

# Basildon Borough Draft Local Plan 2023 - 2043

November 2024

## Basildon Borough Council

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Basildon

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BasildonCouncil

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## **Chapter 1: Introduction**

- 1.1 The Local Plan sets out the vision for future development in the borough.  
National policy expects every area in England and Wales to have an up-to-date Local Plan in place and review it at least every five years.
- 1.2 The council is currently preparing the new Local Plan for the period 2023 to 2043.  
This will set out how the borough should be developed over the next 20 years, in line with national policy and legislation.
- 1.3 Local Plans are used to help decide on planning applications and other planning related decisions. In effect, they are the local guide to what can be built where, shaping infrastructure investments, and determining the future pattern of development in the borough. It covers all planning matters except those concerning waste disposal and mineral extraction.
- 1.4 This version of the Local Plan is being published for consultation in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

## **Chapter 2: Spatial Portrait**

- 2.1 Basildon Borough lies at the heart of South Essex, 30 miles east of the City of London, covering an area of approximately 42 square miles.
- 2.2 The Borough comprises the urban areas of Basildon (including Laindon, Noak Bridge and Pitsea), Billericay and Wickford and the three serviced villages of Bowers Gifford, Crays Hill, and Ramsden Bellhouse. Its main settlements are separated by countryside designated as Green Belt, containing several smaller rural settlements. The Green Belt contains two unserviced villages and thirteen plotland settlements. Basildon is the principal town in the borough and offers a wide range of services and facilities.

### **The Historic Environment**

- 2.3 The main settlement in the Borough is Basildon; a Mark 1 New Town designated in 1949 and built in a number of phases over 50 years to create more regulated development in place of the extensive plotlands and to absorb the expanding population of London. The New Town Designated Area largely absorbed the villages of Basildon, Laindon, Nevendon, Vange and Pitsea.
- 2.4 There are three nationally designated Scheduled Monuments in the Borough; related to surviving Bronze Age earthworks in Norsey Woods in Billericay and two moated sites at Botelers and West Thorpe in Basildon. There are four Conservation Areas; Billericay High Street, Little Burstead, Great Burstead and Noak Bridge and around 130 Listed Buildings, including two churches in Great Burstead and Laindon that are afforded the highest level of legal protection, Grade I status.

### **Our Population and Demography**

- 2.5 The Borough's population has dramatically increased since the 1950's following the phased construction of Basildon New Town and the gradual expansion of the older settlements of Billericay and Wickford. The 2021 Census calculated that the Borough's population was 187,600, up 6.6% since the previous 2011 Census was undertaken. Of this, Basildon (including Laindon and Pitsea) accommodates around two-thirds of the population with the remaining third being located within Billericay, Wickford and the surrounding serviced and unserviced settlements.
- 2.6 The *South Essex Housing Needs Assessment (SEHNA) (2022)* examines population projections up to 2050. It is predicted that there will be an increase in the population in the Borough of 34,784 people between 2020 and 2050.
- 2.7 When the outcomes of the *2021 Census* are compared to the *2011 Census*, the main changes in the population since 2011 have been the increasing proportion of residents aged between 25-34 (increased by 1.1%) and those aged between 50-64 (increased by 0.9%).



## **Our Transport Connections**

- 2.8 The Borough has connections with national and regional strategic road networks; via the east-west A127, A13 and north-south A130 corridors. These connect the Borough with London and Greater Essex including destinations such as London Southend Airport and London Stansted Airport, the international ports of Felixstowe, Tilbury and Harwich and the new super container port of London Gateway.
- 2.9 The Borough is also served by two railway lines to the north and south. Access to these is via five railway stations: Basildon, Laindon, Pitsea, Billericay, and Wickford. Rail services from Billericay and Wickford connect to Stratford City and terminate at London Liverpool Street. Crossrail services are now fully operational from Shenfield, one stop west of Billericay, linking with Reading and Heathrow Airport, via Central London. In the south of the Borough, rail services run between London Fenchurch Street and Shoeburyness with services to Lakeside Shopping Centre and Dagenham, via a junction at Pitsea.

## **Our Landscape and Natural Environment**

- 2.10 The Borough's landscape is varied, comprising three main urban development areas and three serviced settlements, set within arable farmland, permanent grazing with hedgerows, woodland, and a large area of the Thames Estuary's coastal grazing marshland. The plotlands are characterised by sporadic residential development and a mosaic of scrub, grassland, and woodland habitats.
- 2.11 The local natural environment is rich in nationally and locally important habitats with six Sites of Special Scientific Interest (SSSIs) ranging from Ancient Woodland and rich grasslands in Billericay to coastal marsh in Vange, Fobbing and Pitsea. There are 49 Local Wildlife Sites (LoWS), Local Nature Reserves (LNRs) and Country Parks with over 150km of Public Rights of Way that provide a means of accessing the open countryside.
- 2.12 There are no internationally or European protected habitats in the Borough, however there are Ramsar Sites, Special Protection Areas (SPA), and Special Areas of Conservation (SAC) within 5km of the Borough boundary, principally downstream of the River Crouch, the Borough's main watercourse, which has its source in Little Burstead.

## **Our Housing Stock**

- 2.13 There are approximately 82,000 existing homes in the Borough, 63% of which are owner occupied, 21% socially rented and 14% privately rented. The Borough's housing stock comprises 17% detached, 17% semi-detached, 37% terraced and 19% flats and others with the majority having 2-3 bedrooms (68%).

## **Our Education Provision and Performance**

- 2.14 In 2024, Essex County Council recorded 49 primary schools, 10 secondary schools and 6 sixth forms in the Borough. Educational attainment in both primary and secondary level is slightly lower than the East of England and England

averages. The 2021 Census also showed that the skills level amongst adult residents is also low. Only 25% of residents are qualified to NVQ4 and above, and 21% hold only NVQ1 or no qualifications at all.

2.15 Higher education opportunities existing at some of the Borough's secondary Academies, as well as with the South Essex College, SEEVIC and ProCAT colleges which have skills campuses in the Borough.

2.16 Five mainstream schools in Basildon district host a specialist provision for children and young people with SEND covering autism, dyslexia, hearing impairment and speech and language. The range of needs covered is not comprehensive and further provision may be required based on a further growth in the pupil population.

### **Our Economy**

2.17 The *Employment Land Needs Assessment 2024 (ELNA)* identifies Basildon as the largest economy in the South Essex sub-region. Basildon is home to the A127 Enterprise Corridor, the largest concentration of employment in Essex and there are some 104,700 jobs based in the Borough.

2.18 The *ELNA* identifies that the Borough's working age population broadly matches that of the county and region. However, the low resident skills base results in high levels of out commuting. The largest broad employment sectors across Basildon in 2023 were public services (25,200 jobs), professional & other private services (24,200 jobs) and wholesale & retail (15,400 jobs).

2.19 In total there are over 7,500 VAT registered business enterprises trading in the Borough. The latest ONS data indicates that 5-year business survival rates across the Borough (39.5%) outperform the East of England (33.9%) and UK (38.4%) averages. Business start-ups are one of the highest in the country at 82.3/10,000 population; ahead of the Essex, East of England, and UK averages.

2.20 In the Borough levels of unemployment are slightly lower than the national average with the claimant count as a proportion of residents aged 16-64 being 3.6%, compared to the national average of 3.8%.

### **Our Retail, Leisure, and Provision**

2.21 Basildon Town Centre is one of Essex's regional town centres, alongside Chelmsford, Southend-on-Sea, and Colchester. There are four other town centres in the Borough: Pitsea, Laindon, Billericay and Wickford of varying size and function.

2.22 The Borough has four out-of-centre retail parks that all have at least one large supermarket providing convenience goods. There are also a number of local centres that support the Borough's residential and business neighbourhoods with basic shopping and service needs.

- 2.23 The Borough offers a range of leisure and recreational opportunities including the Basildon Sporting Village as well as several health clubs, four golf courses, four country parks and approximately 1,300ha of open space.
- 2.24 Basildon Festival Leisure Park and its immediate surroundings is the Borough's principal commercial leisure complex which contains a multiplex cinema, bowling alley, wake boarding centre, play centre, a gym, go-karting centre, and several restaurants and hotels.
- 2.25 It is important to maximise residential provision in the most sustainable locations, particularly in town centres, as part of a balanced mix of uses. The Basildon Retail and Leisure Needs Study 2024 emphasises the growing need for diversification of town centre uses in response to the number of challenges faced including: falling market demand, rising occupancy costs, and increasing competition from online and out-of-centre shopping, the effects of which have been exacerbated by the COVID-19 pandemic. The regeneration of Basildon Town Centre will help increase the range of amenities available and provide economic benefits for the Borough's residents.

## Chapter 3: Vision and Strategic Objectives

### Vision for Basildon Borough

- 3.1 Our vision sets out the council's aspirations for growth, change and sustainable development up to 2043. The vision was influenced by the Regulation 18: Issues and Options Consultation and has been revised to place greater emphasis on protecting and enhancing the natural environment.

### Local Plan Vision

- 3.2 *'By 2043, we will have accelerated Basildon Borough's ambition. We will have developed a prosperous economy providing employment for our residents, including higher value jobs. We will have delivered a wide range of housing for all our resident's needs. By 2043, we will have delivered sustainable development, protected, and enhanced our historic and natural environment and delivered on our biodiversity net gain obligations. By 2043 we will have mitigated the impact of climate change. The Borough will be safer, and residents will benefit from higher standards of health and wellbeing. There will be an improved cultural offer within our regenerated town centres with enhanced housing, retail, leisure, and community facilities. There will be a higher level of educational attainment and aspiration in the Borough. We will have created more resilient communities, reflecting the diversity within the Borough.'*

## Strategic Objectives

- 3.3 Our Strategic Objectives set out how we propose to deliver this vision. The Strategic Objectives form the basis of the Local Plan. They ensure that growth is directed to the most sustainable locations and supported by proportionate infrastructure improvements. These Strategic Objectives were informed by the Regulation 18: Issues and Options Consultation.

Strategic Objectives	Main Tasks
SO1: Protect and enhance the quality of the Local Environment	<ul style="list-style-type: none"> <li>• Enhance the quality of the Borough's natural, historic, and built environment through spatial planning and design.</li> <li>• Conserve heritage assets and enhancing the distinctive character and sense of place of each area of the Borough.</li> <li>• Incorporate access to natural blue and green space into new developments.</li> <li>• Provide living and working environments which are attractive, enjoyable, safe, and accessible.</li> </ul>
SO2: Improve the quality and value of the Green Belt	<ul style="list-style-type: none"> <li>• Ensure that land in the Borough's Green Belt continues to contribute positively to the functions of the Green Belt.</li> <li>• Continue to enforce against inappropriate and unauthorised development in the Green Belt.</li> <li>• Maximise use of previously developed land for development.</li> </ul>
SO3: Minimise our impact on the Environment	<ul style="list-style-type: none"> <li>• Maximise sustainable patterns of development.</li> <li>• Seeking to deliver more than 10% biodiversity net gain where viable.</li> <li>• Protect our water resources and minimising flood risk.</li> <li>• Protect the highest quality agricultural land.</li> </ul>

<p>SO4: Create vibrant and thriving town centres</p>	<ul style="list-style-type: none"> <li>• Enable Basildon Borough town centres to grow and change</li> <li>• Offer new opportunities for town centre living alongside an improved retail and leisure offer in Basildon Town Centre.</li> <li>• Conserve the distinctive identities of Billericay, Wickford, Pitsea and Laindon town centres.</li> <li>• Promote mixed use developments providing a range of retail, leisure, cultural activities, education, healthcare and community facilities alongside high quality public transport, active travel opportunities and public realm improvements.</li> </ul>
<p>SO5: Strengthen the competitiveness of the Local Economy</p>	<ul style="list-style-type: none"> <li>• Maintain the Borough's position as a sub-regional economic hub by allocating sufficient land for businesses to grow.</li> <li>• Improve access to education, skills, and training opportunities for the local workforce.</li> <li>• Capitalise on local tourism opportunities.</li> <li>• Protect major strategic employment sites.</li> </ul>
<p>SO6: Deliver a range of new homes to meet local needs</p>	<ul style="list-style-type: none"> <li>• Identify sufficient land for new housing.</li> <li>• Prioritise urban areas and previously developed land when it is suitable for high quality residential development.</li> <li>• Ensure a range of size, types, and tenures of homes to meet local needs including key worker housing, specialised and adaptable housing for the elderly and those living with a disability.</li> <li>• Deliver a range of affordable housing to meet all needs including social housing.</li> </ul>

	<ul style="list-style-type: none"> <li>• Require high quality design.</li> </ul>
SO7: Mitigate against the impact of Climate Change	<ul style="list-style-type: none"> <li>• Design new developments to be energy and water efficient and more resilient to climate change.</li> <li>• Increase the use of renewable energy technologies and opportunities for on-site energy generation.</li> <li>• Prioritise development in sustainable locations.</li> <li>• Promote a reduction in car use and commuting where possible though encouraging the use of public transport and active travel to minimise the environmental impact of the Boroughs growth.</li> </ul>
SO8: Help local people maintain healthier lifestyles	<ul style="list-style-type: none"> <li>• Ensure access to leisure, sport, green and blue infrastructure.</li> <li>• Provide opportunities for active lifestyles both through leisure opportunities and active travel.</li> <li>• Secure access to high quality healthcare facilities.</li> <li>• Design out obesogenic environments and creating healthy food environments.</li> </ul>
SO9: Enhance the quality of life for all	<ul style="list-style-type: none"> <li>• Improve access to education, skills, and training.</li> <li>• Address social exclusion and inequality in healthcare and education.</li> <li>• Improve access to, and the provision of community, sport, and cultural facilities to facilitate the development of healthier and stronger communities.</li> <li>• Require well designed public spaces which create a safe and secure environment.</li> </ul>
SO10: Secure the delivery of supporting infrastructure	<ul style="list-style-type: none"> <li>• Prioritise new development in well serviced locations.</li> <li>• Ensure new development are supported by the necessary</li> </ul>

	<p>transport, utility, green and blue, education, health, and community infrastructure to ensure development is sustainable and contributes positively to existing communities.</p> <ul style="list-style-type: none"> <li>• Clearly and transparently set out an appropriate timescale for the delivery of new and improved infrastructure both phased appropriately, and which ensures development viability.</li> </ul>
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## Chapter 4: Meeting our Growth Needs

- 4.1 This chapter sets out how Basildon Borough needs to grow and change over the next 20 years. It sets out policies for delivering new housing and employment space. This will allow sufficient land to be identified for housing to meet the needs of current and future residents and allow space for businesses to grow and thrive.

### Policy SG1: Growth Needs

#### Housing

Over the period 1/4/2023- 31/3/2043, the Local Plan will:

- Make provision for a minimum of 27,111 dwellings in order to meet the assessed housing need calculated using the Standard Method.
- Make provision for a minimum of 10,420 affordable homes.
- Make provision for a minimum of 235 new Gypsy and Traveller pitches and a minimum of 13 Travelling Showpeople yard to meet identified needs.

This will be delivered as follows:

Supply	No of Dwellings
Net delivery in the period 1/4/2023 to 31/3/2024	259
Current development consents deliverable in the next five years	2,543
Development consents on stalled sites and long term deliverable sites	2,191
Potential additional capacity in the Urban Area	3,300
Windfall Allowance	1,890
New Housing Allocations on Green Belt site (minimum requirement)	16,928

#### Employment

Over the period 1/4/2023- 31/3/2043, the Local Plan will deliver a minimum of 65-82 Ha of new employment land.

### Reasoned Justification

- 4.2 Basildon Council are committed to meeting the housing needs of our borough in full. National Planning Policies requires that, to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance.
- 4.3 In August 2024, the Government launched a consultation on a revised *National Planning Policy Framework (NPPF)*. This sets out that local planning authorities should use the standard method to assess housing need. It also sets out a

revised method for calculating housing need. The revised *NPPF* sets out that plans which have not yet reached Regulation 19 stage one month after the revised *NPPF* is published should be prepared against the revised version of the *NPPF* and progressed as quickly as possible.

- 4.4 The *South Essex Housing Need Assessment 2022* assessed the need for affordable housing for households unable to rent or buy a home on the open market. This concluded that Basildon Borough has a need for at least 10,420 of these new homes to meet the *NPPF* definition of “affordable homes”.

### **Housing Supply**

- 4.5 To deliver this housing, the Council is first required to look at the Urban Area comprising Basildon Town (including Laindon and Pitsea) and Billericay and Wickford towns.
- 4.6 So far 259 dwellings have been completed in the plan period and a further 2,829 dwellings have been granted planning permission and are expected to be built within the next five years.
- 4.7 Planning permission has been granted for 2,191 dwellings on sites which have stalled or developable in the longer term. The Council will prioritise working with landowners and developers to get these homes built.
- 4.8 Windfall development sites have formed an important part of Basildon Borough housing supply and have historically delivered an average of 126 homes per annum. Therefore, an allowance has been made of 1,890 homes to be delivered on windfall sites in years 6-20 of the plan period.
- 4.9 The *National Planning Policy Framework* requires that Local Plans make as much use as possible of suitable brownfield sites and underutilised land and optimises the density of development including promoting a significant uplift in minimum density standards in town centres and other locations well served by public transport. However not all land in the urban area is suitable for housing. Some land provides important informal open space. Other brownfield sites in employment areas would offer a poor living environment for any future residents and secures spaces for businesses to grow and expand in the future. The Council has undertaken an Urban Capacity Review. This has involved holding a ‘Call for Sites,’ evaluating all potential sites in the urban area and considering all the Council owned land. This review concluded that the urban area could potentially deliver around 3,300 additional homes though further work is needed to assess the cumulative impact of these sites. The Integrated Impact Assessment noted the importance of maintaining appropriate levels of greenspace in the urban area within the more developed areas of the Borough as urban densification occurs to help limit the potential heat island effects and disruption of ecosystem services such as flood capacity.
- 4.10 The current supply of housing is set out in the policy above.
- 4.11 In order to meet the housing, need as calculated by the revised Standard Method the Council will need to plan to deliver around 16,928 homes in the Green Belt.

4.12 The *Gypsy, Traveller and Travelling Show people Accommodation Assessment 2024* identified the need for additional pitches and yards to meet both future growth needs and the needs of households on unauthorised sites or over occupying authorised sites.

### **Employment Need**

4.13 As shown through the Employment chapter, the Council's *Employment Land review* highlights a need to deliver 65-82ha of land for new employment allocations, rising to up to 197ha if the Council seeks to address historic under provision. In delivering sustainable development, there is a need to maintain a balance between housing and employment growth.

### **Alternatives Considered**

4.14 **Lower minimum housing need** - Make provision for a minimum of 21,819 dwellings in order to meet the assessed housing need calculated using the original Standard Method calculation.

4.15 This is not recommended as the revised *NPPF* sets out that plans which have not yet reached Regulation 19 stage one month after the revised *NPPF* is published should be prepared against the revised version of the *NPPF* and progressed as quickly as possible.

## Settlement Hierarchy and Spatial Strategy

4.16 This policy sets out how growth will be distributed throughout the borough in order to deliver sustainable development.

### Policy SG2 Settlement Hierarchy

New housing and employment allocations will be located in the most sustainable locations according to the settlement hierarchy a set out below.

Settlement Type	Locations	Ability to accommodate growth
Large Town	<ul style="list-style-type: none"> <li>Basildon Town (incorporating Laindon, Langdon Hills, Noak Bridge and Pitsea)</li> </ul>	<p>There is a presumption in favour of sustainable development in these locations.</p> <p>Development outside the existing boundaries of these settlements would only be permitted where it has been allocated in a Local Plan or has been allocated within an adopted Neighbourhood Development Plan.</p>
Medium Towns	<ul style="list-style-type: none"> <li>Billericay (incorporating Great Burstead &amp; South Green, and Break Egg Hill)</li> <li>Wickford (incorporating Shotgate, plus Newhouse Road and Castledon Farm plotland)</li> </ul>	<p>Limited infill development in the village environment will be supported where it:</p> <ol style="list-style-type: none"> <li>1. is in keeping with local character,</li> <li>2. proportionate in scale, and</li> <li>3. meets local housing or employment needs or provides services or facilities for the village.</li> </ol> <p>Development outside the existing boundaries of these settlements would only be permitted where it has been allocated in a Local Plan or has been allocated within an adopted Neighbourhood Development Plan.</p>
Serviced Villages	<ul style="list-style-type: none"> <li>Bowers Gifford and North Benfleet</li> <li>Crays Hill Village</li> <li>Ramsden Bellhouse Village</li> <li>Little Burstead Village and Broomshill Chase</li> </ul>	<p>Limited infill development in the village environment will be supported where it:</p> <ol style="list-style-type: none"> <li>1. is in keeping with local character,</li> <li>2. proportionate in scale, and</li> <li>3. meets local housing or employment needs or provides services or facilities for the village.</li> </ol> <p>Development outside the existing boundaries of these settlements would only be permitted where it has been allocated in a Local Plan or has been allocated within an adopted Neighbourhood Development Plan.</p>

Un-serviced Settlements	<ul style="list-style-type: none"> <li>• Dunton Village</li> <li>• Crooked Brook/Fobbing Plotland</li> <li>• Bells Hill Road Plotland</li> <li>• Crays Hill Plotland</li> <li>• Fairmead Plotland</li> <li>• Green Lane Plotland</li> <li>• Noak Hill Road</li> <li>• Northlands Plotland</li> <li>• Ramdens View Road Plotland</li> <li>• Stormont Way Plotland</li> <li>• Wickford Lawn Plotland</li> </ul>	Development in these settlements will only be permitted where it has been allocated in a Local Plan or has been allocated within an adopted Neighbourhood Development Plan or is supported by national policy.
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### Reasoned Justification

4.17 Settlements provide a range of services for their residents and for a wider area. Typically, the bigger the settlement the more services it has and the wider area it will serve. Settlement hierarchies can therefore help understand the role and character of different settlements.

4.18 The *Basildon Borough Settlement Hierarchy Review 2024* concluded that the Borough contains four settlement types, large town, medium town, serviced villages, and un-serviced settlements. Settlements were characterised into the four types by evaluating the population they hold and the range of services they contain.

Table 1: Review of Services and Facilities in Settlements

Place	Sports Venues	Education facilities	Post Office	Places of Worship	Town Centres*	Local Centre **	Convenience Store	GP Health Facility	Employment Opportunities	Frequent Public	Mixed Housing Provision	Arts, Culture and Tourism facilities	Public Open Space	Public Houses	TOTAL
Basildon	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	14
Billericay	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	14
Wickford	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	13
G.Burstead & South Green		✓	✓	✓		✓	✓	✓	✓	✓	✓		✓	✓	11
Crays Hill	✓	✓	✓				✓		✓	✓			✓	✓	8
Bowers Gifford and North Benfleet		✓	✓	✓			✓		✓	✓	✓		✓		8
Ramsden Bellhouse		✓	✓	✓			✓						✓		5
Little Burstead				✓						✓			✓	✓	4
Broomshill Chase				✓						✓				✓	3
Crooked Brook - Fobbing										✓	✓			✓	3
Crays Hill Plotlands	✓									✓	✓				3
Dunton									✓		✓		✓		3
Noak Hill Road	✓									✓					2
Bells Hill										✓				✓	2
Northlands													✓	✓	2
Break Egg Hill										✓			✓		2
Fairmead											✓				1
Newhouse Farm & Castledon Road														✓	1
Ramsden View Road										✓					1
Stormonts Way													✓		1
Wickford Lawns															0
Green Lane															0

\*Mixture of Comparison and Convenience Shopping Services \*\*Where a smaller parade of convenience shops, takeaways or community hall are available \*\*\*Not within the other services/facilities present

4.19 Development in unserved settlements or outside the boundaries of the large town, medium towns and serviced villages will be permitted where it has been allocated in a Local Plan or has been allocated within an adopted Neighbourhood Development Plan or is supported by national policy. This is because, through the plan making process, sites will set out requirements for new or improved infrastructure.

### Alternatives Considered

4.20 No policy - however this would not meet the objective of ensuring growth is directed to the most sustainable locations.

## Spatial Distribution of Growth

4.21 This policy sets out how growth will be distributed throughout the Borough in the most sustainable locations.

### Policy SG3: Spatial Distribution of Growth

To provide for at least 663 dwellings growth will be distributed to the following Plotland locations:

Plotlands	Housing capacity
Break Egg Hill, Billericay	4-5
Broomhills Chase, Little Burstead:	5-8
Crays Hill	219
Newhouse Farm and Castledon Road, Wickford	375
North Benfleet (infill only)	35-50
Ramsden View Road, Wickford	25

To provide for at least 22,118 dwellings and 65Ha employment land, growth will be distributed through densification of the existing urban area and as urban extensions to the following settlements:

- Basildon Town (incorporating Laindon, Langdon Hills, Noak Bridge and Pitsea)
- Billericay (incorporating Great Burstead & South Green, and Break Egg Hill)
- Wickford (incorporating Shotgate)
- Ramsden Bellhouse

### Reasoned Justification

4.22 In order to identify land available for development the Council held a 'Call for Sites' for both potential housing and employment land.

4.23 These sites were evaluated to consider opportunities and constraints on their ability to accommodate sustainable growth. The potential future allocations for housing and employment are set out in Chapter 14 of this report.

4.24 Having identified that growth needs cannot be met solely within the Urban Area the Council has distributed growth proportionally among the boroughs existing settlements as defined by the settlement hierarchy. Previously developed land and locations well served by public transport on accessible edges to the Urban Area have been prioritised.

4.25 The term 'plotland' refers to areas of land laid out in regular plots on which a number of self-built settlements were established in the south-east of England from the late 1800s and up to the Second World War. Plotland creation began as a result of the late 19th and early 20th century agricultural depression and involved farmland being sub-divided and sold-off as housing parcels. It reached

its peak in the 1920's to 1930's, but with the introduction of greater planning regulations after the Second World War the creation of new plotland areas was generally brought to an end. Over time most of plotland areas have gradually been upgraded, with many buildings having been replaced with a more modern and commonplace suburban types of development such as bungalows and chalets. Areas of plotland that were not intensely developed were often included within the extent of the Green Belt designation when it was introduced in 1947. This had the effect of freezing the extent of development within these areas.

4.26 The revised *NPPF* proposes to introduce 'grey belt' which is defined as land in the Green Belt comprising Previously Developed Land and any other parcels and/or areas of Green Belt land that make a limited contribution to the five Green Belt purposes excluding habitats sites and/or designated as Sites of Special Scientific Interest, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets and areas at risk of flooding or coastal change.

4.27 It is proposed that Grey Belt land will:

- a) Not strongly perform against any Green Belt purpose; and
- b) Have at least one of the following features:
  - i. Land containing substantial built development or which is fully enclosed by built form
  - ii. Land which makes no or very little contribution to preventing neighbouring towns from merging into one another
  - iii. Land, which is dominated by urban land uses, including physical developments
  - iv. Land which contributes little to preserving the setting and special character of historic towns.

4.28 Basildon Council considers that the Plotlands may meet the definition of 'Grey Belt' and commissioned a *Plotlands Growth Potential Study*.

### **The Basildon Borough Plotlands Growth Potential Study**

4.29 The *Basildon Borough Plotlands Growth Potential Study* considered if and how sustainable development, consistent with the *National Planning Policy Framework (2023)*, can be accommodated in plotland areas in landscape and visual and Green Belt terms. As all 13 plotlands areas are located in the Green Belt, the routes to deliver and encourage plotland development are limited to two main routes:

1. Releasing areas of plotland from the Green Belt through the definition of 'exceptional circumstances' (*NPPF* paragraphs 144-148); or
2. Signposting developers to areas where plotland development in the Green Belt is more likely to be appropriate in line with *NPPF* paragraph 154.

4.30 The Study concluded that six plotland areas had capacity to deliver new housing.



Plotlands	Housing capacity through infill	Housing capacity through Green Belt release
Break Egg Hill, Billericay	4-5	0
Broomhills Chase, Little Burstead:	5-8	0
Crays Hill (Green Belt Release)	0	219
Newhouse Farm and Castledon Road, Wickford (Infill and Green Belt Release)	15-25	350
North Benfleet (infill only)	35-50	0
Ramsden View Road, Wickford	25	0

4.31 It is important to note that the larger allocations in Newhouse Farm and Castledon Road, Wickford and Crays Hill would require infrastructure improvements. Further work is needed to assess the extent of this need. These housing numbers may change as a result of further work on the cumulative impact of growth and infrastructure requirements.

### **Alternatives Considered**

4.32 No Green Belt release to accommodate growth - The evidence is that Basildon Boroughs future need for new homes and employment space would not be met through this option. Therefore, it is not recommended.

4.33 Limit Green Belt release to limited infill of areas where development has already taken place such as Plotlands area. The evidence is that this option could only deliver around 663 dwellings and could not deliver significant new employment land. Therefore, it would not meet the future growth needs of the Borough.

4.34 Distributing growth within a new settlement to be inset within the Green Belt- The *National Planning Policy Framework* (Paragraph 177) sets out that where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously developed and/or is well-served by public transport. Therefore, it is recommended that the Council first seeks to meet growth needs through urban extensions to Basildon Town, Billericay, and Wickford.

## Chapter 5: Building a Strong Competitive Economy

- 5.1 The *NPPF* highlights the role of a Local Plan in preparing and planning for sustainable economic growth and inward investment. Opportunities for economic growth in Basildon will be exploited by maintaining and optimising the use of the borough's employment floorspace offer. This will be done by protecting employment land and encouraging its innovative re-use in ways that meets the needs of the market.
- 5.2 In appreciating how the employment land market works, there is a need to provide a contingency allowance to account for 'windfall losses' and 'churn.' Windfall losses take into account the fact that a proportion of designated employment land will not be entirely used by B and E(g) class employment use. As well as making an allowance for unexpected losses of employment land (such as conversion to residential or leisure uses from premises where demand is low), allowance is made for the fact that the locational and premises needs of businesses and sectors will change over time. This requires businesses to be more agile and move to where suits them most. In other instances, an existing business might cease its operations, and a new business take over a site for redevelopment. For this to happen smoothly there is a need for a certain level of vacant land and premises for businesses to occupy, which is referred to as 'churn.'
- 5.3 The Council will support a growing and diversifying economy. Sustainable economic growth is key to various current challenges, including tackling deprivation. Planning policies will be used to realise the opportunities set out in the Economic Development Strategy and enable growth throughout the Borough. Creating thriving business locations is a key element of the Council's local planning and economic strategies, which relate to encouraging sustainable patterns of development.
- 5.4 Taking account of such matters, the Council's 2024 *Employment Land Review* identifies a requirement to allocate 65 - 82ha of new land for employment purposes over the lifetime of the local plan.
- 5.5 Creating thriving business locations is a key element of the Council's local planning and economic strategies, which relate to encouraging sustainable patterns of development. Traditionally, the designated employment areas focused on providing a range of premises that meet the needs of the E(g), B2 and B8 Use Classes.
- 5.6 There are thirteen main Employment Areas in the borough, which will be protected to provide for B2, B8 and E(g) Class employment floorspace, together with other associated employment generating sui generis uses over the Plan period. These Employment Areas are as follows:
  - a. Burnt Mills, Basildon;
  - b. Cranes, Basildon;
  - c. Case New Holland Tractor Park, Basildon;
  - d. Festival Business Park, Basildon;
  - e. Pipp's Hill, Basildon;

- f. Laindon North, Laindon;
- g. Wrexham Road, Laindon;
- h. Southfields, Laindon;
- i. DST House, St Nicholas Lane, Basildon;
- j. Terminus Drive, Pitsea;
- k. Radford Way Business Park, Billericay; and
- l. Wickford Business Park, Hurricane Way, Wickford;
- m. Ford Dunton Campus, Basildon

- 5.7 In these locations, proposals for employment generating development will be supported where they enable efficient use of land or buildings and will contribute positively to sustainable economic growth – both for the employment area in question and for the borough as a whole.
- 5.8 In the main employment areas, the Council will seek to retain these uses as defined by the *Use Classes Order 2020*, or other 'sui generis' uses of a similar employment nature.
- 5.9 To enable flexibility, it is recognised that some non-Class E(g), B2 and B8 uses can sometimes be appropriate in Employment Areas. These uses can also provide employment, adding to the character, mix and vitality of the area. However, proposals will need to be accompanied by evidence to show that there is no reasonable prospect for the site to be used for, or converted to, another employment use within Class E(g), B2 or B8 uses before potential changes can be considered. The evidence required will depend upon the scale and location of the proposal and include a comprehensive marketing campaign over a period of at least 12 months before the planning application is submitted. A judgement will be made on a case-by-case basis. Some uses may not be acceptable where they can either individually, or collectively, harm other policy objectives of the Local Plan. The form and nature of new employment allocations and acceptable uses are set out in the relevant site allocation policy.
- 5.10 The protection of the main designated centres for their retail function is a key objective of the Local Plan. A proliferation of Class E(a) uses in the Employment Areas could undermine the retail policies and will be resisted, with the exceptions of small-scale proposals (in terms of floorspace) and development being ancillary in nature by supplementing the predominant employment offering within the Employment Area.
- 5.11 Where the Council receives an application for redevelopment or change of use, proposals should demonstrate their continued employment function and not be detrimental to the wider area, neighbours or wider Strategic Priorities and Principles set out in the Local Plan.
- 5.12 The impacts generated by new uses will need to be assessed in particular to their impact on neighbouring occupiers within the Employment Area. For example, any use should not give rise to unacceptable conflict between uses, traffic generation, vehicle parking, noise, or smells. These can have the potential to adversely affect the day-to-day operation of the Employment Area and its existing businesses.

5.13 The Local Plan recognises that businesses need appropriate support in today's economic climate.

5.14 Measures to improve the ongoing function and general sustainability of existing Employment Areas so they can continue to meet needs over the Plan period and beyond may include local transport measures or other accessibility improvements that promote a choice of modes, provision for micro-energy generation where appropriate to enhance future environmental and building standards, and provision of on-site facilities and amenities to meet the needs of businesses and workforce where these are proportionate and complementary to the primary employment functions of the site. Support will also be given to appropriate measures which promote improved provision of sustainable and active travel measures to designated Employment Areas.

### **Policy E1: Securing Economic Growth**

To deliver sustainable economic growth in the Borough, the Council will:

- a. Protect and enhance existing employment areas as set out on the policies map to meet the needs of existing and new businesses, including the protection of land specifically for B1 office, B2 industrial and storage and distribution uses, in line with Policy E2.
- b. Make provision for 65-82ha of land to deliver additional employment development for office, industrial and storage and distribution uses.
- c. Ensure all existing and new employment land provision is accessed by frequent and high quality sustainable and active travel modes, linking existing and new residential areas with job opportunities in the borough.
- d. Allocate rural enterprise sites within the Green Belt to protect local employment floorspace in rural locations.
- e. Provide local employment opportunities which make the best use of brownfield sites without causing harm to the Green Belt or the purposes of including land within it.
- f. Facilitate the training and education of local people to gain skills required to enter or remain part of the local workforce.
- g. Establish and maintain relationships between local businesses and local training and education providers to ensure local facilities are provided to access professional and vocational training; and
- h. Support and facilitate proposals and initiatives which contribute to implementing the priorities identified in the Council's Economic Development Policy.

### **Reasoned justification**

5.15 The *NPPF* sets out the specific requirements for local planning authorities in terms of planning for sustainable economic growth. Local planning authorities are expected to identify priority areas for economic regeneration, infrastructure

provision and environmental enhancement. Planning policies should, in turn, set out a clear economic vision and strategy for the area, pro-actively encourage sustainable economic growth, and support existing business sectors. Policies should also set criteria or identify strategic sites for local and inward investment to match the strategy and to meet anticipated needs over the Plan period. This will help to promote the development of clusters or networks of knowledge driven, creative or high technology industries, and for storage and distribution operations at a variety of scales and in suitably accessible locations.

#### **Alternatives considered**

- 5.16 **No allocation or restriction of designated Employment Areas** - This would essentially let the market respond accordingly and do as it pleases. This would be likely to result in the loss of employment sites and their conversion to other uses, including housing, in greater numbers than happens via the planning application process. However, the retention of sufficient and viable employment land, and allocations of sites as shown through a needs-led assessment, is vital for economic growth. The policy is suitably flexible to avoid the blanket protection of sites, and it is considered that it can respond to market signals when they arise. Not designating Employment Areas is therefore not a reasonable alternative.

#### **Policy E2: Protecting Existing Employment Areas**

Within the Employment Areas and new employment site allocations, as shown on the Policies Map, the Council will seek to provide and retain Class E(g), B2 and B8 Use Classes or other 'sui generis' uses of a similar employment nature.

#### **Reasoned justification**

- 5.17 The *NPPF* sets out the specific requirements for local planning authorities in terms of planning for sustainable economic growth. Local planning authorities are expected to identify priority areas for economic regeneration, infrastructure provision and environmental enhancement. Planning policies should, in turn, set out a clear economic vision and strategy for the area, pro-actively encourage sustainable economic growth, and support existing business sectors. Policies should also set criteria or identify strategic sites for local and inward investment to match the strategy and to meet anticipated needs over the Plan period. This will help to promote the development of clusters or networks of knowledge driven, creative or high technology industries, and for storage and distribution operations at a variety of scales and in suitably accessible locations.

