



Local Plan – Consultation on New Sites and Alternative Sites

Statement of Consultation

July 2017

CONTENTS

1. Introduction	1
2. Consultation Requirements.....	1
3. Previous Consultation on the Draft Local Plan	2
4. Consultation on the New and Alternative Sites.....	3
5. Consultation Procedure	4
6. Duty to Cooperate.....	6
7. Summary of Responses.....	6
Context for the Consultation	7
Key Consultation Statistics.....	7
Inadmissible Comments.....	9
The Main Issues.....	9
General Comments	10
Site Specific Comments	13
Comments relating to Proposals outside the scope of the Consultation.....	24
8. Schedule of Recommendations	25
9. Next Steps.....	26
10. Glossary of Terms	27
Appendix A: Local Plan – Consultation on New Sites and Alternative Sites Summary Document	38
Appendix B: Consultation Response Form.....	50
Appendix C: Press Briefings.....	52
Appendix D: Advertisement Posters.....	54
Appendix E: Equality Evaluation Criteria.....	56
Appendix F: Schedules of Respondents and Summary Responses	57

1. Introduction

- 1.1 This Basildon Borough Local Plan - New and Alternative Sites Statement of Consultation (N&AS-SoC) sets out how Basildon Borough Council undertook its consultation process on the Local Plan New and Alternative Sites between November and December 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 specific issues that arose within each proposed housing allocation, as well as other planning issues that affect proposals for the development and use of land in the borough. It also makes recommendations as to the actions that should be taken into account by the Council to ensure that the next version of the Local Plan addresses those appropriate issues raised by consultees through the consultation process.

2. Consultation Requirements

- 2.1 The consultation on the New and Alternative Sites 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, and Basildon Borough Council's Statement of Community Involvement (SCI) 2016.

- 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 explains how the consultation and public engagement was carried out in line with the approach set out in the Council's adopted Statement of Community Involvement (SCI). The SCI specifies the consultation process for all planning procedures the responsibility of Basildon Borough Council, including the preparation of local planning policies.

3. Previous Consultation on the Draft Local Plan

3.1 On 7 January 2016, the Council approved public consultation on the first draft of the Local Plan. Subsequently, an eight week public consultation commenced on 28 January, running until 24 March 2016. The Draft Local Plan comprised the full suite of strategic policies, allocation policies and development management policies which set out the overall proposed framework for the development of the Borough up to 2034.

3.2 The consultation generated much public interest and remained a topical subject in local and social media throughout its duration. Over 2,200 people attended eleven public exhibitions held around the Borough, together with a further 500 attending special Parish Council meetings, business breakfasts and special interest forums which presented the Draft Local Plan proposals and discussed the possible implications for different locational areas and a range of social, economic or environmental issues raised by the audiences. By the consultation deadline, a total of 21,636 individual comments were made by 3,805 consultees.

3.3 As part of the consultation representations were received from developers in relation to specific sites and alternative proposals, which provide the opportunity to consider some alterations to the proposed housing site allocations in the Draft Local Plan, and consequently the distribution of development across the borough. On 29 September 2016, the Council's Cabinet considered all the comments it had received into the Draft Local Plan consultation. The Cabinet approved a series of

52 key actions that should be taken in order to progress the Local Plan to publication and submission, one of which was the approval of a further round of consultation on 'New' or 'Alternative' sites put forward for development. This gave rise to the Local Plan Consultation on 17 New Sites and Alternative Sites. The Basildon Draft Local Plan Statement of Consultation 2016 (hereinafter referred to as the DLP SoC) summarises the results of the Draft Local Plan consultation.

4. Consultation on the New and Alternative Sites

- 4.1 In order to bring the information for new and alternative sites promoted 'in line' with that available for those sites previously considered in the Draft Local Plan, each of the new/alternative proposals needed to be considered against the same suite of evidence, including the results of public consultation, in accordance with relevant legislation.
- 4.2 A six-week consultation was, in turn, recommended for these potential new and alternative development sites under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, before the Council will consider the merits of any housing allocations. The public consultation on the New and Alternative sites, including the associated consultation documents (i.e. the promotional materials and representations submitted for each site in early 2016, a Council authored Summary Document, and a Map of New and Alternative Sites), commenced on 3 November 2016, closing at midnight on 15 December 2016.
- 4.3 The Council did not alter the content of the promotional materials and representations submitted for each new/alternative site documents, as they were what the promoters/landowners had already legally submitted into the Local Plan consultation in early 2016, and all the consultation was doing was publishing these submissions verbatim and inviting comments on them. The Summary Document was however published by the Council, to set out the purpose and scope of the consultation and a list of sites all in one place. This is set out in Appendix A.
- 4.4 Given the scope of this consultation, comments were only welcomed on the seventeen new/alternative options for sites being promoted, however, cumulative impacts of these proposals assuming a scenario of being alongside other Draft Local Plan proposals could legitimately be made. New representations on the Draft Local Plan or proposals contained within that document were therefore not acceptable. To ensure that responses were tailored to the new proposals only, a set questionnaire was used to administer the consultation responses as shown in Appendix B. The approach appeared successful in having a more targeted outcome than previous consultations, whilst still enabling people to freely comment on the proposals.

- 4.5 The consultation closed on time, although holding responses were accepted from public bodies where they requested them, in recognition of the stricter governance and formal approval processes in place in such organisations.

5. Consultation Procedure

- 5.1 Publicity: The Council adhered to publicity requirements of the relevant Regulations and the Council's adopted Statement of Community Involvement 2016 in order to ensure the best possible engagement could be achieved. The publicity included:

1) Direct Notification

As a consequence of past consultation activities, the Council holds a database of 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 provided consultation responses to the previous Core Strategy 2012/2014 and Draft Local Plan 2016. 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 consultation documents could be found, how additional information could be gained, advising how comments could be made, and the deadline to meet.

2) Formal Media

The Council published two press releases during the consultation period to promote the consultation to those living, working and visiting the borough, which were picked up by local media. These are shown in Appendix C.

3) Site Notices

In order to raise awareness amongst local communities of proposed developments nearby, A4 laminated site notices were placed on lamp posts around and nearby those new/additional locations proposed for development. The site notices were put up during the first week of consultation, showing a map of the proposed development location, and provided details of where further information could be found. Conversations with officers over the telephone and comments received through the consultations indicate that these notices proved an effective way in stimulating awareness of proposals and encouraging engagement with the community.

4) Other Council Communications

A 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 more information from the homepage, whilst also advertising the consultation to those visiting the Council's website for other purposes.

5) Third Party Promotion

The Council also worked with the Borough's Local Councils (village, parish, town) and Neighbourhood Forums to encourage the promotion of the consultation programme within their local areas. To raise awareness of the consultation in popular civic venues, officers worked with the operators of civic buildings, to ensure that posters advertising the event could be seen in a range of local civic buildings within the consultation area, including council buildings, leisure centres and libraries. Appendix D shows the advertisement posters used by the Council.

Furthermore, it is recognised that some third party promoters sent out leaflets about their own proposals only to selected parts of the Borough, cross-referencing the Council's consultation and/or organised meetings in order to promote their scheme. While this was done independent of the Council, which had no control over material or advice provided, it is acknowledged that such promotions helped some residents find out about the consultation programme in order to be able to respond formally.

- 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 and the Basildon Centre. Local Councils were also provided with copies of the consultation documents, including maps.
- 5.3 Engagement: On 13 October 2016, shortly before consultation commenced, officers gave a briefing on the content of the New and Alternative Sites consultation to representatives from the borough's Local Councils. Officers were also invited to the Bowers Gifford & North Benfleet Parish Council meeting on 30th November 2016, where a presentation was given on the New & Alternative Sites consultation followed by a short Q&A session.
- 5.4 Representations: Comments were only welcomed on the seventeen additional sites being promoted, including any associated impacts such as the capacity of the environment and infrastructure to accommodate such growth, within the specified consultation period. To ensure that responses were tailored to the new proposals only, a set questionnaire was used to administer responses. The questionnaires were freely available in both electronic and paper formats. Paper copies were made available alongside the consultation documents in the various display and promotion venues.

