough is currently classified as being within the Green Belt, which is all of the land that is not already classed as urban. When our capacity in urban areas is insufficient, Green Belt land must be considered.

We have, therefore, undertaken thorough assessments of all of the Green Belt land surrounding the borough's towns, villages and Plotlands to determine if any of it could help meet our development needs. Through this review, we have identified that there is capacity to provide just under 8,000 homes on what is currently Green Belt land, while still keeping 58% of the borough as Green Belt; a loss of 5%.

WHAT IS GREEN BELT?

Green Belt is a special planning policy designation intended to keep land open, and prevent urban sprawl by unregulated development which causes neighbouring towns to merge with one another.

The Green Belt in Basildon Borough is the London Metropolitan Green Belt. The objective of the London Metropolitan Green Belt is to contain the growth of London.

Land which is designated as Green Belt is not:

- Always accessible to the public. Most of the land in the Green Belt is privately owned and not accessible for public use;
- Always of a high landscape value. Land in the Green Belt is designated for its openness, not for any particular landscape quality;
- Always open greenfield land. Green Belts were originally designated in the late 1940s. In most cases they include whole villages or individual houses or farmsteads. The Plotland areas in Billericay, Wickford and Basildon are an example of this. They are all in the Green Belt, but are home to over 3,000 people.
- All of our parks and open spaces. Whilst these are green areas, they are not always in the Green Belt.
- Protected from indefinite change. Day-to-day, Green Belts are protected by strict planning policies which affect how land and buildings within them can be

used or changed. However, the boundaries of Green Belts can be reviewed when Local Plans are updated, which is typically every 15-20 years. The borough's last Green Belt review was completed in 1998 - 18 years ago.

AT A GLANCE

- According to the emerging Strategic Market Housing Assessment, there is a need to provide at least 15,260 new homes over a 20 year plan from 2014 to 2034.
- This includes planned provision for 3,600 new affordable homes, including starter homes to buy. Council and Housing Association affordable housing.
- Once existing urban capacity is accounted for, there is a need for the Local Plan to deliver just under 8,000 homes on the Green Belt.
- 622 of these homes will be specialist accommodation for older people. We also plan for 720 additional rooms within residential care or nursing homes. In addition, we will look to provide land for 104 new pitches to meet the future needs of the borough's Gypsies and Traveller community. We are asking the other Essex authorities for help to meet the needs for a further 136 pitches outside the borough.

Draft Local Plan: Housing Requirement 2014 - 2034	
Objectively Assessed Need (OAN)	15,260
Already Built	678
With planning consent (being built or awaiting to be built)	2,970
Balance of homes to find land for	11,612
Urban Capacity (without planning consent including brownfield sites)	3,681
Number to distribute to Green Belt locations	7,931

Draft Local Plan Distribution of New Homes (2014 - 2034)			
	New Homes	New Homes	Current Population
Basildon (including Leabrook, Pitsea, Neash Bridge, Steeple View and Dunton)	8,835	58.3%	60.6%
Billericay	1,860	12.5%	19.9%
Wickford	3,300	22.1%	17.3%
Cops Hill	45	0.3%	0.4%
Namoden Bellhouse	45	0.3%	0.4%
Bowers Gifford	600	4%	0.5%
13 Plotland Settlements	258	1.5%	0.9%
Total	14,903		



184,500
number of residents in Basildon today

205,000
projected number of residents in 2034, an increase of 14%



Old Visteon Building

Supporting economic growth

As a Council we are committed to driving growth and regeneration in the borough. The Draft Local Plan supports these ambitions by setting aside land for economic development and providing good quality infrastructure to support and attract businesses – encouraging investment and creating new employment opportunities.

We already have the strongest economy of any borough in Essex, a position we want to retain. We want to make sure that we attract investment and that we have a good mix of job opportunities so that people who live here also have options to work here, without having to commute to London or elsewhere to find suitable skilled employment.

To meet the changing needs of existing local businesses, and to encourage new businesses to invest in the borough, it is essential that land is available.

Business in Basildon is changing. That means some old employers are moving on and new ones are gradually replacing them, ensuring that vacant and under-used brownfield sites are recycled. However, our assessments show that this recycled land will not be enough to meet our requirements up to 2034.

The Draft Local Plan is, therefore, proposing to designate 121 acres of land for new business use, unlocking the potential to generate at least 8,600 local jobs.

Sites set aside for future business growth are primarily focused around Basildon, Laindon and Pitsea and

the borough's town centres, building on the existing clusters of economic activity.

We are continuing to set aside land in three locations for new business development that have been allocated since 1998. These are – using undeveloped land at Ford Dunton, Terminus Drive, Pitsea (opposite Pitsea Railway Station) and on land to the west of Gardiners Lane South in Basildon. These locations are suitable for future business use because of their position within the main employment centre of Basildon, and their access to the main road networks. We are also looking at Gardiners Lane South to help provide land for urban housing, a new primary school and open space.

To ensure that there is enough land for economic development to meet the long term needs of existing and new businesses, there is also a requirement for a further 27 acres of new employment land to be created using land which is currently within the Green Belt. We plan to achieve this by extending the current A127 Enterprise Corridor westwards around Dunton and eastwards at Burnt Mills, building on the existing successful business clusters in this area and using them to help secure new and upgraded junctions on the A127.

LAND DESIGNATED FOR NEW ECONOMIC GROWTH

- Terminus Drive, Pitsea
- Gardiners Lane South, Basildon
- North and West of Ford Dunton
- North of Dunton
- East of Burnt Mills

Protecting our local environment

With our borough growing we have worked hard to find a balance between the need to provide new homes, jobs and infrastructure while also protecting as much Green Belt as possible.

The Draft Local Plan sets out how the Council proposes to protect the most valuable areas of the environment such as the nature reserves at Norsay Woods in Billericay and the marshes at Pitsea and Vange, as well as areas of higher landscape value such as the ridge of Langdon Hills and Kingswood.

We are proposing to designate over 50 Local Wildlife Sites and 3 areas of Higher Landscape Value where development proposals will be need to be more strictly managed to ensure that the borough continues to benefit from these valuable areas.

The Draft Local Plan will also protect the remaining Green Belt by carefully controlling development, extensions to existing houses and how land can be used. To ensure that we retain the special characteristics which make the towns and villages in Basildon borough distinct, the remaining Green Belt will continue to act as a buffer – helping to ensure towns within and beyond the borough do not merge into one another.

We also need to consider our geography and plan developments appropriately. With this in mind, the developments proposed in the Draft Local Plan have been located away from areas vulnerable to

flooding. We have also put in place requirements to ensure that all new homes and developments are designed with appropriate drainage to better prevent flooding on site or nearby.

We have also given consideration to how new homes and buildings can be better designed to minimise their impact on the environment, respond to climate change and create new opportunities for wildlife through providing green infrastructure. New developments will be required to set aside land for landscape, open space and wildlife where appropriate to do so. This will make places more pleasant to live in whilst also helping limit the effects of pollution. Meanwhile, policies within the Draft Local Plan will also require new developments to be more energy and water efficient, and for new homes to generate a proportion of their own energy requirements from on-site renewable technology.