#### **Alternatives considered**

- 5.18 **No allocation or restriction of designated Employment Areas** - This would essentially let the market respond accordingly and do as it pleases. This would be likely to result in the loss of employment sites and their conversion to other uses, including housing, in greater numbers than happens via the planning application process. However, the retention of sufficient and viable employment land, and

allocations of sites as shown through a needs-led assessment, is vital for economic growth. The policy is suitably flexible to avoid the blanket protection of sites, and it is considered that it can respond to market signals when they arise. Not designating Employment Areas is therefore not a reasonable alternative.

### **Policy E3: Changes of Use of Employment Land or Premises**

Where proposals involve a change of use of premises from E(g), B2 and B8 uses, planning permission will be granted where the following criteria are satisfied:

- the premises or land cannot be readily used for, or converted to, another Class E(g), B2, B8 or other 'sui generis' Use Class of a similar employment nature
- the proposed use is of limited small-scale and ancillary to existing uses at the application site;
- the proposed use provides employment at the application site; and
- the proposed use will not adversely impact upon the operation and function of the Employment Area, or introduce unacceptable conflict between neighbouring uses; and
- the proposed use is appropriate to the location of the site and its relationship to the local transport network.
- There is no adverse impact on the employment area as a result of pollution and disturbance, access, parking, and servicing arrangements
- There are no adverse impacts on residential amenity, or environmental quality
- The accommodation provided is flexible and suitable to meet future needs and requirements of larger businesses and small to medium enterprise firms, where appropriate;
- The scale, bulk and appearance of the development is compatible with the character of its surroundings; and
- On-site servicing and space for waiting goods vehicles is provided to an adequate standard.

Proposals will be expected to consider opportunities to promote appropriate infrastructure improvements in the designated employment area, and measures to promote sustainable and active travel opportunities to and within the designated employment area.

Development which would involve a net loss of employment land or floorspace in an employment area will only be permitted where it is clearly demonstrated that:

- a. The premises have been vacant and pro-actively marketed for B or E(g) class use for at least 12 months, and
- b. The site is no longer suitable, viable or appropriate for employment purposes, and
- c. The loss of the land/premises results in wider social, environmental, or economic benefits which clearly outweigh the loss, and
- d. It is demonstrated that the location of the use within an employment area does not undermine the vitality or viability of town centres or local centres, and
- e. The proposed use is compatible with other existing uses within the employment area, having regard to any potential harm to productivity levels, or to the health and well-being of employees or potential users.

### **Reasoned justification**

5.19 The *NPPF* sets out the specific requirements for local planning authorities in terms of planning for sustainable economic growth. Planning policies should, in turn, set out a clear economic vision and strategy for the area, pro-actively encourage sustainable economic growth, and support existing business sectors. However, on occasion there will be times where premises are no longer required, and brownfield sites are required to be given appropriate consideration for reuse. A policy is therefore required setting out criteria where the reuse of premises will be acceptable.

### **Alternatives considered**

5.20 **No policy** - This would essentially let the market respond accordingly and do as it pleases. This would be likely to result in the loss of employment sites and their conversion to other uses, including housing, in greater numbers than happens via the planning application process. However, the retention of sufficient and viable employment land, and allocations of sites as shown through a needs-led assessment, is vital for economic growth. The policy is suitably flexible to avoid the blanket protection of sites, and it is considered that it can respond to market signals when they arise. The failure to include a criteria-based policy would not be a reasonable alternative.

5.21 **Restrict any changes of use** - Such an approach could not take account of operational and market-led circumstances where companies become insolvent, or where mergers result in some premises becoming surplus to requirements. It also would not recognise that, due to 'churn' newer premises may also become more attractive to occupiers or a better fit for operational requirements. This would not be a reasonable alternative.

### **Rural Enterprise Sites**

5.22 The *NPPF* expects planning policies to support the sustainable growth and expansion of all types of business in rural areas through both conversion of existing buildings and well-designed new buildings. They should also promote

development and diversification of land-based rural businesses, and support sustainable rural tourism and leisure developments.

- 5.23 In 2017 the Council commissioned an Economic Development Needs Assessment for the now withdrawn Local Plan. This identified a number of employment sites outside of the main urban areas in the Borough which have a certain amount of vacant or underutilised land and could provide opportunities for future provision of employment land in the rural areas.
- 5.24 Prior to this, in 2013 the condition of nine existing employment sites located outside of the main urban areas was assessed by an Employment Land and Premises Study (ELPS). Sites located at Pitsea Hall Lane, Sadlers Farm, and London Road (Vange) performed poorly in that assessment. Although these sites are currently occupied, if they become vacant, they may be more difficult to re-let due to their poor condition. Guildprime, White Bridge Farm, the London Road, Billericay Clusters, Vange Wharf and Annwood Lodge all received a fair score and may have potential limited redevelopment opportunities, such as upgrading premises and improving site layout quality. Bluehouse Farm (Pitsea) and Barleylands Depot (Billericay) received good scores. Guildprime, London Road Clusters, and Vange Wharf were determined by the study to have no scope for further change in terms of meeting the need for new employment land in the future. However the ELPS recommended that they should be protected as employment sites for B and E(g) Class employment uses.
- 5.25 An updated Employment Sites Appraisal is underway, and will complete in 2025.
- 5.26 Where rural employment locations are currently in business use, and opportunities for making the best use of land to support economic growth are in principle supported, it is important to recognise that any development and growth of these sites must be in the context of the local surroundings. As such, the scale and nature of development proposals in these locations will be constrained by the landscape and Green Belt. Consideration will also need to be given to the appropriateness of access arrangements, both for servicing and for employees and customers.

#### **Policy E4: Rural Enterprise Sites**

1. To support the rural economy and provide greater flexibility to the employment land supply, the following existing Rural Enterprise Sites, as identified on the Policies Map, will be retained for B and E(g) Class employment purposes and other employment-generating uses as appropriate to their location:
  - a. Guildprime Business Park, Great Burstead & South Green, Billericay;
  - b. Vange Wharf, Pitsea;
  - c. Blue House Farm, Pitsea;
  - d. Whites Bridge Farm, Crays Hill;
  - e. Annwood Lodge, Wickford;
  - f. Barleylands Farm, and



g. Barleylands Depot, Billericay

2. At the locations listed in part 1 of this policy, the following types of development will be accepted, subject to compliance with the requirements of part 3 of this policy:
  - a. Extension or expansion of an existing business or intensification of employment uses within the defined site boundary;
  - b. Agricultural diversification;
  - c. Change of use or conversion of a permanent and soundly constructed agricultural building; or
  - d. Uses with a strong functional link back to local agriculture, forestry, or other rural activity.
3. The types of development listed in part 2 of this policy will be supported within the locations listed in part 1 where the following criteria can be met:
  - a. The proposal would improve the balance of jobs to working age population within the immediate vicinity, and
  - b. The scale of employment is appropriate to the accessibility of the site by public transport, cycling and walking, and the standard of highways, and
  - c. The proposal respects the character and qualities of the landscape and the setting of any affected settlement or protected landscape, and includes effective mitigation measures to avoid adverse effects or minimise them to acceptable levels; and
  - d. The proposal conforms with all other relevant policy requirements of this plan

### **Reasoned justification**

- 5.27 The *NPPF* expects planning policies to support the sustainable growth and expansion of all types of business in rural areas through both conversion of existing buildings and well-designed new buildings. They should also promote development and diversification of land-based rural businesses, and support sustainable rural tourism and leisure developments

### **Alternatives considered**

- 5.28 **Rely on *NPPF*** - This approach would not identify any specific local areas, and so would not offer sufficient policy coverage. It is not considered to be a reasonable alternative.

### **Aligning Skills and Jobs**

- 5.29 The generation of Social Value sits at the heart of the planning system. At a policy making level, Social Value is already integrated within national guidance and this filters through to local authorities through the *National Planning Policy Framework*

(NPPF) which puts the achievement of Sustainable Development as a golden thread running throughout the operation of the planning system.

- 5.30 The Council's *Economic Development Policy* seeks to improve the employment prospects, education, and skills of local people, and promote local supply chain linkages through supporting lower-skilled residents into training and work, to avoid them becoming marginalised in the labour market and to ensure improvements in the Borough's economy are shared evenly.
- 5.31 Opportunities for local people to be engaged in the local economy through skills and training can be achieved through the effective use of planning incentives and Section 106 (S106) agreements. Favourable consideration can be given to those proposals that will provide higher skilled jobs, while S106 agreements can be used to secure skills training for local employees, and apprenticeships within the construction industry and enhanced linkages to local suppliers. Additionally, the Community Infrastructure Levy (CIL) regulations make provision for contributions from development to be spent on securing education and skills training infrastructure. These measures will complement the work undertaken by the Council's economic development team and its partners, including education providers, to increase the take up of skills training and education amongst local people.
- 5.32 The Council will support employment and training schemes to maximise local employment opportunities and help address skills deficits in the local population. In major developments, planning obligations will be used as necessary to ensure that job opportunities and apprenticeships are notified to the council or appropriate nominated agencies so that suitable local people can be given the opportunity to fill these vacancies. The Council will work with local training providers and aim to ensure that local residents are given access to the right skills training so that they can take advantage of opportunities created by new development. This includes jobs which are created both during the construction phase and in the completed development.

#### **Policy E5: Aligning Skills and Jobs**

1. All major development proposals which comprise of residential, B or E(g) class employment uses, retail or sui generis uses will be required to work with the Council and its partners to secure improvements to skills levels and employment amongst local residents.
2. Applicants will be required to:
  - a. Provide apprenticeship/training posts for local young people, with a focus on those not in education, employment, and training;
  - b. Provide training in conjunction with local training providers for employees of the proposal, seeking to improve skill levels amongst

- the workforce to NVQ level 3 or higher; and develop procurement plans which proactively make use of local labour;
- c. Submit an 'Employment and Skills plan' to demonstrate how the development proposal will secure improvements to skills levels and employment amongst local residents during the construction phase and eventual occupation of the building;
  - d. Quantify the use of local labour from within the developer's project team and within the company;
  - e. Procure goods and services from local contractors, sub-contractors, and suppliers to support the employment of the local community where economically and practically feasible.
  - f. In exceptional circumstances, the Council may accept financial contributions in lieu of steps a to, above.

The Council will secure financial contributions towards the implementation and delivery of the applicant's agreed employment and skills plans.

### **Reasoned Justification**

5.33 It is common to expect major developments to demonstrate measures to consider social value, e.g. access to a range of services including employment, and that new development does not result in or increase the potential for economic and/or social inequality. A keyway of achieving this is to seek planning obligations from developers at the construction and end user phases of a development to contribute towards a range of employment, skills, and training measures, which help to ensure that local people can better access job opportunities arising from development activity. Upskilling the local workforce can provide a pool of talent to both developers and end occupiers. This can help to reduce the need for in-commuting, and in doing so can also reduce both traffic congestion and the number of unnecessary journeys, reducing carbon emissions.

### **Alternatives considered**

5.34 None considered. Failing to include a policy on this issue would undermine the objectives of the Council's corporate plan.

## Chapter 6: Meeting Housing Needs

- 6.1 This chapter sets out how we will plan to deliver high quality housing which meets local needs.
- 6.2 The *National Planning Policy Framework* requires local authorities to plan for the size, type and tenure of housing needed for different groups in the community including, but not limited to, those who require affordable housing; families with children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.

### **Policy HOU1: Size, Type and Quality of New Housing**

1. Existing self-contained housing will be protected. The net loss of self-contained residential dwellings, and/or the loss of land previously used for residential purposes will only be permitted in exceptional circumstances and if the proposal can demonstrate that it furthers other sustainable development objectives.
2. All sites delivering net gain of 10 or more homes should comprise a housing mix of 14% one bedroom, 26% two bedrooms, 40% three bedrooms and 20% four or more bedrooms. Consideration will be given to schemes proposing a different housing mix where they relate to urban regeneration to ensure the most effective use of urban land is achieved.
3. 100% of new dwellings should be constructed to meet the requirements of Part M, Category 2 (Accessible and adaptable dwellings) (M4(2)) of Schedule 1 of the Building Regulations 2010 or any subsequent Government standard. In exceptional circumstances, the Council may consider a reduced level of provision, for example, where a scheme involves the conversion of an existing building, and it can be demonstrated that M4(2) standard cannot be practically achieved for all of the dwellings.
4. All Strategic housing allocations will be required to provide 5% Part M, Category 3 (Wheelchair user dwellings) (M4(3)) dwellings.
5. The Council will make provision for a minimum of 85 serviced plots for Self-Build and Custom House Building. Allocations in Billericay, Wickford, West of Basildon, and East of Basildon will be required to provide a minimum of 21 serviced plots in each of the four areas.

6. In order to ensure that new homes offer sufficient well-designed living space to meet the needs of future residents, all applications for new housing should comply with the nationally described space standard.

### Reasoned Justification

- 6.3 The Council needs to make provision for at least 27,111 homes. Conversion of existing homes into non-residential uses in all but the most exceptional circumstances will increase the need for new housing.
- 6.4 The *South Essex Housing Needs Assessment 2022* considered the profile of household growth which is expected to drive demand for different sizes of housing over the period to 2040. It then aligned with the existing tendencies of different household types to occupy certain sizes of housing to provide an illustrative profile of the size of housing that could be required in the future. For Basildon Borough this is as illustrated in the table below and closely aligned with the profile for South Essex as a whole.

Table 2: Implied Size of Housing Required in South Essex (2020-40) (Source: *SEHNA 2022*, Table 5.2)

Size of property	1 bed	2 beds	3 beds	4+ beds
Basildon	14%	26%	40%	20%
South Essex	13%	26%	41%	20%

- 6.5 To support the needs of an aging population and the specific needs of people with disabilities the Council will expect all new homes to meet accessible and adaptable standards excepting where it can be robustly demonstrated that it would restrict the reuse of urban land or empty buildings.
- 6.6 Between 2016 and 2024, 34 households have joined Basildon Borough Self-Build and Custom House Building Register, an average of 4.25 households per annum. If this trend continues the borough can expect a demand for around 85 serviced plots for Self-Build and Custom House Building over the plan period.
- 6.7 The *SEHNA 2022* considered the demand for this form of housing in Basildon Borough. There was little demand in South Essex equating to less than 0.1% of current households. Currently limited infill development in villages and plotlands have supplied sites for self-build. However, to ensure adequate sites are available in the future provision has been made on larger allocations throughout the district for 85 serviced plots.
- 6.8 Where percentage requirements result in part dwellings this should be rounded up to the nearest whole dwelling.

6.9 These requirements are subject to a whole plan viability appraisal.

### **Alternatives Considered**

6.10 No policy requirement- this is not recommended as it would leave the mix of future homes up to the open market and may not meet the Council's obligations to plan for different groups in the community.

6.11 Requiring a lower percentage of homes to meet Part M4(2) Accessible and adaptable standards- this could be considered but would limit the choice of new homes available to an ageing population and residents with disabilities.

6.12 Limiting Part M4(3) Wheelchair user dwellings to larger strategic allocations- this could be considered but would limit the choice of locations of new homes available to wheelchair users.

6.13 Requiring a different proportion of homes to be delivered to Part M4(3) Wheelchair user dwellings standard- this could be considered but a higher requirement would add significantly to the cost of new development and would require robust justification. A lower requirement may not meet the needs of an aging population.

### **HOU2: Affordable Housing**

1. The Council will make provision for at least 10,420 new affordable homes.
2. These will be provided by requiring 50% affordable housing on sites delivering net 10 or more homes on sites where land has been released from the Green Belt and by requiring 24% affordable housing on all other developments delivering net 10 or more homes.
3. The tenure split of these homes, with is 57% rented housing with rent set at affordable rent and 43% affordable home ownership comprising Shared Ownership with the initial share being set at 25% and/or discount home for sale at 50% market price.
4. Alternative tenure mixes are acceptable for Build to Rent schemes and specialist housing. For Build to Rent Schemes all affordable housing is expected to be affordable build to rent housing limited to a maximum of 80% market rent including any service charges. For specialist housing, affordable housing should be agreed in discussion with Basildon Council having had regard to the most recent evidence base.

5. For all affordable housing, provision must be made for it to remain at an affordable price for future households or for any receipts to be recycled for alternative affordable housing provision.
6. The size and mix of affordable housing should be agreed in discussion with Basildon Council having had regard to the most recent evidence base.
7. All Strategic Housing Allocations must meet their affordable housing contribution on site. For other housing developments generally, all affordable housing should be provided on site. However, where sound planning reasons can be demonstrated the following sequential test should be applied:
  - a) Partial on-site provision and a proportionate financial contribution;
  - b) Full off-site delivery via a donor site;
  - c) A full financial contribution.
8. Proposals that would sub-divide or under-develop sites in order to avoid making the affordable housing contribution will be refused.
9. The Council will require all affordable housing to be:
  - a) designed and built to the same standard as market housing,
  - b) be indistinguishable from market housing in external appearance and have vehicle parking provided at the same ratio as for the development as a whole,
  - c) be integrated throughout the development except where it can be demonstrated that grouping together affordable dwellings is necessary to limit service charges and/or facilitate management of the units.
10. Viability assessments will not be accepted for schemes on strategic housing allocations H1-H32.
11. On all other sites, viability will be considered on a case-by-case basis. Viability Assessment. Where a lower provision is justified:
  - a) Affordable housing will be required at the level and tenure mix where the development becomes viable, and
  - b) Early and/or Late-Stage reviews of viability up to policy compliance will be secured by the Council through legal agreement.

## Reasoned Justification

- 6.14 The *SEHNA 2022* (table 6.2) identified that 57% of newly forming households in the borough are unable to purchase entry level market housing and 37% are unable to afford to rent entry level market housing. This equates to a demand for a net need of 521 new affordable homes per annum or 10,420 new affordable homes over the plan period.
- 6.15 The *SEHNA 2022* also considered the role of different affordable housing products.
- 6.16 The *NPPF* defines Affordable housing for rent as meeting all of the following conditions:
- (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);
  - (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and
  - (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.
- 6.17 For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

## Affordable housing for rent

Table 3: Estimated Annual Cost of Affordable Rent and Income Required (Source: *SEHNA 2022* Table 6.9)

Housing Product	Annual Income Required	Households able to afford	Households <b>unable</b> to afford	% deviation
Market Rent	£29,700	63%	37%	
80% Market Rent	£23,760	71%	29%	8%
60% Market Rent	£17,820	79%	21%	16%

- 6.18 Only 8% of households are able to access 80% market rent but not able to access market rent. This increased to 16% if Affordable Rent is limited to 60% of market rent.



6.19 This equated to 43% of households requiring affordable housing being able to access Affordable Rent limited to 60% of Market Rent.

### Discount Housing for Sale

6.20 Discounted housing for sale including First Homes schemes reduce the annual costs required to access home ownership. A 50% value could potentially make home ownership accessible to the majority of households in the borough however significant savings for a deposit would still be required and it would not meet the needs of households preferring the flexibility of private rent or unable to access mortgage funding.

*Table 4: Benchmarking Cost of Discounted Housing for Sale. Household income is rounded to £5000 bands (Source SEHNA 2022 Table 6.10)*

Housing Product	Annual Income Required	Households able to afford	Households <b>unable</b> to afford	% deviation
Purchase (any)	£46,464	43%	57%	
Purchase (new)	£33,247	56%	44%	
Market Rent	£29,700	63%	37%	
80% value	£26,598	71%	29%	8%
70% value	£23,273	71%	29%	8%
50% value	£16,623	87%	13%	24%

### Shared Ownership Housing

*Table 5: Estimated Income Required to Access Shared Ownership (Source SEHNA 2022 Table 6.11)*

Housing Product	Annual Income Required	Households able to afford	Households <b>unable</b> to afford	% deviation
Purchase (any)	£46,464	43%	57%	
Purchase (new)	£33,247	56%	44%	-7%
Market Rent	£29,700	63%	37%	
50% share	£19,684	79%	21%	16%
25% Share	£18,955	79%	21%	16%

6.21 In plan making and decision-making viability helps to strike a balance between the aspirations of developers and landowners, in terms of returns against risk, and the aims of the planning system to secure maximum benefits in the public interest through the granting of planning permission.

6.22 These policy options are subject to whole plan viability assessment.

### **Alternatives Considered**

6.23 No policy on tenure and types of affordable housing- this is not recommended as it would leave the market to determine the range of affordable housing and risk not meeting local needs.

6.24 Require all sites to deliver 38% affordable housing. This would mean that all housing sites should offer a similar level of affordable housing but would not be consistent with the approach of capturing value where Green Belt land is released.

### **HOU3: Specialist Housing for Older People**

1. The Council will seek to secure at least 1,365 units of additional specialist accommodation for older people throughout the plan period. This will be achieved by:
  - a. Requiring a proportion of new homes within larger development proposals delivering 600+ homes to be in the form of specialist accommodation for older people. Where this aligns with need, specialist accommodation may be required to form part of the affordable housing provision.
  - b. Working with Registered Providers and Semptra Homes to secure specialist accommodation for older people within affordable housing proposals on suitable sites; and
  - c. Supporting proposals by private sector specialist accommodation providers within appropriate, accessible residential locations within the Borough, subject to compliance with all other relevant policies within this plan.
2. Specialist accommodation for older people is defined as sheltered housing, enhanced sheltered housing and extra care housing.
3. The Council will also be seeking to secure at least 399 additional residential care/nursing beds for older people throughout the plan period. This will be achieved by:
  - a. Working with those promoting large strategic housing sites to include provision on these sites; and supporting proposals by private sector residential care/nursing home providers within appropriate, accessible residential

locations within the Borough, subject to compliance with all other relevant policies within this plan.

- b. Where directed by the Council discussion should also take place with the Integrated Care Board and Essex County Council to determine if any specialist affordable housing is required.

4. The Council will work with Essex County Council Social Services and the Integrated Care Board, in the delivery of specialist accommodation to meet the needs of people with disabilities and older people, as and when that need arises. Where appropriate other partners including Registered Providers and Semptra Homes may be engaged to secure this provision.

### Reasoned Justification

6.25 The *South Essex Housing Needs Assessment June 2022 (SEHNA 2022)* considered the need for specialist housing for older people over the period 2020-2040.

6.26 The *SEHNA 2022* concluded that the number of people living in communal establishments is expected to grow and attributed this to the projected increase in the number of older people aged 75 and over. This was concluded to imply a future need for additional bedspaces in care and nursing homes. This is set out in paragraphs 7.11 to 7.21 of the *SEHNA 2022*.

6.27 Table 7.3 of the *SEHNA 2022* sets out the projected change in the communal population if housing needs are met. This identifies a total bedspace need for Basildon of 380 bedspaces over the period 2020-2040 or an average of 19 bedspaces per annum.

**Table 7.3: Projected Change in Communal Population if Housing Needs Met (2020-40)**

	Total bedspaces needed	Average per annum
Basildon	380	19
Brentwood	289	14
Castle Point	330	17
Rochford	146	7
Southend-on-Sea	798	40
Thurrock	295	15
<b>South Essex</b>	<b>2,239</b>	<b>112</b>

Source: Edge Analytics

6.28 This was calculated using the Strategic Housing for Older People analysis (SHOP@) toolkit produced by Housing LIN. This approach is recommended by *Planning Practice Guidance* Paragraph: 004 Reference ID: 63-004-20190626.

6.29 The *SEHNA* 2022 projected the following demand for specialist accommodation for older people.

**Table 7.4: Projected Demand for Specialist Housing (2020-40)**

	Sheltered housing	Enhanced sheltered	Extra care	Total	Annual
Basildon	952	152	190	<b>1,295</b>	65
Brentwood	525	84	105	<b>714</b>	36
Castle Point	583	93	117	<b>792</b>	40
Rochford	595	95	119	<b>809</b>	40
Southend-on-Sea	1,296	207	259	<b>1,762</b>	88
Thurrock	843	135	169	<b>1,146</b>	57
<b>South Essex</b>	<b>4,794</b>	<b>767</b>	<b>959</b>	<b>6,519</b>	<b>326</b>

*Source: Edge Analytics; Housing LIN; Turley analysis*

6.30 This was calculated using the Strategic Housing for Older People analysis (SHOP@) toolkit produced by Housing LIN. This approach is recommended by *Planning Practice Guidance* Paragraph: 004 Reference ID: 63-004-20190626.

### **Alternatives Considered**

6.31 No policy on older peoples housing- this is not recommended as it would leave the market to determine the range of specialist housing and risk not meeting local needs.

6.32 Require sites delivering only older peoples housing- This is not recommended as it could result in sites which are isolated from the community.

## Chapter 7: Ensuring the vitality of town centres

### Retail and Other Town Centre Uses

- 7.1 Town centres are at the heart of communities, providing a focus for retail and other town centre uses, including leisure, commercial, office, cultural and community facilities. It is national policy to enhance the vitality and viability of town centres. Basildon has a defined hierarchy of town centres, as required by *NPPF* Paragraph 90. Basildon Town Centre sits atop of this list, with Billericay, Wickford, and Pitsea below. There are also various out-of-centre retail and commercial leisure locations in the borough, which are well-used and compliment the offer in the main town and local centres. However, as set out in national guidance, retail parks do not form part of the town centre hierarchy.
- 7.2 Laindon has previously been included in the second tier of the hierarchy, but at present a comprehensive series of remodelling is underway which has reduced the range of facilities available. Once that work completes, an audit of the services and facilities will need to be undertaken to ensure the centre is appropriately categorised. Beneath the second tier is a tertiary tier of identified Local and Village Centres, which largely serve the day-to-day needs of their local neighbourhoods and are dependent on higher tier centres for access to a larger range of goods and services. Through its planning policies and proposals, the Council will promote the continued strengthening of the town centres which will positively contribute towards the viability, vitality, character, and structure of these centres.
- 7.3 With the changing role of our high streets and a reduced retail focus, a broader mix of uses within town centres will be required. The introduction of new uses including leisure, cultural, health and wellness, community facilities and services will be encouraged and will help in delivering sustainable economic recovery following the Covid-19 pandemic. The *Retail and Leisure Needs Study (2024)* indicates there is no need for any site allocations for convenience or comparison retail goods floorspace during the plan period. However, local development opportunities for retail and other town centre uses in individual centres will be encouraged where it is able to maintain and enhance the overall health, vitality and offer of a centre.
- 7.4 As a general principle, new shops selling primarily convenience goods should be located close to, and easily accessible for the community that they are intended to serve, with a priority for development in identified town centres. This includes the centre of Basildon. The *NPPF* identifies housing as a main town centre use, while national policy also expects higher density development in locations which are well served by public transport, including town centres.
- 7.5 The role of a well-designed and multi-functional public realm is an increasingly important feature of a successful town centre, contributing to visual interest and

climate change adaptation but also allowing for valuable outdoor events and meeting spaces.

- 7.6 New main Town Centre uses, and development will be directed to the appropriate Designated Centres as set out below:

#### **Basildon Town Centre**

- 7.7 Basildon, and particularly its Town Centre, will be the main focus for shopping, major employment, civic and administrative functions, arts, culture and leisure and a centre of excellence for education and healthcare. Major new retail, office, leisure, and cultural facilities will be directed here to build on past successes. The Primary Shopping Area is defined on the Policies Map.

#### **Billericay, Wickford, and Pitsea Town Centres**

- 7.8 These centres will be a focus for shopping, business, education, leisure, and entertainment. The Town Centres will continue to provide an important role for the residents of the respective towns, and their surrounding areas. Within the Town Centres retail development will be concentrated within the Primary Shopping Area. The respective Town Centres and their Primary Shopping Areas are defined on the Policies Map.

#### **Laindon Town Centre**

- 7.9 The Council will re-evaluate Laindon Town Centre upon the completion of regeneration works to ensure it is accurately categorised within the retail hierarchy. It is anticipated to continue providing an important role for local residents, and contain a mix of leisure, retail, entertainment, and services similar to the other named second tier centres.

#### **Local Centres and Neighbourhood Parades**

- 7.10 These play an important retail, business, and community role, especially in areas more remote from the larger centres. Local Centres are shown on the Policies Map, and by their nature have a focus of more localised retail facilities and services.

#### **Basildon Town Centre**

- 7.11 Basildon is the largest economy in South Essex and the town centre is one of the county's subregional centres and the linchpin of a network of other town centres in the Borough – Pitsea, Laindon, Billericay and Wickford.
- 7.12 The *National Planning Policy Framework* promotes the vitality and viability of town centres as important locations for sustainable economic growth and in creating sustainable patterns of development that enables ease of access by a variety of transport modes, particularly public transport. It also recognises the important role that residential development has in supporting the vitality of centres.

- 7.13 Basildon town centre remains a busy and well used town centre. Smaller units away from the main retail spines accommodate a mix of independent commercial uses. The town centre also has an important social function that is generally working well. However, there is an overprovision of retail space, and an under provision of other uses such as leisure, or food and drink opportunities in the town centre. Residents, retailers, businesses, and visitors are passionate about the area but like any town centre, Basildon has its challenges and obstacles to overcome.
- 7.14 With the changing role of our high streets and a reduced retail focus, a move away from traditional retail uses within our main centres will be required. The introduction of new uses including leisure, cultural, health and wellness, residential and community facilities and services will be encouraged. The role of a well-designed and multi-functional public realm is increasingly important, contributing to visual interest and climate change adaptation but also allowing for valuable outdoor events and meeting spaces.
- 7.15 Central to this will be improving connectivity and movement, promoting new routes and greater permeability through the town centre core, as well as to surrounding residential neighbourhoods and green spaces.
- 7.16 The Council intends to produce a Masterplan to shape the future development and regeneration of Basildon Town Centre. This will provide a framework for future investment and development which maximises the opportunities for Basildon, capitalises on its existing assets, and sets out a clear vision for Basildon as a thriving, vibrant and visionary town centre. The masterplan will be underpinned by a baseline assessment of the socio-economic condition of the town centre and market analysis, which reviews the current and potential office, retail, leisure, and residential markets within Basildon Town Centre.
- 7.17 The Council is keen to promote and support other opportunities for development that have the potential to add to vitality and viability. Positive planning is required to attract a range of main town centre uses, including offices, leisure and cultural uses that support the daytime and evening economy, as well as further residential development and a mix of appropriate supporting facilities and services.
- 7.18 A town centre open to all, it will be home to a vibrant, mixed community of people and boast new cultural and entertainment facilities that befit the town's strategic importance and its pioneering, New Town spirit. It will become a town centre in which companies start up and want to move to, and which people visit to enjoy their leisure time and shop. It will be the centre of the area's delivery of public sector and community services, building on its improved connectivity and accessibility by all modes of transport to local neighbourhoods and the wider region. All these activities will be integrated into a greener landscape, with attractive, safe spaces in which people want to spend time and enjoy the area's vibrancy and life.

7.19 To achieve this, new development should follow the guiding principles of the Masterplan and contribute to the range of acceptable uses for a main town centre, including:

- retail (convenience and comparison)
- residential;
- employment (e.g. offices);
- recreational and leisure (e.g. restaurants, bars, bowling alleys, cinemas, open space, gyms);
- civic facilities (e.g. Borough Council offices);
- cultural (e.g. churches, galleries, libraries); and,
- health facilities (e.g. hospitals or social care facilities).

7.20 New development must be supported by other complementary uses such as leisure and community facilities that also play an active role in contributing to the functionality of the Town Centre. Basildon Town Centre is accessible by roads, pedestrian footpaths, and cycleways from all directions. However, potential exists to make further improvements on the fringes to improve the connectivity of the Town Centre with surrounding neighbourhoods and reduce the focus and dependency on movement via the private car. This should be a consideration when planning applications are being determined. Although the existing rail station and bus terminals provide a multi-modal transport interchange, there may be scope to improve the quality of the environment they offer.

### **Reasoned Justification**

7.21 Paragraph 90 of the *NPPF* expects planning policies and decisions to support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management, and adaptation. It also expects Councils to define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allow for a suitable mix of uses (including housing) and reflects their distinctive characters.

7.22 The Council's Town Centre Hierarchy identifies Basildon as the largest centre within the borough, with the greatest range of services and facilities. It is therefore the main town centre within Basildon borough, and suitable for the largest quantum of growth.

7.23 A masterplan is a long-term plan which sets out where and how physical spaces in the town centre can and should change. This highlights a number of opportunity sites where development has the potential to come forward within the period of the local plan and beyond. The sites represent the opportunity to improve the attractiveness of the Centre as a place of quality and distinction reflecting strong urban design principles.



- 7.24 In order to strengthen the role of the centre and enhance its appearance, it is important to make appropriate planned provision for development needs over the period of the Local Plan, building on opportunities to improve access, the public realm and the range and quality of services that it offers so that its role as the main town centre can be sustained.
- 7.25 Basildon Town Centre is an appropriate location for a broad range of town centre uses including retail, leisure and entertainment facilities, appropriate sport and recreation uses, offices, arts, culture, and tourism and residential. It is important that opportunities for development improve the centre, adding to vitality and vibrancy and to diversify the centre beyond traditional retail uses, whilst retaining or enhancing important characteristics. Residential development in the heart of the town centre will support existing commercial and leisure uses, whilst also providing additional activity and vibrancy outside normal shopping and working hours, increasing natural surveillance, and reducing crime and the fear of crime.
- 7.26 The scale of the changes envisaged for Basildon Town Centre will inevitably take some time to realise and will occur gradually throughout the life of the plan, and beyond. The timescales within which the opportunity sites are delivered will be influenced by a range of factors, including land ownership, predicted longevity of existing uses and market conditions. Sites already in public ownership or currently being considered for development are likely to come forward in the short term and will need to be supported by upgrades to the public realm and connectivity. This will help to create a setting for investment in large scale developments in the medium to long term, on sites outside public ownership or with more complex land assembly requirements

### **Alternatives Considered**

- 7.27 **Rely solely on National Policy** - This would not fully support the Council's aims and ambitions for Basildon Town Centre, so would not be a reasonable alternative.

#### **Policy R1: Development in Basildon Town Centre**

Basildon Town Centre will be developed and sustained as the main town centre in the Borough. It will continue being the civic heart of the Borough and be the principal focus of commercial activity and public transport in the Borough. It will be shaped and managed to deliver regeneration, ensure investment, economic growth, and success. The extent of Basildon Town Centre is defined on the Policies Map.

The character and quality of the town centre will be protected and enhanced through the promotion and careful control of new development.

Development will be supported which:

- contributes to the Town Centre's diversity, vitality, viability, and environmental quality;
- provides a mix of uses which may include retail, residential, employment, recreational, leisure, civic, cultural and health facilities;
- contributes to its role as a public transport hub for the borough;
- creates a high quality, distinctive and well-designed environment and public realm that helps reduce crime and the fear of crime;
- provides necessary infrastructure including public transport services, pedestrian and cycle facilities, green spaces, and affordable housing;
- improves existing access and connectivity within, to and from the Town Centre, and
- does not harm the vitality, viability, or role of Basildon town centre.

The Masterplan for Basildon Town Centre highlights a number of key principles, including:

- Diversifying Basildon Town Centre through the introduction of new commercial and residential uses to attract more people throughout the day and to meet the changing demands of town centres.
- Introducing a broader mixture of land uses across different areas of the town centre which blend together and offer a positive and distinct identity whilst also ensuring that the existing character will be preserved and strengthened.
- The desire to strengthen connectivity by providing improved routes for pedestrians, cyclists and public transport that are high quality, legible and safe.
- The importance of creating legible, distinctive, flexible, attractive, safe, and inclusive public realm throughout the town centre.
- The creation of well-designed pedestrianised areas with active ground floor frontages which encourage vibrant and active street life, creating well defined spaces and routes.
- The value of good urban design and green infrastructure for the town centre.

Applications for development in Basildon Town Centre will be expected to set out how they conform to the latest Basildon Town Centre Masterplan.

New development will be expected to make a reasonable and proportionate contribution to the cost of providing and maintaining necessary town centre infrastructure, including walking, and cycling access, public transport, the public realm and on key highway links and junctions which serve Basildon Town Centre.

## **Policy R2: Supporting Town Centres**

The overall strategy for retail and other main town centre uses within the borough is to:

- support and regenerate Basildon Town Centre, in order to promote its viability and vitality and to maintain its position at the top of the retail hierarchy;
- protect, support, and where necessary regenerate, the secondary tier of centres and Local Centres to ensure they continue to cater for the needs of the communities they serve, ensuring their own continued vitality.

Following the Hierarchy of Centres, proposals that focus new development for retail, leisure and other main town centre uses (as defined by the *NPPF* Glossary) within Basildon, Laindon, Wickford, Pitsea and Billericay town centres will be supported, subject to compliance with other applicable policies in this Local Plan.

Residential proposals will be supported where they can contribute to the vitality of the Town Centre.

New uses that contribute to the vitality of the evening economy will be supported unless they result in a harmful impact on residential amenity or on the health of our communities.

Where planning permission is required, the loss of retail, office, leisure, and community uses at ground floor level to residential in the Primary Shopping Areas of identified town centres, including local centres, will be resisted.

### Hierarchy of Centres:

The hierarchy of designated town centres is identified on the Policies Map as follows:

- Main Town Centre - Basildon
- Other Town Centres - Billericay, Wickford, Pitsea
- TBC - Laindon
- Local Centres – See Initial Settlement Hierarchy.

### Other Town Centre Uses

The Council will apply a sequential approach to the consideration of applications for other town centre uses, in line with the *NPPF*, taking into account the above hierarchy of centres. Sites in the town centre will be preferred, followed by edge of centre locations, and then out of centre if no suitable sites are available in closer

proximity. Sequential and Retail Impact Assessments will be applicable where proposals involve the re-use, redevelopment, or intensification of out-of-centre retail locations for retail, leisure and other main town centre uses.