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 via the consultation portal;
- By email;
- By post; or
- By hand at the Basildon Centre.

5.5 Whilst only written representations could legally be accepted, Planning officers were available to answer questions on the consultation over the telephone, by email and in person if necessary, at the Basildon Centre. The consultation aimed to be as inclusive as possible and to 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 Mayor of London, 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.

7. Summary of Responses

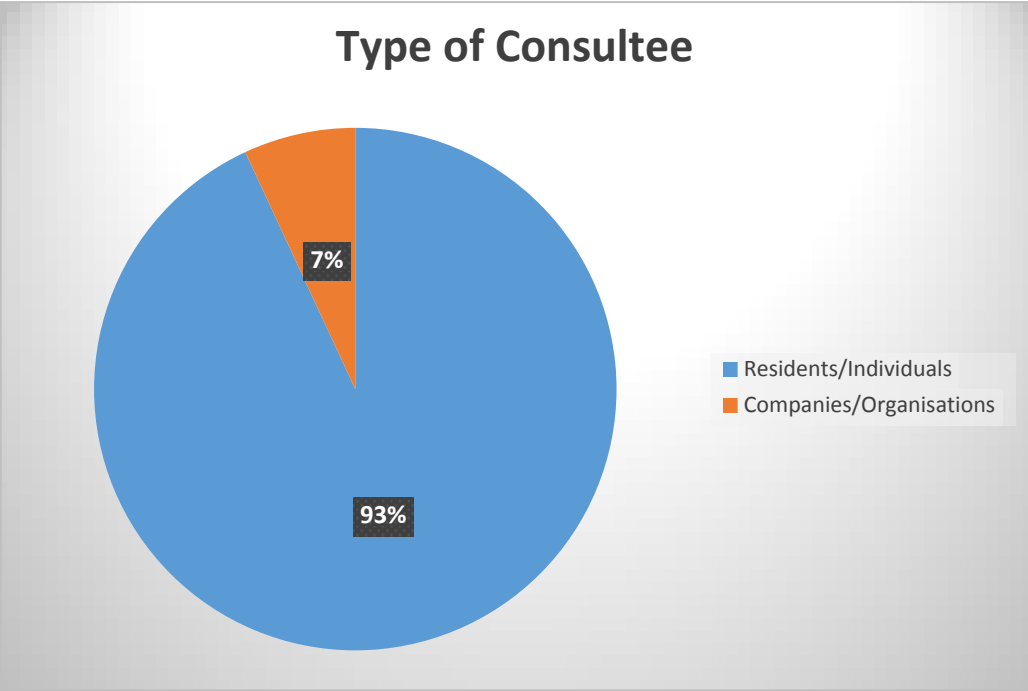
7.1 Under Regulation 18(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012, Basildon Borough Council, as the local planning authority, must 'take into account' the representations made in response to the Local Plan – New Sites and Alternative Sites consultation. This will enable the Council to prepare the final 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

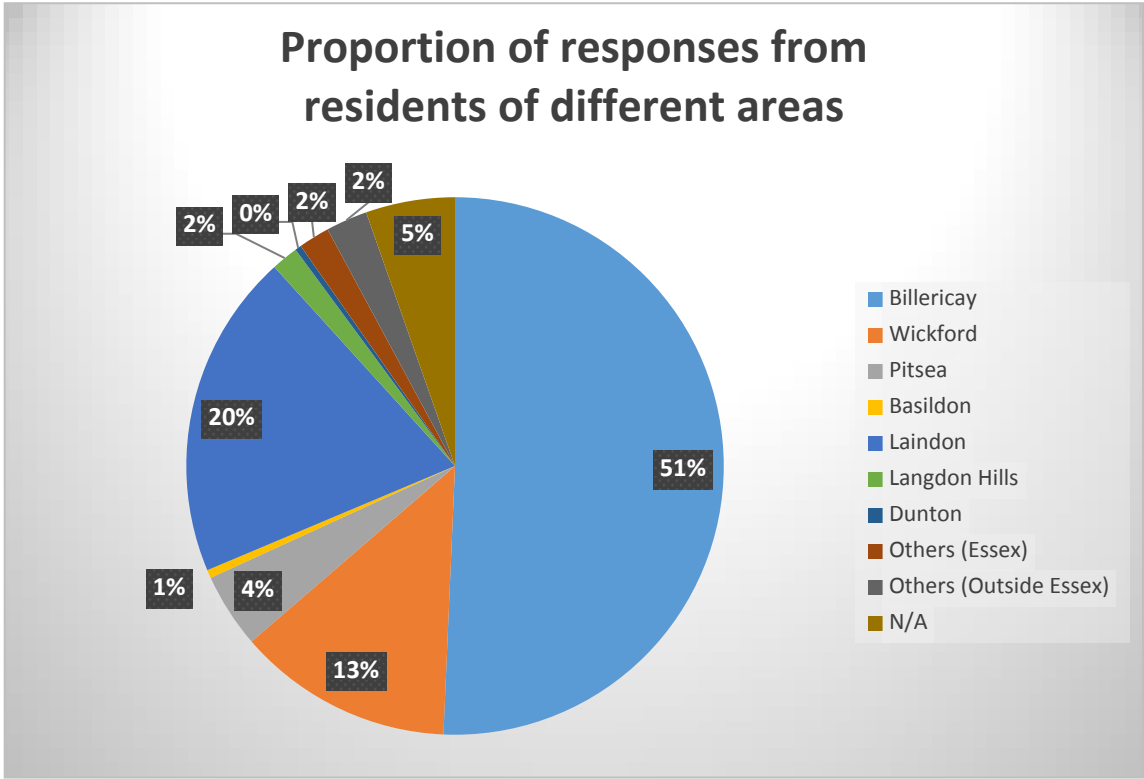
- 7.2 In considering the responses received to the Draft Local Plan, it is important to have regard to the context in which the consultation occurred, as such a context can have the effect of skewing the nature of responses received. For instance, bad weather can have the effect of generating comments 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 The main issue likely to have had an effect on the nature of responses received in relation to this consultation was previous consultation undertaken on the Draft Local Plan. Whilst the preferred housing allocations had been put forward by the Draft Local Plan, the alternative proposals within this consultation could have potential cumulative impacts for the borough and consequently concerns in relation to this are reflected in some comments received into the New and Alternative Sites Consultation. The results of this the New and Alternative Sites consultation alone cannot influence the outcome of sites that will be chosen in the final Local Plan, as the Council needs to take into account, site specific evidence and testing before arriving at its preferred sites. This is in accordance with Paragraph 158 of the NPPF which requires local planning authorities to use proportionate evidence base about the economic, social and environmental characteristics and prospects of the area in their assessment of and strategies for housing, employment and other uses.
- 7.4 It should be noted that, although the consultation occurred following the referendum on the UK's membership of the European Union, the Council's strategic approach to meeting its objectively assessed need was not a subject of this consultation. The outcomes of the referendum, and any subsequent political changes are not therefore reflected within the New and Alternative Sites Consultation, the consultation responses received to it, or any proposed actions necessary to address the responses.

Key Consultation Statistics

- 7.5 A total of 1,650 individual comments were made by 814 contributing consultees. As the graph that follows shows, about 93% of the consultation responses were received from residents, while the remaining 7% were made by companies and organisations. The companies/organisations include statutory consultees, non-statutory interest groups, developers and business representatives. The vast majority of these representations were submitted by post and email, although web submissions did make up nearly one-third of the comments received.