We have also looked at how some areas of Green Belt, near new housing land, could have its access restrictions lifted and turned into new 'strategic open spaces' which will help ensure our borough continues to be a pleasant place to spend time and has plenty of accessible, useable green space.



Wat Tyler Country Park

Community Infrastructure

We know that our growing borough must continue to be supported by accessible and high quality local facilities. We understand that we cannot simply add housing without providing new or expanded local schools, doctors' surgeries, local shops, utilities and broadband and drainage networks.

The proposed Draft Local Plan sets out how we intend to provide supporting infrastructure to support this growth as it is delivered by 2034.

This includes the requirement for:

- New schools and nurseries
- Healthcare services
- Drainage and flood risk management
- Improved utility infrastructure
- Modern broadband infrastructure

BILLERICAY

- Upgrades to existing primary and secondary schools, GP surgeries and community facilities locally
- 2 new strategic open spaces to the west of Mountnessing Road and between Greens Farm Lane and Outwood Common Road

BASILDON

- 5 new primary schools, at least 1 new GP surgery and upgrades to other health centres locally, in addition to new and upgraded community facilities
- 4 new strategic open spaces for outdoor sport, recreation and nature, provided as part of development:
 - Between Pitsea and Bowers Gifford
 - East of Noak Bridge
 - West of Laindon at Dunton
 - West of Gardiners Lane South

WICKFORD

- Upgrades to existing primary and secondary schools and a new primary school in South Wickford, new and improved GP surgeries and community facilities, and 4 new strategic open spaces:
 - West of Barn Hall
 - South of The Wick
 - South of London Road
 - North of Shotgate

In the Draft Local Plan we have identified minimum requirements for community infrastructure which will need to be delivered alongside the expansion of the towns and villages.

The Draft Local Plan enables the Council to require developers to either design this infrastructure into their sites or phase the release of land until infrastructure upgrades have been programmed. It also helps us ensure that developers assist in meeting the costs of providing these improvements.

Transport Infrastructure

To support the growth in housing and in employment, we know that having good, reliable transport infrastructure is essential and that development will need to be matched by significant upgrades to existing transport infrastructure.

The Draft Local Plan seeks to secure improvements to transport networks in the borough, including major transport upgrades to the road network and junctions. This includes the widening of the A127 and A13, a new junction on the A127 between Nevendon and Fairglen to serve Wickford and Pitsea.

We also plan to provide a southern relief road for Billericay and localised enhancements around Billericay, Basildon and Wickford town centres.

The transport policies in the Draft Local Plan seek to support the following options to improve our local transport infrastructure over the next 18 years:

- Improvements to the A127 Fairglen Interchange;
- Widening of the A127 and A13;
- Improvements to the A132 Nevendon junction at East Mayne, Basildon;
- Improvements to the A176 Upper Mayne junction with the A127;
- Removal of the A127 Fortune of War junction;
- The provision of a major new junction on the A127 at Pound Lane/Cranfield Park Road, including a link road to the A130 east of Shotgate;
- The provision of a south/south-west relief road for Billericay alongside new housing development along its route to reduce pressure on Sun Corner;
- The provision of a link road from West Mayne near Toomeys to provide access into new housing at Dunton, providing better connections to Laindon Town Centre;
- Modifications to the Basildon Town Centre road network in line with the Basildon Town Centre Masterplan; and
- Various individual junction improvements or traffic re-routing schemes:

- A127 Dunton Interchange, Basildon
- A13 Haywain junction, Vange
- A176/Dry Street Interchange, Basildon
- Mountnessing Road/London Road Roundabout, Billericay
- Sun Corner junction, Sun Street, Laindon Road, Billericay
- Junction of the Runwell Road and the A132, Wickford

CYCLING AND WALKING IN BASILDON

Alongside proposals for road investment, the Draft Local Plan also recognises the importance of encouraging more people to use alternative methods of transport, including walking and cycling. It proposes to do this by retaining and improving the existing cycle and footpath network and extending it to cover new developments.

Focus on Basildon

Basildon (including Laindon, Pitsea, Dunton and Noak Bridge) is our borough's biggest urban area and is already home to more than 60% of our borough's population. It is served by three town centres, three railway stations with connections to London and South Essex, local shopping parades, and community infrastructure such as schools and employment areas.

The share of growth proposed for Basildon is 59% of the total set out in the Draft Local Plan. This is broadly aligned with the size of its current population in relation to the borough as a whole. Within the town centres there is a real opportunity to provide new homes and business opportunities on brownfield land, helping us to minimise the amount of land we need to use from the Green Belt.

The Draft Local Plan looks to use the opportunities to extend Basildon to the east and west to create well designed places for the area's population to grow into and thrive.

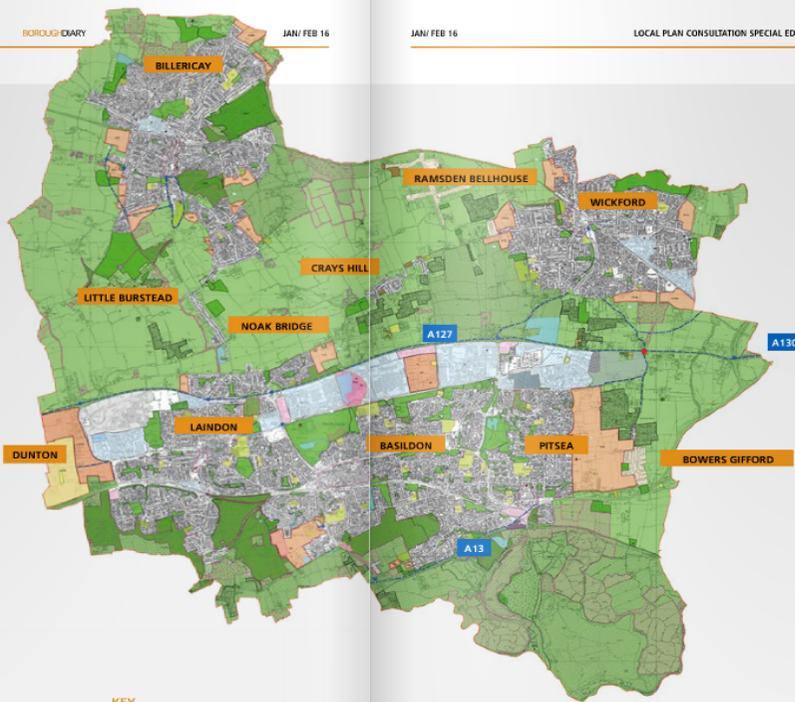
The Draft Local Plan sets out proposals for a range of new community facilities and transport upgrades to be provided alongside development. These infrastructure improvements are designed to support the development of over 8,800 new homes.