### **Reasoned Justification**

7.28 The *NPPF* requires that centres be designated and placed in a hierarchy which are defined in Local Plans, and that growth is proportionate to a centre's ranking.

### **Alternatives considered**

7.29 **Rely on *NPPF* only** - Within the *NPPF* there is a requirement to define the network and hierarchy of town centres and define their extent. The *NPPF* also requires local planning authorities to proactively meet the need for new housing, employment and retail, and expects Local Plans to set a clear strategy for their area to encourage sustainable growth and inward investment, providing a clear direction that further work at the local level and policies in a Local Plan are needed for this area. Therefore, relying on national policy alone would not provide a reasonable alternative.

### **7.30 Identify additional retail floor space requirements for the Town Centres -**

The Council's 2024 *Retail and Leisure Needs Study* does not consider it necessary for the Local Plan to allocate additional convenience or comparison goods floorspace over the Local Plan period. Therefore, this is not a reasonable alternative.

### **Primary Shopping Areas in Town Centres**

7.31 The *NPPF* requires the Council to define the Primary Shopping Area for town centres, and that planning policies guard against the loss of valued facilities and services, particularly where it would reduce the community's ability to meet its day-to-day needs. Historically, shops and other town centre uses provide an active street frontage, thus contributing towards a lively and safe street scene.

7.32 The 2024 *Retail and Leisure Needs Study* identifies opportunities for new investment in designated centres through the amalgamation or sub-division of existing units and workspaces. This can help to attract new operators and formats and support the vitality and viability of centres. Any such development proposal should not result in an adverse loss of overall floorspace or create small token units which may not offer sufficient retail floor space, staff facilities or storage area for stock and which will only suit a minority of occupiers. These may be a by-product of sub-dividing a larger unit or could be proposed in their own right. These units gradually undermine the retail character of the frontage and could lead to prolonged periods of vacancy due to their limited appeal to the wider retail market.

7.33 The 2024 Study also identifies development opportunities within designated centres for complementary initiatives and meanwhile uses. Meanwhile/temporary uses in long-term vacant and underutilised units or workspaces can be used by occupiers to test out new uses and to reduce costs. They can also provide flexible, low-cost space for business start-ups, small and medium sized enterprises (SMEs), and community groups. As such, meanwhile uses can provide an opportunity to fill some vacant units and premises over a short duration and have the potential to diversify and reinvigorate centres.

7.34 Long term vacant or underutilised units and workspaces are considered more suitable for meanwhile uses, as other short term vacant spaces can be part of the normal churn of the centres and re-occupied by new businesses on standard leases relatively quickly.

### **Policy R3: Primary Shopping Areas**

Primary Shopping Areas (PSAs) are defined for Basildon Town Centre, Billericay, Wickford, Pitsea, and Laindon Town Centres as set out on the Policies Map. The respective PSAs should be the focus for retail, other main town centre uses, and commercial, business and service use falling within Use Class E. Proposals for development should:

- sustain and enhance the general vitality of the centre;
- attract vibrancy, activity and generate pedestrian footfall to the centre;
- be compatible with surrounding uses;
- not result in adverse amenity impacts;
- provide an active frontage at ground floor level;
- be readily accessible by the public from the front of the premises;
- make a positive contribution to the townscape of the centre;
- not create smaller units through sub-division; and
- not harm the character and function of the town centre.

Proposals must not have a significant adverse effect on the viability, vitality or character of that or any other centre. They should not have an adverse impact on public health or environmental amenity particularly in terms of noise, litter, and odour; and must not have an adverse impact on the safety and convenience of highway users.

Proposals within Basildon Town Centre's PSA should contribute towards the Council's overall objectives to support and regenerate Basildon Town Centre in order to promote its viability and vitality, and to maintain its position at the top of the retail hierarchy, as set out in Policy R1.

On upper floors of premises, proposals for separate units of retail or other main town centre uses, including Class E commercial, business and service uses, or residential accommodation will be supported provided that:

- separate access from the ground floor is maintained or created,
- a separate recycling and waste store is provided, and
- the proposal does not compromise the viability of any commercial uses on the ground floor.

Proposals for complementary initiatives in designated centres, such as the construction of click and collect ‘hubs’ or lockers, or e.g. the use of outdoor space for public events will be supported where it can be demonstrated that they will enhance the vitality and viability of the centre and not give rise to unacceptable impacts on residential amenity and the transport network. Positive consideration will be given to temporary, flexible meantime and pop-up uses within vacant units which can attract footfall into a centre.

### **Reasoned Justification**

7.35 The *NPPF* requires that centres be designated and placed in a hierarchy which are defined in Local Plans, and that growth is proportionate to a centre’s ranking. The borough’s town centres serve a wide range of people and purposes and will be supported to be attractive and distinctive places at the heart of their communities. The borough’s network of centres is well-established, and their location and extent are shown on the Policies Map.

### **Alternatives Considered**

7.36 **Not to designate Primary Shopping Areas or designated centres as set out in the retail hierarchy, and let the market respond.** These designations are required to accord with the *NPPF*, to protect the vitality and viability of the area’s designated centres and to identify uses that will be considered acceptable in these areas. This option, therefore, is not a reasonable alternative.

### **Retail and Leisure Development outside of Town Centres**

7.37 Not all of the borough’s retail provision is concentrated in town centres. In common with elsewhere in the country, and beyond, the traditional town centres compete for expenditure with retail parks, freestanding retail warehouses and large format out-of-town convenience goods stores. Typically, these locations offer ‘bulky goods’ such as furniture, but there has been increasing demand for such premises from traditional high street retailers. While the retail provision at these locations often complements the retail offer in a town centre and can also provide floorspace which is not available within a town centre, they do pose a risk to the vitality of town centres where they compete to attract the same consumer market. The *NPPF* does not consider that retail parks and out of town locations form part of a retail hierarchy.

7.38 The *NPPF* requires local planning authorities to apply a sequential test to planning applications for main town centre uses which are neither in an existing

centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

- 7.39 When assessing applications for retail and leisure development outside town centres which are not in accordance with an up-to-date plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold. Where there is no locally set threshold, the national default threshold is 2,500m<sup>2</sup> of gross floorspace.
- 7.40 This would be expected as the focus of smaller, more local centres is on meeting people's day to day needs. In contrast, the main town centres have a greater proportion of comparison retailers. The results also show that the main town centres have a greater proportion of vacant units, which suggests that they may be more vulnerable to out of centre competition.
- 7.41 In addition, the *Basildon Retail and Leisure Needs Study (2024)* recommended that any new market demand for floorspace should be directed to town centres first, in accordance with national and local plan policy objectives. For this reason, it recommended that an impact threshold of 280 sq. m is applied outside of defined town centres.
- 7.42 One of the most significant challenges arose from the changes introduced under the *Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020*, which came into force on 1st September 2020. This resulted in the revocation of the former use classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business) as well as parts of Classes D1 (non-residential institutions) and D2 (assembly and leisure), and their amalgamation into a new Use Class E.
- 7.43 While the greater flexibility Class E offers can help to keep units occupied by businesses and reduce the risk of vacancies, any premises which were in the former use classes A, B1 or D1/D2 immediately inherited Class E status in September 2020 when the reforms became active. Buildings originally intended for business purposes could change to uses such as retail and leisure, as changes between the different types of uses listed in Class E do not constitute development and therefore do not require planning permission. These also cannot be restricted through the use of Article 4 Directions. This can potentially enable applicants to avoid the typical long-established requirements to demonstrate a sequential approach to site selection, or a Retail Impact Assessment.
- 7.44 Protecting the supply of floorspace for defined uses (as far as possible) is also important to meet the needs of new and expanding companies which may be unable to compete with alternative higher value uses. Some uses may not be compatible with established surrounding uses, and this could have unintended consequences for designated town centres and, for example, areas primarily intended for employment uses. The Council will monitor the position very

carefully and reserves the right to use conditions and/or planning obligations to restrict new floorspace to business uses within Class E, in order to ensure that policy objectives are met.

**Policy R4: Locations for new Retail and Leisure Development outside of Town Centres**

Retail and leisure use should be predominantly located within designated town centres. Development and uses must be appropriate to the scale, character, and function of the town centre, be in keeping with its role and function within the borough's hierarchy of centres and should not harm the vitality and viability of the centre as a whole.

Sequential testing will be required for planning applications for main town centre uses that are not in an existing town centre, or where the proposal does not accord with the Local Plan. Town centre uses should be located in town centres, then in edge of centre locations. Only if suitable sites are not available will out of centre sites be considered. Preference will be given to accessible sites that are well connected to the town centre.

Where demand from commercial leisure operators for new floorspace is present, any new facilities should be directed to town centres first, following a sequential approach in line with national and local plan policy objectives.

In accordance with the Retail and Leisure Needs Study, any new market demand for floorspace should be directed to town centres first in accordance with national and local plan policy objectives. Outside of the defined town centres, the threshold for an application to require a Retail Impact Assessment is 280 sq. m. The Retail Impact Assessments should include an assessment of:

- a. The impact of the proposal on existing, committed and planned public and private investment in the regional, town and local centres in the catchment area of the proposed development;
- b. Individual and cumulative impact of the proposal on the vitality and viability of the borough's centres taking into consideration:
  - i. Its impact on linked trip spending between different town centre uses or businesses;
  - ii. Its impact on local consumer choice;
  - iii. The potential for relocation of businesses currently trading in town centres to locations out of centre;
  - iv. The extent to which the market profile of the development proposed will compete with existing facilities in town centres; and
  - v. The impact through trade diversion on the role and function of a town centre up to five years from the time the application is made.



## Reasoned Justification

- 7.45 The *NPPF* requires local planning authorities to apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.
- 7.46 Limiting the growth of out-of-town retail centres is a key aspect of national policy, which promotes the development of town centres first and sequentially looks for the bulk of retail growth to take place in the largest town centre identified through a town centre hierarchy. Out-of-town retail parks do not form part of the town centre hierarchy as set out in national policy. Therefore, seeking to limit the growth of these facilities is consistent with national policy. Currently there is no retail impact threshold defined by the extant *Basildon District Local Plan Saved Policies* September 2007.
- 7.47 The Council's 2024 *Retail and Leisure Needs study* advises that an impact threshold of 280 sqm gross is most appropriate and robust for assessing the impacts of any proposed retail/leisure developments outside of defined centres in accordance with the *NPPF*. The justification and evidence to support this lower impact threshold is set out in the paragraphs below.
- The growth in internet shopping is having a significant impact on the way households choose to buy food and non-food goods, which in turn is impacting upon retailer business and operating models. This should be considered alongside the long-term impacts of out-of-centre stores, shopping, and leisure facilities on town centres.
  - The main grocery operators (i.e. Tesco, Sainsbury's, Asda, Waitrose and Morrisons) have effectively scrapped their superstore expansion programmes to focus on growing their market shares via online sales and opening smaller convenience stores (i.e. Sainsbury's Local, Tesco Express, Little Waitrose, etc.). Although sizes vary from location-to-location, the main grocers are promoting smaller convenience stores with a minimum gross floorspace of between 280 sqm and 372 sqm (circa 3,000 - 4,000 sqft).
  - The 280 sqm gross floorspace figure is also significant, as stores below this threshold are exempt from Sunday trading restrictions. In brief, the Sunday Trading Act defines a 'large shop' as generally being over 280 sqm.
  - The Government's overarching aim to protect the role, function and integrity of local shops selling essential goods and comprising essential services (e.g. post-office counters) is further demonstrated by the introduction of the new Use Class F2, which covers local community uses. Within this category, Class F2(a) specifically pertains to a shop (previously classified as A1) selling mostly "essential goods", including food, to visiting members of the public

where the shop's premises cover an area of no more than 280 sqm and there is "no such facility within 1,000 metre radius of the shop's location".

- Market demand from operators seeking representation and space in town centres is falling significantly as the space available in centres is often of the wrong size and configuration, and in the wrong location to meet today's retailer requirements.
- Table 10.8 of the 2024 study shows that, overall, the average unit size for all retail, leisure and service businesses in the Borough's main town centres is 292 sqm.

### **Alternatives considered**

**7.48 Set a larger impact threshold** - Impact Assessments are required for planning applications for retail, leisure, and office development outside of town centres to ensure they would not detrimentally impact the function, vitality, and viability of the Borough's centres. With the average unit size in town centres falling far below the 2,500 sq. m default, the national threshold could therefore cause a significant adverse impact on Basildon and other centres depending on the occupier and location.

**7.49 Promote growth of out-of-town retail and leisure facilities** - An alternative of not seeking to limit the growth of these locations could not comply with the 'town centre first' direction of national policy. This would not be a realistic alternative as it would contravene national policy.

### **Out of Town Retail and Leisure Parks**

**7.50** The *NPPF* expects local planning authorities to allocate a range of suitable sites to meet a range of needs including leisure needs. The guidance in the Glossary of the *NPPF* on the status of existing out of town locations applies to leisure parks in the same way it applies to out-of-town shopping areas. These facilities are identified as a location not in or on the edge of a town centre, but which is not necessarily outside the urban area. The *NPPF* does not consider that retail and leisure parks form part of a town centre hierarchy.

**7.51** The Festival Leisure Park is a large purpose-built out of town commercial leisure destination within the Basildon urban area. Its overall offer provides a range of mid-price family restaurants, together with complementary leisure uses including a bowling alley, wakeboarding centre and hotel accommodation. It is the single biggest family entertainment venue for residents in the borough. In the vicinity, there is also a David Lloyd Leisure Centre and a go-karting centre.

**7.52** In addition to Festival Leisure Park, there are six out-of-town shopping destinations within the borough, all concentrated in the Basildon urban area (incorporating Pitsea and Laindon). They range in scale, size and the type of goods being sold with the majority providing a mix of convenience and comparison goods. These out-of-town locations account for a large proportion of the overall market share for convenience goods within Basildon. The two main

retail parks of Pipp's Hill and Mayflower have a strong market share in comparison goods.

#### **Policy R5: Out of Town Retail and Leisure Parks**

The borough has seven key out-of-town retail and leisure locations at Pipp's Hill Retail Park, Mayflower, Cricketers Way, Festival Leisure Park, and Vange Retail Park (all Basildon), Hazlemere (Pitsea) and Mandeville Way in Laindon. In these locations, the development of additional retail and leisure floorspace will only be supported where sequential testing and retail impact assessments indicate it is appropriate to do so, as set out by Policy R4.

Any new facilities should be directed to town centres first, following the sequential approach in line with national and local plan policy objectives.

#### **Reasoned Justification**

7.53 Limiting the growth of out-of-town retail centres is a key aspect of national policy, which promotes the development of town centres first and sequentially looks for the bulk of retail growth to take place in the largest town centre identified through a town centre hierarchy. Out-of-town retail parks do not form part of the town centre hierarchy as set out in national policy. As such, seeking to limit the growth of these facilities is consistent with national policy.

#### **Alternatives considered**

7.54 **Promote the growth of out-of-town retail and leisure facilities** - An alternative of not seeking to limit the growth of out-of-centre locations could not comply with the 'town centre first' direction of national policy. This would not be a realistic alternative as it would contravene national policy.

#### **Hotels**

7.55 A central strand of the *NPPF* is to achieve sustainable development. The *NPPF* glossary defines hotels as a main town centre use, while the first two strands of *NPPF* Paragraph 8 (the economic and social objectives) are highly relevant to town centres and town centre uses.

7.56 Hotel accommodation forms a key part of the commercial leisure offer. The *Basildon Retail and Leisure Needs Study* (2024) shows that current hotel provision is clustered around along the A127 Southend Arterial Road and close to Pipp's Hill Industrial Estate. The nearest town centre to this cluster is Basildon. Furthermore, the current hotel provision in the borough is evenly split between budget hotel operators and 3-star facilities. The borough lacks higher 4-Star and 5-Star establishments.

7.57 There is a notable lack of provision in the borough's other town centres, and demand for visitor stays in the Basildon area is also met by facilities based in neighbouring local authority areas.

7.58 New hotel development should, therefore, be encouraged in town centres to enable the continued vitality and regeneration. However, it is also recognised that any investment into the hotel sector would be very much subject to market demand and should be directed to town centres first in accordance with national and local plan policy objectives.

7.59 A 2016 study "*Basildon Borough Hotel Futures*" identified that while new hotel provision in Basildon town centre could contribute towards wider regeneration objectives and help improve town centre vitality, additional hotel provision would also be appropriate in the A127 Enterprise Corridor, the latter to help promote business growth.

#### **Policy R6: Hotels**

The Council will ensure that the employment and leisure economy is supported through appropriate hotel provision.

To deliver this the Council will:

- a. protects hotels and hotel bedrooms across the borough;
- b. requires new hotels to be located within, or immediately adjoining, the borough's town centres, the A127 Enterprise Corridor alongside, and in support of, business development or within other areas where the new hotel would support the function of the area;
- c. encourages the upgrading and expansion of existing hotels where:
  - i. this will assist in maintaining the vitality of the centre;
  - ii. this will not result in the loss of any residential accommodation;
  - iii. there will be no unacceptable harm to amenity or to the residential character of an area.

#### **Reasoned Justification**

7.60 Hotels have a role as important drivers of footfall and consumer spending within town centres. The *NPPG* section on Town Centres and Retail notes that Local Authorities can take a leading role in promoting a positive vision of town centres, by bringing together stakeholders and by supporting sustainable economic and employment growth and highlights the role that a range of complementary uses can have in supporting the vitality of town centres. This includes hotels, which are identified as a main town centre use by the *NPPF*.

## **Alternatives considered**

7.61 None.

## Chapter 8: Sustainable Transport and Infrastructure

- 8.1 This chapter sets out how the Local Plan will enable and deliver active and sustainable transport options.
- 8.2 The *National Planning Policy Framework* requires that:
- 8.3 Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:
- (a) the potential impacts of development on transport networks can be addressed;
  - (b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
  - (c) opportunities to promote walking, cycling and public transport use are identified and pursued;
  - (d) the environmental impacts of traffic and transport infrastructure can be identified, assessed, and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
  - (e) patterns of movement, streets, parking, and other transport considerations are integral to the design of schemes and contribute to making high quality places.

### **STAT1: Strategic Transport**

The Council will seek to deliver improved accessibility to jobs, services, and facilities via an enhanced and better integrated transport network. This will be achieved by:

- a. Ensuring that new development is located to minimise the need for travel and enable the use of sustainable and active modes of travel as an alternative to the private car.
- b. Ensuring that new development provides or contributes towards necessary transport infrastructure, including local and strategic highways mitigation and sustainable and active travel services, routes, and facilities and encourage increased use of sustainable modes of travel, such as public transport, walking, cycling and wheeling,;
- c. Working in partnership with public transport providers and Network Rail and Greater British Railways to develop better links, access and capacity for the railways and bus network;
- d. Working with the Local Transport and Local Highway Authority Essex County Council, and neighboring Planning Authorities and Highways Authorities to deliver, in a timely manner, integrated transport

measures which mitigate the impact of planned development on the highways network, promote more sustainable travel patterns and encourage and support increased use of sustainable modes of travel, such as public transport, walking, cycling and wheeling.

- e. Working with National Highways, the Local Transport and Local Highway Authority (Essex County Council) and neighbouring Planning and Transport and Highway authorities to assess the impacts and opportunities arising from the preferred route for the Lower Thames Crossing and ensure that it integrates effectively with the strategic road network.

### **Reasoned Justification**

- 8.4 Basildon Borough is an important area for employment and economic growth within South Essex and Essex more generally. The A127 and A13 run through the heart of the Borough acting both as a local connection and also as a wider strategic route for South Essex. Previous transport evidence shows that parts of the highway network in the Borough already operate at, or near capacity, making it more vulnerable to congestion incidents. Such incidents quickly impact on other routes resulting in significant queue lengths at some junctions, and results in unreliable journey times for car and public transport users.
- 8.5 When selecting sites for housing and employment growth the Council firstly considered distance from key services and facilities including schools, medical facilities, shops, community facilities and bus stops and railway stations. This was used to prioritise sites where key services can be accessed by walking, cycling, and wheeling.
- 8.6 A new review of the cumulative impact of growth on Basildon Borough has been commissioned. This will identify where it will be necessary for individual development schemes to make localised improvements to the highways and transportation network and to sustainable transport including public transport and infrastructure for walking, cycling, and wheeling. These localised improvements will need to be identified in conjunction with the Highway Authority, and therefore ongoing engagement between Basildon Council and Essex County Council will be necessary.
- 8.7 The Local Transport Authority (Essex County Council) are currently consulting on a new *Local Transport Plan (Essex Transport Strategy)(LTP)*. The *Local Transport Plan* will set out a revised and updated transport “Vision” for Essex and the strategy and policies linked to the delivery of this “Vision”. The Draft Strategy sets out three key themes:
  - Supporting people, health, wellbeing, and independence
  - Creating Sustainable places and communities
  - Connecting people places and businesses

- 8.8 The *LTP* Creating Sustainable Places and Communities theme is seeking the outcome that “New developments are designed to be sustainable from the start” by ensuring that housing developers design and build sustainable development with appropriate access to good transport choices.
- 8.9 The Draft Strategy sets out a new Place and Movement Approach. All roads and streets in Essex will be grouped into one of the nine categories to help guide how we plan and manage the network. A road’s classification is determined by its level of ‘movement’ and ‘place’ function.
- 8.10 The *Local Transport Plan* is supported by a suite of more specific policy documents including but not limited to the *Bus Service Improvement Plan*, *Cycling Strategy*, *Walking Strategy*, *Sustainable Modes of Transport Strategy*, and *Local Cycling and Walking Implementation Plans*, *Air Quality Strategy*, *Essex Climate Action Plan* and others that are intended to support the implementation of *LTP* policy.
- 8.11 Transport East is the Sub National Transport Body for the East of England and has an adopted Transport Strategy. This strategy is aligned with the Essex LTP and is seeking to deliver four priorities.
- Creating a net zero carbon transport network
  - Connecting our growing towns and cities
  - Energising our coastal and rural communities
  - Unlocking our global gateways
- 8.12 The Council recognises the need for a step change in the process of planning active travel networks, identifying and prioritising infrastructure improvements, and incorporating emerging best practice in design to make cycling walking and wheeling (An equivalent alternative to foot/pedestrian-based mobility including wheelchairs and mobility scooters) the natural choice for shorter journeys or as part of a longer journey. Basildon Borough Council has developed a *Local Cycling and Walking Implementation Plan (LCWIP)* with the support of Essex County Council. This prioritises improvements to walking and cycling routes at the local level, and identifies the investment needed to secure these improvements.
- 8.13 In terms of public transport provision, Basildon Borough Council will expect new developments to include provision for sustainable modes of transport including public transport as part of the highway and transportation mitigation measures.
- 8.14 The opportunity for public transport provision is expected to be extended into new developments. The ongoing engagement of bus and rail operators will be necessary for these improvements to successfully be delivered in a way that influences an overall modal shift.
- 8.15 The *Bus Service Improvement Plan September (2024 – 2034)* through the Enhanced partnership between the Local Transport Authority and bus operators seeks to provide new, high quality and reliable bus network.



New development should seek to maximise the incorporation of bus service provision and its supporting infrastructure at the outset and implement at earliest stage of planning. Together with First Bus, funding has been secured from the Department for Transport's Zero Emission Bus Regional Areas (ZEBRA) 2 scheme. It will fund electric buses in Basildon and facilitate upgrading the Basildon bus depot. This is expected to commence service in 2026.

8.16 National Highways have applied for a Development Consent Order for the Lower Thames Crossing. A decision is expected in 2025.

8.17 A *Lower Thames Crossing* 7.12 [Wider Network Impacts Management and Monitoring Plan](#) has been published.

8.18 This proposes a traffic impact monitoring scheme which requires traffic monitoring to be carried out during the operational phase of the Project to identify changes in performance on the surrounding road network. This document sets out how this traffic impact monitoring scheme will be implemented.

8.19 An outline methodology has been set out for undertaking the monitoring and assessment work. National Highways would engage with local highways authorities, including Basildon Borough Council. Monitoring and reporting will take place at one year and five years post-opening. The junctions to be monitored include A13/A176 (Five Bells) Junction, A13 Pitsea Roundabout and M25 Junction 29 (M25/A127), A127 West of M25 Junction 29.

### **Alternatives Considered**

8.20 **Rely on NPPF**- The *NPPF* sets out requirements for promoting sustainable transport. However, this could not fully address local circumstances, so a local policy is the preferred approach.

8.21 New development can place additional demand upon existing infrastructure and services including the local and strategic transport network, healthcare, open spaces, and education provision. These will be identified by the relevant infrastructure provider. Examples include Essex County Council as Highways and Transportation Authority and lead authority for Education, or NHS England and the Mid and South Essex Integrated Care Board as healthcare providers.

8.22 For the purposes of these policies, the widest reasonable definition of infrastructure and infrastructure providers will be applied. The term infrastructure can include any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or wellbeing including (but not limited to): footways, cycleways, bridleways and highways; public transport; drainage, SuDs and flood protection; waste recycling facilities; education and childcare; healthcare; sports, leisure and recreational facilities; community and social facilities; cultural facilities, including public art; emergency services; green infrastructure; open space; affordable housing; live/work units and lifetime homes;

broadband; and facilities for specific sections of the community such as younger people or the elderly.

8.23 Some of the borough's existing infrastructure has little or no spare capacity to cope with population growth arising from new development. It is pivotal that growth in the borough is supported by necessary infrastructure such as roads, schools, and health and community facilities. Therefore, development proposals must contribute to improvements in infrastructure capacity to cater for the additional needs they generate. Infrastructure improvements can be in the form of new, co-located or expanded facilities.

8.24 The Council's *Infrastructure Delivery Plan (IDP)* sits alongside the Local Plan. This assesses the current status of infrastructure across the borough and identifies the new infrastructure investment required to support the borough's sustainable growth. This includes:

- Community Infrastructure – community buildings and libraries,
- Transport – highways, cycle and pedestrian facilities, rail, bus, travel management and car parking,
- Emergency Services – fire, ambulance, and police,
- Utilities and Services – water, wastewater, flood risk management, electricity, and gas.

8.25 The *IDP* is a live document produced to identify the range of infrastructure types and projects required to support growth. Importantly, it identifies likely funding sources, delivery agents, timescales, and priorities. It will typically be updated every two to three years. While funding for infrastructure may come from a variety of sources, including the Council, government departments, public agencies, utility service providers and the private development sector, it is unlikely that all the different service providers will have the necessary financial arrangements in place at the same time. The role of the *IDP* is to ensure that the various service providers' strategies and investment plans are developed alongside and align with the Local Plan as far as reasonably possible.

8.26 The Council will work with local landowners and partners to bring forward the infrastructure which the Local Plan requires to underpin sustainable growth in the borough. This includes and is not limited to the following:

### **Transport and Highways**

8.27 New development must be supported by active and sustainable means of transport to serve its needs including walking, cycling and public transport modes. New highway infrastructure should help reduce congestion, link new development, and provide connections to the strategic road network.

### **Flood Risk Management**

8.28 New development must be safe from all types of flooding and should not increase the risk of flooding elsewhere. Suitable strategic and site level measures will need to provide appropriate flood risk management, including the use of SUDS

## **Community Facilities**

8.29 New development must provide a range of community infrastructure to ensure that it is served by the essential education, health and community services and facilities where the location is not adequately served by existing facilities. This includes:

- Early years, primary, secondary, and post-16 education provision
- Healthcare provision
- Sport, leisure, and recreational facilities
- Community buildings and space
- Emergency services infrastructure
- Waste and recycling facilities

## **Green Infrastructure and Natural Environment**

8.30 New development must provide or contribute towards a range of biodiversity and public realm improvements. These include but are not limited to:

- The provision of a wide range of open space within development sites to meet amenity, recreational and functional needs
- The provision of a multi-functional network of green and blue infrastructure and to enhance biodiversity
- The provision of areas for nature recovery
- The provision of new public realm and enhancements at key centres of activity
- Contributions towards recreation disturbance avoidance and mitigation measures for European designated sites, as identified through the Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS), or any successor project(s).

### **Policy INF1: Infrastructure Delivery**

New developments will be expected to fully mitigate their impact on infrastructure, services, and the environment. Such mitigation may be secured through a planning obligation where it is not possible to secure it through planning conditions, subject to an obligation meeting the requirements of the relevant legislation and national policy.

The infrastructure necessary to support new development will be determined by the Council in conjunction with the relevant provider.

In the case of major development, phased delivery may be required, and later phases may be dependent on the infrastructure provision being in place. The Council will work in partnership with providers of infrastructure and services to facilitate the timely provision of infrastructure necessary to support sustainable development in the borough, and in addressing pressures from cross boundary development.

### **Reasoned Justification**

- 8.31 Most new development will place additional demand upon existing infrastructure and services including the local and strategic transport network, healthcare, open spaces, and education provision.
- 8.32 This policy, in conjunction with Policy INF2 sets out where and how the delivery of infrastructure will be secured for example, by planning conditions and/or planning obligations, or through other infrastructure funding sources. The scale and type of new development will affect the infrastructure, services and facilities required to serve the needs arising from it.

### **Alternatives Considered**

- 8.33 **Rely on NPPF** - This would risk required infrastructure improvements not being delivered. This is not a reasonable alternative.

### **Securing Infrastructure and Mitigation**

- 8.34 The Council will work positively with developers, and landowners should work positively with the Council, neighbouring Local Planning Authorities (where necessary) and other infrastructure providers throughout the planning process to ensure that the cumulative impact of development is considered and then mitigated, at the appropriate time, in line with policies and published guidance. Essex County Council's Developer's Guide to Infrastructure Contributions sets out ECC's standards for the receipt of relevant infrastructure funding.
- 8.35 The Council will ensure that the cumulative impact of planning policy, standards and infrastructure requirements do not render the sites and development identified in the Local Plan unviable and therefore undeliverable.
- 8.36 Where appropriate, the Council will permit developers to provide the necessary infrastructure themselves as part of their development proposals, rather than making financial contributions. Where a developer feels that any planning obligation requirements will render a proposal unviable, they must supply a viability appraisal to the Council which will be independently assessed. In the first instance, the Council will consider whether the type, means, phasing and timing of any planning obligation can be altered to improve the viability of the development before considering any adjustment to the identified requirements for planning obligations.
- 8.37 Where grounds of viability can be demonstrated to justify a downward adjustment to the planning obligation requirement, the Council will liaise with the relevant service providers to determine whether any alternative, less costly, approach can be taken to render the proposal acceptable in planning terms.

## **Policy INF2: Securing Infrastructure Contributions**

Where a development proposal is shown to require additional infrastructure capacity, mitigation measures must be agreed with the Local Planning Authority and the appropriate infrastructure provider. Such measures may include:

- On-site provision, or off-site capacity improvement works
- The provision of land.
- Financial contributions towards new or expanded facilities and associated maintenance

Where new development necessitates a highways, transport, education, or healthcare contribution, these will be sought in line with the latest advice or policy guidance from the relevant authorities.

Planning permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the necessary requirements arising from the proposed development. Development proposals must consider all of the infrastructure implications of a scheme; not just those on the site or its immediate vicinity.

Conditions or planning obligations, as part of a package or combination of infrastructure delivery measures, may be required to ensure that new development meets this principle. Consideration must be given to the likely timing of infrastructure provision. As such, development may need to be phased. Conditions or planning obligations may be used to secure this phasing arrangement

Developers may also be required to enter into obligations which provide for appropriate additional mitigation in the event that scheme viability improves prior to completion of the development. In negotiating planning obligations, the Council will account for local and strategic infrastructure needs, as well as being mindful of viability.

Where a development proposal cannot be made acceptable in planning terms through the use of planning conditions or planning obligations, the Council will refuse permission.

### **Reasoned Justification**

8.38 The new housing, employment and other development proposed through the Local Plan will increase demands on physical infrastructure such as roads and sewers, social infrastructure such as health and education facilities, and green infrastructure such as open spaces. The Council will work with partners such as Essex County Council (in its capacity as the relevant authority for Minerals and Waste, Education, Highways and Transportation Authority, and as lead local flood authority), National Highways, the Environment Agency, utility companies, Mid and South Essex Integrated Care System, and Sport England to bring forward the necessary infrastructure that is required in order to deliver the Spatial Strategy.

8.39 It should be recognised that infrastructure improvements may be provided in various ways. These include new infrastructure, improvements to existing facilities/services, or as co-located or expanded services/facilities. In particular, co-located facilities are likely to become a growing trend where there is limited funding available and, in more urban locations, a lack of land to provide all the requirements individually. When infrastructure cannot be provided within a development site, or it is not appropriate to be located on the development site itself, developers will be expected to contribute to the cost of providing infrastructure elsewhere. A policy position is therefore required to set out the Council's expectations. Where required, infrastructure contributions or new provision will usually be secured by planning conditions or legal agreements.

### **Alternatives considered**

8.40 **Rely on NPPF** - However, this would result in uncertainty over how developer contributions will be secured. In addition, sites may be affected by constraints on a case-by-case basis, likewise viability will vary dependent on the nature of the development proposal, and some parts of the borough have lower viability than others. As such, relying on national policy is not a reasonable alternative.

### **Social and Community Infrastructure**

8.41 Community facilities are facilities which are generally available to, and used by, the local community for the purposes of leisure, social interaction, health and well-being or learning. For the purposes of this policy, a community facility is defined as a building or space where community-led activities are the primary use and the facility is managed, occupied, or used primarily by the public sector, or voluntary and community sectors.

8.42 The loss of social infrastructure can have a detrimental effect on a community. The Council seeks to protect and improve the provision of viable community facilities that play an important role in the social infrastructure of the Borough in order to ensure that community facilities can continue to cater for the needs and demands of the Borough's communities.

8.43 The Council seeks to protect its existing community facilities, which can have multiple purposes. If a development proposal leads to the unnecessary loss of a facility, a replacement that continues to meet the needs of the neighbourhood it serves will be required. Where the loss of existing social and community infrastructure is proposed, the applicant will need to show evidence that opportunities have been explored to accommodate an alternative community use which would better meet local needs, in line with relevant strategies.

8.44 The Council regularly reviews its community buildings portfolio with a view to increasing their use, investing in their condition, and standardising their operation and leases with community groups, but there are occasions where a facility's continued provision must be considered, in light of other provision nearby and maximising limited resources. Decisions will need to be taken during the plan period as to whether existing community facilities are appropriate or could be more effective if provided elsewhere in an alternative way.

### **Policy INF3: Social and Community Infrastructure**

1. The Council will support the provision of new social and community infrastructure, particularly where it makes an efficient use of land, and promotes the dual use and/or co-location of facilities.
2. New social and community infrastructure should be of a high quality and inclusive design providing access for all, and where practicable is provided in multi-use, flexible and adaptable buildings or co-located with other social infrastructure uses which increases public access.
3. Community facilities will be retained for their uses, and opportunities to enhance them will be encouraged where they contribute positively to the well-being and social cohesion of local communities, having regard to all other relevant policies set out in this plan.
4. Development proposals that result in the loss of community facilities, or relevant floorspace, will not be permitted unless it can be demonstrated that:
  - there is no longer an identified community need for the facilities, or they no longer meet the needs of users and cannot be adapted; or
  - they will be replaced by alternative and well-located facilities that will continue to serve the needs of the neighbourhood and wider community;
  - the affected premises, or site, will be repurposed to an alternative community use.

### **Reasoned Justification**

- 8.45 Social and Community infrastructure plays an important role in providing a good quality of life, stimulating, and supporting social cohesion and interaction, as well as developing strong and inclusive communities. They provide opportunities to bring different groups of people together, contributing to social integration and the desirability of a place. These places also need to promote social interaction, be safe and accessible and support healthy lifestyles.

### **Alternatives considered**

- 8.46 **No policy** - The *NPPF* promotes healthy and safe communities, and that the social, recreational, and cultural facilities and services the community needs are provided. This policy seeks to ensure that existing social and community infrastructure provision and services in the borough are protected and only lost in exceptional circumstances. Therefore, this is not a reasonable alternative.

## Chapter 9: Meeting the Challenge of Climate Change and Flooding

### Responding to Climate Change

- 9.1 Our climate is changing and will continue to do so due to global greenhouse gas emissions. With extreme weather events occurring more frequently, there has never been a more pressing time to act on climate change.
- 9.2 The *Climate Change Act 2008* is the basis for the UK's approach to tackling and responding to climate change. It sets out a policy framework to reduce domestic emissions and ensure the UK adapts to climate change.
- 9.3 The *NPPF* is clear that the planning system plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change. It supports the reuse of existing resources, conversion of existing buildings, energy efficiency improvements and encourages renewable and low carbon energy and associated infrastructure.
- 9.4 The *NPPF* requires Local Plans to mitigate and adapt to climate change, taking full account of flood risk, coastal change, risk of overheating from rising temperatures and water supply and demand considerations, both immediately and in the future.
- 9.5 The Council adopted the [Basildon Council Climate Change Policy](#) in March 2021 and the [Basildon Borough Council Climate Strategy and Action Plan](#) in July 2021. These set out the strategic approach to reducing carbon emissions arising from activities occurring in the borough and identify a set of high-level actions required to become a carbon neutral Council by 2030 and borough by 2050.
- 9.6 The following Local Plan policies aim to ensure the impacts of climate change are fully considered from the earliest stages of development.