7.6 Post codes were analysed to identify where residents who commented on the New and Alternative Sites lived. This information was available for 95% of the people who commented. The graph below shows that 51% of representations were received from residents with an identified postcode from Billericay; 27% from Basildon town including Laindon, Pitsea, Langdon Hills, Dunton; and 13% from Wickford. It should be noted that the majority of proposals are in Billericay and Basildon, with only 3 out of the 17 new/alternative sites in Wickford.



Inadmissible Comments

- 7.7 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.
- 7.8 There were 12 representations 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 E. The Equalities Evaluation Criteria was prepared in accordance with the Equality Act 2010 and the Human Rights Act 1998. Initially, 14 representations 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. Two people accepted this invite, resulting in the reduction of inappropriate representations.
- 7.9 Given that consultation briefs clearly stated that comments were only welcomed on the seventeen (17) new/alternative sites being promoted, new representations on the Draft Local Plan or proposals contained within that document were also deemed inadmissible. Out of the 1,650 comments received into the consultation, a total of 153 contained comments relating to Draft Local Plan proposals or other proposals not the subject of this consultation, which have been classified as inadmissible. Two out of these 153 comments were submitted with inaccurate site names and numbers. Only those elements which are outside of the scope of the consultation have been disregarded, in the event that consultees submitted partially compliant responses.
- 7.10 Late and inadmissible representations have not been addressed in the summary of main issues below, nor the issues set out in Appendix F, and they will not be considered by the Council on this occasion.

The Main Issues

- 7.11 Appendix F of this report provides details of the representations received against each New/Alternative Site proposal. 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.

7.12 This section of the report identifies the key issues arising from the consultation generally and then specifically in site order. Where appropriate, the responses received have been used to illustrate the overarching views of residents in relation to key matters.

General Comments

7.13 In relation to most development sites, comments were received in relation to a range of adverse impacts on wildlife & ecology, Green Belt, infrastructure, and flood risk. Many of the views presented in relation to the new and alternative sites were negative comments / objections. Although, Southend-on-Sea Borough Council welcomed the opportunity of bringing new housing sites forward to deliver sufficient housing within the borough. Rochford District Council also welcomed opportunities to continue to engage with Basildon Council on strategic planning matters particularly in relation to meeting housing needs and highways impacts through the Duty to Co-operate.

7.14 It is noted that concerns were expressed about the cumulative impacts that the new/additional sites could cause if they were brought forward in addition to other allocations already proposed in the Draft Local Plan. These are discussed in further detail below:

Transport Infrastructure

7.15 Comments received from many residents in relation to the New/Alternative sites reiterated the concerns regarding the adverse impact of new housing on transport infrastructure capacity, similar to those raised in the previous Draft Local Plan consultation. Many of the comments received reflected residents' experiences of using local roads, and they were concerned about the capacity of local and strategic highway networks to be able to accommodate the traffic arising from further growth. A number of comments were also received in relation to other sustainable transport options, commenting in particular on the capacity of public transport services and the availability, suitability and safety of pedestrian and cycling routes and facilities.

7.16 Essex County Council, the borough's Highway Authority (HA), also sought caution to the adverse impacts that could arise as a result of further growth, and recommended a phased implementation. Transport for London (TfL) however made no comments in relation to the new and alternative sites.

7.17 In order to overcome some of the transport related issues, Basildon Borough Council, in partnership with Essex County Council, has already commissioned additional highway modelling work, including identifying appropriate site access points and local junction improvements, to determine the local and strategic impacts of Local Plan growth on the highway network.

- 7.18 Specific engagement has also occurred with the Borough's two rail franchise operators and Network Rail, in order to explore and gauge how the proposals for railway improvements align with the demands arising from growth in the borough and other districts and boroughs along their respective routes. These will enable the Council to make informed amendments to the final Local Plan in respects of sites, phasing and infrastructure requirements in relation to policy requirements for transport infrastructure provision.
- 7.19 The aim of this statement is not to repeat matters that are adequately covered and addressed in the DLP SoC. No additional actions are therefore recommended in this respect, as it is considered that the issues raised can be adequately addressed through **ACTIONS 11 to 15**, and **ACTION 20** of the DLP SoC.

Community Infrastructure, Services and Utilities

- 7.20 For the purpose of this report, community infrastructure in the main refers to education, health & social care facilities, recreational facilities, street markets and shops, public utilities, emergency services, waste and recycling, communications infrastructure, amongst others.
- 7.21 Many residents expressed concerns about the impact of growth in Basildon Borough on the perceived capacity of community infrastructure being able to absorb the additional demands that could arise on them. However, it should be noted that the Draft Local Plan sets out the Council's strategic approach to the provision of new and upgraded community facilities as far as its planning remit permits. It is expected that, in some cases, 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 DLP SoC have therefore already responded to concerns in this regard.
- 7.22 An Infrastructure Delivery Plan (IDP), which will be revised more frequently than the Local Plan, will be used to coordinate and where possible facilitate the delivery of infrastructure and development in a phased way. As set out in the DLP SoC, consideration is being given to better articulating the link between infrastructure provisions and housing growth in the final Local Plan by introducing a phasing strategy for development, which was absent from the Draft Local Plan. More detail will be included in the final Local Plan and its policies around development phasing, in order to ensure that policies relating to the provision of infrastructure will be as effective as possible in meeting the needs of the community as it grows, and to allow sufficient time for critical and necessary infrastructure to be put in place. This is being done in conjunction with those service providers and authorities who are legally responsible for commissioning or delivering such services, as part of **ACTIONS 4, 36, 37, 38** and **49** of the DLP SoC.

Green Belt

- 7.23 A number of residents set out concerns regarding the loss of Green Belt land for development purposes. Whilst the strong views of residents on this matter are noted and respected, it is not considered that it is possible based on current national policy and practice to pursue a Local Plan that does not consider the ability of its area to meet its need for different development on the basis of just the Green Belt policy restraint alone. It is reiterated here that there is a distinction in national policy between Green Belt policy when it applies to plan-making (the Local Plan) and decision-taking (planning applications). National policy does allow Green Belt boundaries to be reviewed, but only through reviews of Local Plans, in order to ensure consistency with the review of the full range of social, economic and environmental issues facing an area to achieve sustainable development.
- 7.24 Nonetheless, it is recognised that development in some locations would have a greater impact on Green Belt purposes than in other areas. This must be fully appraised and considered, and it is a consequence of the Local Plan that further consideration should be given as to whether it is possible to adequately mitigate those effects. Green Belt matters have already been considered by the Council and are dealt with within **ACTION 40** of the DLP SoC which looks at reviewing the Borough's Green Belt evidence base, to ensure it addresses any potential deficiencies in a proportionate and robust manner. This review will ensure that the purpose of the wider Green Belt is maintained, and that those parts of the Green Belt of higher landscape and/or ecological value are protected, and enhanced where possible, in accordance with the NPPF.
- 7.25 In addition to the Green Belt review for the whole borough, Site Allocation Appraisals are being carried out for each of the new sites, in line with **ACTION 5** of the DLP SoC. This will ensure that the final Local Plan is based on the most up to date evidence base, and also bring the information for these new sites in line with that available for those sites previously considered.

Environmental Constraints

- 7.26 The implications of the new/alternative proposals on the natural and historic environment including wildlife, landscape, archaeology, and flood risk, was a key concern for residents and some other organisations with an environmental interest. Particular concerns were also expressed by residents regarding the impact of additional development on air quality and the risk of increased pollution. While it is understood that not every location in the borough is suitable for development, as some environmental issues will affect particular sites more than others, the NPPF provides a clear steer on how each of these environmental matters should be dealt with through the plan-making process.