Planned measures for the Basildon area by 2034 include:

- The development of **8,835 new homes**
- A further **600 homes** in the village of Bowers Gifford with new local primary school and local shopping facilities, separated from Pitsea by a **new 180 acre park**
- Provision for at least **2 new care homes**
- **2 new Gypsy and Traveller sites** delivered as part of mixed-use developments at Gardiners Lane South and east of Pitsea
- **115 acres of land** for business and economic development, providing opportunities for new local jobs
- The **regeneration of Basildon Town Centre** with new homes, new college, relocated market, cinema, restaurants, integrated bus and rail station and enhanced public realm in line with the Basildon Town Centre Masterplan
- The **regeneration of Laindon Town Centres** including new homes, replacement shops, parking and community facilities
- **5 new primary schools, 1 new GP surgery**, plus upgrades to other healthcare facilities, schools and community facilities
- **New country hotel** alongside Basildon Golf Course
- **Widening of the A13 and A127** and junction upgrades along its route
- **New junction on the A127** to access the Burnt Mills industrial area from the east and new housing to the east of Pitsea and Wickford
- **Enlarged replacement open space** alongside new housing development between Pitsea and Bowers Gifford for sports and recreation and wildlife
- **3 new strategic open spaces** west of Nethermayne, at Dunton and east of Noak Bridge for outdoors sports, recreation and wildlife conservation

Basildon

Already with Planning Permission	3646	41.3%
Within the Urban Area	2234	25.3%
Green Belt Release	2955	33.4%



KEY

- Borough Boundary
- Green Belt Policy G82
- ▨ Plotland Infill Policy G83
- ▨ Existing Employment Areas Policy
- ▨ Existing Employment Area for Research and Development Urban Policy E3
- ▨ Terminus Drive Policy E5
- ▨ Burnt Mills Extension Policy E8a
- ▨ Safeguarded Employment Zone Policy E9
- ▨ Rural Enterprise Sites Policy E9
- ▨ Untidy Industry Zone, Burnt Mills Policy E10
- ▨ Locations for Employment Development Policy E11
- ▨ Town Centres Policy R2-R7
- ★ Local Centres Point Policy R10
- ▨ Out of Centre Retail Areas Policy R11
- ▨ Festival Leisure Park Policy R12
- ▨ Hotel Development Site Policy R13
- ▨ Safeguarded Areas for Transport Improvements (Indicative) Policy T55, T52
- Junction Updates (Indicative)
- New Junction (Indicative)
- ▨ Established G&T Site Provision Policy H7-H27
- ▨ New G&T Site Provision Policy H8
- ▨ Safeguarded for Housing
- ▨ Housing Allocations Mixed Use
- ▨ Housing Growth in Service Settlements Policy H28, H29
- Area of Special Development Control Policy DES3
- ★ Community Facilities Policy HC4
- Public Open Spaces Policy HC5
- Playing Fields Associated with Education Facilities Policy HC7
- Strategic Open Space
- Washlands Policy CE3
- Conservation Areas2 Policy HE2
- Listed Buildings Policy HE3
- Scheduled Monuments and Archaeology Policy HE4
- ▨ Areas of Higher Landscape
- Country Parks Policy NE3
- Local Wildlife Sites Policy NE4
- SSSI

Dunton Garden Suburb

In the period from January to March 2015, the Council and Brentwood Borough Council jointly consulted on a proposal known as Dunton Garden Suburb. This was a proposal for a community comprising 4,000 to 6,000 new homes and associated employment provision and community facilities, straddling the boundary between the two boroughs.



Dunton Fields

Having considered the outcomes of this consultation, the Basildon Draft Local Plan does not include proposals for Dunton Garden Suburb, as Brentwood Borough Council has not provided sufficient information, at this time, to show it is the best location for new housing provision in the Brentwood borough.

The Draft Local Plan has, however, identified land within the Basildon borough, around the current village of Dunton to help meet local housing and employment needs. These are included in Basildon's new housing and employment figures.



Focus on Billericay

Billericay (including Great Burstead and South Green) and the separate village of Little Burstead are standalone settlements. Billericay is smaller than Basildon, has one town centre gathered around a High Street with a mixture of shops, bars, restaurants and community facilities. It has one railway station with connections to London and South Essex, which not only serves the town, but also the outlying villages.

Billericay's origins and more organic development has meant that it has the greatest concentration of Listed Buildings and Conservation Areas – protecting buildings and areas of special architectural or heritage value. It has a number of Ancient Woodlands, two Sites of Special Scientific Interest and a Scheduled Monument (including Norsley Wood and Mill Meadows) which are protected by law.

Billericay is currently home to around 20% of the borough's population. Applying the same principle as to Basildon and looking to accommodate 20% of future development needs in Billericay has proved challenging, owing to these environmental and heritage designations.

There is also limited brownfield land in Billericay. The town centre and Radford Way employment area are also constrained by neighbouring land uses which limit the ability to expand or accommodate more development. The Council has had to consider very carefully the options for where development can be located so that it has the least possible environmental impact.

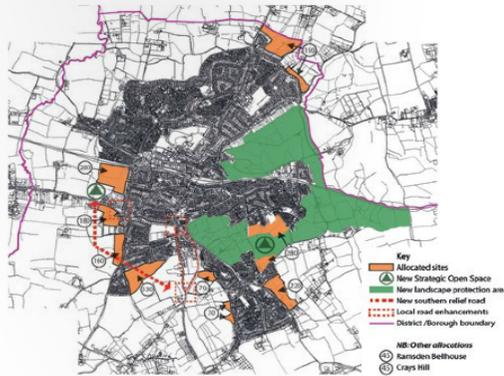
The Draft Local Plan proposes that Billericay accommodates 12.5% of the borough's total growth requirements, a total of 1,860 new homes, 94% of which will be on 192 acres of land released from the Green Belt. This will include the provision of two new strategic open spaces, west of Mountnessing Road and between Greens Farm Lane and Outwood Common Road. Developments will also be expected to contribute to the upgrades of existing schools and health and community facilities to help cope with increased demands on them.

The Council is aware that parts of Billericay's road network struggle with current traffic levels and has, therefore, considered how the Local Plan could help improve the situation. The proposals include a new southern relief road, along with a series of housing developments to the west of the town from the B1007 and the A129, a new roundabout at Mountnessing Road and London Road and changes to the routing of traffic along Laindon Road and Sun Street.

The distinct serviced villages of Ramsden Bellhouse and Crays Hill are also expected to contribute to meeting local housing needs, providing an additional 45 homes each through small scale expansion of the current villages. The Draft Local Plan recognises that such development needs to be managed carefully to ensure the design and style of new buildings are in keeping with the villages' character.

Billericay		
Already with Planning Permission	111	6.0%
Within the Urban Area	9	0.5%
Green Belt Release	1740	93.5%

PLANNING MAP



Billericay High Street

Focus on Wickford

Wickford (including Shotgate) is also a standalone settlement, smaller than Basildon, with one town centre clustered around a High Street with a mixture of shops, bars, restaurants and community facilities. It has one railway station, with connections to London and South Essex, which not only serves the town, but also outlying villages.