#### Policy CC1: Responding to Climate Change

The Council will seek to mitigate and adapt to climate change by requiring development to:

- a) Have good access to services and active and sustainable transport modes;
- b) Protect existing and provide new opportunities for well-connected multifunctional green and blue infrastructure and biodiversity net gain;
- c) Reduce greenhouse gas emissions;
- d) Promote the efficient use of natural resources, such as water;
- e) Provide opportunities for renewable and low carbon energy technology development and decentralised energy and heating systems;



- |   |
|---|
| <ul style="list-style-type: none"><li>f) Encourage design and construction techniques which contribute to climate change mitigation and adaptation; and</li><li>g) Minimise the impact of flooding and overheating.</li></ul> |
|---|

### **Reasoned Justification**

- 9.7 The global climate is changing and the *NPPF* makes it clear that climate change is a core planning principle to the achievement of sustainable development.
- 9.8 The Council's adopted the *Climate Change Policy and Strategy and Action Plan* (2021) sets out the strategic approach to reducing carbon emissions in response to climate change.
- 9.9 Essex County Council is working alongside Essex Local Planning Authorities to secure the highest standards required to address climate change.
- 9.10 Essex County Council set up the Essex Climate Action Commission (ECAC) to advise on Essex's response to climate change. The commission published its report '[\*Net-Zero: Making Essex Carbon Neutral\*](#)' in July 2021, and this set out a comprehensive plan to:
- reduce the County's greenhouse gas emissions to net zero by 2050, in line with UK statutory commitments
  - make Essex more resilient to climate impacts such a flooding, water shortages and overheating
  - enhance biodiversity and the natural environment by creating natural green infrastructure across 30 per cent of all land in Essex by 2040.
- 9.11 To mitigate the impacts of climate change, the *Climate Change Act 2008*, as amended, commits the UK to reducing the UK's greenhouse gas emissions by 100% below 1990 levels, to achieve 'net zero' by 2050.

### **Alternatives Considered**

- 9.12 **No Policy - rely on *NPPF* and Building regulations.**
- 9.13 The *NPPF* sees the transition to a low carbon future climate change as a core planning principle. However, it does not provide detailed guidance on the expectations of local Councils for new development. It is considered necessary that policy CC1 is required to give clarity to developers and local communities.
- 9.14 Building Regulations do not yet see new buildings as net zero carbon. The Council's priorities are to move towards net zero carbon development as soon as possible. Therefore, this is not a reasonable alternative.

### **Addressing Flood Risk**

- 9.15 There has been a global increase in temperature resulting in episodes of severe and sustained rainfall and increased river flows and these are likely to affect nature and frequency of flooding, consistent with climate change projections.

Flooding is a natural hazard within the Borough, which through effective long-term planning should be managed to better protect people and places.

- 9.16 Areas of flood risk include risk from all sources of flooding - including from rivers and the sea, directly from rainfall on the ground surface and rising groundwater, overwhelmed sewers, and drainage systems, and from reservoirs, canals and lakes and other artificial sources.
- 9.17 The *NPPF* sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. It expects Local Plans to be informed by a Strategic Flood Risk Assessment (SFRA) and set out policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk authorities, such as the Lead Local Flood Authority and internal drainage boards.
- 9.18 The *NPPF* does recognise that occasionally, development may need to be located in areas at risk of flooding. In order for this to be permitted the Sequential Test must be passed. Additionally, the Exception Test may need to be passed for certain types of development, which requires the development to be safe for the lifetime of the development and to also offer wider sustainability benefits.
- 9.19 The Basildon Borough is affected by multiple flooding mechanisms with the severity of each varying according to the location within the Borough. The *Basildon Borough Council Level 1 Strategic Flood Risk Assessment (SFRA) (2024)* identifies that fluvial flooding (river) is the dominant flood mechanism within Basildon and Billericay, whilst a combination of fluvial and pluvial (extreme rainfall) flooding forms the dominant flood mechanism within Wickford. Tidal flooding is the dominant flooding mechanism in the southeast of the Borough, notably around Timberman's Creek, Pitsea Creek and Vange Creek. This primarily affects open land and has minor impact on built up areas.
- 9.20 Widespread flood risk also arises from surface water flooding across significant proportions of the Borough. In terms of groundwater risk, areas within the floodplains of the River Thames and the River Crouch are at potential risk of groundwater flooding. Outside of these areas, the majority of Basildon and Billericay are situated in areas likely to have less mobile groundwater levels and a lower risk of groundwater flooding. Sewer flooding incidents have been recorded across the Basildon Borough area and particularly in built up areas, with Basildon and Billericay having a higher density of these compared to Wickford. Reservoir flooding has been assessed using the Environment Agency's reservoir flood maps and heavy regulation means a low probability of failure occurring. There are a total of four flood warning areas and four flood alert areas within Basildon Borough.

- 9.21 The Lead Local Flood Authority (LLFA), Essex County Council (ECC), is responsible for flooding from surface water, groundwater and ordinary watercourses and has developed a [Local Flood Risk Management Strategy \(2018\)](#). The strategy sets a long-term programme for the reduction of flood risk, establishes how to identify areas where flood risk management will achieve multiple benefits and seeks to facilitate greater engagement with the community.
- 9.22 The LLFA is a statutory consultee for major development proposals. In this role they have developed guidance on the design of Sustainable Drainage Systems (SuDS) having regard to the local context. The [Sustainable Drainage Systems Design Guide for Essex 2020](#) builds on the National Standards for SuDS by outlining local expectations within Essex. It provides guidance on the planning, design and delivery of attractive and high-quality SuDS schemes which should offer multiple benefits to the environment and community alike.
- 9.23 The LLFA also prepares and maintains the Surface Water Management Plans (SWMP). These are key strategic documents which enable the LLFA to plan for future flooding and to better understand the flood risk within different parts of the County. The [South Essex SWMP \(2020\)](#) defines the Critical Drainage Areas (CDAs) across the County. A CDA is an area over which combined flood risk sources (i.e., pluvial, groundwater, and ordinary watercourses, sewer, main river and/or tidal) may result in the accumulation of flood waters affecting some people, property or infrastructure located within the CDA during a severe rainfall event. Modelling of CDAs within the Borough from the SWMP shows that the number of properties at risk from flooding is likely to increase as a consequence of climate change.
- 9.24 The [Thames Estuary 2100 Plan \(TE2011\)](#) outlines how to manage the risk of flooding from the Thames. Developed by the Environment Agency and its partners, the Plan sets out a vision for the estuary's future. The estuary is divided into areas called policy units, two of which include Basildon Borough.
- 9.25 Policy P4 should be applied to the Bowers Marshes area where further action will be taken to keep up with climate and land use change so that flood risk does not increase. In order to achieve this, the Plan for the sea defences and mechanical flood barriers protecting this area will be maintained and improved to respond to future sea-level rise. Policy P3 applies to Vange Marshes, where existing or alternative actions to manage flood risk should continue, accepting that the likelihood of flooding will increase because of climate change.
- 9.26 The TE2100 Plan requires the development of a Riverside Strategy in order to improve floodplain management in the vicinity of the river, to create better access to the riverside and improve the riverside environment. The development of a Riverside Strategy approach for Bowers and Vange Marshes should be developed in line with similar strategies across the South Essex and the wider Thames Estuary area. The strategy should seek to address the challenges posed

by the long-term requirement to create new intertidal habitat, and any required changes to the means of flood risk management.

9.27 The Marine Management Organisation (MMO) adopted its [\*South East Inshore Marine Plan \(2021\)\*](#) which includes the Thames Estuary, and its creek system including Holehaven, Vange and East Haven creeks. The Marine Plan's jurisdiction overlaps with the Council's responsibilities (which extend to mean low water level) and due regard must be given to the Marine Plan. The Marine Plan must be considered alongside the Local Plan, to provide a consistent approach for planning on land, and within the Borough's inter-tidal and marine environment.

9.28 Local Plans should apply a sequential, risk-based approach to the location of development to avoid, where possible, flood risk to people and property and manage any residual risk, taking account of the impacts of climate change.

### **Policy CC2: Addressing Flood Risk**

1. In order to ensure that new development within Basildon Borough does not increase the number of people and properties at risk of flooding, the Council will:
  - a) Apply a sequential risk-based approach to the allocation of land for new major development, and when considering development proposals, in order to guide development to areas with the lowest risk of flooding. In doing so, the Council will consider the flood vulnerability of the proposed use. The Exception Test will be applied, if required;
  - b) Ensure that new development does not increase the risk of flooding elsewhere, and that pluvial flood risk is managed effectively on site; and
  - c) Identify opportunities for new development to make a proportional contribution to off-site flood risk management infrastructure and/or surface water management measures as identified in the *South Essex Surface Water Management Plan (2018, or as amended)*, where they will provide benefits and/or protection to the development proposed.
2. In order to manage existing flood risk, and to address the implications of climate change on flood risk, the Council will work in partnership with the Water Authorities, Environment Agency, the Lead Local Flood Authority (Essex County Council) and other relevant Flood Management Authorities to:
  - a) Develop a riverside strategy covering the marshlands to the south of Basildon, in conjunction with neighbouring authorities, with the aim of providing ongoing flood protection for critical infrastructure and important habitats, whilst also preparing for the longer term need to create new inter-tidal habitat as detailed in the TE2100 Plan; and
  - b) Safeguard the existing network of washlands as flood risk zone 3b in order to provide ongoing flood and storm water attenuation and support the

delivery of further surface water management measures as set out in <i>the South Essex Surface Water Management Plan Action Plan (2020, or as amended)</i> , and any subsequent updates.
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### **Reasoned Justification**

- 9.29 The *NPPF* advises that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. The Sequential Test is required to ensure this is considered and the Exception Test may also need to be passed for certain types of development, which requires the development to be safe for the lifetime of the development and to also offer wider sustainability benefits.
- 9.30 The *Basildon Borough Council Level 1 Strategic Flood Risk Assessment (SFRA) (2024)* identifies areas at risk of flooding from different sources within the Borough, which is a requirement of the *NPPF*.
- 9.31 The Council will require that development be protected from flooding and that appropriate measures are implemented to mitigate flood risk both within the development boundary and off-site in all flood zones, and to ensure that the development remains safe throughout its life.
- 9.32 The *TE2100* Plan requires the development of a Riverside Strategy in order to improve floodplain management in the vicinity of the river, to create better access to the riverside and improve the riverside environment.
- 9.33 The *NPPF* requires local planning authorities to safeguard land from development that is required for current and future flood management.

### **Alternatives Considered**

#### **9.34 No Policy - rely on *NPPF***

- 9.35 The *NPPF* sets out that strategic policies should be informed by a Strategic Flood Risk Assessment and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards. Policy CC2 is required to set out the approaches to addressing flood risk in the Borough. This is not a reasonable alternative to policy CC2.

### **Washlands**

- 9.36 The *NPPF* requires local planning authorities to safeguard land from development that is required for current and future flood management.
- 9.37 The risk of surface water flooding in the Borough is managed, in part, by a series of 'washlands' connected by engineered surface and underground channels

through the towns of Basildon, Billericay and Wickford. The Borough's washland system was largely installed in the 1960's and 1970's by Basildon Development Corporation and Essex County Council and attenuates high flood flows and storm water within or on the edges of the settlements, thereby reducing fluvial flood risk from the Borough's main watercourses. The same principle is now part of the widely accepted solution for SuDS that are sought on modern development sites throughout the country.

- 9.38 The *SFRA (2024)* demonstrates how each washland plays an important role in helping to manage the Borough's drainage network and reduce flood risk in the urban areas, and as such, have been designated as part of the functional floodplain (flood risk zone 3b) within the *SFRA*. Additionally, their role is recognised and valued within the Environment Agency's [South Essex Catchment Flood Management Plan \(2009\)](#) and also the *TE2100 Plan*.

### **Policy CC3: Washlands**

1. The location and extent of the Borough's washlands are defined on the Policies Map. Land within the washlands is safeguarded for the ongoing provision of flood and storm water storage as part of the drainage systems within the Borough.
2. Development of land within the washlands will not normally be permitted, consistent with the national policy approach to flood risk zone 3b. Where development is exceptionally permitted within a washland, the following mitigation must be secured:
  - a) The area of washland lost must be replaced with an area of water storage of an equivalent size within the development; and
  - b) The replacement provision must serve the same Critical Drainage Area as that which is lost and must not result in flood risk increasing elsewhere on the drainage network.

### **Reasoned Justification**

- 9.39 The *SFRA (2024)* designates flood storage reservoirs and the washlands as flood zone 3b, this is to ensure that this land is safeguarded for current and future flood risk management purposes thereby ensuring that they retain their flood risk function.

### **Alternatives Considered**

#### **9.40 No Policy - rely on *NPPF***

- 9.41 The *NPPF* requires local planning authorities to safeguard land from development that is required for current and future flood management. This is currently only verified at a local level and cannot be allocated through the *NPPF*.

## Net Zero Carbon Development (in Operation)

- 9.42 Designing new development to be net zero carbon in operation needs to be addressed at both building level and site level and at the earliest possible stage so that factors such as the orientation, built form, building fabric, site layout and landscaping measures can be taken into account to minimise energy demand. These factors also influence the renewable energy generation potential of a site and through good design, can help make a development more resilient to a changing climate, for example, through using landscaping measures and green/blue infrastructure to mitigate potential overheating risk to the comfort and well-being of occupants. It is important that designing for 'net zero' is done in a holistic manner at an early stage of the design process, and in a way that considers wider sustainability objectives and issues.
- 9.43 The *NPPF* is clear that the planning system should support the transition to a low carbon future and that mitigation and adaptation to climate change are key elements of sustainable development. Plans should take a proactive approach to mitigating and adapting to climate change in line with the *Climate Change Act 2008*.
- 9.44 The *Climate Change Act 2008* requires the UK to achieve net zero carbon emissions by 2050. In May 2019, Parliament declared a climate emergency in the UK. In June 2019, the Government passed a 'net zero' carbon emissions law which requires the UK to bring all greenhouse gases to net zero by the year 2050, compared to previous targets of at least 80% reduction from 1990 emission levels. The 2050 target was recommended by the UK's independent climate advisory body, the Committee on Climate Change.
- 9.45 The *Planning and Energy Act 2008* empowers Local Planning Authorities (LPAs) to set reasonable requirements for new builds on energy efficiency standards that comply with or exceed those currently required through the building regulations. The policy approach proposed as part of CC4 aligns with national policy objectives as it delivers many of the general objectives of the Future Homes and Buildings Standards.
- 9.46 Basildon Council's proposed policy approach to net zero carbon operational development is closely aligned with an Essex-wide policy approach being developed by the Essex Climate Action Commission, an independent body set up by Essex County Council, which consists of over 30 commissioners, each with varying backgrounds across the public, private and third sectors whose goal is to advise on how best to tackle the climate challenge and become a net zero emissions county.
- 9.47 Net zero means any emissions are balanced with measures that offset an equivalent amount of greenhouse gases from the atmosphere, such as the planting of trees and the use of technology like carbon 'capture' and storage.



- 9.48 The Council adopted the [Basildon Council Climate Change Policy](#) in March 2021. Following this, the [Basildon Borough Council Climate Strategy and Action Plan](#) was adopted in July 2021. These set out the strategic approach to reducing carbon emissions that arise from activities occurring in the borough and identify a set of high-level actions that are required to become a carbon neutral council by 2030 and borough by 2050.
- 9.49 The Essex Planning Officers Association (EPOA) re-launched an online version of the Essex Design Guide (EDG) in 2018. The EDG contains detailed guidance and advice including evidence base supporting Net Zero Development and the policy approach for CC4. Basildon Council have endorsed the EDG as a material consideration that may be taken into account when determining planning applications in Basildon Borough.

#### **Policy CC4: Net Zero Carbon Development (in Operation)**

##### **A) New Build Development (residential and non-residential)**

All new buildings (1 dwelling and above for residential or 100sqm or more of non-residential floor space) must be designed and built to be Net Zero Carbon in operation. They must be ultra-low energy buildings, be fossil fuel free, and generate renewable energy on-site to at least match annual energy use.

To achieve this, these new buildings are required to comply with requirements 1 to 5 as set out below (to be demonstrated through an Energy Assessment, which for major applications (10 or more dwellings, or site area of 0.5ha and above, non-residential additional floorspace of 1,000m<sup>2</sup> or above, or a site area of 1ha and above) must be a full energy strategy utilising accurate methods for operational energy use prediction, and for minor applications (less than 10 dwellings or less than 1,000m<sup>2</sup> of additional floorspace) must use either those same methods or the 'net zero spreadsheet' from Essex Design Guide):

##### **Requirement 1: Space heating demand (to be demonstrated using predictive energy modelling)**

- i. all new residential buildings (apart from 1 storey bungalows) and all new non-residential buildings must achieve a space heating demand of less than 15 kWh/m<sup>2</sup> GIA/yr, and
- ii. all new 1 storey bungalows must achieve a space heating demand of less than 20 kWh/ m<sup>2</sup> GIA/yr.



## **Requirement 2: Fossil fuel free**

- i. no new buildings shall be connected to the gas grid, and
- ii. fossil fuels must not be used on-site to provide space heating, domestic hot water, or cooking, and
- iii. space heating and domestic hot water must be provided through low carbon fuels.

## **Requirement 3: Energy Use Intensity (EUI)\* limits (to be demonstrated using predictive energy modelling)**

- i. all new residential buildings (1 dwelling or more) must achieve an Energy Use Intensity (EUI) of no more than 35 kWh/m<sup>2</sup> GIA/yr
- ii. all new non-residential buildings, by building type or nearest equivalent, must achieve an Energy Use Intensity (EUI) of no more than the following where technically feasible:
  - a. Offices - 70 kWh/m<sup>2</sup> GIA/yr
  - b. Schools - 65 kWh/m<sup>2</sup> GIA/yr
  - c. Light Industrial - 35 kWh/m<sup>2</sup> GIA/yr
- iii. for all other new build residential and non-residential buildings, that are not covered by i and ii above, applicants should report their total energy use intensity but are not required to comply with a certain limit. These are however encouraged to demonstrate having made efforts towards complying with EUI limits being developed by the UK Net Zero Carbon Building Standard initiative.

\*For the avoidance of doubt, EUI always refers to total energy use for all energy uses associated with the building, not differentiated between 'regulated' and 'unregulated' energy. It does not include energy use for electric vehicle charging as this is not related to the design or operation of the building.

## **Requirement 4: On-site renewable energy generation (output to be calculated following the [Microgeneration Certification Scheme \(MCS\) guidance method](#))**

Renewable energy must be generated on-site for all new developments (1 or more new residential buildings or 100sqm or more non-residential building floorspace) by whichever of the following results in the greater amount of renewable energy generation:

- i. the amount of energy generated in a year should match or exceed the predicted annual energy use of the building, i.e. Renewable energy generation (kWh/m<sup>2</sup>/yr) = or > predicted annual energy use (kWh/ m<sup>2</sup>/yr), or
- ii. as a minimum, the amount of energy generated in a year must be:
  - a. at least 80 kWh/m<sup>2</sup> building footprint per annum for all building types; or
  - b. at least 120 kWh/m<sup>2</sup> building footprint per annum for industrial buildings.

### **Requirement 5: As-built performance confirmation and in-use monitoring**

As-built performance and in-use monitoring must be confirmed as follows:

- i. in addition to the energy performance predictions made at design/application stage, all developments must resubmit as-built information at completion and prior to occupation
  - a. Major applications should submit a recalculation of energy performance predictive modelling using as-built specifications; or
  - b. Minor applications should reconfirm the specifications to which the development has been built, taking into account any changes to fabric and systems compared to the specifications noted at design/application stage.
- ii. in-use energy monitoring for the first 5 years of operation is required on a minimum of 10% of dwellings for development proposals of 100 dwellings or more, or a 10% representative sample of premises for development of 10,000 m<sup>2</sup> (gross internal area) or more.

### ***Alternative routes to meeting policy requirements:***

Proposals that are built and certified to the Passivhaus Classic or higher Passivhaus standard are deemed to have met Requirements 1 and 3. Requirements 2, 4 and 5 must also be met to achieve policy compliance.

### **B) Extensions and Conversions**

Extensions and conversions affecting existing residential buildings are encouraged to meet the policy requirements where possible. It is recommended that the fabric meets the minimum standard approach fabric specifications, and that on-site renewable energy generation is installed and maximised.

## **Reasoned Justification**

### **1.1 Part A - New Build Development (residential and non-residential)**

- 9.50 The policy requirements under Part A of Policy CC4 applies to new build residential development (1 dwelling and above) and non-residential development (100m<sup>2</sup> floorspace and above). For the purposes of the policy 'residential buildings' means dwellinghouses and flats (C3), houses in multiple occupation (C4), and developments of self-contained residential units such as extra-care (C3). This also includes the residential element of any new mixed-use buildings. Non-residential buildings include Use Classes C1 (Hotels), C2 /C2A (Residential Institutions) and those falling within use classes B, E, F and Sui Generis. For any other residential and non-residential buildings, the policy should be applied in a proportionate manner where relevant and appropriate through the Development Management process.
- 9.51 To meet the requirements 1- 5, developments will need to be designed in a way that prioritises a fabric first approach to building design and embeds the energy hierarchy. This means improving building fabric standards and energy efficiency to ensure energy demand is minimised, and then installing renewable energy generation capacity to meet or exceed demand where possible.

### **1.2 Requirement 1: Space heating demand**

- 9.52 The space heating demand is the amount of heat energy needed to heat a home or building over a year and is expressed in kWh/m<sup>2</sup>/year. It is a measure of the thermal efficiency of the building elements. Various design and specification decisions affect space heating demand including building form and orientation, insulation, airtightness, windows and doors and the type of ventilation system.
- 9.53 Reducing space heating demand to the target levels identified is necessary to achieve a net zero carbon (in operation) building and aligns with recommendations from the Climate Change Committee, Royal Institute of British Architects (RIBA), Low Energy Transformation Initiative (LETI) and the UK Green Building Council (UKGBC). It is also beneficial to residents and building users as it directly reduces energy costs.
- 9.54 Space heating demand in all buildings of major development proposals should be demonstrated using predictive energy modelling, for example Passivhaus Planning Package (PHPP) or the Chartered Institute of Building Services Engineers (CIBSE) TM54. The space heating demand figure is an output of the modelling software once all data has been input.
- 9.55 The space heating target applies to all residential and non-residential buildings designed to be used by people (i.e., not agricultural buildings).

### **1.3 Requirement 2: Fossil fuel free**

- 9.56 New buildings must not burn fossil fuels for heating, hot water, and cooking if Essex, and the UK, is to stay within carbon budgets. Alternatives are available. For example, heat pumps can provide both space heating (and cooling) and hot

water and can serve individual homes or communal heating systems. They use renewable heat sources such as air, ground, or water. The key benefit of heat pumps is their efficiency. Efficiencies vary but are typically around 250-400% for an Air Source Heat Pump. Direct electric heating systems are less efficient, typically 100%, and are therefore more expensive to run. Solar thermal panels, which turn solar energy into heat can help with space and water heating too.

9.57 Heating provided through wood burners and biomass boilers has a negative impact on air quality and is therefore discouraged.

### **1.4 Requirement 3: Energy Use Intensity**

9.58 Energy Use Intensity (EUI), or metered energy use, is the total energy needed to run a home or building over a year (per square metre). It is a measure of the total energy consumption of a building (kWh/m<sup>2</sup>/year). Reducing total energy use of buildings to the target level identified is necessary to align with climate targets. It is also beneficial to residents and building users as it would directly reduce energy costs.

9.59 EUI in all buildings of major development proposals should be demonstrated using predictive energy modelling.

9.60 The EUI of a building covers all energy uses (regulated and unregulated): space heating, domestic hot water, ventilation, lighting, cooking, and plug-in loads e.g., appliances, computers etc. However, electricity used for electric vehicle charging is excluded from the calculation. Whether the energy is sourced from the electricity grid or from onsite renewables does not affect the calculation.

9.61 The EUI target set in the policy for dwellings is based on modelling undertaken in the technical evidence base (*Report 1: Essex Net Zero Policy – Technical Evidence Base, July 2023*) and includes both regulated and unregulated energy uses. For clarity, the EUI target set out in 3i applies to residential uses which include: dwellinghouses, flats, self-contained residential units (C3) and houses of multiple occupation (C4).

9.62 For non-residential buildings, the EUI's for the uses listed (office, school and light industrial) are based on gross internal floor areas (GIA) and include regulated and unregulated energy loads. Buildings which represent these generic typologies have been modelled in the evidence (*Report 1: Essex Net Zero Policy – Technical Evidence Base, July 2023*) and appropriate EUI limits identified.

#### **1.4.1 District Heat Networks**

9.63 Developments connected to a district heat network are expected to meet the proposed EUI limits. The limits set by EUI for each building should be the same irrespective of the heating system that is proposed, to allow a fair comparison between different heating options. The EUI calculations for a scheme connected to a district heat network would have to include the energy consumption of the

district heating heat generation plant. This means that the EUI includes the heat losses of the district heating system.

#### **1.5 Requirement 4: On-site renewable energy generation**

- 9.64 New development presents opportunities for integrating renewable energy technology into a proposal, including renewable electricity generation. The evidence recommends that in Essex currently the most suitable and cost-effective technology is rooftop solar photovoltaic panels.
- 9.65 Evidence (*Report 1: Essex Net Zero Policy – Technical Evidence Base (July 2023)*) shows that it is technically feasible for a building to generate sufficient renewable energy to match or exceed its predicted annual total energy use and thereby achieve an operational energy balance on-site. For clarity, the predicted annual total energy consumption of a building includes both regulated and unregulated energy uses, but excludes energy used for electric vehicle charging.
- 9.66 The policy sets out two options for calculating the renewable energy provision required from a development to be policy compliant. Option i. requires renewable energy generation to match the predicted annual energy use of a building. Option ii. sets a minimum amount of renewable energy generation to be achieved in a year based on the building footprint. Whichever calculation results in the greater amount of solar PV renewable electricity generation is the route that must be achieved.
- 9.67 The *Report 1: Essex Net Zero Policy – Technical Evidence Base July 2023* sets out some worked examples, and guidance on roof design and orientation is provided in Appendix 2 of that report, which will help applicants maximise renewable energy generation. The renewable energy generation output should be calculated following the [Microgeneration Certification Scheme \(MCS\) guidance method](#) including the impact of shading.
- 9.68 Matching or exceeding predicted total annual energy use on site with renewable energy generation achieves a net zero carbon development in operation from the outset. As well as helping progress towards climate targets, there are other benefits for ensuring new build development maximises renewable energy generation. For example, it would generate ‘free’ electricity close to its point of use and help deliver significant energy cost savings for residents and building users. It would also aid the transition to a more sustainable energy system by contributing to the significant increase in renewable energy generation required between now and 2050 in the UK and make efficient use of land and resources.

##### **1.5.1 Other roof top uses**

- 9.69 There may be certain circumstances where it is considered more appropriate for uses other than solar PV on rooftops to be delivered. Consideration should be given to the co-benefits of this on a case-by-case basis in accordance with wider sustainability objectives, but it is envisaged to likely be only in exceptional circumstances.

## 1.6 Requirement 5: As-built performance confirmation and in-use monitoring

- 9.70 In order for the Net Zero Carbon Development (in operation) policy to be effective, it is important that new buildings deliver their intended performance.
- 9.71 Using predictive energy modelling, such as Passivhaus Planning Package or the Chartered Institution of Building Services Engineers (CIBSE) TM54 (which is a requirement for major applications), will help improve accuracy of energy performance assessments and reduce the potential gap between the design and actual in-use energy. Also, excellent detailed design needs to be matched by high quality construction and commissioning in order for the 'energy performance gap' to be minimised.
- 9.72 The information that must be submitted at completion stage of a development (prior to occupation) to demonstrate to the satisfaction of the LPA that the building / development has been built to the approved design and energy standards, is set out in *Report 2: Essex Net Zero Policy – Policy Summary, Evidence and Validation Requirements (July 2023)* and includes the indicators listed in Table 6 below:

Table 6: As-built stage performance indicators

#	Information required to be submitted at completion, prior to occupation
1	<b>Update parameters</b> <ul style="list-style-type: none"><li>• Use of typology</li><li>• Gross Internal Area (GIA) (m<sup>2</sup>)</li><li>• Energy supply (fossil fuel free?)</li></ul>
2	<b>Update performance modelling</b> <ul style="list-style-type: none"><li>• Space heat demand using predictive energy model (kWh/m<sup>2</sup>/year)</li><li>• Energy Use Intensity using predictive energy model (kWh/m<sup>2</sup>/year)</li><li>• As Built stage Energy Performance Certificate (EPC) (U-values and airtightness check)</li><li>• Draft Display Energy Certificate (DEC) for non-residential (regardless of user)</li></ul>
3	<b>Confirm renewable energy installation</b> <ul style="list-style-type: none"><li>• Installed solar PV (kWp) and predicted annual output from PV generation meter</li><li>• Any other installed renewable (i.e. solar thermal)</li></ul>
4	<b>Update offset contribution</b> <ul style="list-style-type: none"><li>• Assess energy balance based on data supplied and confirm whether any offset payment is required, and how much</li></ul>

5	<b>Confirm process for collecting ‘in use’ data</b> <ul style="list-style-type: none"> <li>• Confirm if in-use monitoring and reporting will be carried out</li> <li>• If yes, state what monitoring strategy is in place and confirm how data collected will be published</li> </ul>
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\*Note that for performance modelling (indicator 2), minor applications following the “minimum standards approach” (without an energy model), do not have to report their space heat demand, energy use intensity and offset contribution at as-built stage. Instead, instead we need to re-confirm the specifications to which the development has been built to. Further guidance is provided below under ‘Reporting and Modelling.’

9.73 In-use energy monitoring (also known as post occupancy evaluation) is recommended to be carried out on new developments so that a building can be evaluated to ascertain whether the energy targets aimed for in the design have been met in practice.

9.74 For residential development proposals of 100 dwellings or more, the Council requires in-use energy monitoring to be undertaken on a representative sample of at least 10% of homes for a period of 5 years. The information must be evaluated to understand how buildings are performing, minimise the performance gap, and to aid the learning, innovation and skills development in the design and construction industry.

9.75 Qualitative feedback from building users via occupant satisfaction questionnaires should also be undertaken to assess performance post occupation. This information can be used to enhance the training and advice given to residents / occupiers of new homes and buildings.

## 1.7 Reporting and Modelling

9.76 Policy compliance will need to be demonstrated through the submission of an appropriate energy assessment, which for major development proposals should be in the form of an ‘Energy Strategy’ and for minor development proposals the applicable ‘Net Zero Spreadsheet.’ Minimum information requirements and checklists for major and minor development proposals at each stage of the planning process are set out in the Council’s *Local Validation Requirements (2024)*.

9.77 With regards major development proposals, predictive energy modelling, such as Passivhaus Planning Package (PHPP) or CIBSE TM54, should be used. This will provide the necessary assurance to the LPA of the accuracy of the energy assessment information and will help reduce any potential energy performance gap issues, which is where in-use energy does not match the design standard.

9.78 With regards minor development proposals, applicants may use predictive energy modelling or follow a 'minimum standards approach' which sets out the specifications that the development must be designed and built to. These fabric and systems specifications are presented in Appendix C of *Report 2: Essex Net Zero Policy – Summary of Policy, evidence, and validation requirements (July 2023)*. By following this approach (i.e., without an energy model), minor applications do not have to report the space heating demand, energy use intensity and offset contribution, but they do need to re-confirm on completion the specifications that the development has been built to and the solar photovoltaic system installed.

## **1.8 Alternative routes to policy compliance**

### **1.8.1 Passivhaus**

9.79 [Passivhaus](#) is an international energy standard for buildings. It sets stringent standards on energy consumption for heating and overall energy demand and design requirements to control the quality of the internal environment. In recognition of the high sustainability standards required to achieve a Certified Passivhaus Classic standard (or higher) scheme and the rigorous quality assurance process that must be followed to achieve certification, Passivhaus is considered an acceptable alternative route to compliance with policy requirements 1 and 3.

9.80 Proposals seeking to follow this route will be required to provide evidence from an accredited Passivhaus Certifier that the proposed design would be capable of and is expected to achieve the full certified Passivhaus Classic standard (or higher). The proposals would still be required to meet policy requirements 2, 4 and 5.

### **1.8.2 BREEAM**

9.81 BREEAM or Building Research Establishment Environmental Assessment Method sets standards for the environmental performance of buildings through the design, specification, construction, and operation phases and can be applied to new developments or refurbishment schemes.

9.82 The use of BREEAM is encouraged in terms of addressing broader sustainability objectives and providing a level of independent quality assurance for development. However, the use of BREEAM as an alternative approach to policy compliance will not be accepted.

## **1.9 Part B - Extensions and Conversions affecting Existing Buildings (except Listed Buildings)**

9.83 Development proposals involving existing residential buildings offer an opportunity for measures to be taken to reduce energy use and carbon emissions, and also to generate renewable energy.



9.84 Encouraging proposals for residential extensions and conversions to be built to the minimum fabric standards (residential) set out in Table 7 (below), will improve the energy efficiency of the existing building, and contribute to meeting climate targets. Incorporating and maximising renewable energy generation technology will enhance this further. However, there may be some circumstances where this is not practical and/or feasible, such as a small extension or where the building is overshadowed.

*Table 7: Minimum Standards Approach Fabric Specifications (Domestic)*

Residential Development		Block of Flats Low Rise	Terrace / Semi- Detached House	Bungalow
Fabric	Floor U-value	0.08 – 0.10	0.08 – 0.10	0.08 – 0.10
	External Wall U-value	0.10 – 0.14	0.10 – 0.13	0.09 – 0.12
	Roof U-value	0.09 – 0.11	0.09 – 0.11	0.09 – 0.10
	Windows U-value	0.80 – 0.90	0.80 – 0.90	0.80 – 0.90
	Windows G-value	0.45 – 0.55	0.45 – 0.55	0.45 – 0.55
	External doors U-value	-	0.90 – 1.2	0.90 – 1.2
	Thermal bridging	0.04 W/m <sup>2</sup> K	0.04 W/m <sup>2</sup> K	0.04 W/m <sup>2</sup> K
	Air permeability	< 1 ach	< 1 ach	< 1 ach

Source: *Report 2: Essex Net Zero Policy – Policy Summary, Evidence and Validation Requirements (July 2023)*

### 1.9.1 Heritage Assets

9.85 Retaining, reusing, refurbishing, and retrofitting historic buildings can contribute to meeting climate targets. There are sensitive issues that need to be addressed when it comes to improving the energy efficiency and climate resilience of heritage assets, including potential impact on their setting. Any schemes should have regard to the specific advice and guidance provided in the [Essex Design Guide - Climate Change and the Historic Environment](#).

## 1.10 Monitoring and Implementation

9.86 To support the implementation of the Net Zero Carbon Development (in operation) Policy in Greater Essex, the County Council will publish guidance so that meeting the requirements of the policy can be demonstrated efficiently, effectively, and consistently. Arrangements for monitoring compliance of permissions granted will also be published, to give confidence that new homes and other buildings are built to the standards granted consent.

9.87 As a minimum, the following indicators will be monitored on new development proposals:

- Space Heating Demand – has the limit been met? (Policy Requirement 1)
- Fossil fuel – is the development of fossil fuel free? (Policy Requirement 2)
- Energy Use Intensity – has the limit been met? (Policy Requirement 3)
- Renewable energy generation – is it maximised? And does it at least match predicted annual energy demand? (Policy Requirement 4)
- Renewable energy offsetting mechanism – is this being used to achieve policy compliance? And has this been justifiably triggered?
- In-use energy monitoring – is this being carried out? What percentage of homes and for how long?

9.88 The use of assured performance standards (e.g., Passivhaus) that are accredited and certified independently will also be monitored.

## 1.11 Mitigating Overheating Risk

9.89 When designing new buildings, national planning policy also requires the potential for overheating risk from a changing climate, and the impact this has on the comfort, health, and wellbeing of occupiers to be considered.

9.90 Overheating risk in new residential buildings has partly been addressed by amendment to the Building Regulations in June 2022 (Part O: Overheating Mitigation). Since the compliance tools for Building Regulations are not intended to accurately evaluate overheating, major development proposals are encouraged to use the CIBSE (Chartered Institute of Building Service Engineers) standards TM52 for non-residential development and TM59 for residential development.

9.91 Measures to mitigate overheating risk from both current and future climate should be incorporated into the design of the development to help ensure the future comfort, well-being, and health of occupiers. Further advice and guidance on [\*good solar design\*](#) are provided in the *Essex Design Guide*.

## Alternatives Considered

9.92 **Rely on NPPF or building regulations** - The Council could rely solely on the NPPF to ensure that sufficient measures are carried out with new development, however it is not considered prescriptive enough and policy CC4 explores net

zero development requirements at a locally specific level, which also gives due consideration to viability, based on an Essex wide [evidence base](#).

- 9.93 The Council could rely on Building Regulations and the Future Buildings and Homes standard due in 2025, however the *Planning and Energy Act 2008* empowers LPAs to set reasonable requirements above that of building regulations and this has been considered a legally acceptable approach through the Essex wide [evidence base](#).

### **Net Zero Carbon Development – Embodied Carbon**

- 9.94 Total embodied carbon emissions are the greenhouse gas emissions resulting from the materials and construction processes through the whole life cycle of a building, including the demolition and disposal (RIBA stages A 1-5, B1-5 and C1-4). Upfront embodied emissions are the portion of total emissions associated with the Building Life Cycle stages A1 – A5 and include the following elements: substructure, superstructure, façade and roof, Mechanical Electrical & Plumbing (MEP) & internal finishes.
- 9.95 Embodied carbon accounts for a significant proportion of a buildings' whole life carbon and addressing embodied carbon is important to meet local and national climate targets.
- 9.96 There is still a way to go before embodied carbon from new development proposals is fully assessed, considered and steps taken to radically reduce these emissions. Therefore, using funding from the Essex Climate Action Commission and led by ECC on behalf of the Essex Local Authorities, an evidence study was commissioned to support the development of an embodied carbon planning policy approach for Greater Essex that could be embedded into district Local Plans. The [Essex Embodied Carbon Study \(June 2024\)](#) underpins Policy CC5 and provides the technical feasibility, including cost analysis and practical guidance, to support the policy requirements.