7.27 Some comments were received in relation to the adverse impact of proposals on the historic environment, including comments from Historic England (the public body that looks after England's historic environment). Historic England makes reference to its Good Practice Advice and Advice Notes in assessing the historic environment, and recommends that any heritage asset affected by a site allocation should be identified in the associated policy and supporting text, with a requirement to protect and enhance such heritage assets and their settings. **ACTION 47** of the 2016 SoC already considers the matter of the impact of the plan on historic and cultural heritage. Additional policy requirements may however now be required for those sites identified as being favourable to include in the Plan, but that could have the potential to adversely impact upon heritage assets and their settings without mitigation, which will be addressed by **ACTION 53** below.

7.28 Evidence prepared to inform the Local Plan indicates that there is sufficient, suitable land which has been promoted for development purposes to meet the housing needs of Basildon Borough without running contrary to the requirements of the NPPF in respect of environmental issues. Additional evidence base work was also commissioned in 2016 to resolve any evidence base gaps identified and to help the Council decide what sites to allocate and what mitigation measures to include. In addition, site appraisals are being completed in relation to ecology, landscape, highway access, infrastructure, flood risk, Green Belt impact and sustainability to inform the Council's final site choices. Each of the new/alternative proposals will be considered against the same suite of evidence, as those sites previously proposed to be allocated within the Draft Local Plan. These will be

ACTION 53: Use historic environment evidence to inform the site allocations, and where development of a site has the potential to have adverse impact upon designated heritage assets and their settings and archaeological deposits, this should be considered to determine whether it downgrades its suitability, and/or be reflected in the proposed site specific policy requirements and supporting text of any relevant policies in the final Local Plan.

carried out as part of **ACTION 5** of the DLP SoC.

Site Specific Comments

7.29 Some of the comments made on the New/Alternative sites were site specific concerns in relation to the proposed development sites. Additional work was already approved by the Draft Local Plan SoC 2016 and is therefore already underway to determine the suitability of all the proposed site allocations to better address some of these concerns, unless specified against the site in the section of

the report to follow. The Council will use its evidence base to determine whether additional requirements need to be introduced into site specific policies.

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

- 7.30 Residents and environmental interest groups were particularly concerned about the relationship between this site and the nearby Mill Meadows Local Nature Reserve in regard to biodiversity and wildlife, especially when considered alongside other proposals in the area. Concerns were also raised about how development on this site would contradict Draft Policy NE2, Areas of Higher Landscape Value. It is recommended that any proposals for development on this site should be informed by updated ecology and landscape evidence in line with **ACTION 5** of the DLP SoC, to identify any associated impacts should they be present, and consider whether appropriate mitigation proposals could overcome such impacts were it to be considered for development.
- 7.31 Essex County Council also advised that the flood risk management infrastructure in the area is struggling to cope at the moment. It was, however, suggested that significant upgrades to the drainage and flood risk management infrastructure in the area could be implemented as a result of development which should enable it to cope with present and future challenges.
- 7.32 It is recommended that consideration is also given to the wider historic environment, given the site's proximity to designated heritage assets, in line with Historic England's advice. This should be done as part of **ACTION 53** of this report.

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

- 7.33 Essex County Council has raised some concerns about the cumulative impact of this site with other potential options for development in South Green on their combined impact on flood risk management infrastructure. All new housing development sites will be expected to give consideration to flood risk matters in accordance with Draft Policy CC4 Managing Flood Risk in New Development, in order to ensure that potential flood risk to existing and new people and property is avoided where possible, and any identified residual risk is managed appropriately.
- 7.34 A number of residents have indicated that the land proposed for allocation in this location has been contaminated by chemicals which have been dumped on the land. Paragraph 120 of the NPPF states that 'where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner'. It is recommended that the Council should consider whether it should set out additional environmental criteria alongside Draft Policy NE8 Development on Contaminated Land, for this

site and request an investigation of land potentially affected by contamination in accordance with the procedures under the Environmental Protection Act 1990.

ACTION 54: Work with the Council's Environmental Health Service to investigate residents' claim of potential land contamination on New Site 2. If appropriate, consider whether further action is necessary to mitigate any risks present including additional policy requirements for potential development on New Site 2.

This will be addressed by **ACTION 54** below.

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

7.35 As with New Site 2, Essex County Council have raised some concerns about the cumulative impact of this site with other potential options in South Green on flood risk management infrastructure. It is considered that the requirements of Draft Policy CC4, Managing Flood Risk in New Development, is sufficient to deal with these flood risk concerns. Comments received in relation to this site have not given rise to any unusual concerns in relation to the proposed development. Ongoing evidence base work will therefore need to be used to determine the suitability of allocating the site for development, the extent of any allocation, and any mitigation required to minimise adverse impacts, as part of **ACTION 5** of the DLP SoC.

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

7.36 A key issue arising from this site is the potential redevelopment of a lawful and established Gypsy and Traveller site, (which is currently a lawfully approved home to local Travellers), with a new settlement of predominantly brick-built dwellings.

7.37 Some residents were generally supportive of development in this location, with some suggestions regarding what the detailed policy requirements should be. However, more residents expressed their disapproval of the proposed redevelopment plans for reasons such as the scale of the proposed development; Green Belt matters; and the implications of relocating the Travellers who live on the site to somewhere else in the Borough, or elsewhere.

7.38 Regardless of its popularity, further clarity is required in respects of the proposal's planning merits. Further assurances are needed in terms of the commitments made by the site promoter, existing landowners and residents regarding the relocation of the homes of existing Travellers elsewhere, and how this will be implemented in reality without leading to unlawful development of other land in the Borough, or elsewhere. There are also concerns about what impact the potential

reallocation of a lawful Traveller site could have on the borough's Gypsy and Traveller accommodation needs. The Council is currently reviewing its position regarding the provision of future accommodation needs for Gypsies and Travellers and is assessing the suitability of potential new sites and this will be used to inform and identify the most appropriate locations for development.

- 7.39 Essex County Council as the Highway Authority has highlighted its objection to any proposed new access directly onto the A127, indicating that this would compromise the long term route management strategy for the A127 corridor. It would therefore be necessary to consider whether alternative site access arrangements would be possible from the wider Crays Hill and Noak Bridge road network, if further development was to come forward in this location. The site is also within an Essex Waste Local Plan Waste Consultation Area and Essex County Council has advised it is important that any proposed development does not prevent the continued operation of the safeguarded waste developments in the area.
- 7.40 New Site 4 is also in close proximity to part of CLH Pipeline System's apparatus (the national company which operates 2,500km of UK fuel pipelines and depots), where development and most intrusive activities within easement strips are prohibited without specific consent from CLH Pipeline System. This may be able to be mitigated through detailed design and scheme layout, and will be addressed through **ACTION 55** of this report.
- 7.41 Given the proposed site access arrangements and other potential site constraints and delivery issues, there remains a need to appraise how this site could reasonably be expected to be brought forward within the plan period to deliver the associated numbers of homes and any associated infrastructure as proposed, together with relocating the lawful Gypsy and Traveller pitches in order to enable any development to proceed and contribute towards the Local Plan. There is also a need to demonstrate why this is a more reasonable alternative than any other proposals in the Borough. It is recommended that these considerations can be assessed as part of **ACTION 5** of the DLP SoC.
- 7.42 It is recommended that consideration is also given to the wider historic environment, given the site's proximity to designated heritage assets, in line with Historic England's advice. This should be done as part of **ACTION 53** of this

ACTION 55: Further engagement is required with CLH Pipeline System Ltd to determine whether it is possible to accommodate the existing fuel pipeline crossing proposed development sites within the design of new development, and any accompanying mitigation.

report.