It is currently home to around 17% of the borough's population. Applying the same initial principle to consider growth on a proportionate basis as in Basildon and Billericay we looked to accommodate around 17% of future development needs in Wickford. Aside from the parts of Wickford that cannot be developed due to designated floodplain, it has fewer environmental and heritage designations restricting its expansion. We know there is some brownfield land in Wickford within the town centre and employment area at Hurricane Way that can help meet housing, employment and retail needs. However, we need to be mindful that to accommodate this level of development, major upgrades to the road network will be needed to improve traffic flows into and from Wickford at peak times and due to its location and existing network, there are more options to do this.

The Draft Local Plan, therefore, proposes that Wickford accommodates more than 17% of growth, with around 22% of the borough's total growth requirements, a total of 3,300 new homes being provided. This would include a new care home and a Gypsy and Traveller site. 64% of this development will be on 201 acres of land released from the Green Belt. These greater than proportionate housing numbers will help secure the upgrades required to the local road network – particularly the A127, A130 and A132 – that are needed in combination with the expansion of Basildon to the south are necessary to ensure it can cope with increasing demands.

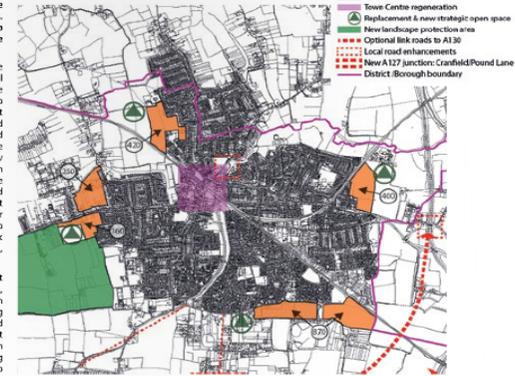
In addition, as with elsewhere, local infrastructure improvements are needed to complement new housing. The Draft Local Plan, therefore, proposes to set aside areas of land to the west and south of the town and to the north of Shotgate as new strategic open spaces for outdoor sport, recreation and wildlife, as well as land to the north of the town centre to replace the Barr Hall Recreation Ground with a larger new strategic open space which overlooks the town. Developments will be expected to contribute to the upgrades of existing schools, and health and community facilities to help cope with the increased demands placed upon them; one development to the south of Wickford would require a new primary school on site.

Wickford		
Already with Planning Permission	908	27.5%
Within the Urban Area	292	8.8%
Green Belt Release	2100	63.7%



Wickford Memorial Park

PLANNING MAP



Proposals for other rural areas

Plotlands refer to small pieces of land – originally laid out in regular plots that were developed as small holdings between the late 19th and early 20th century – in what was an early form of self-built housing. While the majority of the Plotlands were redeveloped when Basildon New Town was built or turned in nature reserves, 13 Plotland settlements still exist across the borough; all of which are in the Green Belt.



Plotlands

The Draft Local Plan acknowledges that many of these Plotland areas – the location of most of the houses which are in the borough's Green Belt – will need to accommodate some small scale infill development, without altering their semi-rural character. It has, therefore, defined specific areas within the Plotlands where limited infilling of some plots could occur; contributing 218 new homes and new Gypsy and Traveller pitches to help meet the borough's total growth requirements.

The Draft Local Plan also includes proposals to relax the strict controls on how existing buildings in the Green Belt can be enlarged or replaced, moving from fixed size limits to a percentage change to make them more proportional. It also proposes to recognise sites within the Green Belt that make contributions to rural enterprise, managing their continued operation and enlargement as appropriate to satisfy rural business needs.

Draft Local Plan Public Exhibition Events

To find out more about how the Local Plan might impact your area, please come along to one of the following events. It is the same exhibition in all locations, so please just come along to whichever one is convenient for you. There is no need to book. Alternatively, you can find out more about the Local Plan by visiting our website www.basildon.gov.uk/localplan or by calling us and speaking to one of our team on 01268 533 333 (Option 6).

Saturday 13th February
10:30 am – 4:30pm

Pitsea

The Place, Northlands Pavement, Pitsea, SS13 3DU

Wednesday 17th February
10:00 am – 4:30pm

Basildon

Upper Mall, Eastgate Centre, Southernhay, Basildon, SS14 1EB

Saturday 20th February
10:30 am – 4:30pm

Laindon

President's Community Centre, Hoover Drive, Laindon SS15 6LF

Monday 22nd February
2:00 pm – 8:00pm

Billericay

Billericay Day Centre, Charity Way, Billericay, CM11 2BB

Saturday 27th February
10:30 am – 4:30pm

Wickford

Wickford Community Centre, Market Road, Wickford, SS12 0AG

Monday 29th February
2:00 pm – 8:00pm

Pitsea

The Place, Northlands Pavement, Pitsea, SS13 3DU

Saturday 5th March
10:00 am – 4:30pm

Basildon

Upper Mall, Eastgate Centre, Southernhay, Basildon, SS14 1EB

Monday 7th March
2:00 pm – 8:00pm

Laindon

Womens' Institute Hall, Samuel Road, Langdon Hills, Basildon, SS16 6EZ

Saturday 12th March
10:30 am – 4:30pm

Billericay

Billericay Day Centre, Charity Way, Billericay, CM11 2BB

Wednesday 16th March
2:00 pm – 8:00pm

Wickford

Wickford Community Centre, Market Road, Wickford, SS12 0AG

JAN/ FEB 16

YOUR BOROUGH. YOUR SAY.

HOW TO TAKE PART IN THE CONSULTATION

This is your chance to help shape the future of your local area – and we want to hear your views.

The Draft Local Plan is critical to the borough's future. It sets out how we will grow the local economy and meet the need for new homes over the next 20 years.

The Draft Local Plan consultation is your opportunity to comment on our proposals and to set out your views on the future of the borough. The consultation closes at 23:59 on 24 March 2016, so please make sure you submit your comments before then.

HERE'S HOW YOU CAN HAVE YOUR SAY:

By post

You can submit your views on the Draft Local Plan to our Freepost address (no stamp required):

Draft Local Plan Consultation 2016,
FREPOST ANG11276,
Policy and Democratic Services,
The Basildon Centre,
St Martin's Square, Essex, SS14 1ZZ

You can bring any letters or surveys into the Customer Service Centre at the Basildon Centre and hand in to a member of staff.

If you wish, you can use the consultation response form on the next page to help with your response. The response form sets out five short questions covering aspects of the Draft Local Plan. You can then use the comments box provided to let us know your views in more detail. None of the questions are compulsory, so please write as much or as little as you would like.

Alternatively, you can simply submit your views as a letter using the Freepost address – you do not need to use the comment form provided. Please note, though, that you will need to include your full name and full postal address in your submission for it to be legally acceptable.

You can also submit your response in person at the Customer Service Centre at the Basildon Centre.



www.basildon.gov.uk/localplan

Visit our consultation website, where you will find further information on the measures being proposed, including all documents relating to the Draft Local Plan. From here, you will be able to submit your views online.

You can also submit your comments by email to planningpolicy@basildon.gov.uk. Please note, you will need to include your name and full postal address in your submission for it to be legally acceptable.

NEED MORE INFORMATION?