### **Policy CC5: Net Zero Carbon Development – Embodied Carbon**

All development proposals must demonstrate the measures taken to minimise embodied carbon (subject to first meeting the requirements of Policy CC4 - Net Zero Carbon Development (in Operation)) and how circular economy principles have been embedded into the design. In doing so:

1. Priority should be given to re-using, renovating, or retrofitting existing buildings and/or structures on a site and demolition will only be acceptable where justified to the satisfaction of the Local Planning Authority.
2. Proposals for all new residential and non-residential buildings must demonstrate that upfront embodied carbon\* has been considered and reduced as far as possible through good design and material efficiency.

3. New major developments, major retrofits and rebuild developments are required to achieve the following set limits as a minimum for upfront embodied carbon and this should be demonstrated through an embodied carbon assessment using a nationally recognised methodology:
- a) Low rise residential (up to 11m):  $\leq 500$  kgCO<sub>2</sub>e/m<sup>2</sup> (GIA\*\*); or
  - b) Mid and high rise residential (over 11m) -  $\leq 500$  kgCO<sub>2</sub>e/m<sup>2</sup> (GIA) (LETI Band C) or follow NZCBS\*\*\* limits when available; or
  - c) Non-domestic buildings: offices  $\leq 600$  kgCO<sub>2</sub>e/m<sup>2</sup> (GIA); education  $\leq 500$  kgCO<sub>2</sub>e/m<sup>2</sup> (GIA); and retail  $\leq 550$  kgCO<sub>2</sub>e/m<sup>2</sup> (GIA) - (LETI band C) or follow NZCBS limits when available; and
  - d) For building services, meet the global warming potential refrigerant limits set out in NZCBS when available.

\*Upfront Embodied Carbon = emissions associated with the Building Life Cycle Stages A1-A5 and RIBA stages 2/3, 4 and 6)

\*\*GIA = Gross internal floor area

\*\*\*UKNZCBS = UK Net Zero Carbon Building Standards (pilot launched September 2024).

### Reasoned Justification

9.97 Currently, embodied carbon is not covered by Building Regulations and there is no Government policy requiring the assessment or control of embodied carbon emissions from buildings. The Environmental Audit Committee<sup>1</sup> (EAC) reported to Parliament in 2022 on this issue. The EAC highlighted that as a result, no progress has been made in reducing these emissions within the built environment. They go on to advise that the UK is slipping behind comparator countries in Europe in monitoring and controlling the embodied carbon in construction and that if this continues the UK will not meet net zero or its carbon budgets.

9.98 Local authorities are using their powers through the planning system to tackle embodied carbon from new developments. They are mandating assessments and setting targets to steer development towards minimising carbon emissions. The EAC reported that evidence so far shows that policies are achievable and are working, with few barriers to its introduction (EAC Report, Paragraph 73). The EAC encourages Local authorities to include a requirement for embodied carbon assessments in their Local Plans ahead of the introduction of national planning requirements.

9.99 In Essex, policies are already adopted and in place which are relevant to reducing embodied carbon emissions from all new developments. These are Policy 11 of the *Essex Waste Local Plan*, which seeks to reduce the impact from

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<sup>1</sup> [Building to net zero: costing carbon in construction: Government Response to the Committee's First Report - Environmental Audit Committee \(parliament.uk\)](https://www.parliament.uk/eac/reports/building-to-net-zero-costing-carbon-in-construction/)

waste management activities to climate change, whilst adapting to its potential effects, Policy 12, which seeks to locate waste management facilities close to the source of the waste and encourage transportation of waste by rail and/or water and Policy S4 of the *Essex Minerals Local Plan*, which seeks to ensure mineral waste is minimised and minerals on development/redevelopment sites are re-used and recycled. To be clear these policies apply to all development proposals, not just waste or minerals related development, and should be considered in decision-taking as part of the development management process. Furthermore, this policy framework is supplemented in some areas where district Local Plans include policies that focus on particular aspects of embodied carbon in new development, such as resource efficiency.

9.100 The Policy CC5 and supporting evidence has been prepared to carefully align with Policy CC4 on net zero carbon in operation. Both policies work together, and to be clear, Policy CC4 requirements must be met first, and then measures to minimise embodied carbon should be looked at in accordance with Policy CC5. This is to prevent operational carbon being ‘played off’ against embodied carbon and provides a clear steer on what is expected from new development proposals.

9.101 Policy CC5 introduces a requirement for all new build developments (residential and non-residential) to demonstrate the measures taken to minimise embodied carbon and to embed circular economy principles into the design. Guidance on how to do this can be found in the [Study](#), and it often can be achieved at little or no impact on costs through good decision-making at design stage and materials choices.

### **Clause 1 – Presumption against demolition and promoting circular economy**

9.102 Clause 1 seeks to prevent substantial and total demolition of existing buildings by requiring justification to be provided for proposals that include demolition. The aim is to ensure that consideration is given to the re-use of existing buildings, so they are not automatically demolished without further thought. If there is adequate justification for demolition to the satisfaction of the LPA, then it will be considered acceptable. To help reach a decision, where justification is unclear, in some cases a pre-demolition and reclamation audit and report of where materials are to be used on, and off site may be required.

9.103 Listed buildings and those otherwise already protected from demolition are considered outside of the scope of this policy clause.

### **Clause 2 – Lean building design and good material efficiency**

9.104 The clause applies to all new residential and non-residential buildings and seeks to ensure that resource use is reduced in new buildings by creating a building that is efficient in its material use, form, and design. For example, the sub and superstructure of a building should be optimised, the building form does not result in excess structure and material use, and material choices represent the lowest upfront embodied carbon options. Designing for deconstruction and a circular economy is important too, particularly for temporary buildings.

9.105 As per Policy CC4, 'residential buildings' means dwellinghouses and flats (use class C3), houses in multiple occupation (use class C4), and developments of self-contained residential units such as extra-care (use class C3). This also includes the residential element of any new mixed-use buildings. Non-residential buildings include Use Classes C1 (Hotels), C2 /C2A (Residential Institutions) and those falling within use classes B, E, F and Sui Generis. For any other residential and non-residential buildings, the policy should be applied in a proportionate manner where relevant and appropriate through the Development Management process.

9.106 To demonstrate compliance with the clause, applicants would be expected to submit a summary of the efforts made to reduce upfront embodied carbon.

### **Clause 3 – Limiting upfront embodied carbon emissions and refrigerant emissions**

9.107 The clause applies to all major development proposals (including major renovation and rebuild developments) and requires the assessment of upfront embodied carbon emissions (and building services refrigerant emissions) and introduces a limit for upfront embodied carbon for different development types. This will ensure that emissions have been reduced through efficient material use, material selection and design strategies.

9.108 The technical evidence presented in the [Study](#) (Section 8) demonstrates through detailed modelling of common residential typologies how both Policy CC4 and the limits set in CC5 can be achieved. Different combinations of options (for example covering materials, building elements, and then 'set menus' per building typology) were modelled in terms of embodied carbon and potential capital cost, including a 'balanced option' which optimises cost effectiveness with carbon reduction. The result is that the evidence demonstrates that achieving the limit set in the policy is technically feasible at reasonable (even marginal) cost uplift. Some construction types and/or materials are considered cost neutral.

9.109 The limits identified in the policy have been set at a relatively 'loose' limit, so it does not preclude any specific types of material whilst the precedent for embodied carbon policies emerge and develop in local plans. The limits also generally align with the approach being taken in the UK Net zero Carbon Building Standard initiative. This is where industry organisations that have worked together to align the best practice standards to ensure the scope and definition of embodied carbon targets are consistent.

### **Alternatives Considered**

9.110 **No Policy - rely on national guidance.**

9.111 There are currently no universal standard targets for embodied carbon due to a limited evidence base across multiple typologies, however the evidence base work Essex Embodied Carbon Study (June 2024) sets out clearly what is considered achievable through the Local Plan. The Council's priorities are to move towards net zero carbon development as soon as possible. Therefore, this is the most beneficial option.



## **Water efficiency and Sustainable Drainage Systems (SuDS)**

- 9.112 Water resources are scarce in the East of England. The anticipated increase in population in Basildon and Essex as a whole during the Local Plan period means the demand for water will continue to grow.
- 9.113 Part G of the *Building Regulations* sets out an optional requirement of 110 litres/person/day which may be required in areas of drinking water deficit such as the East of England.
- 9.114 Whilst the *Building Regulations* establish standards for improving the sustainability of residential buildings, they are less stringent in relation to non-domestic buildings. It is expected that non-domestic buildings will meet the relevant *BREEAM* standard, particularly in relation to energy and water efficiency.
- 9.115 Sustainable Drainage Systems (SuDS) can play a part in improvements to enhance biodiversity through habitat creation, new open spaces, and good design, and help to mitigate the impacts of climate change. SuDS are also important for preventing the deterioration of and/or achieving enhancements to the ecological status of Water Framework Directive designated water bodies and their associated elements.
- 9.116 The hierarchy of managing surface water drainage should be in accordance with firstly, rainwater reuse, and secondly, infiltration. Proposals should be designed to include permeable surfaces wherever possible.
- 9.117 The design of SuDS should be carefully considered from the early design stages, with smaller features such as swales and rain gardens incorporated into the design where possible. Source control techniques, such as green roofs, permeable paving, and swales, should be used so that rainfall runoff in events up to 5mm does not leave the site.
- 9.118 Developers should consider the whole life management of any SuDS scheme, and the Council will secure long term maintenance through planning obligations and/or conditions, in line with the [Sustainable Drainage Systems Design Guide for Essex](#).

### **Policy CC6: Water efficiency and Sustainable Drainage Systems (SuDS)**

1. The design of all new development should incorporate measures for achieving high levels of water efficiency. As a minimum:

a) Residential development should achieve the higher level of water efficiency (110 lpppd) set out under Regulation 36(2)(b) of Part G2 of the Building Regulations; and

b) Non-residential development should achieve at least 50% of the credits available for water consumption (Wat01) under the relevant BREEAM scheme for the development proposed.

2. All major development will be required to use sustainable drainage systems (SuDS) for the management of surface water run-off, unless it can be demonstrated to be inappropriate or there would be significant harm to water quality, flood risk or biodiversity. For minor development, SuDS should be used where run-off cannot be adequately managed through the use of permeable surfacing.

a) all new development will be required to incorporate water management measures to reduce surface water run-off or adverse impact on water quality and ensure that it does not increase flood risk elsewhere. The principal method to do so should be the use of Sustainable Drainage Systems (SuDS). As well as providing appropriate water management measures, where possible SuDS should be designed to be multi-functional to deliver amenity, recreational and biodiversity benefit for the built, natural (including green infrastructure) and historic environment

b) all major development will be required to submit a drainage strategy to demonstrate how both on and off-site flood risk will be managed; and mitigation measures should be satisfactorily integrated into the design and layout of the development

c) proposals must demonstrate how the SuDS feature(s) reflect and respond to site circumstances, landscape character and the green-blue infrastructure network, and have regard to Essex County Council's SuDS Design Guide

d) SuDS will be required to meet the following criteria:

- The design must follow an index-based approach when managing water quality. Implementation in line with the updated Construction Industry Research and Information Association (CIRIA) SuDS Manual is required
- Maximise opportunities to enhance biodiversity net-gain.
- Improve the quality of water discharges and be used in conjunction with water use efficiency measures
- Function effectively over the lifetime of the development, and v. surface water connections to the public sewerage network should only be made where it can be demonstrated that there are no feasible alternatives (this applies to new developments and redevelopments) and where there is no detriment to existing users.

All proposals for SuDS should include arrangements for their whole life management and maintenance.



### **Reasoned justification**

- 9.119 Part G of Building Regulations were changed in 2015 to include an optional requirement for water efficiency i.e. new homes should be designed to use no more than 110 litres of water/person/day. The mandatory standard is 125 litres/person/day. The tighter standard would be controlled by means of a planning condition.
- 9.120 BREEAM is an environmental assessment method that assesses the environmental performance of non-residential buildings across ten categories with minimum standards being required in key areas such as energy, water, and waste. It is still in operation and unlike the Code for Sustainable Homes, is a Building Research Establishment standard which is not owned by the Government. The method of assessment seeks to minimise the adverse effects of new buildings on the environment, whilst promoting healthy indoor conditions for the occupants.
- 9.121 Recent extreme summer rainfall events have demonstrated that there is a need for the continued use of SuDS to manage surface water and fluvial flood risk generally within the Borough, and to ensure that additional space for water is provided within new developments to cope with more extreme events.

### **Alternatives Considered**

- 9.122 **No Policy**
- 9.123 The Integrated Impact Assessment and Habitat Regulations Assessment for this Local Plan has provided guidance that a policy on water efficiency and water management should be included. This is to ensure that pressure on the water resources relied on by development in the Local Plan is reduced as the Borough is a water stressed area.

## Chapter 10: Achieving Well Designed Places

- 10.1 The Local Plan will seek to ensure that all new development meets the highest standards of design. The design of new development is essential to making places attractive, sustainable, safe, and accessible. The quality of the public realm has a significant impact on everyday life. Good design can help to create attractive places and spaces for people to live, work, play, relax, and visit. It is at the heart of the vision for a more sustainable borough as it contributes towards the promotion of healthier lifestyles as well as feelings of civic pride.
- 10.2 The *NPPF* states that “policies should set out an overall strategy for the pattern, scale and design quality of places.” Good design is a key aspect of sustainable development and should contribute positively to making places better for people. Good design is grounded in the analysis of the character of the area to create coherent and interesting places rather than imposing arbitrary density requirements. It should respond to local character and history while not preventing or discouraging appropriate innovation. Design should evolve from an understanding of the site, its context, and surroundings, rather than unimaginative standards which could apply to any location.
- 10.3 Applications for new development must be supported by a Design and Access Statement, in line with current planning legislation, explaining how the development proposal responds to its wider context. Reference should be made, where they have been prepared, to Conservation Area Appraisal and Management Plans or to adopted Neighbourhood Plans.
- 10.4 Design Codes provide clear, detailed parameters and requirements for the design of development within specified areas. They are highly beneficial in locations where increased levels of development are expected to come forward or enhancements to the existing built environment are desirable. They can provide a platform for local communities to get involved in shaping where they live and provide developers with increased certainty in terms of expectations for development. Design Codes will be prepared for parts of the wider Basildon Borough, and these will be taken forward as SPDs. Communities can also prepare their own Design Codes, typically as part of Neighbourhood Plans, and where these are prepared, they must be consistent with development plan policies. All Design Codes should be prepared through engagement with local communities. Schemes should be based on a sound understanding of the site and its wider context and following the locally specific guidance set out in the forthcoming Basildon Borough Design Code in addition to the well-established urban design principles set out in Essex-wide, as well as national policy and guidance in the *Essex Design Guide*, *NPPF*, *National Design Guide* and *National Model Design Code*.

## **Policy D1: Design and Place Shaping Principles**

All development must be compatible with its surroundings and should have regard to the context of the site and surrounding area. Proposals should:

1. Respond appropriately to the local patterns of development, including street plots and blocks, spaces between buildings and boundary treatments; building form, including size, scale, massing, density, details and materials; topography; existing natural, historic and built assets and features that contribute positively to local character and distinctiveness; existing landmarks and focal points; existing views into, out of, or through the site;
  2. Make effective and efficient use of land and buildings, through the arrangement of development plots and the design, layout, and orientation of buildings on site;
  3. Provide active frontages and positive reciprocal relationships between activity inside the buildings and outside in the public realm to generate liveliness and interest;
  4. Ensure buildings will be durable, flexible, and adaptable over their planned lifespan, taking into account potential future social, economic, technological, and environmental needs, through the structure, layout and design of buildings and places;
  5. Use appropriate, high-quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern, and durability;
  6. Maximise permeability and legibility for pedestrians and cyclists, and avoid barriers to movement, through careful consideration of street layouts and access routes that are attractive and aligned with peoples' movement patterns and desire lines in the area;
  7. Provide well-designed boundary treatments, that reflect the function and character of the development and its surroundings;
  8. Provide well-designed new public realm, with appropriate landscaping (hard and soft), street furniture, opportunities for public art and opportunities to enhance biodiversity;
  9. Create safe, accessible, and inclusive environments;
  10. Minimise the use of natural resources in accordance with Policy CC1;
  11. Address community safety issues, to reduce the incidence of crime and anti-social activity with reference to 'Secured by Design;'
- All new development shall provide appropriate and well-designed recycling and waste storage within the plot of the building in which the property is located, or a communal store where the development relates to more than one property, in accordance with the Council's waste strategy<sup>2</sup>.

### **Reasoned Justification**

- 10.5 The *National Design Guide* provides an overarching framework for design, with detailed guidance provided in the accompanying National Model Design Code. These illustrate how well-designed places that are 'beautiful, enduring and successful' can be achieved in practice. Significant weight will be given to

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<sup>2</sup> [Basildon Council - Waste Disposal Strategy.pdf](#)

development which reflects this Government guidance, and which promotes high levels of sustainability, or which helps to raise the standard of design more generally. The Council also encourages developers to have regard to local design principles set out in the Essex Design Guide. This requirement for high quality design will apply to public and private buildings across all scales of development, as well as to infrastructure projects.

- 10.6 The design of a building or extension can have a significant impact on the overall appearance of a development. The detailing, including use of materials, design features and layout of windows and doors are all important considerations to creating well-designed buildings, extensions, and places.
- 10.7 The layout and design of a development are important in creating a safe environment where people are comfortable to live, work, visit and study in. Large-volume buildings such as industrial warehouses, retail superstores and agricultural sheds have visual effects, even where the development brings economic benefits. New buildings, and extensions or alterations to buildings, should be proportionate in size and scale in relation to existing development or the host building so that they are in keeping with their surroundings. The surroundings may include the immediately adjacent buildings, the street scene or the wider character and appearance of the area.
- 10.8 The planning system can play an important role in creating healthy communities. This can include promoting new development that provides opportunities for healthy living through the encouragement of walking and cycling and provision of open space. Sport England's 'Active Design' provides further guidance on this.
- 10.9 Measures to design out crime, should be integral to development proposals and considered early in the design process, taking into account the principles contained in guidance such as the Secured by Design Scheme published by the Police. Further guidance is provided by the Government on security design. This will ensure development proposals provide adequate protection, do not compromise good design, do not shift vulnerabilities elsewhere, and are cost-effective.
- 10.10 Many developments will require bin and/or cycle storage. Well-designed developments consider the provision of these facilities at the outset so they can be incorporated into the design of the scheme. In order to protect the appearance of the street scene these features are best incorporated into the building envelope. Where this cannot be achieved, they should be positioned where they will not have a negative impact on the street scene as well as being attractive and properly screened. All bin and storage areas should be in convenient and easily accessible locations for residents and refuse operatives. Some developments are considering underground bin store solutions; however, these are not appropriate on classified roads or in locations where roads/pavements would be blocked at collection and need to be serviced on-site.

## **Design and Major Developments**

## **Policy D2 – Design on Major Developments**

The Council will require all major developments to be of high-quality built form and urban design, which should reflect the following principles:

1. Respect the natural environment of biodiversity and amenity interests through the provision of a range of green spaces;
2. Respond positively to local character and context to preserve and enhance the quality of existing communities in line with Essex-wide standards and Government guidance, on which the forthcoming Basildon Borough Design Code will be based. Development that is not well-designed will be refused where it fails to reflect Government guidance on design and local design policies and the Code.
3. Have a positive visual impact, being visually coherent, interesting, and attractive; create well-connected places that prioritise cycling, walking, wheeling, and public transport services above the use of the private car;
4. Where possible, provide a mix of land uses and densities with well-defined public and private space;
5. Encourage site design and individual building design that minimises energy consumption and provides resilience to a changing climate, with reference to Policy D1 and Policy CC1;
6. Create attractive, multi-functional, inclusive, overlooked, and well-maintained public realm, and enhance the setting of existing public realm following on from the principles set out in Policy D1;
7. Provide streets and spaces that are overlooked, active and promote inclusive access including parking facilities that are well integrated as part of the overall design;
8. Public and private accessible amenity space must be distinct, safe, inclusive, secure and provide opportunities for social interaction and recreation that contributes to the health and wellbeing of communities. Natural surveillance should be provided for public amenity spaces where practical in order to enhance security.
9. Provide good quality access to public open space and contribute to green infrastructure in line with existing Essex-wide standards,
10. Retain existing trees and other landscape features where appropriate and explore opportunities for new tree planting;
11. Provide opportunities to promote healthy living and to improve health and wellbeing;
12. Ensure buildings address the street and provide a suitable level of enclosure to surrounding streets and spaces.

A masterplan approach to assess cumulative impacts maybe required in complex locations with closely related and located developments.

The council will require design codes for Outline and Hybrid applications on development delivering the applicable thresholds where the development includes more than 1 hectare of urban development which is not dwellinghouse development; or the development includes more than 150 dwellings; or the overall

area of the development exceeds 5 hectares. The Council may require a design code for other schemes below this threshold.

### **Reasoned Justification**

- 10.11 Major development is described as being more than 1 hectare, 1000spm of floorspace and/or 10 number of new homes, or new settlements and urban extensions. Major new development must reflect a high quality of urban and architectural design. It must also be functional and viable. Developments will be planned carefully with the use of masterplans and design codes where appropriate. The Council will encourage developers to have regard to the design principles set out in the Essex Design Guide<sup>3</sup>.
- 10.12 Enhancements to the public realm, landscaping measures and attention to architectural detail will be important features that the Council will wish to see included in new major developments. Strategic scale and more local green infrastructure can make a vital contribution to quality of place, biodiversity, and health outcomes. All development affects the public realm: larger developments create new streets and public spaces, whilst smaller proposals affect the appearance of existing spaces. They should do so in a way that achieves a positive impact and reinforces a strong sense of place.
- 10.13 The *NPPF* is clear on the important contributions that trees have to the character and quality of urban environments. The addition of trees should maximise visual interest and biodiversity benefits, while enhancing the existing character of the area. The incorporation of such features can form part of new streets, open spaces, and garden areas. Careful consideration should be given to the location, type and management of new trees and soft landscaping to ensure they are appropriate and can be easily maintained. In urban areas trees are particularly important for improving air quality and providing important habitats for wildlife. This is because trees remove carbon dioxide from the atmosphere and provide shade, shelter, and alleviate flooding. This includes existing and newly planted trees within sites, and as part of the wider public realm.
- 10.14 Active street frontages should be provided. Monolithic or uniform buildings will not be permitted. Bin storage should not appear conspicuous within a development proposal. Street clutter should be avoided. Street furniture should positively contribute to the context and function of the space where it is located, without compromising accessibility and movement. Applicants should refer to the National Model Design Code and the Essex Design Guide for detailed design guidance.
- 10.15 Alternative Option: The Council should set out what schemes a Design Code will be required on, as it may be overly restrictive. Some small schemes could potentially make significant changes to the character of an area.

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<sup>3</sup> Link to the Essex Design Guide - [Home | Essex Design Guide](#)

## Chapter 11: Conserving the Local Environment

### Green Belt

11.1 The primary aim of Green Belt designation is to prevent urban sprawl by keeping land permanently open. The Metropolitan Green Belt serves five purposes, which are to:

- check the unrestricted sprawl of large built-up areas
- prevent neighbouring towns merging into one another
- to assist in safeguarding the countryside from encroachment
- to preserve the setting and special character of historic towns, and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

11.2 The Council places great importance on protecting the designated Green Belt. The designation covers 63% of land in the Borough. The Green Belt therefore plays a key role in shaping settlement and development patterns in the Borough and forms an important element of the Borough's character. It is an asset which is highly valued by local people and has wider strategic significance across South Essex. Green Belt contributes significantly to the Borough's green infrastructure and includes agricultural land, woodland, open space, country parks, designated areas for wildlife and a large area of the Thames Estuary's coastal grazing marshland.

11.3 When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, as the *NPPF* advises that most forms of development in the Green Belt are 'inappropriate development,' save for a few limited exceptions.

11.4 Extensions and alterations to existing buildings are among these, providing they do not result in a disproportionate addition over and above the size of the original building which is defined in the Glossary at Annex 2 of the *NPPF* as the building as it existed on 1 July 1948 or, if constructed after that date, as it was built originally. Any replacement buildings must be within the same use and not materially larger than the building it replaces.

#### **Policy GB1: Protecting the Green Belt**

The extent of the Green Belt is defined on the Policies Map. Land which is designated as Green Belt on the Policies Map will be protected against inappropriate development.

Exceptions to inappropriate development in the Green Belt are set out in national planning policy. Where development does not fall within one of these exceptions

and is therefore inappropriate, permission will not be granted unless Very Special Circumstances are demonstrated, which clearly outweigh the harm to the Green Belt by reason of inappropriateness and any other harm.

Where weight is to be given to the benefits of a proposal advanced as a case for Very Special Circumstances, the Council will expect that the delivery of these benefits is shown to be viable and is secured by a legally enforceable mechanism.

## **Reasoned Justification**

11.5 The Government's approach to Green Belt policy is set out in the *NPPF*. Development in the Green Belt should be regarded as inappropriate, excluding the exceptions as defined in the *NPPF* under Paragraphs 154 and 155, and additionally where 'Very Special Circumstances' or 'Exceptional Circumstances' could be argued, which may justify a departure from policy.

## **Alternatives considered**

11.6 The only alternative would involve taking a position which contradicts national policy, in this case not protecting Green Belt. This would not be a reasonable alternative.

## **Grey Belt**

11.7 Following a change of Government at the July 2024 General Election, revisions to the Standard Method will be introduced to respond to a new Government target of delivering 370,371 000 homes per year, nationally. This will place more pressure on Local Authorities to maintain a pipeline of developable sites. One of the principal ways in which the Government seeks to enable further capacity for housing is through some changes to Green Belt policy, and specifically through introducing a new category of land known as Grey Belt.

11.8 The official definition of Grey Belt land is as follows:

11.9 *"Land in the Green Belt comprising Previously Developed Land and any other parcels and/or areas of Green Belt land that make a limited contribution to the five Green Belt purposes."*

11.10 Land which makes a limited contribution to the Green Belt purposes will not perform strongly against any of the *NPPF*-defined Green Belt purposes; and have at least one of the following features:

- Land containing substantial built development or which is fully enclosed by built form,
- Land which makes no or very little contribution to preventing neighbouring towns from merging into one another,



- Land, which is dominated by urban land uses, including physical developments.
- Land which contributes little to preserving the setting and special character of historic towns.

11.11 National Policy is also clear that housing, commercial and other development in the Green Belt should not be regarded as inappropriate where:

- there is a demonstrable need for land to be released for development of local, regional, or national importance, and
- a development would utilise grey belt land in sustainable locations, and
- the relevant nationally defined contributions are provided, and
- the development would not fundamentally undermine the function of the Green Belt across the area of the plan as a whole.

#### **Policy GB2: Grey Belt**

The extent of Grey Belt land is defined on the Policies Map. Applications which involve development on Grey Belt land will be assessed using the relevant nationally applicable criteria.

#### **Reasoned Justification**

11.12 The Government's approach to Grey Belt is established in the *NPPF*. This is aimed at enabling easier development of areas of Green Belt land which do not make a strong contribution to the five Green Belt purposes, and thus helping to unlock further potential development capacity.

#### **Alternatives considered**

11.13 The only alternative would involve taking a position which contradicts national policy, in this case ignoring the Grey Belt designation. This would not be a reasonable alternative.

#### **The Natural Environment**

11.14 The conservation and enhancement of the Borough's natural environment is integral to sustainable development and to health and wellbeing. The Borough has a wealth of natural, semi-natural and planned green and blue spaces, habitats, and corridors. These are part of our everyday lives; where we work, do business, and learn, the way we travel around, where we play, celebrate, and spend our leisure time. They play host to wildlife, are part of our cultural heritage and sit in a landscape shaped over time. Their cumulative presence

also contributes to providing cleaner air, managing flood risk, addressing urban cooling and the wider challenges of our changing climate.

11.15 The Council has a duty to protect sites of international, national, and local sites of importance for habitats. The importance of these sites across the Council's area is reflected in the range of designations. Whilst there are not any internationally or European protected habitats in the Borough, there are Ramsar Sites, Special Protection Areas (SPA), and Special Areas of Conservation (SAC) within 5km of the Borough boundary. There are nationally designated sites including Sites of Special Scientific Interest (SSSIs) and locally designated sites including Local Nature Reserves and Local Wildlife Sites, within the Borough.

### **Green Infrastructure**

11.16 Given its strategic importance, high quality green infrastructure will continue to be integral to managing new development and change in the Borough. There is already an extensive green infrastructure network covering an area of over 1,300ha, comprising a series of multi-functional spaces of different sizes and purposes.

11.17 Green infrastructure is the collective term used to describe assets of the natural outdoor environment and includes the Borough's country parks, woodlands, wetlands, nature reserves, river corridors, waterbodies, allotments, etc. It also extends to include elements of the wider countryside such as the Public Rights of Way (PRoW) network, hedgerows, watercourses, highway verges and the strategic landscape. In most parts of the Borough, green infrastructure extends into the urban areas and is part of our town centres and neighbourhoods in the form of local amenity and public spaces or groups of street trees.

11.18 The Essex Green Infrastructure (GI) Standards (2022), which have been endorsed by Natural England and awarded Building with Nature Policy accreditation, 2023, have nine principles and standards for the protection, enhancement, creation, and management of GI in Essex. Their application will help ensure the delivery of multi-functional, accessible high-quality GI.

### **Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)**

11.19 The *Essex Recreational Disturbance Avoidance and Mitigation Strategy Document (RAMS)* was adopted in 2019 and the SPD was adopted in 2020. The Essex Coast RAMS, which has the brand name Bird Aware Essex Coast, aims to deliver the mitigation necessary to avoid adverse effects on the integrity of habitats sites from the in-combination impacts of residential development in Essex. The Essex Coast RAMS identifies a detailed programme of strategic avoidance and mitigation measures which are to be funded by developer contributions from all qualifying residential development within the Zones of Influence as defined in the adopted RAMS.

## **Biodiversity Net Gain (BNG)**

11.20 The *Environment Act 2021* brought mandatory Biodiversity Net Gain (BNG) into law. This means that all new eligible developments will be required to deliver a minimum 10% increase in biodiversity.

11.21 BNG is an approach to development, land and marine management that leaves biodiversity in a measurably better state than before the development took place. This means a development will result in more or better-quality natural habitat than there was before development.

## **Local Nature Recovery Strategy (LNRS)**

11.22 The *Environment Act 2021* makes targets, plans and policies for improving the natural environment. Included within the *Environment Act 2021* is the statutory requirement for Local Nature Recovery Strategies (LNRSs) to be implemented across England

11.23 LNRSs are an England-wide system of spatial strategies that establish priorities and map proposals for specific actions to drive nature's recovery and provide wider environmental benefits for people, nature, eco-systems, climate adaptation and mitigation.

11.24 The Essex LNRS is currently under development and once published, will be a tool used to drive nature recovery action, to bring about benefits for nature and the wider environment across the county and in Basildon.

## **Priority species**

11.25 The *NPPF* sets out how plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity. The Essex Design Guide (EDG) details that nesting boxes and other spaces for birds and bats should be provided on buildings or in communal green spaces as part of a development's Ecological Strategy.

## **Landscape**

11.26 Landscape features across the Borough play an important part in shaping the character and appearance of an area. They can include trees, hedgerows, woodlands, meadows, field margins and water features that do not benefit from international, national, or local designations. Each application will be assessed on a case-by-case basis on the importance and contribution that the existing landscape features make to the appearance of the locality.

11.27 The Council supports the Essex Wildlife Trust Living Landscape's vision to 'restore, recreate, and connect wildlife habitats. Within each Living Landscape, opportunities for the preservation, restoration and recreation of priority habitats, ecological networks and populations of priority species will be supported to conserve and enhance strategic wildlife corridors and habitats in Essex. There are several Living Landscape areas within the Borough, and those which extend across its boundaries.

### **Policy NE1: Conserving and enhancing the natural environment**

1. Development proposals will be supported where they protect or enhance international, national, and/or locally designated sites of importance for nature conservation, ecological and/or geological value.
2. The Council will ensure that, where appropriate, development delivering net additional dwellings or net non-residential floor space (100 square meters or more) has a positive approach to enhance, protect and create an inclusive and integrated network of high-quality green infrastructure in line with the principles and standards of the Essex Green Infrastructure Strategy (2022), or any subsequent strategy.
3. The appropriate tariff will be secured from qualifying residential developments within the Zones of Influence, as defined in the adopted Essex Recreational disturbance Avoidance and Mitigation Strategy (RAMS), towards mitigation measures identified in the RAMS. Other contributions will be sought in accordance with Policy IFS 1.
4. The Council, as a supporting authority, will work with Essex County Council, as the responsible authority, to prepare and deliver the Essex Local Nature Recovery Strategy (LNRS) and development proposals will be required to have full regard to the LNRS.
5. The design of any new development will be expected to incorporate beneficial biodiversity features including but not limited to: swift boxes, bat or bird boxes, swift, bat and bee bricks, passageways to prevent access to roadways, wildlife kerbs, and gaps in bases of garden fences to facilitate the movement of native wildlife or the creation and connection of wildlife corridors through landscaping or other means.
6. Development proposals will be supported where they encourage the preservation and enhancement of landscape and landscape features.

## **Reasoned Justification**

- 11.28 The Borough is close to Special Areas of Conservation (SAC) and Special Protection Areas (SPA) around the South Essex coastline, and Ramsar sites at Benfleet and Southend Marshes, in the Roach and Crouch Estuary. These all benefit from high levels of protection under international and European legislation. There is therefore a legal requirement to ensure that the growth arising from this plan does not place unmanaged pressure on these areas.
- 11.29 Local green infrastructure can make a vital contribution to quality of place, biodiversity, and health outcomes. High quality green infrastructure should be used to protect, enhance, and create wildlife corridors to maintain ecological connectivity.
- 11.30 The Essex Coast RAMS is a long-term strategic approach to lessen the impact of local housing development on protected birds along the Essex coast. It aims to prevent bird and habitat disturbance from recreational activities. It does this through a series of mitigation measures, which encourage all coastal visitors to enjoy their visits responsibly. A detailed programme of strategic avoidance and mitigation measures, funded by developer contributions from all qualifying residential development within the Zones of Influence, are defined in the adopted RAMS.
- 11.31 Development proposals, unless exempt, must provide a minimum 10% biodiversity net above the existing ecological baseline value of the site, or subsequent government standard, to be calculated and reported in accordance with local and national best practice guidance prevailing at the time of the application, and to be secured for a minimum of 30 years after completion.
- 11.32 The Council expects the requirements for biodiversity net gain (BNG) to be provided within the application site boundary to ensure biodiversity in new development and to prevent the removal of biodiversity in developed areas. Only if it can be clearly demonstrated that BNG cannot be adequately achieved on-site, off-site provision or a financial contribution towards Biodiversity Credits to an off-site BNG scheme will be considered as a last resort. Off-site measures will be expected to be in reasonable proximity to the development, strategically located for nature conservation and be informed by local and national guidance and data including the Essex LNRS.
- 11.33 Local plans should align their objectives and policies with the goals and priorities outlined in the Essex LNRS. This ensures that nature recovery considerations are integrated into land use planning decisions and that development activities support them.
- 11.34 New development should include measures to encourage biodiversity by creating varied habitats and a rich diversity of trees and planting throughout the built environment, as well as providing nesting boxes and other spaces for birds and bats.

11.35 There are four Living Landscape areas within the Borough. These have been identified as part of the *Royal Society of Wildlife Trusts Living Landscape Project* (2010). These are Langdon Hills, South Essex Marshes, Nevendon Mosaic and Upper Crouch. Living Landscapes are large landscape scale areas of the countryside which are ecologically stable and bursting with life. Their scale and stability provide a superb range of habitats for many species of wild plants and animals, bringing a quality of life for local people who are part of them.

### **Alternatives Considered**

#### **11.36 No Policy - rely on NPPF**

11.37 The *NPPF* requires local planning policies to contribute to conserving and enhancing the natural environment. Failing to include a policy identifying what is considered to be valued at a local and national level and accounting for local context, is therefore likely to be contrary to the *NPPF*. This is not therefore a reasonable alternative to policy NE1.

#### **11.38 Require at least 20% Biodiversity Net Gain for all major developments.**

11.39 There is no current evidence to demonstrate that exceeding the statutory minimum will be deliverable in all circumstances. This option is therefore not a reasonable alternative at this time.

### **Local Wildlife Sites**

11.40 The *NPPF* expects local wildlife-rich habitats and wider ecological networks, such as Local Wildlife Sites, to be identified and mapped so they can be protected through planning policy.

11.41 The *Basildon Local Wildlife Sites Register* (2021) identifies 49 Local Wildlife Sites and three potential Local Wildlife Sites within the Borough. These comprise a mix of habitat types including ancient woodlands, grasslands, meadows, and marshes. Ancient woodland and rich grasslands tend to be found in Billericay and Little Burstead, and coastal marsh in Vange, Fobbing and Pitsea.