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

- 7.43 Specific concerns from residents in relation to this site included its impact on the adjacent Draft Rural Enterprise Site, as well as views that the site should not extend beyond the extent of the proposed relief road, as it could prevent the road from becoming a defensible future boundary. It is considered that respective policies proposed within the Draft Local Plan, together with landscape and Green Belt studies would provide necessary evidence to identify the extent of the allocation, and any mitigation required to minimise adverse impacts.
- 7.44 A High Level Development Framework is currently being prepared for South West Billericay as part of **ACTION 29** of the DLP SoC to provide an informed position for the Local Plan to consider where, and how, the development and infrastructure requirements for South West Billericay could be achieved through comprehensive development, and New Site 5 will be considered as part of that piece of work.
- 7.45 It is recommended that consideration is also given to the wider historic environment, given the site's potential for archaeological deposits, in line with Historic England's advice. This should be done as part of **ACTION 53** of this report.

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

- 7.46 Residents felt development on this site would have a greater impact on the Green Belt separation between Basildon, Bowers Gifford and South Benfleet, when considered alongside Draft allocation H13. This view was also expressed by Castle Point Borough Council in its response to the consultation. The Highway Authority expects significant highway improvements in the vicinity of this site, including to the A13 should this site come forward for development. Given the scale of the development proposed and its relationship with land already being considered in Draft Policy H13, it is unlikely that this site alone would offer significant strategic benefits. A High Level Development Framework is currently being prepared for East Basildon as part of **ACTION 26** of the DLP SoC to provide an informed position for the Local Plan to consider where and how the development and infrastructure requirements for East Basildon could be achieved through comprehensive development, and New Site 6 will be considered as part of that piece of work.
- 7.47 It is recommended that consideration is also given to the wider historic environment, given the site's proximity to designated heritage assets, in line with Historic England's advice. This should be done as part of **ACTION 53** of this report.

New Site 7 - Hovefields and Honiley Neighbourhood Area, Wickford

- 7.48 Residents were generally supportive of this allocation, including the Hovefields Residents' Association, as they believe that the proposal to redevelop the Neighbourhood Area will assist in addressing existing infrastructure challenges within the community. There were however localised concerns about Green Belt and landscape impacts arising from the scale of new development in the proposed allocation expressed by residents, as well as Castle Point Borough Council.
- 7.49 As with New Site 4, the Highway Authority objects to any proposed new direct access onto the A127, indicating that this would compromise the long term route management strategy for the A127 corridor and expressed concerns over the impact of the new development, and its site access arrangements. It would therefore be necessary to consider whether alternative site access arrangements would be possible from the wider south Wickford road network, if further development was to come forward in this location. The site is also within the Essex Waste Local Plan Consultation Area, and Essex County Council has advised it is important that any proposed development does not prevent the continued operation of the safeguarded waste developments in the area.
- 7.50 It is recommended that the opportunities and challenges presented by the proposal for the Hovefields and Honiley Neighbourhood Area in relation to other proposals for the area are reviewed as part of **ACTION 5** of the DLP SoC.

Alternative Site 1 - Alpha Garden Centre, Wickford

- 7.51 Comments received in relation to this site have not given rise to any specific new concerns in relation to the proposed development, although there were particular concerns given over flood risk, especially because of its close proximity to the River Crouch to its north. Chelmsford City Council also raised concerns about the impact that additional development on this site could potentially have on traffic congestion in the neighbouring Chelmsford City area.
- 7.52 Ongoing evidence base work will be used to determine the suitability of allocating the site for development, the extent of any allocation, and any mitigation required to minimise impacts including consideration of flood risk and transport matters as part of **ACTION 5** of the DLP SoC.

Alternative Site 2 - Land at Bradfields Farm, Basildon

- 7.53 A number of potential constraints have been identified in relation to bringing forward housing development on this site, by residents, as well as statutory bodies.

- 7.54 Castle Point Borough Council has expressed concerns that development on this site would have adverse impacts on the Green Belt separation between Basildon from Thundersley.
- 7.55 There are concerns over the loss of this proposed Draft Safeguarded Employment Site to housing, and the effect this would have on the availability of new employment sites in the future to support the Borough's economy. Sites along the A127 Enterprise Corridor were viewed favourably for economic growth, relative to other locations within the Employment Land and Premise Study 2013 (ELPS). The A127 Enterprise Corridor remains a key area for growth in South Essex, and it was therefore not recommended by Essex County Council and a number of residents, that the policy requirements and proposed allocation for the site to support employment growth, be altered. This will be reviewed as part of **ACTION 56** below.
- 7.56 The location of the site along the A127 could also have potential impacts on the proposed road improvements being considered in the area, including future widening of the A127, as indicated by the Highway Authority. The site is also within an Essex Waste Consultation Area, and it is important that any proposed development does not prevent the continued operation of the safeguarded waste development nearby. Consequently, these may have implications on the type and extent of development that can be accommodated on this site.
- 7.57 Ongoing evidence base work will be used to determine the suitability of allocating the site for development, the extent of any allocation, and any mitigation required to minimise impacts and provide opportunities for supporting highway improvements and transport matters as part of **ACTION 5** and **ACTION 26** of the DLP SoC.
- 7.58 It is recommended that consideration is also given to the wider historic environment, given the site's potential for archaeological deposits and proximity to designated heritage assets, in line with Historic England's advice. This should be

ACTION 56: Establish more clearly, the economic growth requirements of the Local Plan through the Economic Development Needs Assessment (EDNA) which is underway for the South Essex authorities, and which reviews the findings of the ELPS. Consider outcomes, alongside other evidence, in determining the suitability of a proposed employment site for housing development.

done as part of **ACTION 53** of this report.

Alternative Site 3 - Land at Hall Farm, North Benfleet

- 7.59 This site was actively promoted by the developer during the consultation through the distribution of leaflets within the local community, and by the organising of specific meetings with local people in order to promote their scheme. This, to an extent, could have influenced the nature and amount of consultation responses received for the site; as other landowners/promoters did not take the same approach.
- 7.60 A number of residents were supportive of development in this location, indicating their preference for the site as an alternative to that being promoted by Draft Policy H13. Castle Point Borough Council expressed concerns that development on this specific site would have an adverse impact on the Green Belt separation between Basildon from Thundersley.
- 7.61 The site promoter has also requested that the Council gives consideration to allocating a larger area of land for development in this location, consistent with what they are promoting on the site.
- 7.62 Any proposed development would need to take into account the cumulative impact of this allocation with Draft Allocation H13 and Alternative Site 2, including the capacity of the environment and infrastructure to accommodate such growth and the viability of it being able to secure those upgrades. This will be reviewed as part of **ACTION 5** and **ACTION 26** of the DLP SoC.
- 7.63 It is recommended that consideration is also given to the wider historic environment, given the site's potential for archaeological deposits and proximity to designated heritage assets, in line with Historic England's advice. This should be done as part of **ACTION 53** of this report.

Alternative Site 4 - Outwood Farm, Billericay

- 7.64 It was expressed by residents and environmental interest groups that development proposed on this site has the potential to have significant adverse effects on biodiversity and habitats as a result of its proximity to Mill Meadows and Norsey Wood Site of Special Scientific Interest (SSSI). Concerns were also raised about the site's location within a proposed Area of Higher Landscape Value in the Draft Local Plan. It is considered reasonable that up-to-date evidence on ecology and landscape can be used to identify any associated impacts and consider whether appropriate mitigation proposals could overcome such impacts as part of **ACTION 5** of the DLP SoC.
- 7.65 Anglian Water has raised some concerns about the proximity of the site to the Billericay Water Recycling Centre (WRC) and its connecting pipe network; part of which falls within the WRC's 'cordon sanitaire'. Further discussions with Anglian

Water are therefore required in relation to this site, to identify whether appropriate safeguarding distances, scheme design and/or mitigation works to the WRC can be carried out were it to be considered for development and what policy criteria are necessary. This will be addressed by **ACTION 57** below.