Call us

The Council's Planning Policy Team is ready to speak to you about any aspect of the Draft Local Plan and to guide you through how you can have your say. To speak to a member of the team, call 01268 533 333 (Option 6) Monday to Friday 9am to 5pm.



Visit us

We are holding a Draft Local Plan Exhibition at various venues across the borough during the consultation period where you can learn more about the Draft Local Plan, speak to Council officers and find out how the proposals could affect your local area. You can find the dates and times on the back page of this Borough Diary. It is the same exhibition in all locations, so please just come along to whichever one is convenient for you. There is no need to book.

JAN/ FEB 16

LOCAL PLAN CONSULTATION SPECIAL EDITION

BOROUGH DIARY

NEWS 11

CONSULTATION RESPONSE FORM

This short response form helps you to give us your views on Basildon Council's proposed Local Plan. You can answer as many questions as you like and, if you wish, give more detail using the comments box provided.

Please note, though, that for your views to be considered as part of the Local Plan consultation, we need you to provide your full name and full address. We are unable, by law, to consider submissions which are anonymous.

Once you have completed the form, please return it using our Freepost address:

Draft Local Plan Consultation 2016,
FREPOST ANG11276,
Policy and Democratic Services,
The Basildon Centre,
St Martin's Square, Essex, SS14 1ZZ

To be considered, all submissions must be received by the closing date and time at 23:59 on 24 March 2016.

YOUR ANSWERS

Full name:

.....

Address (including postcode):

.....

If you would like us to send you email updates on the Draft Local Plan and the consultation, please provide your email address:

.....

ABOUT YOU:

The following questions are designed to help us understand a little more about people who respond and your interest in the Draft Local Plan. Again, these questions are not compulsory and so you should feel free to provide as much or as little detail as you wish.

Q1: LIVING IN THE BOROUGH

Do you live in the borough?

- Yes
 No
 Prefer not to say

Q2: EMPLOYMENT

A: Do you work in the Borough?

- Yes
 No
 Prefer not to say

B: Do you own or operate a business in the Borough?

- Yes
 No
 Prefer not to say

Q3: EDUCATION

Do you currently study at a facility within the borough (including schools, colleges and adult education facilities)?

- Yes
 No
 Prefer not to say



Q4: PLEASE TELL US...

What is your gender?

.....

What year were you born?

.....

What is your ethnicity?

.....

Did you experience any difficulty responding to this consultation as a result of a disability or ill health?

Y/N

If so, how could we improve next time?

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NEED HELP?

We want all residents to be able to have their say on the Draft Local Plan. We are ready to provide a range of assistance options, from alternative language translations of Draft Local Plan documents through to large print versions of documentation.

If you would like any assistance, please contact one of our team on 01268 533 333 (Option 6).

Appendix B: Newspaper Advert

An example of a quarter-page newspaper advertisement promoting the consultation and upcoming exhibition events



**What will our
Borough look like
in 20 years time?**

Basildon is changing, and we're planning for the future.

Come to one of the upcoming public exhibition events
on our **Draft Local Plan**:

Saturday 13th February at The Place, Northlands Pavement,
Pitsea, SS13 3DU between **10:30am-4:30pm**

Wednesday 17th February at Upper Mall, Eastgate Centre,
Southernhay, **Basildon**, SS14 1EB between **10:00am-4:30pm**

Basildon Council
BASILDON • BILLERICAY • WICKFORD

See the Draft Local Plan and have your say on your area
at www.basildon.gov.uk/localplan, visit your library
or call 01268 533 333 (Option 6) for more details.

Appendix C: Example Train Station Advertisement

The advertisement placed at Wickford Train Station promoting the Draft Local Plan



Appendix D: Business E-newsletter Articles

Article from 29 January 2016

sponsorship packages available please contact business-assist@basildon.gov.uk.

4. Council Approves Consultation on new Local Plan – Which Could Bring Business Area Expansion

On 7 January 2016, the Council approved for public consultation to be carried out on its Draft Local Plan.

The Draft Local Plan sets out proposals for how the Borough could change and develop by 2034. Alongside proposals for around 15,000 new homes around Billericay, Wickford, Laindon, Basildon and Pitsea are proposals to set aside more land for industrial development. In addition, the Council is committed to trying to ensure that new development is met with necessary upgrades to key pieces of the Borough's road infrastructure including the A127 and A13 which could both be widened and have enlarged and new junctions.

The public consultation, started on the 28 January 2016 and will run for eight weeks. Consultation will include a special business breakfast which will enable businesses to have a greater insight into the Plan, ask the Council questions and respond to the consultation.

www.basildon.gov.uk/localplan

5. A Guide to Business Continuity Planning

Article from 29 February 2016

To book your place: <http://www.eventbrite.co.uk/e/marketing-and-maximising-your-social-media-and-web-site-tickets-15276940741>

Event: Basildon Council Business Breakfast - Have your say on the future development of the Borough:

When: Wednesday 9 March 2016
Where: Holiday Inn, Festival Leisure Park, Basildon
Time: 7.30am - 9.30am

Overview: Find out how your businesses can benefit from the Council's emerging Local Plan of the future development of the Borough and we want your views how best the Plan can support the growth of your business over the next 20 years.

To book your place: <https://www.eventbrite.co.uk/e/have-your-say-on-the-boroughs-future-development-business-breakfast-tickets-21057129441>

Event: Top Tips to Help You Win Public Sector Contracts:

When: Wednesday 16 March 2016

Appendix E: Exhibition Boards

BASILDON LOCAL PLAN CONSULTATION

WHAT IS THE LOCAL PLAN?

- The Local Plan is the document that will guide all development, infrastructure and future planning priorities for our borough until 2034.
- It supports the delivery of the Council's overall vision for the borough and our priorities for regeneration, housing and economic growth.
- The Council is required to produce a Local Plan ready to submit to the Government in 2017. We are required to set out how we plan to meet housing needs, as well as a plan to support our own ambition of increasing economic growth.
- The Local Plan Consultation closes on 24 March 2016. So don't miss your chance to have your say!