11.42 Local Wildlife Sites in the Borough can be negatively affected by actions such as development, poor agricultural practices, inappropriate management, road-widening, and recreational activities. If this occurs it can affect their wildlife value and the contribution they make to biodiversity, landscapes, and the natural environment. Potential Local Wildlife Sites are sites identified as having the potential to meet the Local Wildlife Site selection criteria in the future through improvement to the quality of the habitats on site.

## **Policy NE2: Local Wildlife Sites**

The Council will seek the conservation and enhancement of Local Wildlife Sites and will support proposals which ensure the active management and improvement of biodiversity interest at these sites.

The extents of the Local Wildlife Sites and Potential Local Wildlife Sites in the Borough are identified on the Policies Map. A schedule of these sites can be viewed in the *Basildon Borough Local Wildlife Sites 2020 Register (2021)*.

### **Reasoned Justification**

- 11.43 Sites identified as having nature conservation at a county level are known as Local Wildlife Sites. The identification of Local Wildlife Sites enables Basildon Council to comply with the *NPPF* requirements.
- 11.44 The Basildon Local Wildlife Sites Review (2021), and the Basildon Borough Local Wildlife Sites 2020 Register (2021) considered the existing Local Wildlife Sites contained within the Basildon Local Wildlife Sites Register (2009) and reassessed them, along with possible new sites, against the Essex Local Wildlife Selection Criteria 2016. Any sites considered to no longer meet the criteria were deleted from the Local Wildlife Sites register and any new sites which now met the criteria were added. It was also considered that potential Local Wildlife Sites be identified within the Local Plan through the Local Wildlife Sites policy to encourage active conservation and enhancement where possible.

### **Alternatives Considered**

#### **11.45 No Policy - rely on *NPPF***

- 11.46 The *NPPF* requires local planning authorities to identify, map and protect local wildlife-rich habitats and wider ecological networks, including Local Wildlife Sites. Failing to include a policy identifying Local Wildlife Sites and their treatment is therefore likely to be contrary to the *NPPF*. This is not therefore a reasonable alternative to policy NE2.

## Chapter 12: Conserving and Enhancing the Historic Environment

- 12.1 The Borough has a locally distinctive historic environment, with a wide variety of heritage assets. The Council has a duty to conserve and enhance the significance, character and appearance of the Borough's historic environment when carrying out its statutory functions and through the planning system.
- 12.2 Heritage assets are 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 non-designated assets identified by the local planning authority, including those on a local list and on the Essex Historic Environment Record.
- 12.3 Nationally designated assets within the Borough comprise of 125 Listed Buildings<sup>4</sup> and three Scheduled Monuments<sup>5</sup>. Local designations comprise of four Conservation Areas<sup>6</sup> and several areas of archaeological importance, where finds have previously arisen.
- 12.4 The *NPPF* requires that local planning authorities set out in their Local Plans a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. It expects that the heritage assets are recognised as irreplaceable resources and conserved in a manner appropriate to their significance.
- 12.5 Local planning authorities will require an applicant to provide a Heritage Statement to describe the significance of any heritage assets affected, including any contribution made by their setting. The Heritage Statement should address issues raised in relevant character appraisals, management plans or other relevant evidence-based documents to ensure that local issues are clearly identified, and that the most up-to-date information guides decision-making. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.
- 12.6 In determining applications where the development is likely to lead to less than substantial harm to the significance of a designated heritage asset, the *NPPF* expects local planning authorities to weigh the harm it will cause against the public benefits of the proposal. A development's impact on the significance of a non-designated heritage asset, be it direct or indirect, should also be taken into account.
- 12.7 The Council will work pragmatically with owners of heritage assets,

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<sup>4</sup> Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>5</sup> Protected by the Ancient Monuments and Archaeological Areas Act 1979

<sup>6</sup> Protected by the Planning (Listed Buildings and Conservation Areas) Act 1990



developers, designers, and other specialists to find positive solutions to secure sustainable development sympathetic to their status, including adapting them where necessary to mitigate against climatic change. Such alterations will only be acceptable where they are consistent with the conservation of a heritage asset's significance. Consequently, it is expected that development will be of the highest standard in order to maintain and enhance the quality of the area or building and be sensitive to its character and appearance. In considering applications for new development in such areas, the Council will seek to ensure that the form, scale, design, and materials of new buildings are complementary to the historic context.

- 12.8 It is important to note that, as a result of lack of information or awareness, many heritage assets remain undiscovered or without official recognition. The existence of an asset may become apparent as a result of a planning application, at which time the Council may deem that it is appropriate to apply this policy.

### **Conservation Areas**

- 12.9 Conservation Areas are places that the local planning authority have designated as having special architectural or historic interest and whose character and appearance it is desirable to preserve or enhance. By law, special attention must be paid, in the exercise of planning functions, to the desirability of preserving or enhancing the character and appearance of Conservation Areas<sup>7</sup>.
- 12.10 Conservation Areas are designated not on the basis of individual buildings, but because of the overall quality of the area, the mix of uses, historic layout, characteristic materials, scale and detailing of buildings, structures, and open spaces. The designation also takes into account the need to protect trees, hedges, walls, railings, and other characteristic features, including street furniture.
- 12.11 Once designated, local planning authorities are required by law to review Conservations Areas from time to time, and to determine whether any further parts of their area should be designated that are not already. If there are any further needs, the local planning authority has the power to designate outside the Local Plan process.
- 12.12 There are four Conservation Areas within the Borough namely, Billericay, Great Burstead, Little Burstead and Noak Bridge. They were all reviewed by Conservation Area Appraisals and Management Plans in 2011/2012 and updates are currently underway. The Council will continue to keep under review the Borough's Conservation Areas and where appropriate, designate new areas in accordance with the legislation.
- 12.13 The character appraisals reviewed the Conservation Areas and defined what is special about them. They also identified the specific features that

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<sup>7</sup> Planning (Listed Buildings and Conservations Area) Act 1990

contribute to their character, such as significant buildings, historic features or important open spaces and views, and made recommendations regarding any revisions to the boundaries. The management plans followed on from the appraisals and set out what measures may be needed to maintain or improve the character of the Conservation Areas in the longer term. These documents are a material consideration in the determination of planning applications that affect any of the Borough's Conservation Areas and their consents.

12.14 The impacts of development on a Conservation Areas may relate to matters affecting its balance of land uses, pattern of daily activity, vitality and viability, layout, or form pattern of spaces between buildings and design. Matters of design, including scale, height, bulk shape, massing, and proportions, patterns of opening, vertical or horizontal emphasis, materials and colour are of particular importance and contribute to the historic significance of an area. In considering applications for new development in Conservation Areas, the Council will seek to ensure that the form, scale, design, and materials of new buildings are complementary to the historic context.

12.15 In respect of design, regard will also be given to the design policies within this plan and, for all relevant applications relating to Billericay Conservation Area, the *Billericay Conservation Area Shop Front and Design Guide SPD* which is a material planning consideration.

### **Listed Buildings**

12.16 The *NPPF* attaches 'great weight' to the conservation of heritage assets and their significance, and any harm or loss should require clear and convincing justification. The *NPPF* considers Scheduled Monuments, protected wreck sites, battlefields, grade I and II\* Listed Buildings, grade I and II\* registered parks and gardens, and World Heritage Sites as being of the highest significance and any substantial harm to or loss of any one of these should be wholly exceptional. The substantial harm to, or loss of a grade II Listed Building, grade II registered parks or gardens would be exceptional and should still be resisted.

12.17 National legislation provides for the protection of Listed Buildings under the *Planning (Listed Buildings and Conservation Areas) Act 1990*. In considering whether to grant permission for development that would affect a Listed Building or its setting, regard must be had to the desirability of preserving the building, its setting, or any features of special architectural interest.

12.18 There is also a presumption in favour of retaining Listed Buildings, therefore permission to demolish them will be as an exception and only considered if all other options to retain the building are demonstrated to have been thoroughly explored.

12.19 In order to preserve the Borough's Listed Buildings and prevent them falling into disuse or disrepair, the Council will consider favourably a

development proposal to repair, renovate, alter, and extend a Listed Building if it compliments and enhances the qualities that make the building special. Proposals should not dominate the Listed Building or group of buildings within its curtilage by scale, form, mass, or appearance or harm the visual relationship between the Listed Building and its formal, or natural landscape setting.

12.20 The Council will support proposals that retain and enhance traditional features and where the design and use of materials are sympathetic to those used in the original building.

12.21 The Council acknowledges that there may be instances where a Listed Building becomes vacant or has been derelict for some time and an alternative use is proposed. If the building is no longer required for its original use the Council will consider applications for a change of use providing the alternative use for the Listed Building is compatible with its character and built form and will not result in material harm to the historical importance of the building.

### **Scheduled Monuments and Archaeology**

12.22 The *NPPF* considers Scheduled Monuments as being of the highest significance and any substantial harm to them, or loss should be wholly exceptional.

12.23 As part of local planning authority's statutory duties and planning function, it is required to ensure that development does not harm a Scheduled Monument or its setting and, where possible, it should support opportunities that would ensure its preservation long into the future.

12.24 While some change may be possible, Historic England states that there is a presumption that they will be handed on to the future, in much the same state that we have found them. Once a monument is scheduled any works to it, and flooding and tipping operations that might affect it, with a few exceptions, require Scheduled Monument Consent from the Secretary of State and not the local planning authority.

12.25 Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should also be considered subject to the policies for designated heritage assets like Scheduled Monuments.

12.26 To ensure that the Borough's, as yet, undiscovered archaeological heritage is not lost, the Council will put in place measures to have potential areas of archaeological importance investigated and documented within a Heritage Statement before proposals are determined. This may be initially indicated by the identification of archaeological finds previously on the site, or in the surrounding area, as listed within the Historic Environment Record, or through other evidence supporting the Local Plan.

- 12.27 The Council will seek to preserve in-situ other non-designated heritage assets of archaeological interest and archaeological remains that are discovered through investigation, unless it is proven to the local planning authority to be neither practical, nor desirable. In such circumstances, appropriate provision for the excavation, recording, publication, and archiving of the remains must be ensured before planning permission is granted.

### **Non-Designated Heritage Assets**

- 12.28 Not all heritage assets are formally recognised through a legal designation, but they are recognised through the *NPPF* as contributing positively to the historic environment. These are referred to as non-designated heritage assets (NDHAs) which are defined by the *PPG* as 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. NDHAs of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
- 12.29 The *PPG* emphasises that only a minority of buildings have enough heritage interest for their significance to be a material consideration in the planning process.
- 12.30 A comprehensive list of all NDHAs would ensure that their significance is given due consideration as part of the decision-making process and the *PPG* recommends the incorporation of a list of NDHAs into the Local Plan. This allows for the identification of NDHAs against consistent, published criteria, so as to improve the predictability for achieving sustainable development.
- 12.31 For applications that are likely to impact, either directly or indirectly, on the significance of a NDHA the local planning authority should make a balanced judgement taking into consideration the scale of any harm or loss and the significance of the heritage asset.

### **Policy HE1: Conserving and Enhancing the Historic Environment**

1. The Council will seek to protect, conserve, and enhance the Borough's historic environment. This includes both designated and non-designated heritage assets and their settings, including Listed Buildings, historic structures, Conservation Areas, landscapes, and archaeology.
2. Development proposals should be sensitively designed and should not cause harm to the historic environment. All development proposals which would have an impact on the historic environment, or any features of the historic environment, will be expected to:
  - a. Conserve, or where appropriate enhance, the significance,

- character, setting and local distinctiveness of the heritage asset;
- b. Make a positive contribution to local character through high standards of design, which reflect and complement its significance, including through the use of appropriate materials and construction techniques;
- c. Ensure alterations, including those for energy efficiency and renewable energy, are balanced alongside the need to retain the integrity of the historic environment and to respect the character and significance of the asset; and
- d. Submit a Heritage Statement as part of the application.

3. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, consent will be refused, unless the proposal can demonstrate that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. The harm or loss is outweighed by the benefit of bringing the site back into use.

## **Policy HE2: Conservation Areas**

1. Development within or affecting the setting of the Borough's Conservation Areas, as defined on the Policies Map, including views in or out, should preserve or enhance the character or appearance of the Conservation Area. Consideration must be given to the streetscape, plot and frontage sizes, materials and relationships between all existing buildings, structures, and spaces. Proposals should have particular regard to the special features and key characteristics identified within the relevant character appraisal and management plan for the Conservation

Area.

2. Open spaces, trees, and other hard and soft landscape features important to the character or appearance of the area should be retained, or if replaced or enhanced, still be in keeping with the character of the area.
3. Proposals for all new development, including alterations and extensions to buildings, their re-use and the incorporation of energy efficiency and renewable energy technologies, must be of a high quality and sensitive design.
4. Proposals to demolish buildings and/or structures will be assessed against their contribution to the significance of the Conservation Area as a heritage asset. Where substantial harm would be caused to a Conservation Area's significance, the proposal will be resisted unless substantial public benefits outweighing any harm to the Conservation Area can be demonstrated. Where the harm would be less than substantial, it will be weighed against any public benefits of the proposal, including securing optimum viable use of the heritage asset.
5. For development proposals involving demolition a programme of recording and understanding of the heritage asset which is to be affected will be expected as part of the development proposal and the recordings must be submitted for inclusion on the Essex Historic Environment Record.

### **Policy HE3: Listed Buildings**

1. Proposals for development, including change of use, that involve any alterations to a Listed Building or within its curtilage, will be supported where they:
  - a. Do not lead to substantial harm to, or total loss of, the significance of the building, including its setting;
  - b. Harmonise with the period, style, materials and detailing of the building;
  - c. Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;
  - d. Do not harm the structural integrity or stability of the building, or that of adjoining buildings or structures; and
  - e. Relate sensitively to the original building and not adversely affect the internal or external appearance or character of the building, curtilage, or its setting.
2. Proposals affecting the significance of a Listed Building will be

required to:

- a. Be supported by a Historic Building Survey carried out in accordance with Historic England guidelines, which demonstrate an understanding of the significance of the Listed Building and its setting by describing it in sufficient detail to determine its historic or architectural interest to a level proportionate with its importance;
- b. Justify any harm proposed to the Listed Building and demonstrate the overriding public benefits which would outweigh the harm to the Listed Building or its setting. The greater the harm to the significance of the Listed Building, the greater justification and public benefit that will be required before the application could gain support; and
- c. Minimise any identified harm or loss to the Listed Building through mitigation.

#### **Policy HE4: Scheduled Monuments and Archaeology**

1. As a precautionary approach to ensuring that archaeological remains in the Borough are protected, the Council will require an appropriate desk-based archaeological assessment and, where necessary, a field evaluation where heritage assets of archaeological interest of any significance are, or may be present on the site of a proposed development, or are likely to be affected by the proposed development. This assessment must form part of the planning application.
2. Scheduled Monuments and other important archaeological sites and their settings will be preserved in situ. Mitigation measures must be taken to ensure the preservation of all remains of archaeological importance, and to avoid harm being caused to the important archaeological remains if they are to be preserved in situ.
3. Development proposals affecting archaeological remains of less than national importance must be conserved in a manner appropriate to their significance.
4. If archaeological remains are to be impacted upon by development, a programme of excavation, recording, publication, and archiving of

remains must be provided as part of the proposal. Evidence should be deposited with the Essex Historic Environment Record and any archives with a local museum or other public depository.

#### **Policy HE5: Non-Designated Heritage Assets**

1. Proposals for development, including repairs, change of use, alterations, and extensions to a non-designated heritage asset (NDHA) will be supported where they are designed sensitively and sympathetically and not adversely affect the appearance or character of the asset.
2. Where a NDHA is directly or indirectly affected by development proposals, their significance should be retained within development wherever reasonably practicable. Where this is not practicable, consideration will be given to the scale of any harm or loss of the heritage asset and to the significance of the heritage asset when determining the application.

#### **Reasoned Justification**

- 12.32 The historic environment is a fundamental part of the borough's environmental infrastructure which is sensitive to change and needs to be properly understood so it is managed and conserved appropriately.
- 12.33 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 12.34 Conservation Areas are designated under the Planning (Listed Building and Conservation Areas) Act 1990. Conservation Areas are defined and designated by the Council. They are areas of special architectural or historic interest where the Council has a statutory duty to preserve or enhance their character or appearance.
- 12.35 There may be opportunities to enhance the historic environment, and it is important that these are realised and that any adverse impacts associated with the development are avoided or minimised.



- 12.36 Proposals to introduce energy efficiency and renewable energy measures affecting heritage assets will be approached positively and weighed against harm to the significance of the heritage asset and the wider historic environment.
- 12.37 The scheduling of monuments derives from the Ancient Monuments Act 1882 and the later Ancient Monuments and Archaeological Areas Act 1979 and provides protection for archaeological sites that are of national importance. A monument refers to any building, structure or work, or site comprising their remains, whether above or below the surface of the land and any cave or excavation. It also refers to any site comprising of any vehicle vessel, aircraft or other movable structure provided the situation of that object or it remains in that particular site is a matter of public interest.
- 12.38 There are three Scheduled Monuments within the Borough that are statutorily required to be conserved in situ. Two are moated sites at Botelers in the Fryerns neighbourhood of Basildon and at the site of the former Basildon Hall, in West Thorpe, Basildon. The third is the multi-period Norse Wood, Billericay.
- 12.39 The Scheduled Monument at Botelers dates back to the medieval period and comprises a water filled moat, approximately 90 square metres in size, with a causeway which is no longer extant. The moated site at the former Basildon Hall is also medieval in origin and an example of a homestead moat. Whilst there are no buildings within it, there is evidence of possible remains of old brickwork showing upon an eroded pathway in the interior of the site. Norse Woods is a multi-period site which contains an extensive collection of visible and documented archaeological features. These include the Bronze Age bowl barrow, the Iron Age and Roman cemeteries and the medieval deer bank. Numerous artefacts some dating back to the Iron Age have also previously been unearthed.
- 12.40 The location of all known archaeological remains can be found in the Essex Historic Environment Record (HER) which is maintained by Essex County Council. There are over 800 records included within the HER for the Borough which includes both the location of in-situ remains and also finds which were removed from site. The records cover sites and finds from the Palaeolithic, Mesolithic and Neolithic eras, the Bronze, and Iron Ages, as well as from Saxon, Roman Medieval and Post-Medieval periods. Remains of ditches, pillboxes and other structures from WWII including an explosives factory on Vange Marshes are the most recently dated finds.
- 12.41 In addition to the designated heritage assets, there are many non-designated heritage assets within the Borough including buildings, monuments, sites, places, and landscapes that have positive architectural, archaeological, or historic interest and, thus, contribute positively to the overall historic environment.
- 12.42 In accordance with *NPPF* and other advice by the Government, the Council will produce a list of NDHAs which are of local significance. This NDHAs will be prepared as an SPD, and will include buildings, structures, or features of local architectural or historic interest which make a positive contribution to their localities and contribute to part of the character of the area in which they are situated. The preparation of a separate SPD will allow for the NDHAs to be

amended more frequently than the Local Plan itself, enabling newly found historic features such as significant archaeological finds to be included when they are discovered. The Council is currently progressing the NDHAs and those which meet the criteria will be added to the list.

### **Alternatives Considered**

#### **12.43 HE1: No policy - rely on *NPPF***

12.44 The *NPPF* expects local planning authorities to set out a strategy in their Local Plans for the conservation and enjoyment of the historic environment. To not include a policy setting out a strategic approach would not therefore be a reasonable alternative, as the plan would not be consistent with the *NPPF*.

#### **12.45 HE2, HE3, HE4 & HE5: No policy - rely on *NPPF***

12.46 In the absence of this policy there would be a strategic policy which sets out the framework for preserving and enhancing the Borough's heritage assets. However, it does not set out criteria specifically relating to Conservation Areas, Listed Buildings, Scheduled Monuments or Archaeology and locally identified NDHAs that applications should accord with.

## **Chapter 13: Improving Air Quality and Mitigating Pollution**

13.1 The Council recognises that all development has some environmental impacts. However, applicants are expected to ensure that any negative effects of their scheme are mitigated as far as possible. The Council will expect applicants and developers to fully assess the impacts of their proposals through appropriate assessments to include the impact upon the environment, air quality, and public health and safety. This is of particular note as residential areas expand to meet previously distant or managed sources of noise, light, odour, or other pollution

13.2 The *NPPF* details how the planning system should prevent both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water, or noise pollution. It states that to prevent unacceptable risks from pollution, planning policies and decisions should ensure that new development is appropriate for its location.

### **Noise Pollution**

13.3 Noise can constitute a statutory nuisance and is subject to the provisions of the *Environmental Protection Act 1990* and other relevant law. Good acoustic design in line with British Standards and industry guidance can create quality residential and working environments. As the Borough has largely separated land uses, industrial/residential noise quality conflicts are not regarded a major problem, but this will need to remain a consideration as permitted development occurs incrementally over time as granted by the *Town and Country Planning General Permitted Development Order 2015*, as the Borough grows.

13.4 Provision of quiet external amenity areas is particularly important for the health and wellbeing of residents, and it is expected that developers will meet relevant standards and guidance.

### **Water Pollution**

13.5 The *South Essex Water Cycle Study* indicates that new development in the South Essex area is likely to impact on water quality owing to Essex being the driest county in England. This will require mitigation within new development. The study found that it would be preferable to ensure that water efficiency is achieved in new developments, and that Sustainable Drainage Systems (SUDS) are secured as part of new development proposals in order to minimise impacts on water quality.

### **Light Pollution**

13.6 The *Landscape Character and Greenbelt Landscape Capacity Study* concludes that the impact of light pollution in the Borough has become more apparent in recent times resulting from settlement growth and road infrastructure improvements. Light pollution obscures the night sky and amenity around many urban areas within England and can also have a disruptive impact on wildlife and habitats. At a local level light nuisances exist where a source of artificial light

significantly and unreasonably interferes with a person's use and enjoyment of their property or is prejudicial to their health.

## **Air Quality**

- 13.7 The *National Planning Policy Framework (NPPF)* sets out national planning policies and principles for England and how these are expected to be applied. It provides a Framework within which local people and their councils produce their own distinctive local and neighbourhood plans which reflect the needs and priorities of their communities.
- 13.8 The *NPPF* includes specific policies in relation to air quality and air quality management areas but also other national policy relevant to air quality including promoting sustainable transport. *National planning practice guidance (NPPG)* on air quality has been published which provides guiding principles on how planning should take account of the impact of new developments on air quality. This includes guidance on the role of Local Plans with regards to air quality when air quality may be relevant to a planning application and how impacts on air quality can be mitigated.
- 13.9 A number of other planning guidance documents will be relevant to considering air quality including travel plans, transport assessments and statements in decision taking planning obligations and use of conditions<sup>8</sup>.
- 13.10 Measures that could deliver improved air quality even when Air Quality Objectives are not being exceeded should be considered for larger developments. Damage Costs Assessments (DCA) should be undertaken for all development requiring an Air Quality assessment. Damage Costs are a set of impact values that estimate the societal costs associated with small changes in pollutant emissions<sup>9</sup>.
- 13.11 Poor air quality has well-documented adverse effects on health. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. It is therefore important to have regard to the legal requirements, objectives and targets set out in key pieces of legislation including:
- The *Air Quality Framework Directive 2008/50/EC* which sets limits for air quality related to the following pollutants: Sulphur Dioxide; Nitrogen Dioxide and other oxides of Nitrogen; Particulate Matter (PM10 and PM2.5); Lead; Benzene; and Carbon Monoxide.

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<sup>8</sup> The relevant air quality NPPG is available at: = <https://www.gov.uk/guidance/air-quality--3> and industry guidance at <https://iaqm.co.uk/guidance/>

<sup>9</sup> <https://www.gov.uk/government/publications/assess-the-impact-of-air-quality/air-quality-appraisal-damage-cost-guidance>

- The Government's *Air Quality Strategy for England (2023)* identifies a range of actions for both local authorities and central Government to take to improve air quality<sup>10</sup>
- The *Local Air Quality Management Framework*, as underpinned by the Environment Act 1995, sets local limits put into place through the *Air Quality (England) Regulations 2000* (as amended in 2002). The framework requires relevant local authorities to assess the quality of their air and, if it does not comply with relevant concentration limits, to put in place a plan to remedy the problem.
- Schedule 11 of the *Environment Act 2021* gives local authorities the responsibility to periodically review and assess local air quality and where air quality objectives are unlikely to be achieved, to designate Air Quality Management Areas (AQMAs).

13.12 Subsequently the local authority should develop action plans aimed at reducing air pollution. As a result of the review and assessment process, three pollutants have been identified as potential threats to air quality in the Borough. They are Nitrogen Dioxide, Particulate Matter (PM10), Dust and Sulphur Dioxide (SO2). There are no AQMAs designated in the Borough, and industrial and residential land uses are largely separated thereby minimising potential instances of air quality conflicts. The main source of air pollution in the Borough is therefore from traffic emissions, particularly along major routes and at key junctions which may not necessarily be in the vicinity of the contributing development.

13.13 As the type and location of new development will influence traffic generation, as well as the patterns and volume of vehicular movements, the Council will look to locate new development (particularly significant trip-generating development) to the most accessible locations as well as encouraging alternative modes of travel over private car use. It will also seek to mitigate the highway impacts of development by improving highway and junction capacity. This will help to prevent congestion which can lead to cars remaining idle or queueing in peak periods. Developers will be expected to contribute towards accessibility and junction capacity improvements.

13.14 Increasing risks to air quality should also be addressed through installation of non-combustion energy sources, and by ensuring the design of new development adopts appropriate energy efficient building techniques, contributing to a reduction of local greenhouse gas emissions and pollution levels.

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<sup>10</sup> [Air quality strategy: framework for local authority delivery - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/strategies/air-quality-strategy-for-england-2023)

### **Policy AQMP1: Mitigating Air Quality and Wider Environmental Pollution Issues**

All development proposals must be located and designed so that they do not cause significant adverse effects upon the environment, the health of residents or residential amenity by reason of pollution to land, air, or water, or as a result of any form of disturbance. Such forms of disturbance may include:

- noise and/or vibration levels resulting in disturbance for the occupiers or users of any nearby property or land; or
- loss of light to and/or overshadowing of any nearby property; or
- overbearing impact on any nearby property; or
- adverse impact on air quality from odour, fumes, dust, smoke, or other sources; or
- light pollution from artificial light or glare

This should include the cumulative impact of developments of individual sites in local areas.

New residential, care and office development, and other forms of development which may be sensitive to excessive exposure to noise, light, odour, heat, dust or vibrations, especially where these are located near to existing pollutant, noise, odour or light generating uses will be expected to demonstrate that the proposal is compatible, and will not result in unacceptable living standards. Such sensitive uses will not normally be permitted within 250m of uses such as, but not limited to, combustion operations, incinerators, composting operations, sewage and anaerobic plants, existing landfill operations, and intensive livestock installations.

Planning conditions may be used to manage and mitigate any effects of pollution and/or disturbance arising from development. Where required, conditions requiring the submission of Construction Management Plans will be imposed in order to ensure impacts on the environment and residential amenity are kept within acceptable limits and where possible reduced both during construction and during ongoing use and occupation.

Air quality impact assessments and Damage Cost Assessments will be required as part of planning applications for:

- a. Major development
- b. Developments which include education and health facilities or open space (including child play space), and

The air quality assessment must also outline the measures to mitigate any adverse effects during construction and operation. This could include:

- a. Reducing traffic levels and encouraging sustainable movement patterns
- b. Methods of carrying out construction

- c. Reducing emissions from associated plant equipment which may be used in construction
- d. Steps to reduce emissions throughout the lifetime of the building(s)
- e. Public realm improvements
- f. On-going monitoring of air quality levels

Where an air quality assessment indicates that a development will cause harm to air quality or where end users could be exposed to poor air quality, development will be resisted unless mitigation measures are adopted to reduce the impact to acceptable levels. Measures that could deliver improved air quality even when Air Quality Objectives are not being exceeded should be considered for larger developments.

The air quality assessment must consider the potential impacts of pollution from the development on occupants of the site and neighbouring areas during construction and operational phases. It should also consider the cumulative impact of surrounding developments. The air quality assessment and construction management plans should contain details of compliance with any relevant emissions standards.

For developments in or adjacent to an Air Quality Management Area permission will only be granted where the Council is satisfied that after selection of appropriate mitigation the development will not have an unacceptable impact on air quality and the health and wellbeing of people.

### **Noise Pollution**

Distance separation, orientation, layout of developments and appropriate materials should promote good acoustic design. Landscape buffers will be sought to mitigate against noise pollution where it is appropriate. These should be multi-functional and seek to deliver open space, ecological and surface water management benefits.

### **Light pollution**

When decisions are made, consideration should be given to potential light spillage and its effect on both the local environment, including wildlife, and on nearby local residents and their health and well-being.

### **Residential amenity**

Individual development proposals should be considered in terms of their impact on residential amenity having regard to matters such as noise and vibration, light, odour, heat, and dust.

### **Water Quality**

In line with other applicable policies in this Plan, Sustainable Drainage Systems should be incorporated wherever practical to reduce the discharge of surface water to the sewer network.

## Reasoned Justification

- 13.15 The *NPPF* requires planning policies and decisions to ensure that sites are suitable for their intended use taking account of ground conditions and land instability, including from natural hazards or former activities of the land, or pollution arising from previous uses. It would be inappropriate to grant any planning permission for development proposals to expand existing sites handling or processing hazardous substances where there may be effects on public safety. Similarly, granting new permission for new development on or near to locations where contamination is present would not be appropriate.
- 13.16 Locations on a stretch of the A127 and two areas to the south of it (notably in East Mayne) in Basildon were identified as exceeding legal limits for nitrogen dioxide, as set by European Air Quality Directive, which assesses exposure at roadside locations. Essex County Council and Basildon Borough Council were directed by Government to improve air quality on the A127 as quickly as possible and a new 50mph speed limit was introduced in January 2020 to tackle the issue.
- 13.17 The shared pedestrian/cyclist crossing route in East Mayne was relocated in 2022.
- 13.18 Despite these actions, the 2022 *Basildon Air Quality Management Plan Annual Monitoring Report*, shows there are six hotspots in Basildon where the legal limit for nitrogen dioxide at the roadside is still exceeded. Air quality will gradually improve over time and the latest data shows a general reduction in nitrogen dioxide concentrations. However, we recognise further measures will now need to be considered to improve air quality further in these localised hotspots.
- 13.19 A business case has been submitted to the Major Road Network Fund for a proposed package of improvements.

## Alternatives Considered

- 13.20 **Rely on *NPPF*** - The *NPPF* deals with general and multiple types of pollution. However, this could not fully address local circumstances, so a local policy is the preferred approach.

## Contaminated Land

- 13.21 As stated in the *NPPF*, planning policies and decisions should ensure that the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities of the land and pollution arising from previous uses. The *NPPF* advises that local planning authorities should consult the appropriate bodies when planning, or determining applications, for development around major hazards.
- 13.22 National policy places great importance on safeguarding the health of the environment and the public from contaminated land. Part IIA of the *Environmental Protection Act 1990* defines contaminated land as “any land which appears to the



local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that: (a) significant harm is being caused or there is a significant possibility of such harm being caused; or (b) pollution of controlled waters is being, or is likely to be caused".

- 13.23 With regards to contaminated land and the pollution of controlled waters the Environment Agency recommends that consideration is given to their guidance on Groundwater Protection: Principles and Practice (GP3), the LCRM (Land contamination risk management) guidance <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm> and Guiding Principles for Land Contamination. The *NPPF* states that planning policies and decisions should also ensure that sites are suitable for their intended use, taking account of ground conditions and land instability, including from natural hazards or former activities of the land and pollution arising from previous uses. Proposals or remediation of land should ensure that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the *Environmental Protection Act 1990*.

#### **Policy AQMP2: Contaminated Land**

Where development is proposed on land, which is either classified as contaminated, potentially contaminated, or suspected as being contaminated, a phase 1 desk study report must be submitted with the planning application. Where a site is found to be contaminated, the Council will only permit development where it is satisfied that the land is capable of remediation and is fit for the proposed use.

An agreed programme of remediation must be undertaken before the implementation of any planning consent on a contaminated site.

Following the remediation, the site must not pose a threat to public health or that of the environment, nor pose a threat of pollution to controlled waters including ground water. Evidence of remediation should be to the satisfaction of the Council. Permission will only be granted where the Council is satisfied that there will be no threat to the health or safety of future users or occupiers of the site or neighbouring land; and there will be no adverse impact on the quality of local groundwater or surface water.

Where insufficient information is submitted with a planning application for a contaminated, potentially contaminated or suspected contaminated site, the Council will take a precautionary approach when making a decision.

#### **Reasoned Justification**

- 13.24 Amenity may be harmed where different uses come into conflict with one another, for example between heavy industrial and residential uses. It may also occur where a new residential development is poorly located, poorly designed, or

constitutes over-development, resulting in a significant increase in disturbance to existing residents nearby.

- 13.25 The *NPPF* requires planning policies and decisions to ensure that sites are suitable for their intended use taking account of ground conditions and land instability, including from natural hazards or former activities of the land, or pollution arising from previous uses. It would be inappropriate to grant any planning permission for development proposals to expand existing sites handling or processing hazardous substances where there may be effects on public safety. Similarly, granting new permission for new development on or near to locations where contamination is present would not be appropriate.

### **Alternatives Considered**

- 13.26 **Rely on *NPPF*** - The *NPPF* deals with general and multiple types of pollution. However, this could not fully address local circumstances, so a local policy is the preferred approach.

### **Health and Safety in Development**

- 13.27 As stated in the *NPPF*, planning policies and decisions should ensure that the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities of the land and pollution arising from previous uses. The *NPPF* advises that local planning authorities should consult the appropriate bodies when planning, or determining applications, for development around major hazards. The Health and Safety Executive (HSE) provides planning advice to local authorities on developments which fall within the consultation zones of hazardous installations.
- 13.28 There is one identified major hazard located within the Borough, which is the former Transco Gas Holder in Archers Fields, Basildon. This installation has been redeveloped so that it is no longer as obvious from the surface, but the site continues to be regulated by the HSE in accordance with *Control of Major Accident Hazards (COMAH) Regulations 2015*.
- 13.29 In addition, within the Borough there are also underground High-Pressure Gas Mains, and a Liquid Fuel Transportation Pipeline. Each installation or pipeline has consultation zones around it which are determined by the HSE depending on the materials stored and technology operated at the site; these are periodically updated by the HSE.
- 13.30 When considering application for development in or near a hazardous installation or pipeline regard is given to the most up to date consultation zones. Where proposals fall within the HSE consultation zones for hazard installations or pipelines, then the local planning authority will consult the HSE and/or have regard to any standing advice issued.
- 13.31 There are four water recycling centres located within the Borough at Billericay, Noak Bridge and Sunnymede, which are identified on the policies map in accordance with guidelines provided by Anglian Water, a 400m safety zone exists

around these centres, where additional scrutiny will be applied to determine if a proposal for residential development is appropriate. Where it is likely that the odour from the water recycling centre will cause a nuisance to residents of the proposed development, the development is unlikely to be appropriate. Whilst most non-residential uses are considered to be suitable within 400m of water recycling centres, there may be some uses which may be affected by odour, such as retail, takeaways, or schools, and which may also not be appropriate within the 400m safety zone.

#### **Policy AQMP3: Ensuring Health and Safety in Development**

Anglian Water may be consulted on development proposals falling within 400m of a water recycling centre. In such instances, the applications will need to be accompanied by Odour Plume Modelling to determine the impacts for potential occupiers of the development. Where the modelling shows that odour arising from the water recycling centre is likely to pose a nuisance to future occupiers, the application will be refused unless satisfactory mitigation measures can be applied.

#### **Reasoned Justification**

- 13.32 The *NPPF* requires planning policies and decisions to ensure that sites are suitable for their intended use taking account of ground conditions and land instability, including from natural hazards or former activities of the land, or pollution arising from previous uses.