- 7.66 Attention was also drawn to the existence of a restrictive covenant on part of the site by a resident, explaining that this could affect the site's deliverability. There is a need to investigate this matter further and consider how restrictive it is and whether it can be managed/ mitigated through the land transaction processes. This should include a review of the likely extent of land available in this location, and the quantum of development proposed to ensure it better aligns with land which is actually available for development purposes. This will be reviewed as part of **ACTION 5** of the DLP SoC.
- 7.67 Alternative Site 4 is also in close proximity to CLH Pipeline System's fuel pipeline apparatus, where development and most intrusive activities within the easement strip are prohibited without specific consent from CLH Pipeline System. This will

ACTION 57: Investigate the extent and quantum of development that could occur in Alternative Site 4 in light of the additional information provided regarding land ownership and its proximity to the Billericay WRC. Further engagement is required with Anglian Water to determine whether it is possible to accommodate the existing sewers and water mains crossing Alternative Site 4 within the design of new development, and any accompanying odour plume risk assessment.

be reviewed as part of **ACTION 55**.

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

- 7.68 Residents were concerned about the cumulative impact that this site alongside Draft Allocation H12 could have on the existing infrastructure in general. With regard to school provision for H12, it should be noted that in its response to the Draft Local Plan, the advice of Essex County Council now means that an on-site primary school may not be possible because the scale of development proposed by H12 is not considered to be large enough. Therefore, the Council will need to reconsider whether it remains an appropriate option to develop in this wider area, considering other alternative development proposals. This will be done as part of **ACTION 5** of the DLP SoC.
- 7.69 There are other concerns from Essex County Council in respects of the northern boundary of the site and whether it could impact on a possible route for the long term proposal for a Basildon Northern By-Pass.

7.70 There was also a local concern relating to the proximity of the site to the Laindon Airstrip (west of Barleylands Road). Such concerns may however be mitigated through the way any new development is designed, and considerations of scale and density, in consultation with the Highway Authority and Civil Aviation Authority. This will be addressed by **ACTION 58** below.

ACTION 58: Investigate the concern expressed regarding the proximity of the site to the Laindon Airstrip in consultation with the Civil Aviation Authority. If appropriate, consider any planning safeguards necessary for airstrips.

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

7.71 It is the view of Essex County Council that further infrastructure upgrades would be required to accommodate the additional impacts of new development in this location, given the increase in new homes proposed to those in the Draft Local Plan. The site also forms part of an important wider landscape character area, and an area with important biodiversity areas nearby and it is therefore important that an up-to-date Ecology Appraisal is used to ensure that the proposal for development would not have a significant impact on wildlife if brought forward.

7.72 This site is within an Essex Waste Local Plan Consultation Area, and any proposed development should not prevent the continued operation of the safeguarded waste development nearby. Alternative Site 6 is also in close proximity to CLH Pipeline Systems' fuel pipeline apparatus, where development and most intrusive activities within the easement strip are prohibited without specific consent from CLH Pipeline Systems. This will be reviewed as part of **ACTION 55**. In addition, part of the site is claimed to be in private ownership and has been advised as not being available for development. Further investigation is therefore required to identify the actual extent of land available in this location, as part of **ACTION 59**.

7.73 It is recommended that consideration is however also given to the wider historic environment, given the site's potential for archaeological deposits and proximity to designated heritage assets, in line with Historic England's advice. This should be

ACTION 59: Investigate the extent and quantum of development that could occur in Alternative Site 6 in light of the additional information provided regarding land ownership and availability.

done as part of **ACTION 53** of this report.

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

7.74 In line with its highway policy, Essex County Council would discourage any proposed new access onto the A127 as this area is safeguarded for future widening as set out in Draft Policy TS2. The proposal for this site however seeks access onto Dunton Road, and therefore doesn't present the same issues as with New Site 4 or New Site 7. Ongoing evidence base work will be used to determine the suitability of allocating the site for development as part of **ACTION 5** of the DLP SoC.

Alternative Site 8 - Land South of London Road, Wickford

7.75 Comments received in relation to this site have not given rise to any specific new concerns in relation to the proposed development, although the cumulative impact of this allocation, together with draft policy allocations H17, H18 and Alternative Site 1 should be taken into account when the final site selection process is undertaken. Chelmsford City Council also raised concerns about the impact that additional development on this site could potentially have on traffic congestion into the neighbouring Chelmsford City area. These will be reviewed as part of **ACTION 5** of the DLP SoC.

Alternative Site 9 - Land East of Frithwood Lane, Billericay

7.76 Residents and environmental interest groups were concerned over the scale of development being proposed, and the relationship that residential development would have with the Ancient Woodland of Frith Wood and Laindon Common. There were also concerns about the cumulative impacts of development in this location alongside Draft Policy allocation H24, and Alternative Site 10. Ongoing evidence base work will be used to determine the suitability of allocating the site for development in light of the comments received, as part of **ACTION 5** and **ACTION 29** of the 2016 SoC.

Alternative Site 10 - Land South of Windmill Heights, Billericay

7.77 There were concerns about the cumulative impacts of this allocation with other draft allocations in the area, particularly on drainage infrastructure. ECC has advised that drainage and flood risk management infrastructure in the area would therefore need to be significantly upgraded, in order to cope with present and future challenges. Ongoing engagement with infrastructure providers and other stakeholders would inform the potential infrastructure requirements of this allocation, as well as others proposed in the final Local Plan, as part of **ACTION 5** of the DLP SoC.

Comments relating to Proposals outside the scope of the Consultation

Draft Local Plan

7.78 A number of comments were made in relation to the Draft Local Plan or proposals contained therein. These included matters such as the Objectively Assessed Needs (OAN) for housing; the Strategic Approach to Development in the Borough; the Distribution of Growth; meeting Economic and Employment Needs; the use of Planning Obligations; Affordable Housing Provision; the EU Referendum; amongst others. As already stated, these have all been classified as inadmissible comments, as these were not subject to public consultation in the New and Alternative Site consultation.

Alternative Sites Promoted

7.79 A number of alternative sites were promoted for consideration. Most of these such as Land West of Tye Common Road, Billericay; Land at Great Cowbridge Grange Farm, west of Mountnessing Road, Billericay; Land at Richdan Farm and the Burstead Golf Club, Billericay; Land at Buttsbury Lodge, Stock Road, Billericay; and Land at Shot Farm, Southend Road, Wickford, have previously been considered as part of the strategic development sites assessed for the Draft Local Plan housing allocations.

7.80 The Council's decision on the final site selection will be subject to the outcomes of its evidence base, having regard to the information submitted during consultation as part of the work for **ACTION 5** of the DLP SoC.

7.81 Additionally, one new site, Land at Repton Close, Basildon, has been put forward for consideration for redevelopment from employment into housing. This site is within the existing urban area, where the presumption in favour of sustainable development is broadly accepted by national policy subject to compliance with relevant land use policies. The site is however within an Existing Employment Area which is proposed to be safeguarded to continue to provide employment premises for the Borough to 2034.

7.82 It is recommended that the site is included within the HELAA to determine whether it is suitable for redevelopment, and considered in light of the emerging EDNA as part of **ACTION 56** of this report.

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 below¹.