BASILDON LOCAL PLAN – THE TIMETABLE

In preparing our Local Plan, the Council is currently working to the following timetable:

Draft Local Plan consultation starts **28 January 2016**

Draft Local Plan consultation closes **24 March 2016**

Analysis and consideration of all responses
March to June 2016

Refine the Draft Local Plan **June to November 2016**

Final version of Local Plan approval by Councillors
before submission to Government – **December 2016**

Public Consultation on Final Local Plan and Submission
to Government by **March 2017**

Examination in Public by independent Planning
Inspector **March 2017 to November 2017**

Inspector's Report and Recommended Modifications
December 2017

Consultation on the recommended changes
January-February 2018

Adopted by the Council **March 2018**

Board 1

PLANNED MEASURES FOR THE BASILDON AREA BY 2034 INCLUDE:

- The development of **8,835 new homes**
- A further **600** homes in the village of Bowers Gifford with a new local primary school and local shopping facilities, separated from Pitsea by a **new 180 acre park**
- Provision for at least **2 new care homes**
- **2 new Gypsy and Traveller sites** delivered as part of mixed-use developments at Gardiners Lane South and east of Pitsea
- **115 acres of land** for business and economic development, providing opportunities for new local jobs
- The **regeneration of Basildon Town Centre** with new homes, new college, relocated market, cinema, restaurants, integrated bus and rail station and enhanced public realm in line with the Basildon Town Centre Masterplan
- The **regeneration of Laindon Town Centre** including new homes, replacement shops, parking and community facilities
- **5 new primary schools, 1 new GP surgery**, plus upgrades to other healthcare facilities, schools and community facilities
- New **country hotel** alongside Basildon Golf Course
- **Widening of the A13 and A127** and junction upgrades along the route
- **New junction on the A127** to access the Burnt Mills industrial area from the east and new housing to the east of Pitsea and Wickford
- **Enlarged replacement open space** alongside new housing development between Pitsea and Bowers Gifford for sports and recreation and wildlife
- **3 new strategic open spaces** west of Nethermayne, at Dunton and east of Noak Bridge for outdoors sports, recreation and wildlife conservation

Basildon		
Already with Planning Permission	3646	41.3%
Within the Urban Area	2234	25.3%
Green Belt Release	2955	33.4%

PLANNED MEASURES FOR THE BILLERICAY AREA BY 2034 INCLUDE:

- **1,860 new homes**, 94% on 192 acres of land released from the Green Belt
- Two new strategic open spaces, west of Mountnessing Road and between Greens Farm Lane and Outwood Commons Road
- **Upgrades to existing schools** and health and community facilities
- A **new southern relief road**, along with a **series of housing developments** to the west of the town from the B1007 and the A129
- A **new roundabout** at Moutnessing Road and London Road
- **Changes to the routing of traffic** along Laindon Road and Sun Street

Billericay		
Already with Planning Permission	111	6.0%
Within the Urban Area	9	0.5%
Green Belt Release	1740	93.5%

PLANNED MEASURES FOR THE WICKFORD AREA BY 2034 INCLUDE:

- **3,300 new homes**, including a new care home and Gypsy and Traveller site
- **64%** of this development on 201 acres of land released from the Green Belt
- **Upgrades to the local road network** - particularly the A127, A130 and A132
- **New strategic open spaces to the west and south** of Wickford and to the north of Shotgate for outdoor sport, recreation and wildlife
- Land to the north of the town centre to replace the Barn Hall Recreation Ground with a **larger new strategic open space** which overlooks the town
- **Upgrades to existing schools**, and health and community facilities
- A **new primary school** to accompany one development to the south of Wickford

Wickford		
Already with Planning Permission	908	27.5%
Within the Urban Area	292	8.8%
Green Belt Release	2100	63.7%



KEY

- ▭ Borough Boundary
- ▭ Green Belt Policy G02
- ▭ Pitsea Hill Policy G02
- ▭ Existing Employment Area Policy
- ▭ Existing Employment Area for Research and Development Use Policy G2
- ▭ Terrace Drive Policy G5
- ▭ Burnt Mills Extension Policy G1a
- ▭ Safeguarded Employment Zone Policy G9
- ▭ Rural Enterprise Sites Policy E9
- ▭ Unidry Industry Zone, Burnt Mills Policy E10
- ▭ Locations for Employment Development Policy E11
- ▭ Town Centres Policy E2-E7
- ▭ Local Centres Policy E10
- ★ Local Centres Policy E10
- ▭ Out of Centre Retail Areas Policy E11
- ▭ Festival Leisure Park Policy E12
- ▭ Hotel Development Site Policy E12
- ▭ Safeguarded Areas for Transport Improvements (Indicative) Policy T1, T2, T3
- Junction Updates (Indicative)
- New Junction (Indicative)
- ▭ Established GAT Site Provision Policy H7-H27
- ▭ New GAT Site Provision Policy H8
- ▭ Safeguarded for Housing
- ▭ Housing Allocations: Mixed Use
- ▭ Housing Growth in Service Settlements Policy H28, H29
- ▭ Areas of Special Development Control Policy G03
- ★ Community Facilities Policy H01
- ▭ Public Open Spaces Policy H03
- ▭ Playing Fields Associated with Education Facilities Policy H07
- ▭ Strategic Open Space
- ▭ Washlands Policy C01
- ▭ Conservation Areas Policy H02
- ▭ Listed Buildings Policy H03
- ▭ Scheduled Monuments and Archaeology Policy H04
- ▭ Areas of Higher Landscape
- ▭ Country Parks Policy M03
- ▭ Local Wildlife Sites Policy M04
- ▭ SSSI

YOUR BOROUGH. YOUR SAY.

HOW TO TAKE PART IN THE CONSULTATION

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FREEPOST ANG11276,
Policy and Democratic Services,
The Basildon Centre,
St Martin's Square, Essex, SS14 1ZZ**

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www.basildon.gov.uk/localplan

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Please note, you will need to include your name and full postal address in your submission for it to be legally acceptable.



NEED MORE INFORMATION?

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Appendix F: Equality Evaluation Criteria

	Criteria	Description	Example	Council Response
Criteria 1:	Expressing or Inciting Hatred	Someone with intent to act or incite others based on overt discrimination or hatred.	<p>“I do not want Travellers here, the community should get together and force them out”</p> <p>Use of overtly offensive terms such as paki, nigger, pikey or stereotypes applied to particular groups that incite hatred.</p>	Report issue to the police together with details. This is inciting hatred and could end up with real victims. Details should be given to the police for them to take it up with the individuals.
Criteria 2:	Discriminatory Opinion	An opinion which singles out a particular group of people with no logical explanation. This would include stereotyping	<p>“No land in Laindon should be provided for Travellers”</p> <p>“Lots and lots of students hanging around creating the potential nuisance and the potential to change the atmosphere of the Town for the worse”</p>	<p>These comments should not be taken into account in their original format.</p> <p>Consultees will be provided with the opportunity to amend such comments to make them acceptable. However, if they fail to do so they will not be included within the final report or any decision making process.</p> <p>The Council should state in the final report that we do not tolerate any form of discrimination.</p>
Criteria 3:	Genuine Opinion	An opinion that may single out a particular group, but there is a valid explanation and rationale with regards to the issues raised	<p>“I do not think that a campus should be moved into the Town because there are no available playing fields for young people in the area”</p> <p>“There is an influx of churches in</p>	Valid response should be included as part of the consultation

	Criteria	Description	Example	Council Response
			the area which tend to be in residential places. The churches tend to run into the night which cause noise nuisance. Someone should look into the issue of churches in residential areas and look for ways to address noise nuisance”	