#### **Alternatives Considered**

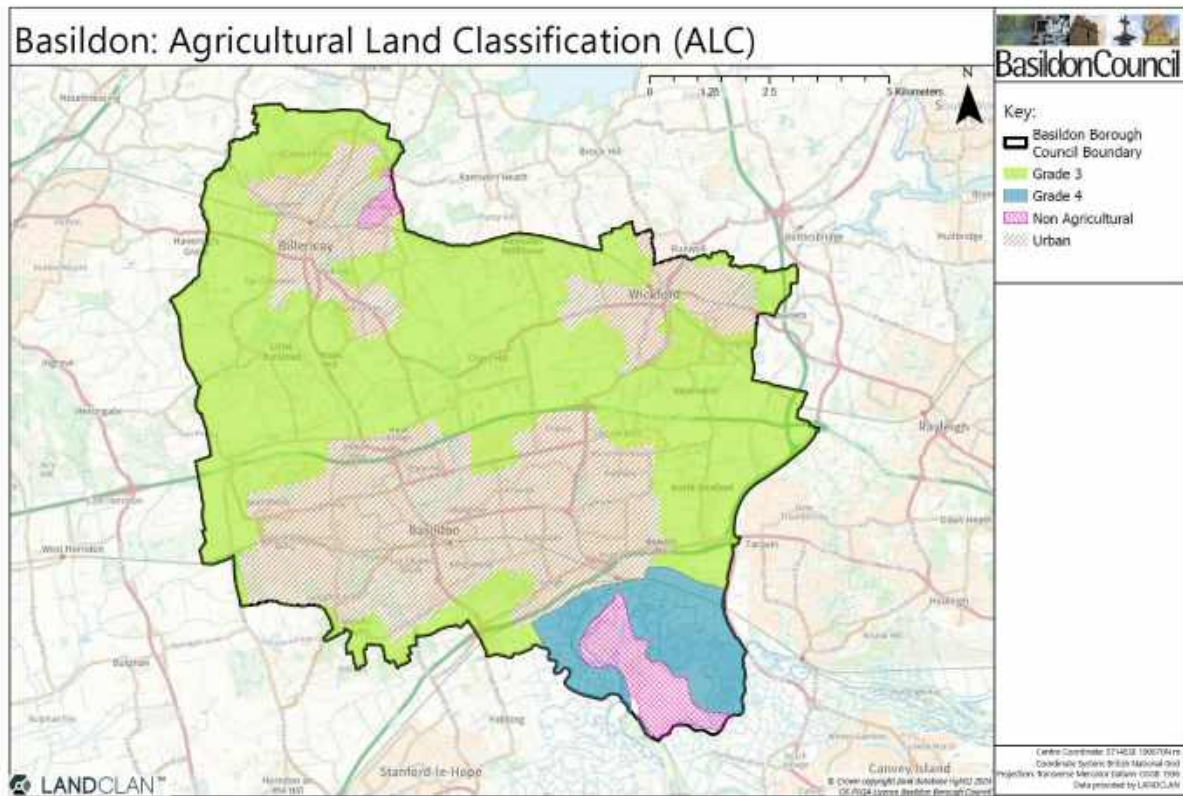
- 13.33 **Rely on *NPPF*** - The *NPPF* deals with general and multiple types of pollution. However, this could not fully address local circumstances, so a local policy is the preferred approach.

#### **Protecting High Quality Agricultural Land**

- 13.34 The *NPPF* requires local planning authorities to consider the economic and other benefits of the best and most versatile agricultural land. Where significant development on agricultural land is demonstrated to be necessary, areas of poorer quality land should be used in preference to that of higher quality.
- 13.35 Agricultural land is classified into grades 1 to 5 with grade 3 being sub-divided into two further subgrades, 3a and 3b. Agricultural land that is classified as grades 1, 2 or 3a is considered to be the best and most versatile, with grades 3b, 4 and 5 of moderate to poor quality.
- 13.36 Natural England's Agricultural Land Classification Map for the Eastern region (shown below as Figure 1) shows that there is a small area of land to the south within the Borough that is grade 4, whereas the rest of the land is grade 3. However, it does not provide information relating to the subgrades 3a and 3b.

- 13.37 When considering development proposals on agricultural land within the Borough, Natural England expect that regard is had to DEFRA's standing advice entitled 'Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.'

*Figure 1: Basildon Agricultural Land Classification (ALC)*



#### **Policy AQMP4: Protecting High Quality Agricultural Land**

Development proposals on agricultural land that is classified as grade 3 will be required to carry out an Agricultural Land Classification site survey to distinguish whether the land is grade 3a or 3b.

#### **Reasoned Justification**

- 13.38 Agricultural land is an important natural resource which is vital to sustainable development. The Agricultural Land Classification System was introduced in 1966, and it provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use.

#### **Alternatives Considered**

- 13.39 **Rely on NPPF** - The NPPF sets out that strategic policies should contribute to and enhance the natural environment. However, a local policy is required to set out the approach to protecting agricultural land in the Borough.

## **Chapter 14: Initial Proposals for Growth and Change**

- 14.1 This section sets out how Basildon Borough will grow and change by 2043. By 2043 the borough will need around 27,111 new homes and at least 65-82 Ha of new employment land.
- 14.2 Firstly, the Council has looked at the Urban Area. Around 10,000 of these homes can be accommodated in the current urban area through delivery of current planning permissions, repurposing land in the urban area and expected windfall development over the latter 15 years of the plan. There is relatively little capacity to expand on the Local Employment Areas.
- 14.3 The Council concluded that in order to deliver around 17,000 homes and 65-82 Ha of new employment land would need to be released from the Green Belt. A 'call for sites' was held.
- 14.4 These sites have been evaluated and initial proposals have been set out for each area. These proposals are subject to change and the views of residents and other stakeholders will help us to develop these proposals further.
- 14.5 It is important to note that these are initially estimates of housing capacity and may change based on further work.
- 14.6 Following this consultation the Council will then carry out a further appraisal considering the cumulative impact of delivering all the preferred sites and a new Infrastructure Delivery Plan will be prepared. This will set out requirements for new and improved infrastructure for each site.

### **Housing Proposals**

- 14.7 What the Issues and Options Consultation told us?
- 14.8 In 2023, the Council held an Issues and Options Consultation which asked people what was important to them.
- 14.9 There was strong support for prioritising the densification of existing urban areas as a spatial option from all respondent groups. It was also noted that urban densification will need to address a number of design challenges to produce high quality development. Respondents also advocated for the density, scale, character, and design of new development to be appropriate for the local context. This has implications for the number of homes which can be accommodated on urban sites.
- 14.10 There was significant support for the provision of affordable housing, in particular social housing, family size housing, housing for older people and housing for those seeking to downsize. This has implications for the delivery of housing, as housing on brownfield sites (reusing previously developed land), is

not always able to deliver affordable housing, unless government grants are made available.

14.11 Flatted development is generally a more common form of development in central brownfield locations. There was a range of specialist housing priorities but helping those unable to rent or buy on the open market received the greatest level of support. This has implications for the amount of housing which needs to be delivered. Generally, there was support for delivering a mixed range of housing to meet our local needs.

14.12 There was widespread support for factoring in how well connected an area is when considering its potential for growth and for new development to be located in proximity to existing infrastructure and / or new development to deliver the new infrastructure needed. This has implications for the spatial strategy for growth as typically development on brownfield sites and previously developed land can only deliver very limited infrastructure. Seeking to deliver growth through urban extensions in well serviced, sustainable locations would support the aim to locate development in proximity of existing infrastructure. To deliver substantial new or improved infrastructure, in particular new health provision and new schools, larger new allocations in the range of 5,000-10,000 new homes are often needed.

### **Initial Proposals for Housing**

14.13 In accordance with the settlement hierarchy Basildon Council have firstly looked to deliver new homes in Basildon Town.

### **West Basildon**

14.14 Two potential sites for housing have been identified in the west of Basildon town.

Reference	Location	Justification	Size (Ha)	Potential Housing Capacity	Alternative Options
H12	Land adj to Dunton Road	<p>This location is adjacent to the urban area with good access to services.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally</p>	<p>Total 106.44</p> <p>Promoted 68.5</p>	1,200	Consider allocating for employment.

		designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.			
H11	Land West of West Mayne	<p>This location is adjacent to the urban area with good access to services. Dunton Village is being delivered to the west and there is potential to deliver a sustainable new settlement.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or</p>	<p>Total 153.89</p> <p>Promoted 101.26</p>	1,800	<p>Consider seeking a higher level of housing growth in the location.</p> <p>Potential to deliver employment on the Northern part of the site.</p>

		Ancient Woodland.			
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14.15 One potential site for employment has been identified in the west of Basildon town

Reference	Location	Justification	Size (Ha)	Alternative Options
E2	Dunton Boot Sale	<p>This location is separated from the urban area and has access to the A127 growth corridor.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.</p>	<p>52.32</p> <p>Part of the site is in flood zone 3b which would restrict the developable area.</p>	Consider for housing however this would be separated from services in the current urban area.

14.16 The Council considers that the plotlands areas may meet the definition of 'Greybelt.' The Basildon Plotlands Growth Study considered the potential for both limited infill in a village development and potential for release from the Green Belt.

Reference	Location	Justification	Potential Housing Capacity	Alternative Options
IF4	Fobbing (Crooked Brook)	There is little potential to accommodate substantial infill development, owing to the plotlands small size and landscape and Green Belt sensitivities. The plotland is located over 500m from the nearest settlement edge inset from the Green Belt at	0	Consider releasing from the Green Belt. This would allow further development but in an



		<p>Basildon (Vange) to the north-east and is separated from it by open farmland and the A13.</p> <p>It is not defined as a village and, therefore, not suitable for infill in a village environment.</p>		unsustainable location.
IF5	Northlands	<p>There is little potential to accommodate substantial infill development, owing to the plotlands small size and landscape and Green Belt sensitivities. The plotland is located approximately 450m from the nearest settlement edge inset from the Green Belt at Langdon Hills to the north-west and separated from it by substantial mature woodland cover. It is not defined as a village and, therefore, not suitable for infill in a village environment.</p>	0	Consider releasing from the Green Belt. This would allow further development but in an unsustainable location.

### Central Basildon Town

Reference	Location	Justification	Size (Ha)	Potential Housing Capacity	Alternative Options
H13	Land North of London Road Basildon	<p>This location is adjacent to the urban area with good access to services. Limited capacity due to ecological constraints. Around half</p>	<p>Total 39.3</p> <p>Promoted area 20</p>	300	

		<p>land would be green infrastructure.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.</p>			
H14	Land South of London Road, Basildon	<p>This location is adjacent to the urban area with good access to services. Likely to have limited capacity due to ecological and historic environment constraints.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated</p>	<p>Total 11.4</p> <p>Promoted area 5.27</p>	0-15	

		site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.			
H22	Land North of Wash Road	<p>This location is adjacent to the urban area with good access to services.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.</p>	<p>Total 106.16</p> <p>Promoted area 98.85</p>	300	
H24	Land north of Dry Street	This site has already been granted planning consent to deliver around 650 homes and a new primary		0 - new homes are already consented.	Retain in the Green Belt however as this site is developed it no longer functions as Green Belt land.

		school. The majority of these homes have been delivered.			
H25	Gardiners Lane South	This site has been granted outline consent for around 700 homes and a new primary school.		0 - new homes are already consented	Retain in the Green Belt however as this site is developed it no longer functions as Green Belt land.
H26	Land East of Noak Bridge	<p>This location is adjacent to the urban area with good access to services.</p> <p>Significant negative (--)</p> <p>Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.</p>	Total 22.3 Promoted 16.91	400	Deliver lower density development but this would reduce the number of homes delivered.

14.17 One potential site for employment has been identified in central Basildon

Reference	Location	Justification	Total Size (Ha)	Alternative Options
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E3	Land adj to Hovefields Avenue	This location is separated from the urban area and has access to the A127 growth corridor.	8.72  Part of the site is in flood zone 2 and 3 which would restrict the developable area.	Consider for housing however this would be separated from services in the current urban area.
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### East of Basildon Town

#### 14.18 Four potential sites for housing in the east of Basildon Town

Reference	Location	Justification	Total Size (Ha)	Potential Housing Capacity	Alternative Options
H8	Land West of Bowers Gifford	This location is adjacent to the urban area with good access to services. Significant negative (--)  1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.	Total 143.69  Promoted 108.93	1,900	Limit growth to infill in the Bowers Gifford Plotlands. However, this would not be able to deliver improved infrastructure.
H9	Land South of A13	This location is adjacent to the urban	Total 11.49	Up to around 250	

		<p>area with good access to services.</p> <p>However, the amount of developable land may be limited by proximity to pollutants and to a Local Wildlife site</p>	Promoted 11.49		
H10	Land North of A13	<p>Potential for limited development infilling along London Road.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.</p>	<p>Total 6.22</p> <p>Promoted 4.15</p>	90	
H23	Bowers Gifford	This location is adjacent to	Total 123.8	840	Deliver around 300

	including Plotlands	the urban area with good access to services. The significantly of this site is on brownfield land and has no effects or minor effects on agricultural land and water bodies.  Significant negative (--)  1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.	Promoted 38.39		homes through infill in the plotlands area. However, this would not be able to deliver improved infrastructure.
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14.19 Two potential sites for employment have been identified in east Basildon

Reference	Location	Justification	Total Size (Ha)	Alternative Options
E1	Burnt Mills Extension	This location is a logical extension of the existing Burnt Mills employment area and has access to the A127	48.39	Consider for housing however this would be

		growth corridor. IIA found Significant positive (++)  This site is 5ha or greater in size and/or 25% or more of the site is located within one of the 20% most deprived areas nationally.		separated from services in the current urban area.
E4	Land West of Canvey Way	This location has access to the A13 and has potential to diversify employment away from the A127 growth corridor. This would facilitate delivering employment in one of the 20% most deprived areas nationally. Negatively, this site is further from railway and bus stations and cycle routes.	23.61	Consider for housing however this would be separated from services in the current urban area.

Reference	Location	Justification	Potential Housing Capacity	Alternative Options
AS3	Land East of Bowers Gifford	Limited capacity to deliver new housing as constrained by areas at higher flood risk and priority habitat.		Potentially consider for housing
AS4	Land South of the A127	IIA found Minor negative (-)  Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.		Potentially consider for housing

## Billericay

14.20 Seven potential sites for housing have been identified around Billericay

Reference	Location	Justification	Size (Ha)	Potential Housing Capacity	Alternative Options



H1	Southeast Billericay	<p>This location is adjacent to the urban area with good access to services.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.</p>	<p>Total 305.46 Promoted 244.11</p>	1,200-1,500	Alternative options: A smaller allocation delivering the current planning consent for around 100 dwellings.
H2	Land West of Great Burstead	<p>This location is adjacent to the urban area with good access to services.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects</p>	<p>Total 77.73 Promoted 33.03</p>	200	

		with a locally designated site, Priority Habitat or Ancient Woodland.			
H3	H3- Land South of Great Burstead	This location is adjacent to the urban area with good access to services.	Total 152.81 Promoted 59.78	1,000	Alternative options: A smaller allocation delivering the current planning consent for around 47 dwellings
H4	Land West of Laindon Road	<p>This location is adjacent to the urban area with good access to services.</p> <p>Part of the site is ancient woodlands and would not be available for development.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects</p>	Total 55.28 Promoted 44.65	250	Consider allocating for a higher level of development subject to ecological constraints.

		with a locally designated site, Priority Habitat or Ancient Woodland.			
H5	Land adj to Laindon Common Road	<p>This location is not adjacent to the urban area but could potentially be delivered alongside H4 and/or H6 in the later part of the plan period.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.</p>	<p>Total 66.45 Promoted 49.62</p>	Potential to deliver late in the plan period.	
H6	Land south of London Road Billericay	This location is adjacent to the urban area with good access to services.	Review	680	

		<p>All current sports facilities would be retained.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.</p>			
H7	Land west of Mountnessing Road.	This location is adjacent to the urban area with good access to services.	Total 24.67 Promoted 24.67	540	

14.21 The Council considers that the plotland areas may meet the definition of 'Grey belt.' The Basildon Plotlands Growth Study considered the potential for both limited infill in a village development and potential for release from the Green Belt.

Reference	Location	Justification Size	Potential Housing Capacity	Alternative Options
IF1	Break Egg Hill, Billericay	Limited infill village development amongst existing areas of plotland development deemed	5	Consider releasing from the Green Belt.

		appropriate in Green Belt terms, roughly between 4 and 5 dwellings could be accommodated without affecting the character of the plotland.		This would allow further development but would change the character of the area and negatively impact the Borough's biodiversity and geodiversity.
IF2	Green Lane, Little Burstead	There is little potential to accommodate substantial infill development, owing to the plotlands small size and landscape and Green Belt sensitivities. The plotland is located approximately 270m from the nearest settlement edges inset from the Green Belt at Basildon to the south and Great Burstead to the east and separated from them by the River Crouch and open farmland.	0	Consider releasing from the Green Belt. This would allow further development but in an unsustainable location.
IF3	Broomhill Chase. Little Burstead	Limited infill village development amongst existing areas of plotland development deemed appropriate in Green Belt terms, roughly between 5 and 8 dwellings could be accommodated without affecting the character of the plotland.	8	Consider releasing from the Green Belt. This would allow further development but would change the character of the area.

## Alternative Options

Reference	Location	Justification	Potential Housing Capacity	Alternative Options
AS1	North Billericay - Queens Park	<p>The majority of the site adjacent to the urban area is a Local Wildlife Site and/or priority Habitat. Any new housing would be segregated from the urban area.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.</p>		Consider releasing from the Green Belt to deliver new housing.
AS2	Potash Road	<p>The site is of high landscape value and Priority Habitat. The IIA found a significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.</p>		Consider releasing from the Green Belt to deliver new housing.

## Wickford

14.22 Eight potential sites for housing have been identified around Wickford

Reference	Location	Justification	Total Size (Ha)	Potential Housing Capacity	Alternative Options
H15	Land adj to Nevendon Road	<p>This location is adjacent to the urban area with good access to services.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.</p>	<p>Total 85.78</p> <p>Promoted 71.03</p>	300	Potential to deliver employment land.
H16	Land West of Wick Country Park	<p>This location is adjacent to the urban area with good access to services.</p> <p>This site is in multiple land ownership, and it could be challenging to deliver.</p> <p>significant positive (++)</p> <p>The significantly of this site is on brownfield land</p>	<p>Total 103.95</p> <p>Promoted 57.3</p>	500-1,000	Consider smaller allocation to maintain separation between Wickford and Basildon Town.

		<p>and has no effects or minor effects on agricultural land and water bodies.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.</p>			
H17	Land East of Wick Country Park	<p>This location is adjacent to the urban area with good access to services.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat</p>	<p>Total 137.16 Promoted 122.86</p>	1,100	



		or Ancient Woodland.			
H18	Land North of Southend Road, Wickford	This site has some access to the existing urban area but is limited by flooding constraints and woodlands.	Total 73.01 Promoted 57.23	280	Limited infill development in Wickford Lawn, Shotgate plotlands only. This has very little potential to deliver new dwellings.
H19	Barn Hall, Wickford	This location is adjacent to the urban area with good access to services.	Total 33.06 Promoted 26.72	540	
H20	Land North of London Road, Wickford	There is potential to release the southern parts of the plotland area that is contained by existing development on London Road, Woolshots Road and Sugden Avenue from the Green Belt designation.  significant positive (++)  The significance of this site is on brownfield land and has no effects or minor effects on agricultural land	Total 46.51 Promoted 16.97	350	Limited infill development in the plotland area to deliver around 15-25 dwellings.

		<p>and water bodies.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.</p>			
H21	Land South of London Road, Wickford	<p>This location is adjacent to the urban area with good access to services.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.</p>	Total 49.8 Promoted 30.81	650	Limited infill development in the plotland area to deliver around 25 dwellings.

H28	Land west of Castledon Road	<p>Release of the southern parts of the plotland area contained by existing development inset from the Green Belt in Wickford. These areas have an estimated total capacity of 350 dwellings in this location.</p> <p>significant positive (++)</p> <p>The significance of this site is on brownfield land and has no effects or minor effects on agricultural land and water bodies.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.</p>	Total 47.86 Promoted 6.01		Limited infill village development amongst existing areas of plotland development deemed appropriate in Green Belt terms, roughly between 15 and 25 dwellings could be accommodated without affecting the character of the plotland.

14.23 One potential site for employment has been identified in west Basildon

Reference	Location	Justification	Total Size (Ha)	Alternative Options
E3	Land adj to Hovefields Avenue	Potential to deliver employment land along A127 corridor. Existing housing would require reprovion.	8.72	

### Growth in Villages

14.24 The settlement hierarchy identified three serviced villages, Crays Hill, Ramsden Bellhouse and Bowers Gifford.

14.25 Bowers Gifford has been addressed under East of Basildon.

Reference	Location	Justification	Potential Housing Capacity	Alternative Options
H27	Land South of Crays Hill	There is potential to release some of the northern parts of the plotland area that are partially contained by existing development in Crays Hill village (that on Oak Avenue, Crays Hill Road, the A129 and Gardiners Lane North) and several small woodland blocks. This existing	220	Retain in the Green Belt and only permit limited infill in the Village of Crays Hill. This would deliver around 65-70 homes.

		<p>development is inset from the Green Belt and so there may be an opportunity to rationalise the Green Belt boundary as part of a release, potentially using existing (and future) woodland blocks as a robust and recognisable boundary feature.</p> <p>significant positive (++)</p> <p>The significance of this site is on brownfield land and has no effects or minor effects on agricultural land and water bodies.</p> <p>Significant negative (--)</p> <p>1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated</p>		
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		site, Priority Habitat or Ancient Woodland.		
H29	Ramsden Bellhouse	Delivery the Ramsden Bellhouse Neighbourhood Plan	39	Consider a larger housing allocation

14.26 As part of the Integrated Impact Assessment all potential allocations were assessed against the Local Plan Objectives. The following report summaries the positive, negative, and neutral impacts allocating each site would have on meeting these objectives. All potential allocations have both positives and negatives.

## **Appendix 1 – Draft Local Plan Integrated Impact Assessment Matrices for the Potential Sites**



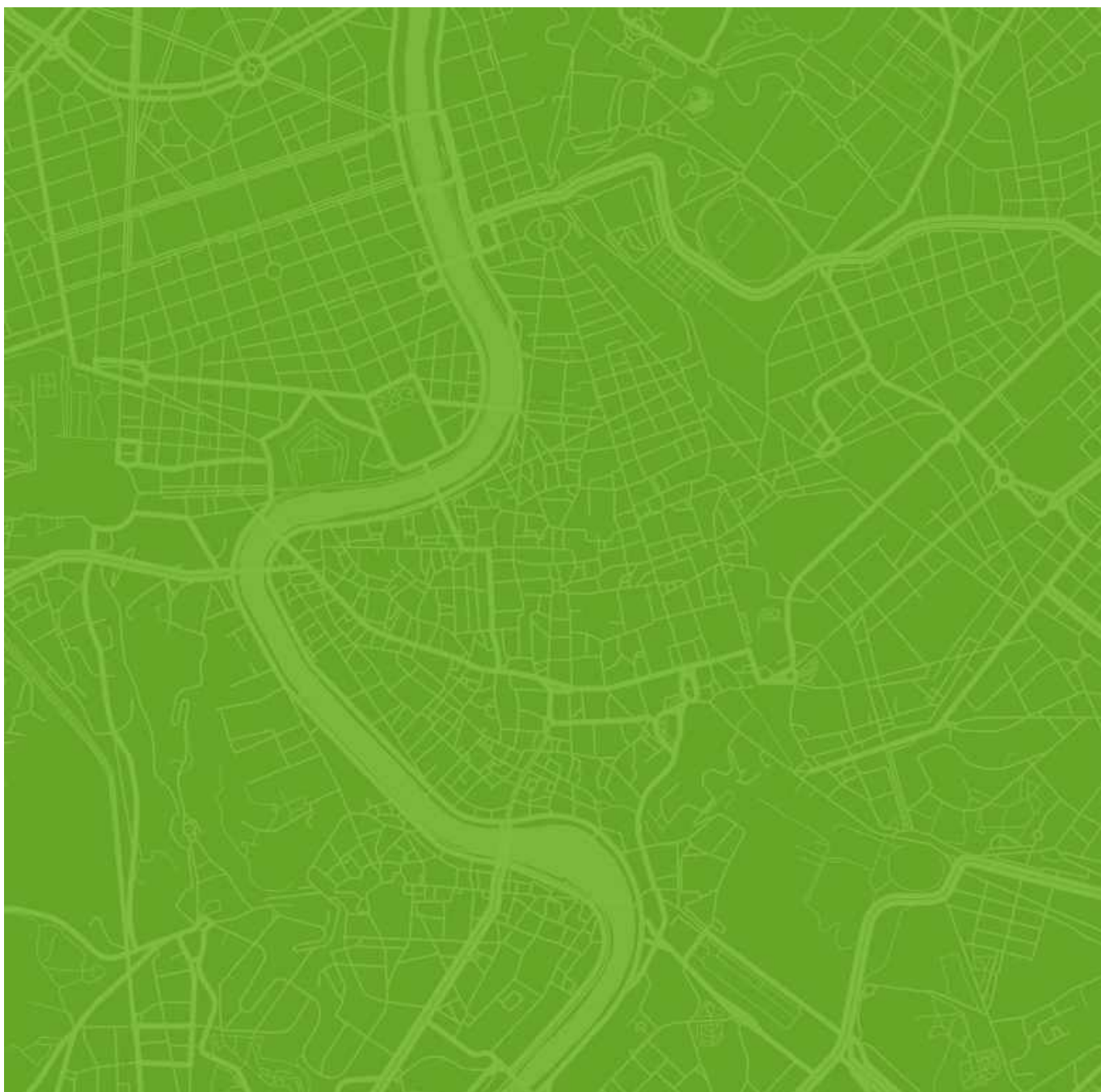
**Basildon Borough Council**

# **Draft Basildon Local Plan Integrated Impact Assessment Report**

**Annex 1: IIA Matrices for the Potential Sites**

Prepared by LUC

October 2024



## Site ID: E4

Employment

Area (Hectares): 23.70





**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

N/A

The location of employment sites is not considered likely to affect this objective; therefore, this objective has been scoped out for employment sites.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

N/A

The location of employment sites is not considered likely to affect this objective; therefore, this objective has been scoped out for employment sites.

## Site ID: E4

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective and readers are directed to the effects recorded against the other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Significant positive (++)

This site is 5ha or greater in size and/or 25% or more of the site is located within one of the 20% most deprived areas nationally.

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor negative (-)

This site is within 1,000 to 2,000m of a railway station and/or within 601-1,000m of a bus stop, and/or more within 401- 800m from a cycle route.

**Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

**Objective 7: To promote sustainable forms of development that maintain and improve the quality of**

the Borough's natural resources, including minerals, soils, waters, and waste materials

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and/ or water bodies or water quality.

Site ID: E4

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain minor negative (-?)

The site is 501-1,000m of an historic asset outside of an existing settlement or within 101-250m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: H9

Residential

Area (Hectares): 13.20



Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

**Site ID: H9**

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor negative (-)

This site is scored as minor negative because it is less well located and/or 25% or more of the site is within one of the 20-40% most deprived areas nationally

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor positive (+)

This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

## **Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## **Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials**

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

**Site ID: H9**

## **Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change**

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## **Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change**

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## **Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity**

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain minor negative (-?)

The site is 501-1,000m of an historic asset outside of an existing settlement or within 101-250m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Uncertain minor positive (+?)

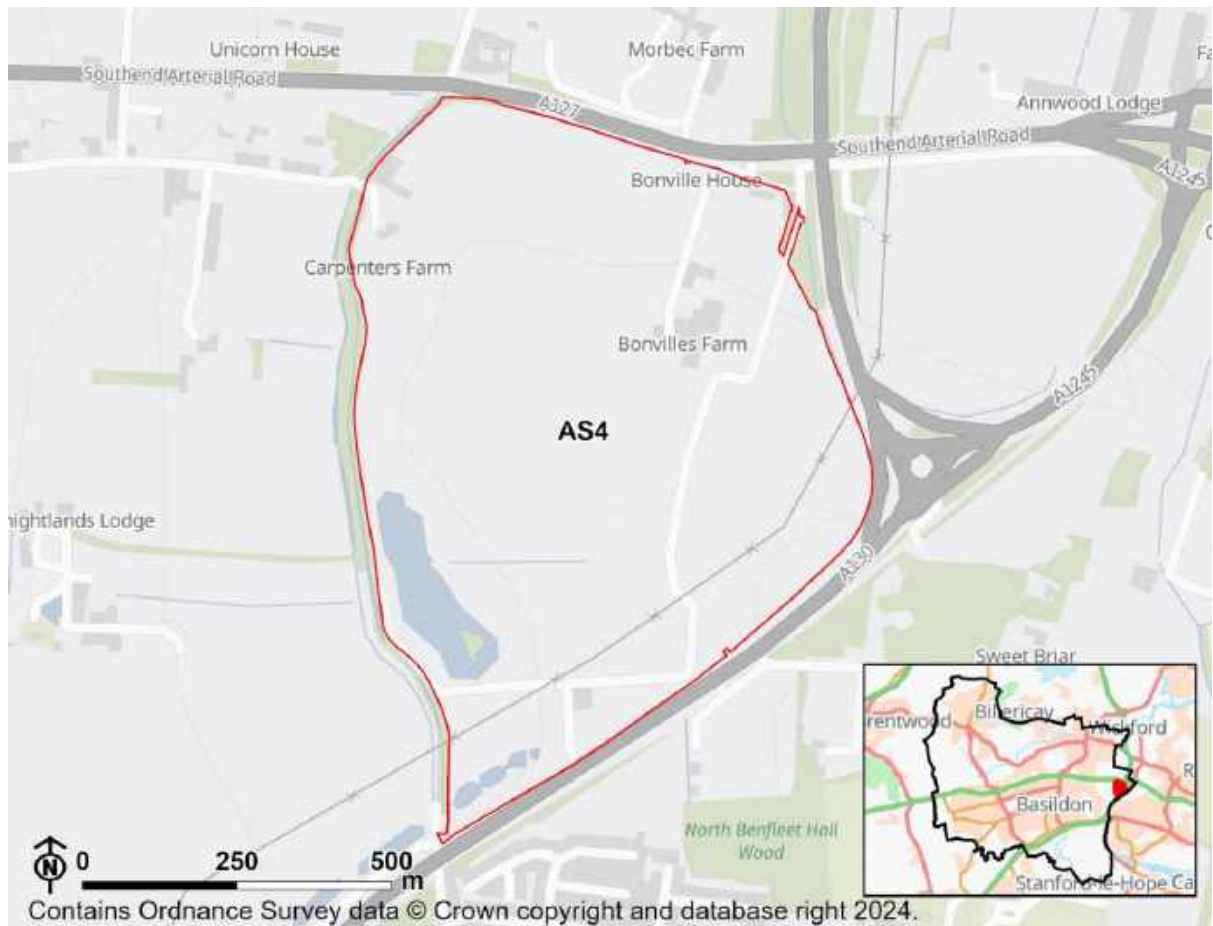
Site is within or within 100m of the defined settlement boundary.

## Site ID: AS4

Residential

Area (Hectares): -





**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Significant positive (++)

All housing sites contribute positively to this objective. This site is anticipated to have a significant positive effect as it is a larger housing site and/or it is within a more deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor negative (-)

**Site ID: AS4**



Sites are scored for proximity to services and access to open space. This site is scored as minor negative because it is at a distance from a town centre with poor proximity to services and/or it may be impacted by noise or odour.

### **Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

### **Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor negative (-)

This site is scored as minor negative because it is less well located and/or 25% or more of the site is within one of the 20-40% most deprived areas nationally

### **Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor negative (-)

This site is within 1,000 to 2,000m of a railway station and/or within 601-1,000m of a bus stop, and/or more within 401- 800m from a cycle route.

### **Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

### **Objective 7: To promote sustainable forms of development that maintain and improve the quality of**

the Borough's natural resources, including minerals, soils, waters, and waste materials

Site ID: AS4

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Minor negative (-)

The sites are 250m or less from a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain negligible (0?)

The site is greater than 1km from an historic asset outside of an existing settlement and/or site is more than 250m from an historic asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Uncertain minor positive (+?)

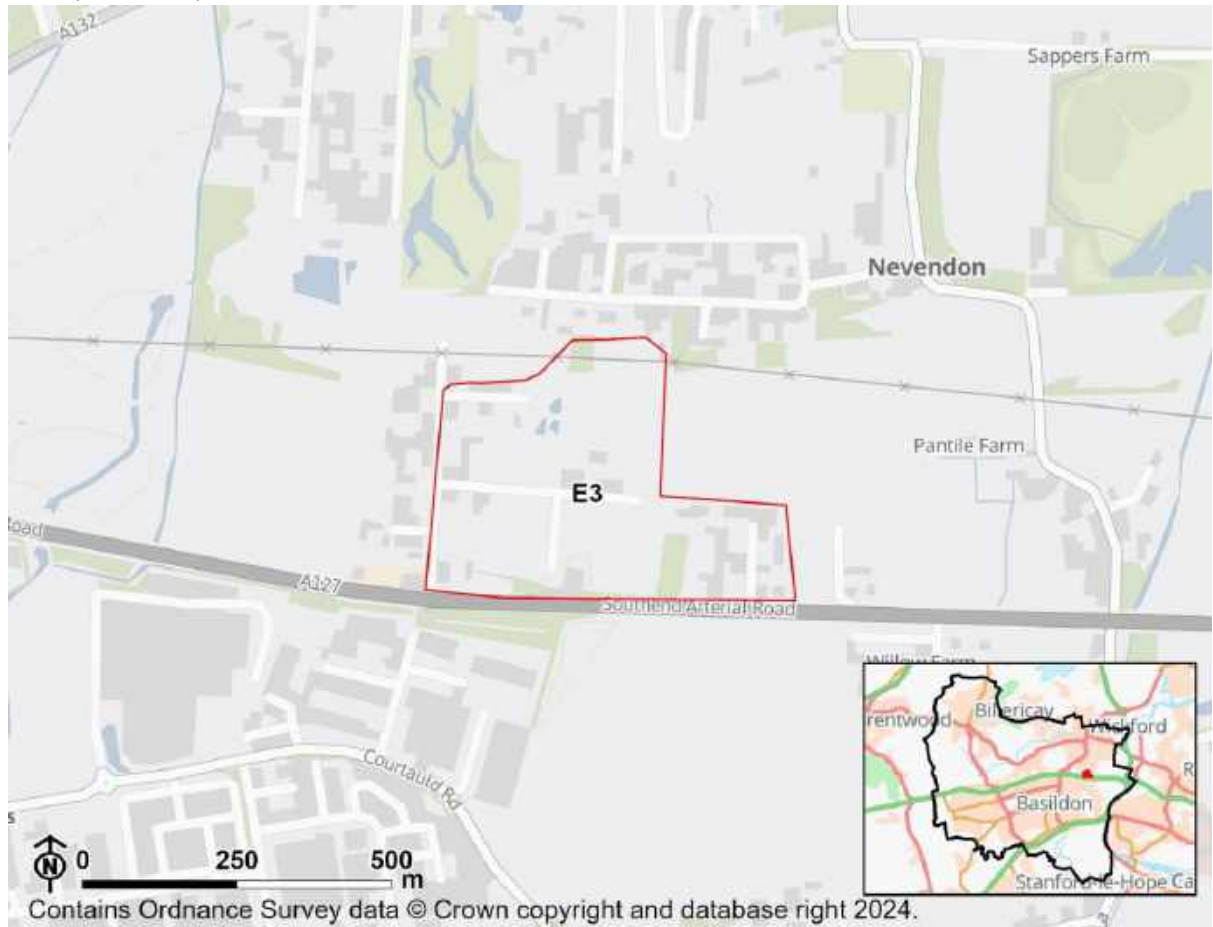
## **Site ID: AS4**

Site is within or within 100m of the defined settlement boundary.

Site ID: E3

## Employment

Area (Hectares): 17.40



Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.

N/A

The location of employment sites is not considered likely to affect this objective; therefore, this objective has been scoped out for employment sites.

Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.

N/A

The location of employment sites is not considered likely to affect this objective; therefore, this objective has been scoped out for employment sites.

### Site ID: E3

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective and readers are directed to the effects recorded against the other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is less than 5ha in size and/or up to 25% of the site is located within one of the 20-40% most deprived areas nationally

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor negative (-)

This site is within 1,000 to 2,000m of a railway station and/or within 601-1,000m of a bus stop, and/or more within 401- 800m from a cycle route.

**Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

**Objective 7: To promote sustainable forms of development that maintain and improve the quality of**

the Borough's natural resources, including minerals, soils, waters, and waste materials

significant positive (++)

The significance of this site is on brownfield land and has no effects or minor effects on agricultural land and/or water bodies or water quality.

Site ID: E3

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain negligible (0?)

The site is greater than 1km from an historic asset outside of an existing settlement and/or site is more than 250m from an historic asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

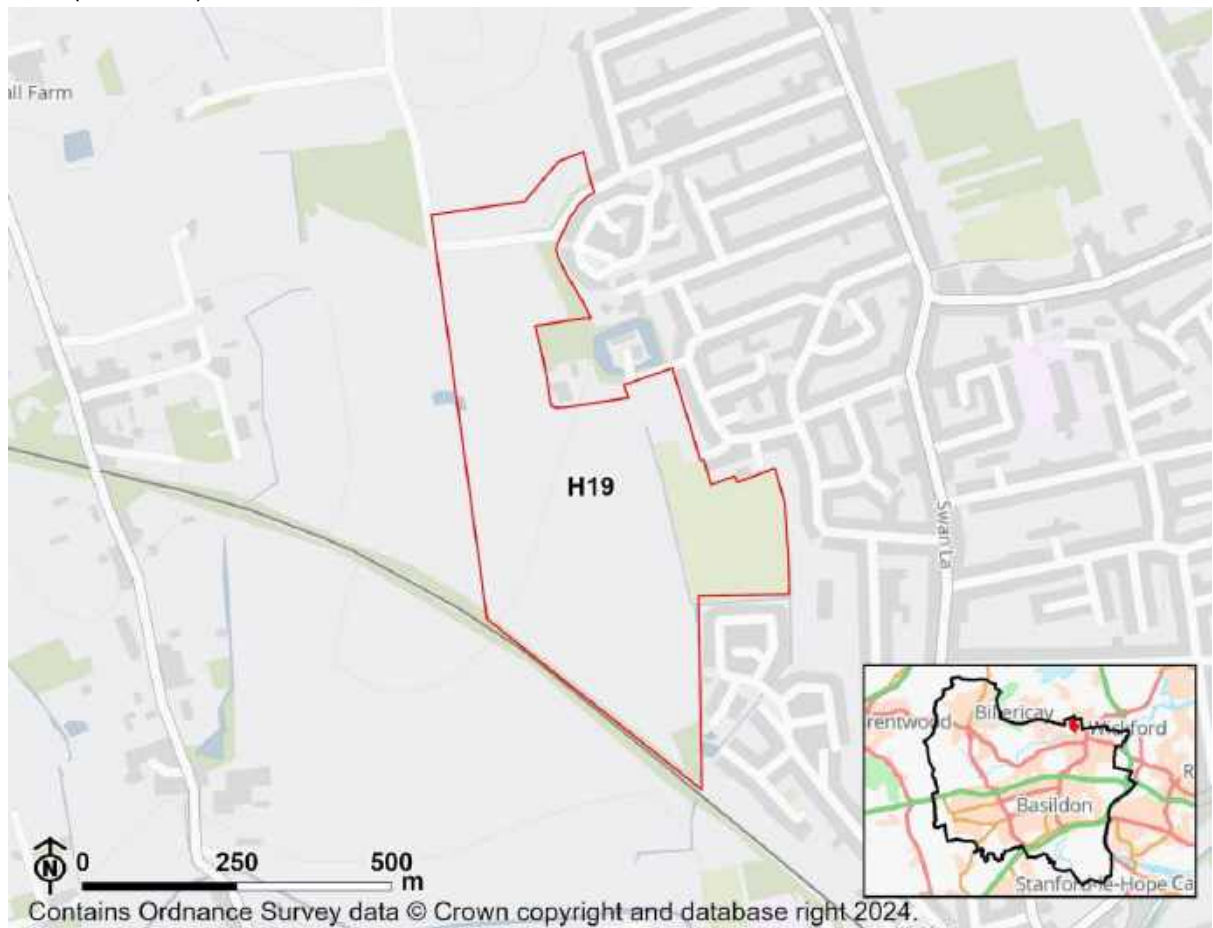
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: H19

Residential

Area (Hectares): 27.10



Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

**Site ID: H19**

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor positive (+)



This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

## **Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## **Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials**

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

**Site ID: H19**

## **Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change**

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## **Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change**

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## **Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity**

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain negligible (0?)