Action No.	Action	Soundness Issue
53	Use historic environment evidence to inform the site allocations, and where development of a site has the potential to have adverse impact upon designated heritage assets and their settings and archaeological deposits, this should be considered to determine whether it downgrades its suitability, and/or be reflected in the proposed site specific policy requirements and supporting text of any relevant policies in the final Local Plan.	Justified/ Effective/ Consistent with NPPF
54	Work with the Council's Environmental Health Service to investigate residents' claim of potential land contamination on New Site 2. If appropriate, consider whether further action is necessary to mitigate any risks present including additional policy requirements for potential development on New Site 2.	Justified / Effective / Consistent with NPPF
55	Further engagement is required with CLH Pipeline System Ltd to determine whether it is possible to accommodate the existing fuel pipeline crossing proposed development sites within the design of new development, and any accompanying mitigation.	Effective / Duty to Cooperate
56	Establish more clearly, the economic growth requirements of the Local Plan through the Economic Development Needs Assessment (EDNA) which is underway for the South Essex authorities, and which reviews the findings of the ELPS. Consider outcomes of the exercise, alongside other evidence, in determining the suitability of an employment site for housing development.	Justified / Effective
57	Investigate the extent and quantum of development that could occur in Alternative Site 4 in light of the additional	Justified / Effective /

¹ The N&AS-SoC starts with Action 53, following on from the 52 Key Actions previously approved for the DLP SoC.

Action No.	Action	Soundness Issue
	information provided regarding land ownership and its proximity to the Billericay WRC. Further engagement is required with Anglian Water to determine whether it is possible to accommodate the existing sewers and water mains crossing Alternative Site 4 within the design of new development, and any accompanying odour plume risk assessment.	Duty to Cooperate
58	Investigate the concern expressed regarding the proximity of the site to the Laindon Airstrip in consultation with the Civil Aviation Authority. If appropriate, consider any planning safeguards necessary for airstrips.	Justified / Effective
59	Investigate the extent and quantum of development that could occur in Alternative Site 6 in light of the additional information provided regarding land ownership and availability.	Justified / Effective

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 Draft Local Plan consultations. 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 this consultation are dealt with.
- 9.2 Assuming that the above actions are agreed, these will be acted upon over Summer and Autumn 2017 with the aim of presenting a Publication version of the Local Plan to the Council for approval to submit to the Secretary of State as set out in the Council's Local Development Scheme (as revised).

10. Glossary of Terms

Relevant Abbreviation	Term	Definition
-	Affordable Housing	<p>Social rented, affordable rented, intermediate housing and Starter Homes, 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>Starter homes are new dwellings available to first time buyers between the ages of 23 and 40 years of age. Starter homes are to be sold at a discount of at least 20% of the market value and always for less than £250,000 outside of Greater London (and £450,000 in Greater London).</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>

Relevant Abbreviation	Term	Definition
-	Allocation	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.
AMR	Annual Monitoring Report / Authority's Monitoring Report	<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 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	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.
-	Brownfield land	Land that has been developed previously.
-	Climate Change	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.
CIL	Community Infrastructure Levy	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.
-	Contaminated Land	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. The control and mitigation of development where Contaminated Land may present issues is

Relevant Abbreviation	Term	Definition
		managed by the Environmental Protection Act 1990 (as amended) and the National Planning Policy Framework.
-	Density	The intensity of development within a given area, usually measured for housing in terms of the number of dwellings per hectare.
-	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.'
DLP	Draft Local Plan	Refers to the version of the new Local Plan published in January 2016 for public consultation.
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,

Relevant Abbreviation	Term	Definition
		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 Area	The main industrial estates and larger core industrial 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

Relevant Abbreviation	Term	Definition
-	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 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.
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.

Relevant Abbreviation	Term	Definition
-	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.
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.
-	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.
-	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

Relevant Abbreviation	Term	Definition
		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 Consideration	Any consideration that relates to the use and 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.
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
-	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

Relevant Abbreviation	Term	Definition
		included in a Local Development Order or Neighbourhood Development 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.
-	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

Relevant Abbreviation	Term	Definition
		premise quality and accessibility available in the planned employment areas. These 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.
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.
SCI	Statement of Community Involvement	The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration 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.

Relevant Abbreviation	Term	Definition
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 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 Showpeople	Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such).

Relevant Abbreviation	Term	Definition
		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.
-	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.

**Appendix A: Local Plan – Consultation on New Sites and
Alternative Sites Summary Document**



Local Plan – Consultation on New Sites and Alternative Sites

Summary Document

November 2016

1.0 Introduction

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

2.0 Public Consultation January to March 2016

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

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

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

3.0 Consultation on New and Alternative Housing Site Proposals

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

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

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

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

4.0 Implication on the Distribution of Growth

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

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

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

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

5.0 Criteria for Site Selection

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

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

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

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

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

Alternative sites which are also subject to consultation are:

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

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

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

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

The alternative sites include:

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

6.0 Summary of Proposals

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

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

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

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

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

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

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

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

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

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

A127 in a new “left-in left-out” arrangement. Open areas are planned for informal open space, formal recreation and biodiversity improvements. It is envisaged that the development will provide around 500 dwellings.

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

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

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

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

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

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

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

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

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

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

6.8 Alternative Site 1 - Alpha Garden Centre, Wickford

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

6.9 Alternative Site 2 - Land at Bradfields Farm, Basildon

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

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

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

6.11 Alternative Site 4 - Outwood Farm, Billericay

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

arising from the Outline Landscape Appraisal prepared for the strategic sites. Promoters of this site however consider that the site is well contained within the landscape, and has the ability to provide up to 430 new homes.

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

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

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

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

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

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

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

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

Land at Bell Farm's development parcel is approximately 15.7 hectares and is located at Wickford's western settlement boundary. It lies to the south of London Road, encompassing the land between Tudor Way / The Chase (the eastern boundary of the site) and Ramsden View Road (the western boundary). Policy H18 of the draft plan identifies 'Land South of London Road, Wickford' as a housing development site to provide around 160 new homes. However, it has been proposed that further developable area to the west of the site offers an opportunity for residential development of approximately 220 new homes and significant public open space.