Appendix G: Schedule of Duty to Cooperate Activities

DtC Authority / Organisation	Ongoing Engagement Activities	Engagement Specific to the Draft Local Plan	Issues raised through consultation	Future DtC work required
South Essex				
Castle Point	<p>Officers of the five LPAs, plus Essex County Council, meet on a bi-weekly basis to discuss strategic planning matters. This builds on historic joint working arrangements in South Essex, and reflects evidence of housing and economic relationships between these authorities as identified in evidence.</p> <p>Joint evidence base work has been completed, or is underway with regard to the following:</p> <ul style="list-style-type: none"> • Strategic Housing Market Assessment • Economic Development Needs Assessment • Retail Needs Assessment • Strategic Flood Risk Assessment 	Officers of Castle Point were briefed on a pre-consultation draft of the Draft Local Plan in November 2016, and had the opportunity to raise queries and concerns prior to finalisation.	Seek for Basildon to accommodate some of the un-met housing need arising from Castle Point.	In order to accommodate such a request Basildon would need to make additional land available within the current extent of the Green Belt. There are concerns that this is not commensurate with the planning position being taken by Castle Point. It is considered that the distribution of development across South Essex will be best achieved through effective working across South Essex, and therefore further and ongoing work is required in this regard to address the matters of currently un-met housing need.
Rochford	Consideration is being given to joint working on other evidence	As above, plus during the consultation a joint officer discussion took place between	Concerned to ensure that Wickford does not extend eastwards.	Ongoing engagement with Rochford both through one-to-one meetings and through

DtC Authority / Organisation	Ongoing Engagement Activities	Engagement Specific to the Draft Local Plan	Issues raised through consultation	Future DtC work required
	<p>documents also.</p> <p>Building on this, it is the intention to progress towards developing a shared position on strategic planning issues in South Essex.</p>	<p>Basildon, Rochford and Essex CC officers surrounding highways proposals in the Draft Local Plan as they related to Rochford.</p>	<p>Concerned to ensure that highway improvements do not impact negatively on Rochford, and potentially have positive/shared benefits for Rochford.</p>	<p>South Essex joint working.</p>
<p>Southend-on-Sea</p>	<p>A Members Group has been established to address strategic planning matters in South Essex. This comprises the portfolio holders of the six constituent authorities. This group meets periodically.</p>	<p>Officers of Southend were briefed on a pre-consultation draft of the Draft Local Plan in November 2016, and had the opportunity to raise queries and concerns prior to finalisation.</p>	<p>Concerned that the housing target in the Draft Local Plan is not sufficiently flexible to meet the un-met housing needs of other South Essex Authorities.</p>	<p>It is considered that the distribution of development across South Essex will be best achieved through effective working across South Essex, and therefore further and ongoing work is required in this regard to address the matters of currently un-met housing need.</p>
<p>Thurrock</p>		<p>As above, plus during the consultation a joint officer discussion took place between Basildon and Thurrock officers to discuss the proposals in the Draft Local Plan as they related to Thurrock.</p>	<p>Concerns surrounding the potential coalescence of Basildon with West Hordon as a consequence of Basildon and Brentwood's Draft Local Plan proposals combined.</p> <p>Concerns about the extent of</p>	<p>Initial discussions have been undertaken with officers at Brentwood in order to try understand the logic and physical extent surrounding their proposals. Further work in relation to this matter is required.</p> <p>These concerns have been incorporated into further</p>

DtC Authority / Organisation	Ongoing Engagement Activities	Engagement Specific to the Draft Local Plan	Issues raised through consultation	Future DtC work required
			highway modelling and the implications of growth on traffic flows on the Lower Dunton Road into Thurrock.	transport evidence work underway. Further engagement with Thurrock on this matter is required once initial modelling results are available.
Essex County Council	<p>As above, plus there is further ongoing engagement with Essex County Council as the Local Highway Authority. Basildon and Essex County Council officers have been working jointly to commission transport evidence for the Local Plan, and also to deliver highway improvements. Basildon officers have also been involved in work surrounding the review of the A127 Corridor for Growth Strategy, and the Essex Cycling Strategy and associated Action Plan.</p> <p>Members engage in relation to strategic highway matters with Essex County Council through the South Essex Transport Board.</p>	<p>As a key service provider, Essex County Council officers were privy to early drafts of the Local Plan to ensure key matters relating to highways, education and flood risk as examples were addressed in a technically correct manner. Basildon officers also engaged with a wider group of service providers at ECC to ensure that where possible infrastructure needs were identified.</p> <p>Additionally, officers of ECC also attended the presentation on the pre-consultation draft, enabling them to raise any issues.</p>	Concerns regarding the alignment of growth with the capacity of infrastructure, with a particular emphasis on the A127.	Ongoing engagement with Essex County Council through South Essex joint working, through the South Essex Transport Board, through ongoing work on the A127 Corridor for Growth Strategy review, and on a one to one basis on transport planning, and in relation to service provision.
Other Neighbouring Authorities				
Brentwood	Brentwood and Basildon worked together to undertake initial	Officers of Brentwood were briefed on a pre-consultation	No issues were raised.	Whilst Brentwood did not raise issues to the Draft

DtC Authority / Organisation	Ongoing Engagement Activities	Engagement Specific to the Draft Local Plan	Issues raised through consultation	Future DtC work required
	consultation in early 2015 on the Dunton Garden Village proposal under a MoU. This expired in early 2016. Both during that time, and since there has however been limited engagement of an ongoing nature.	draft of the Draft Local Plan in November 2016, and had the opportunity to raise queries and concerns prior to finalisation.	Brentwood advised that they are unlikely to be able to assist with the supply of sites for gypsies and travellers.	Local Plan, it is necessary to engage further with them in relation to the issues raised by Thurrock. Work on an update to the GTAA is underway, reflecting the changes to the definition of gypsies and travellers set out in the PPTS in August 2015. Once complete, it will be necessary to determine whether this need can be met in Basildon or needs to be met elsewhere. If it needs to be met elsewhere, the Council will need to challenge other authorities in Essex on this point, seeking to ensure their position is evidenced based.
Chelmsford	Officers from Chelmsford and Basildon have met on occasions over the last 18 months to discuss the progression of their respective plans, and any potential cross-boundary matters.	Officers of Chelmsford were briefed on a pre-consultation draft of the Draft Local Plan in November 2016, and had the opportunity to raise queries and concerns prior to finalisation.	Concerns in relation to the relationship between Wickford and Runwell. Cannot assist in meeting the Borough's unmet need for Gypsy and Traveller	Initial meeting between Members of authorities has taken place, with actions identified around joint working in relation to Wickford/Runwell, and also in relation to transport. Further discussions to occur

DtC Authority / Organisation	Ongoing Engagement Activities	Engagement Specific to the Draft Local Plan	Issues raised through consultation	Future DtC work required
			accommodation.	regarding gypsies and travellers once evidence base is available.
Essex Wide				
Other Essex Authorities	Basildon officers participate actively in the Essex Planning Officers Association. This means that officers have been able to share with other Essex authorities regular updates on Local Plan progress and strategic planning issues. The EPOA has historically provided the bases for joint working on evidence base across Essex including the Greater Essex Demographic Forecasts, the Greater Essex GTAA, and the emerging Greater Essex Growth and Infrastructure Framework.	Short briefings were given at meetings of the EPOA and the EPOA Policy Forum on the progress with the Draft Local Plan, prior to and during the consultation.	Uttlesford and Epping Forest have indicated that they will not be able to assist Basildon in meetings its need for Gypsy and Traveller Accommodation.	Work on an update to the GTAA is underway, reflecting the changes to the definition of gypsies and travellers set out in the PPTS in August 2015. Once complete, it will be necessary to determine whether this need can be met in Basildon or needs to be met elsewhere. If it needs to be met elsewhere, the Council will need to challenge other authorities in Essex on this point, seeking to ensure their position is evidenced based.
London and London Boroughs				
Havering	Officer engagement has occurred with Havering in respect of evidence base work that has been commissioned at a South Essex level, and also in relation to evidence commissioned by East	Limited, as Havering was unable to attend the pre-consultation engagement in November 2015.	Concerned about growth in Basildon, and the capacity on the A127 – in particular that bit of the A127 running through Havering.	Officers has undertaken an initial meeting to discuss concerns raised with Havering.

DtC Authority / Organisation	Ongoing Engagement Activities	Engagement Specific to the Draft Local Plan	Issues raised through consultation	Future DtC work required
	London authorities.		NOTE: Similar representations also made to Brentwood and Castle Point.	<p>Havering have consequently been invited by ECC to participate in the review of the A127 Corridor for Growth Strategy.</p> <p>It is anticipated that this joint working will start to address Haverings concerns, and officers should continue to work with Havering to reach a shared position statement.</p>
Mayor of London	Officers and the Cabinet Member for Planning have been involved in the Mayors engagement process on the London Plan and its upcoming review. Systems have been put in place by the Mayor to improve engagement with the rest of the South East.	Consulted, but no engagement was undertaken.	<p>Supportive of the levels of growth in the plan. Aligns with the London Plan in terms of focus on the Thames Gateway corridor.</p> <p>Concerned about implications for transport infrastructure – sustainable travel locations preferred.</p>	<p>Ongoing engagement with the Mayor through the London Plan work.</p> <p>Also, the potential for engagement with the Mayor/GLA through a more focused Thames Gateway Forum.</p>
TfL	Limited	Consulted, but no engagement was undertaken.	Concerned about growth in Basildon, and the capacity on the A127 – in particular that bit of the A127 running through Havering.	ECC have been asked to engage TfL in the work being undertaken on the review of the A127 Corridor for Growth Strategy.

DtC Authority / Organisation	Ongoing Engagement Activities	Engagement Specific to the Draft Local Plan	Issues raised through consultation	Future DtC work required
			NOTE: Similar representations also made to Brentwood and Castle Point.	
Other Agencies				
CCG and NHS England	Many attempts were made throughout the process of preparing the Draft Local Plan to engage with the CCG and NHS England. Whilst largely unsuccessful, officers did attend the NHS Estates Forum meeting and explain the position with the Local Plan. They were consequently furnished with some information which was able to inform the provisions sought in the Draft Local Plan.	Informal discussions to encourage comment on the Draft Local Plan.	<p>NHS England provided further clarification on the extent of primary care requirements to support growth.</p> <p>The CCG began to articulate how primary and community care services might respond to growth, although the timescales of such plans are limited.</p>	<p>Similar issues have been experienced across Essex. Within South Essex a Planning and Health Summit has been arranged to start to bring LPAs and health professionals together to address this issue. Ongoing engagement is required in relation to this beyond the summit.</p> <p>Cllr Moore has written to John Baron MP who chairs Health Select Committees to try and facilitate better working arrangements from the NHS for the future.</p>
Environment Agency	Regular, proactive discussions are undertaken with the EA, particularly in relation to technical matters relating to flood risk. This includes	Consulted, but no engagement due to the extent of pre-engagement.	Nothing irregular has been raised as an issue in the Draft Local Plan consultation that cannot be resolved	Ongoing engagement as previous.

DtC Authority / Organisation	Ongoing Engagement Activities	Engagement Specific to the Draft Local Plan	Issues raised through consultation	Future DtC work required
	early engagement on evidence base work.		through wording changes to policy or supporting text.	
Historic England	Regular, proactive discussion are undertaken with HE, particularly in relation to historic matters and the SA/SEA process.	Consulted, but no engagement due to the extent of pre-engagement.	Nothing irregular has been raised as an issue in the Draft Local Plan consultation that cannot be resolved through wording changes to policy or supporting text.	Ongoing engagement as previous.
Natural England	Regular, proactive discussions are undertaken with NE, particularly in relation to biodiversity and landscape mattera, and the SA/SEA process.	Consulted but no engagement, due to the extent of pre-engagement.	Nothing irregular has been raised as an issue in the Draft Local Plan consultation that cannot be resolved through wording changes to policy or supporting text.	Ongoing engagement as previous.
Highways England	There are currently no Highways England assets in Basildon Borough. However, the proposals for the Lower Thames Crossing (LTX) have implications for Basildon Borough, and its development needs and viability. Therefore, officers have been engaging with Highways England on these proposals through workshop sessions and meetings.	Consulted, but no engagement, due the extent of pre-engagement. Additionally, they were consulting at the same time.	No issues raised (no response)	Ongoing engagement to ensure that the implications of any announcement on the preferred route (expected Autumn 2016) are recognised by both parties, and appropriately addressed in the Local Plan and through joint working.
Office of the Rail Regulator	They are primarily concerned with new line provision. Therefore, as none is proposed in Basildon, there	Consulted, but no engagement.	No issues raised (no response)	None required at this time, but to be monitored.

DtC Authority / Organisation	Ongoing Engagement Activities	Engagement Specific to the Draft Local Plan	Issues raised through consultation	Future DtC work required
	has been no engagement.			
Civil Aviation Authority	<p>The CAA sets out circumstances as to when it should be engaged on planning matters. Due to Basildon's location most forms of development would not meet the CAA criteria for engagement.</p> <p>That being said, officers of the Council have remained alert to consultations undertaken by the CAA and airport operators regarding changes to flight paths etc, and where appropriate responded.</p>	Consulted, but no engagement.	No issues raised (no response)	None required at this time, but to be monitored.
Marine Management Organisation	Officers of the Council have engaged with the MMO through their work on the initial stages of the Marine Plan for the South East, covering tidal waters up to the low water mark. This affects some of the tidal creeks around Pitsea Marshes. Responses to consultation by the MMO have been provided by the Council.	Consulted, but no engagement.	No issues raised.	Continue to engage in their work on the South East Marine Plan.
Homes and Communities Agency	Due to their land ownership, the Council engage closely with the HCA. However, there are no cross-	Consulted, and regular ongoing engagement.	No issues raised on cross-boundary matters. Responses focused on land	Continue to engage with the HCA on landownership issues, as this will enable

DtC Authority / Organisation	Ongoing Engagement Activities	Engagement Specific to the Draft Local Plan	Issues raised through consultation	Future DtC work required
	boundary matters on which the HCA and Basildon are currently engaging.		ownership matters which sit outside the Duty to Cooperate.	any DtC issues to arise if necessary.

Appendix H: Schedules of Respondents and Summary Responses

Separate electronic document due to both physical size and electronic file size.