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

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

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

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

7.0 Consultation Procedure

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

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

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

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

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

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

Any email responses should be sent to: planningpolicy@basildon.gov.uk

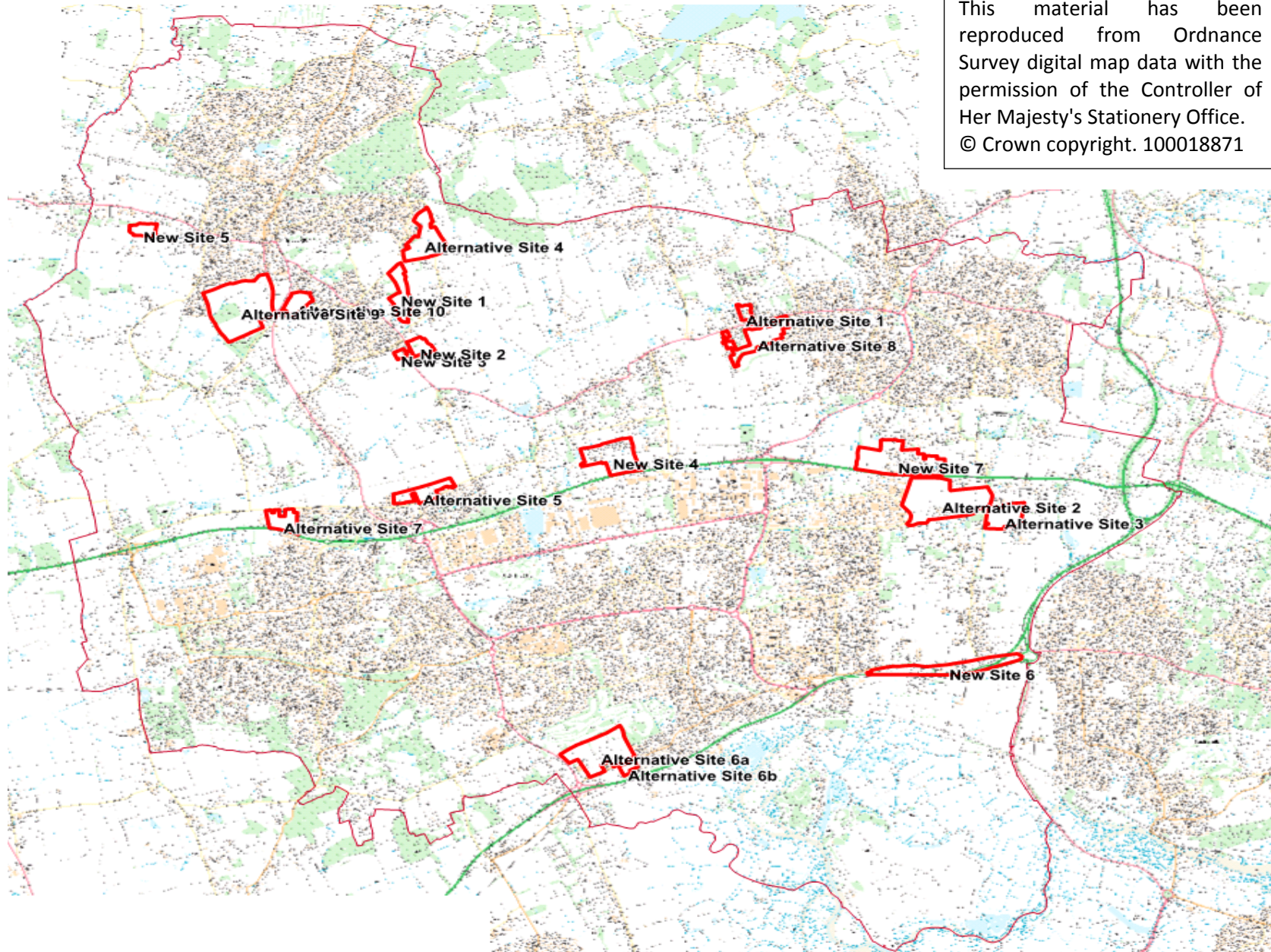
Comments may be submitted by post or by hand to the following address:

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

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

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

This material has been reproduced from Ordnance Survey digital map data with the permission of the Controller of Her Majesty's Stationery Office.
© Crown copyright. 100018871



Appendix B: Consultation Response Form

LOCAL PLAN - CONSULTATION ON NEW SITES AND ALTERNATIVE SITES FOR THE BASILDON BOROUGH LOCAL PLAN

CONSULTATION RESPONSE FORM

All comments for the New Sites and Alternative Sites Consultation must be made on this form. You must complete page 1 once. You must complete a copy of page 2 for each individual site on which you are commenting.

Once you have completed the form, please return it by post or by hand to:

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

Alternatively, email responses should be sent to: planningpolicy@basildon.gov.uk

To be considered, all submissions must be received by the closing date and time at **23:59 on 15 December 2016.**

YOUR CONTACT DETAILS – For your views to be considered as part of the Local Plan consultation you must provide your full name and full address. We are unable, by law, to consider anonymous submissions.

Full name: Mr/Mrs/Ms/Miss/Dr.....

Address (including postcode):

.....
.....

If you would like us to send you email updates on the 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 Local Plan. These questions are not compulsory and do not have to be completed.

YOUR RELATIONSHIP WITH THE BOROUGH

Do you live in the Borough?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>
Do you work in the Borough?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>
Do you own or operate a business in the Borough?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>
Do you currently study at a facility within the Borough?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Prefer not to say	<input type="checkbox"/>

PLEASE TELL US...

What is your gender?

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

What year were you born?

.....

What is your ethnicity?

.....

Appendix C: Press Briefings

In the news:- Second consultation open on new Local Plan housing sites

Second consultation open on new Local Plan housing sites

15 November 2016

Seven new sites and ten alternative areas for housing identified for consideration by respondents to Basildon Council's Local Plan consultation are themselves now out for public comment.

A six-week consultation, which closes on 15 December 2016, is seeking residents' views on the new suggested areas.

Residents are encouraged to take part in the consultation and provide comment on the new proposed sites at:

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

As well as the alternative sites which are:

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

Councillor Richard Moore, Cabinet Member for Planning, said: "The results of the successful initial consultation provided us with valuable feedback from residents on the Local Plan. These new and alternative sites for housing were identified as a result of the initial consultation and we now ask residents to let us know their thoughts on these options.

"The new and alternative areas will be assessed under the same criteria as the initial areas and all feedback will be examined thoroughly before a decision on the distribution of the Local Plan developments is made."

The plan, which sets out locations for just over 15,000 new homes and employment sites in the next 20 years, will be submitted to the Government by Basildon Council early next year.

All documentation relating to the consultation is available on the website www.basildon.gov.uk/localplan and residents wishing to take part in the consultation should do so online, by email or by post before midnight on 15 December 2016.

In the news:- One week left to take part in latest Local Plan consultation

One week left to take part in latest Local Plan consultation

07 December 2016

A public consultation on new and alternative housing areas in Basildon Council's Local Plan closes next week.

Residents have until Thursday, 15 December to submit their views for the New and Alternative Sites consultation phase.

The first draft of the Local Plan, which aims to identify sites for just over 15,000 homes and employment sites in the borough in the next 20 years, was subject to an eight-week public consultation between January and March.

The 17 new and alternative sites in the current phase of consultation have since emerged after representations were made by developers.

Residents are encouraged to take part in the consultation and provide comment on the new proposed sites at:

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

As well as the alternative sites which are:

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

Cllr Richard Moore, cabinet member for planning, said: "The new and alternative areas will be assessed using the same criteria as the initial areas.

"All feedback from residents will be examined thoroughly before a decision on the distribution of the Local Plan developments is made."

The plan will be submitted to the Government by Basildon Council early next year.

All documentation relating to the consultation is available by visiting <http://www.basildon.gov.uk/localplan> and residents wishing to take part in the consultation should do so online, by email or by post before midnight on 15 December 2016.

Appendix D: Advertisement Posters

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.

Representations have been received in relation to specific sites, which provide the opportunity to consider some alterations to the housing site allocations in the Local Plan.

This consultation is your opportunity to comment and set out your views on the new/alternative proposals. The consultation closes at 23:59 on 15 December 2016, so please make sure you submit your comments before then.

HERE'S HOW YOU CAN HAVE YOUR SAY:

You can submit your views on the new/alternative proposals, using the consultation response form provided:

By post

You can submit your response forms to our address below -

Local Plan - Consultation on New Sites and Alternative Sites 2016

Planning Policy Team

Basildon Borough Council

The Basildon Centre

St Martin's Square, Basildon, Essex, SS14 1DL

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 proposals, including all documents relating to the consultation. From here, you will be able to submit your views online.

You can also submit your comments by email to: planningpolicy@basildon.gov.uk

NEED MORE INFORMATION?

Call us

The Council's Planning Policy Team is ready to speak to you about 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.

Basildon Local Plan

Consultation on New Sites and Alternative Sites

Respond by the 15 December 2016

**Where should new homes go within Basildon
Borough over the next 20 years?**

**Have your say on new and alternative sites that
have been promoted to the Council for
consideration.**

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

See the **New and Alternative Sites** and have your say on proposals in your area at www.basildon.gov.uk/localplan, visit your library or call 01268 533 333 (Option 6) for more details.

Appendix E: 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 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 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”</p>	Valid response should be included as part of the consultation

Appendix F: Schedules of Respondents and Summary Responses