The site is greater than 1km from an historic asset outside of an existing settlement and/or site is more than 250m from an historic asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

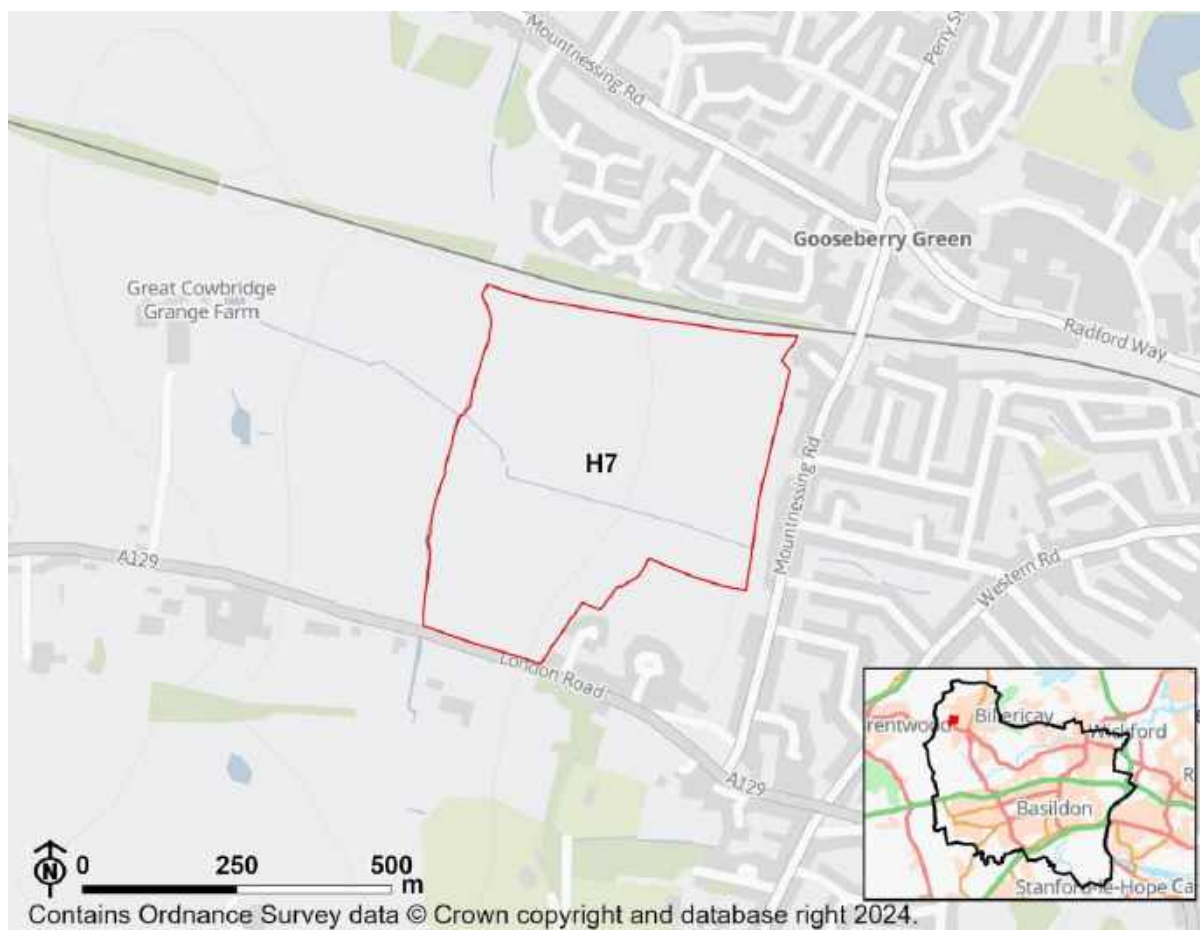
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: H7

Residential

Area (Hectares): 24.70



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor negative (-)

This site is scored as minor negative because it is less well located and/or 25% or more of the site is within one of the 20-40% most deprived areas nationally

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor positive (+)

This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

**Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

**Objective 7: To promote sustainable forms of development that maintain and improve the quality of**

the Borough's natural resources, including minerals, soils, waters, and waste materials

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

Site ID: H7

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Minor negative (-)

The sites are 250m or less from a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain negligible (0?)

The site is greater than 1km from an historic asset outside of an existing settlement and/or site is more than 250m from an historic asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: AS2

Residential

Area (Hectares): 21.80



Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.

Significant positive (++)

All housing sites contribute positively to this objective. This site is anticipated to have a significant positive effect as it is a larger housing site and/or it is within a more deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor negative (-)

**Site ID: AS2**

Sites are scored for proximity to services and access to open space. This site is scored as minor negative because it is at a distance from a town centre with poor proximity to services and/or it may be impacted by noise or odour.

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor negative (-)

This site is scored as minor negative because it is less well located and/or 25% or more of the site is within one of the 20-40% most deprived areas nationally

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor positive (+)

This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

## Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials

Site ID: AS2

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)



1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain minor negative (-?)

The site is 501-1,000m of an historic asset outside of an existing settlement or within 101-250m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Site ID: AS2

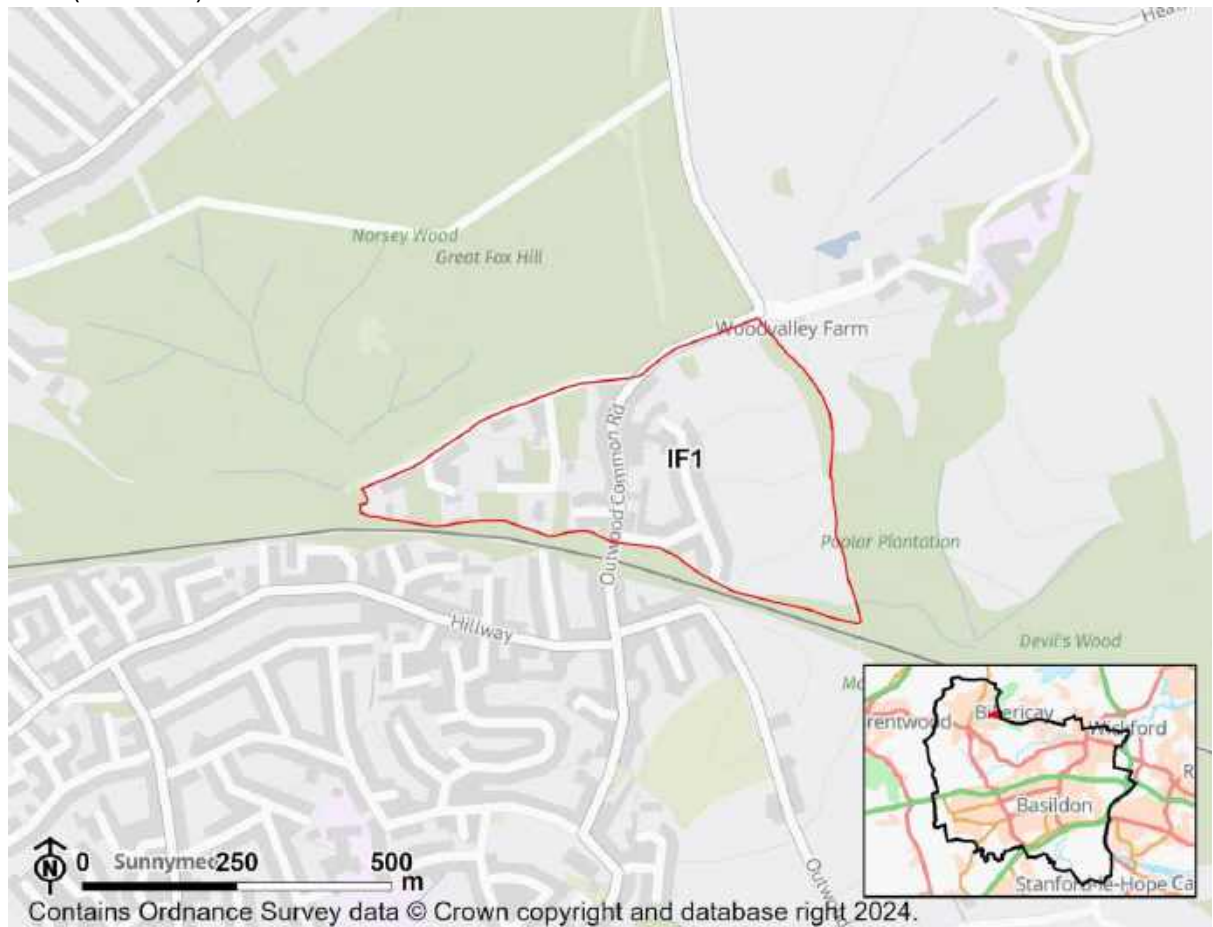
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: IF1

Residential

Area (Hectares): 20.00



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

**Site ID: IF1**

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor positive (+)

This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

**Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials

significant positive (++)

The significance of this site is on brownfield land and has no effects or minor effects on agricultural land and water bodies.

Site ID: IF1

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

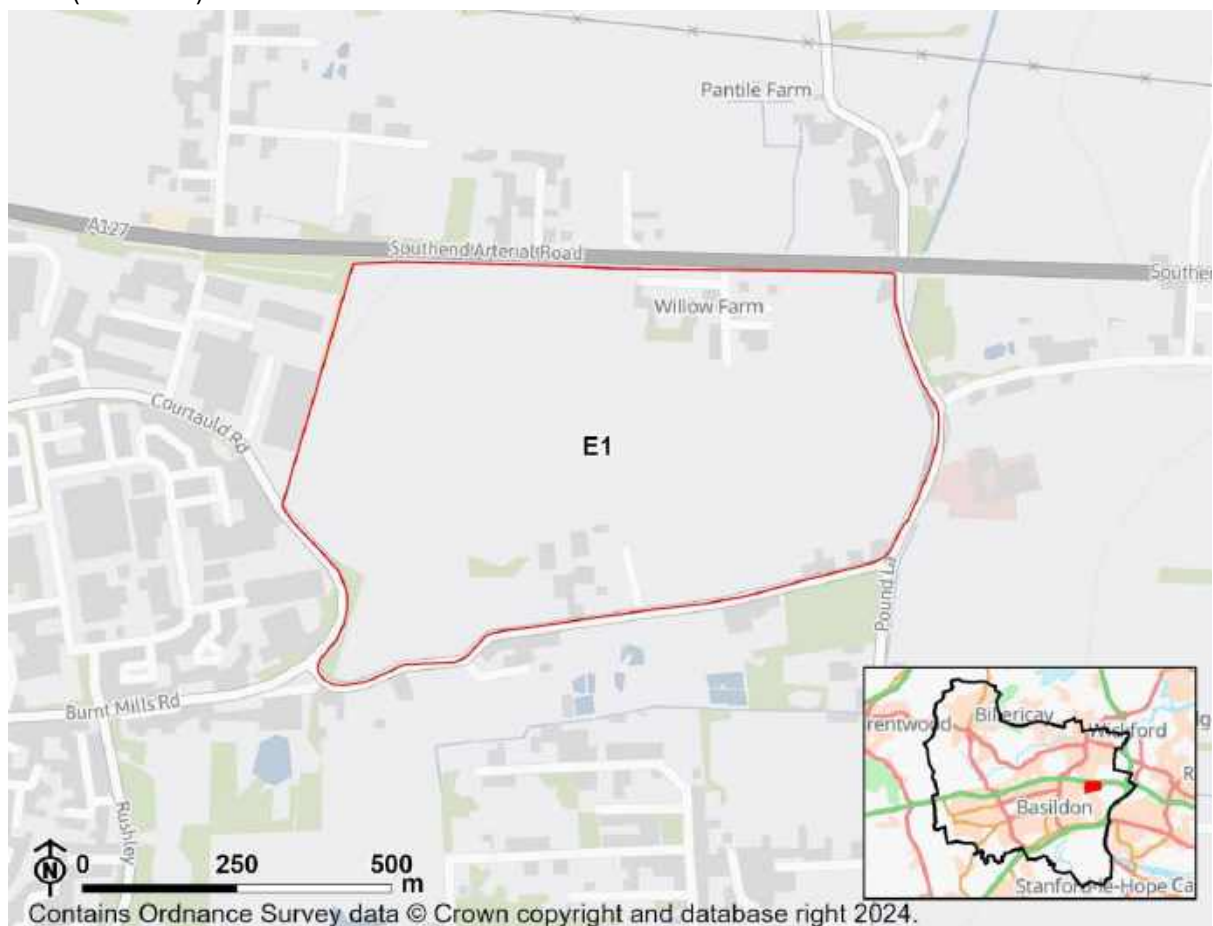
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

### Site ID: E1

Employment

Area (Hectares): 54.70



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

N/A

The location of employment sites is not considered likely to affect this objective; therefore, this objective has been scoped out for employment sites.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

N/A

The location of employment sites is not considered likely to affect this objective; therefore, this objective has been scoped out for employment sites.

### **Site ID: E1**

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective and readers are directed to the effects recorded against the other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Significant positive (++)

This site is 5ha or greater in size and/or 25% or more of the site is located within one of the 20% most deprived areas nationally.

## Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough

Minor negative (-)

This site is within 1,000 to 2,000m of a railway station and/or within 601-1,000m of a bus stop, and/or more within 401- 800m from a cycle route.

## Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and/ or water bodies or water quality.

### Site ID: E1

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Minor negative (-)

The sites are 250m or less from a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: AS3

Residential

Area (Hectares): 166.20





**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Significant positive (++)

All housing sites contribute positively to this objective. This site is anticipated to have a significant positive effect as it is a larger housing site and/or it is within a more deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor negative (-)

**Site ID: AS3**

Sites are scored for proximity to services and access to open space. This site is scored as minor negative because it is at a distance from a town centre with poor proximity to services and/or it may be impacted by noise or odour.

### **Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

### **Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Negligible (0)

Site located in LSOA that is in 40-60 percentile of LSOAs in the district for jobs density.

### **Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor negative (-)

This site is within 1,000 to 2,000m of a railway station and/or within 601-1,000m of a bus stop, and/or more within 401- 800m from a cycle route.

### **Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

### **Objective 7: To promote sustainable forms of development that maintain and improve the quality of**

the Borough's natural resources, including minerals, soils, waters, and waste materials

Site ID: AS3

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Site ID: AS3

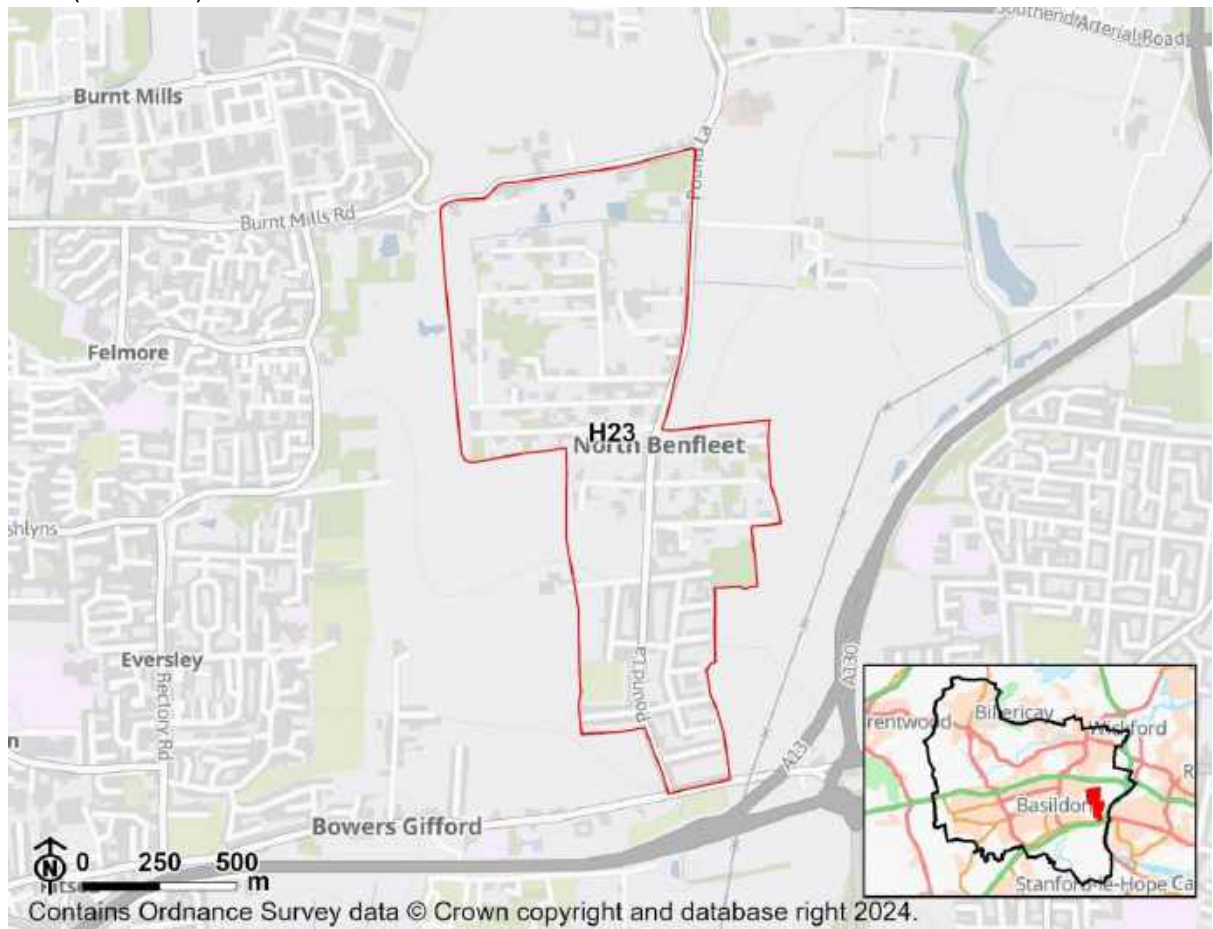
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: H23

Residential

Area (Hectares): 123.30



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Significant positive (++)

All housing sites contribute positively to this objective. This site is anticipated to have a significant positive effect as it is a larger housing site and/or it is within a more deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

### Site ID: H23

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Negligible (0)

This site is not within a town centre or closely located to a Local Service Centre.

**Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials

significant positive (++)

The significance of this site is on brownfield land and has no effects or minor effects on agricultural land and water bodies.

Site ID: H23

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)



Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Site is within or within 100m of the defined settlement boundary.

## Residential

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**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

**Site ID: H8**

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

## Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough

Minor positive (+)

This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

## Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

### Site ID: H8

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain negligible (0?)

The site is greater than 1km from an historic asset outside of an existing settlement and/or site is more than 250m from an historic asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

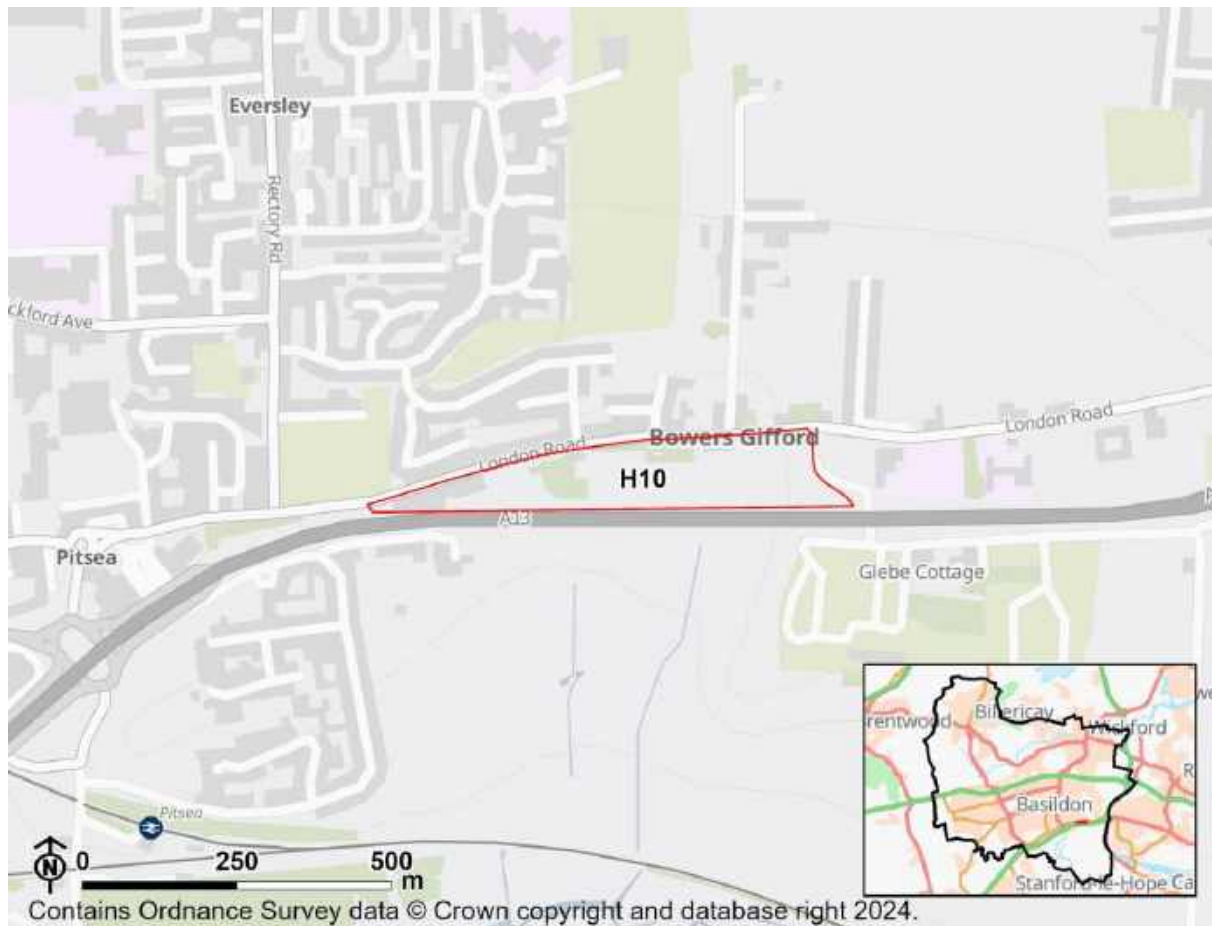
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: H10

Residential

Area (Hectares): 6.60



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

## Site ID: H10

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor positive (+)

This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

**Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

**Objective 7: To promote sustainable forms of development that maintain and improve the quality of**

the Borough's natural resources, including minerals, soils, waters, and waste materials

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

Site ID: H10

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain minor negative (-?)

The site is 501-1,000m of an historic asset outside of an existing settlement or within 101-250m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

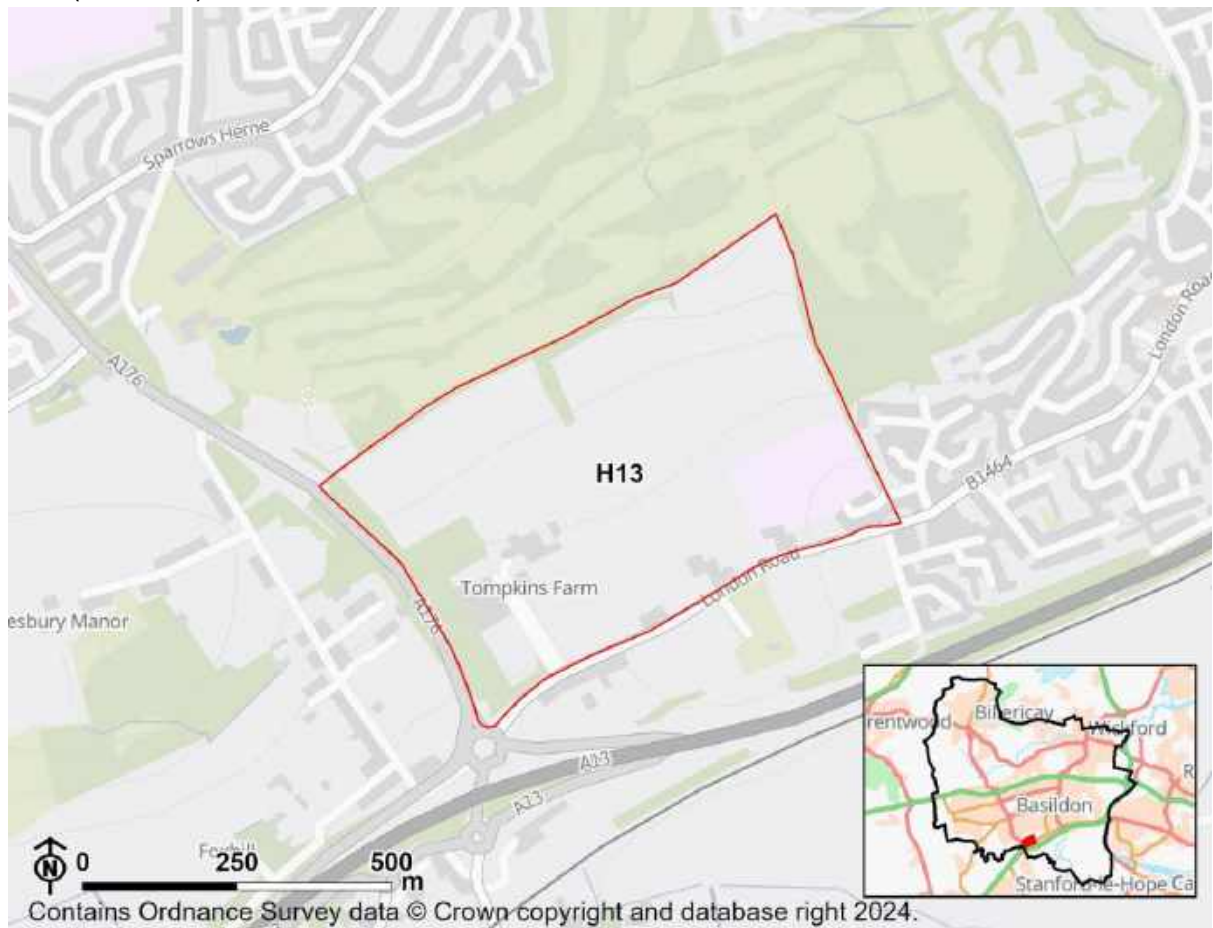
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: H13

Residential

Area (Hectares): 37.70



Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

**Site ID: H13**

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor positive (+)



This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

## **Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## **Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials**

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

**Site ID: H13**

## **Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change**

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## **Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change**

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## **Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity**

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain minor negative (-?)

The site is 501-1,000m of an historic asset outside of an existing settlement or within 101-250m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

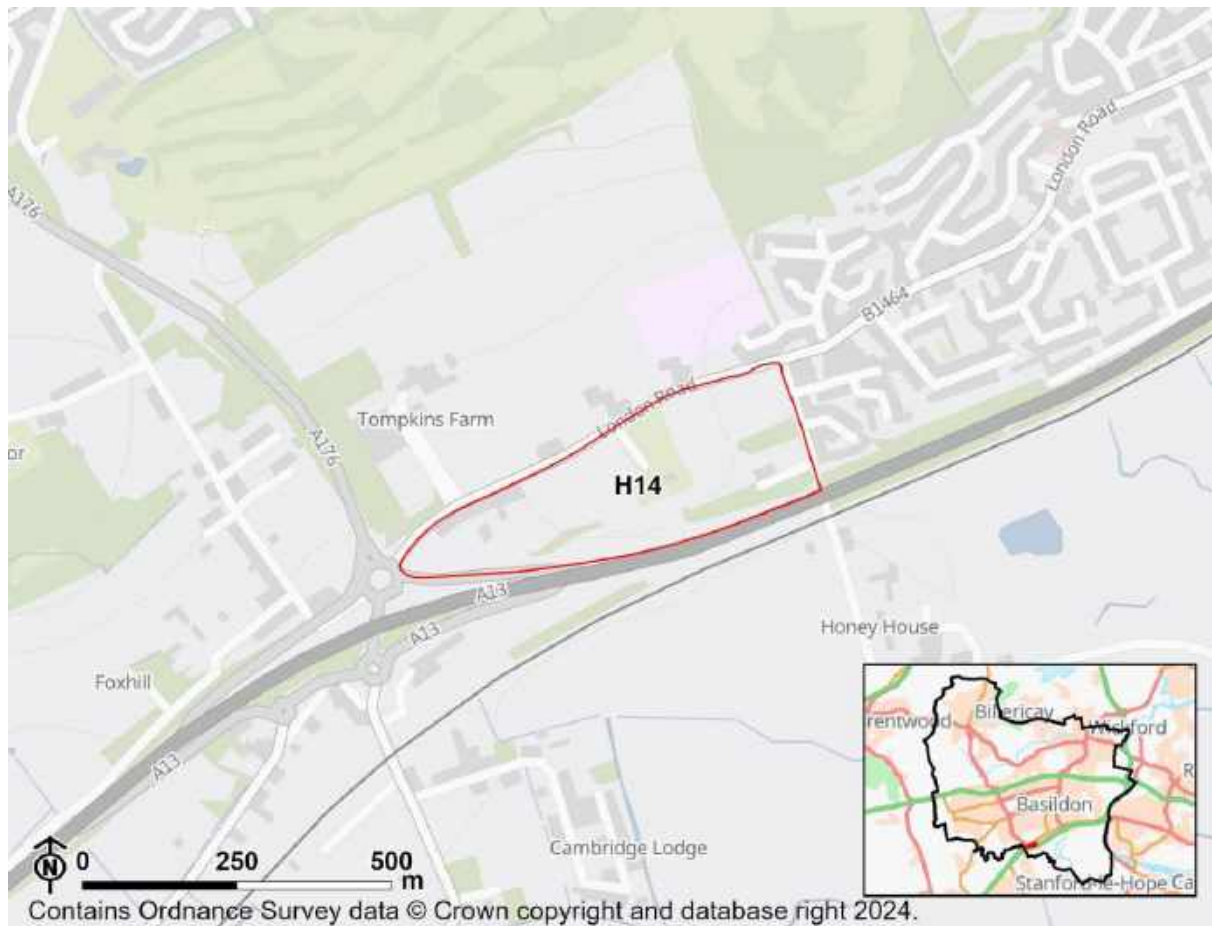
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: H14

Residential

Area (Hectares): 11.80



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor negative (-)

**Site ID: H14**

Sites are scored for proximity to services and access to open space. This site is scored as minor negative because it is at a distance from a town centre with poor proximity to services and/or it may be impacted by noise or odour.

### **Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

### **Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

### **Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor negative (-)

This site is within 1,000 to 2,000m of a railway station and/or within 601-1,000m of a bus stop, and/or more within 401- 800m from a cycle route.

### **Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

### **Objective 7: To promote sustainable forms of development that maintain and improve the quality of**

the Borough's natural resources, including minerals, soils, waters, and waste materials

Site ID: H14

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Site ID: H14

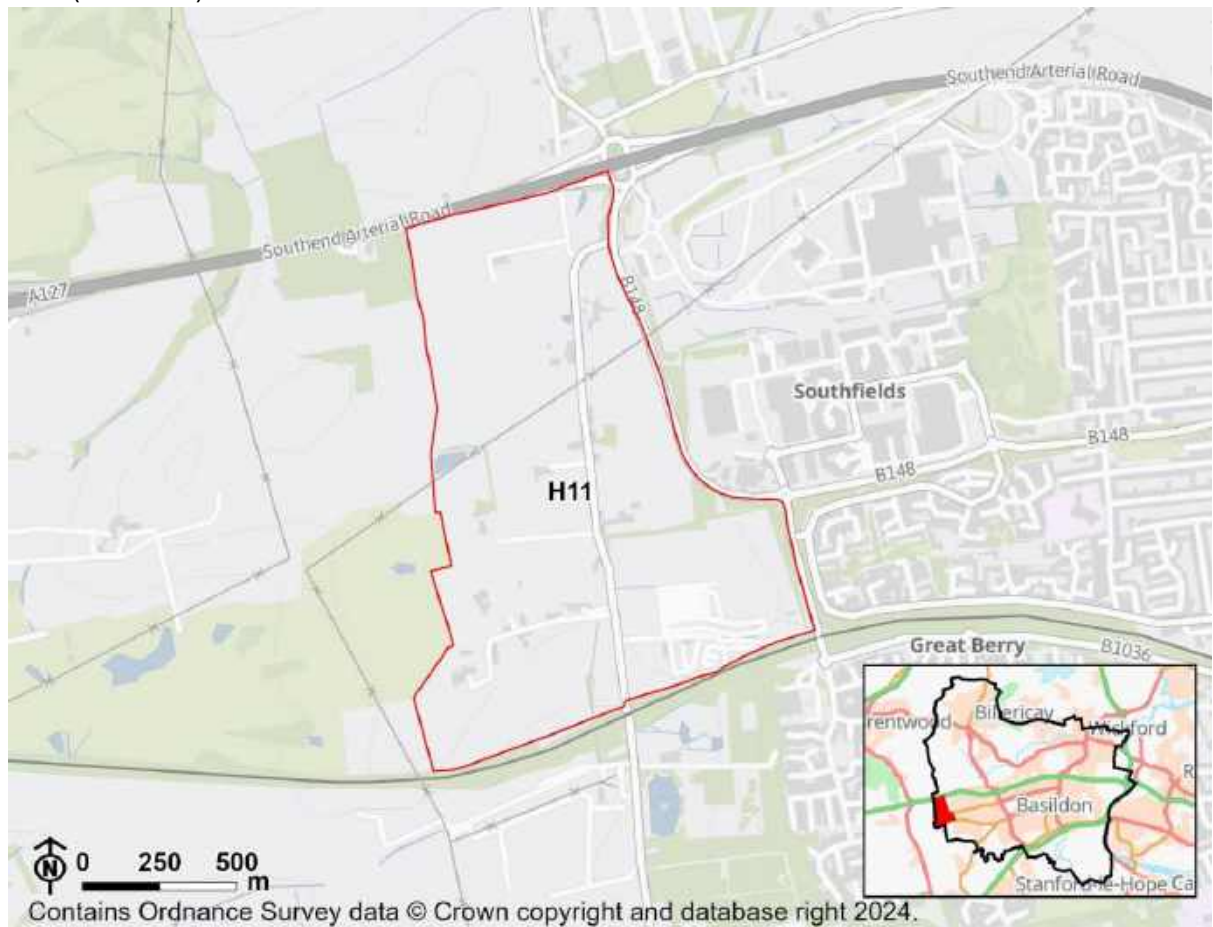
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: H11

Residential

Area (Hectares): 149.80



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Significant positive (++)

All housing sites contribute positively to this objective. This site is anticipated to have a significant positive effect as it is a larger housing site and/or it is within a more deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

### Site ID: H11

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor negative (-)

This site is scored as minor negative because it is less well located and/or 25% or more of the site is within one of the 20-40% most deprived areas nationally

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor positive (+)

This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

**Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.



**Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials**

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

**Site ID: H11**

**Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change**

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

**Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change**

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

**Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity**

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

**Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage**

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

### Site ID: E2

Employment

Area (Hectares): 71.40



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

N/A

The location of employment sites is not considered likely to affect this objective; therefore, this objective has been scoped out for employment sites.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

N/A

The location of employment sites is not considered likely to affect this objective; therefore, this objective has been scoped out for employment sites.

## **Site ID: E2**

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective and readers are directed to the effects recorded against the other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is less than 5ha in size and/or up to 25% of the site is located within one of the 20-40% most deprived areas nationally

## Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough

Minor negative (-)

This site is within 1,000 to 2,000m of a railway station and/or within 601-1,000m of a bus stop, and/or more within 401- 800m from a cycle route.

## Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and/ or water bodies or water quality.

### Site ID: E2

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

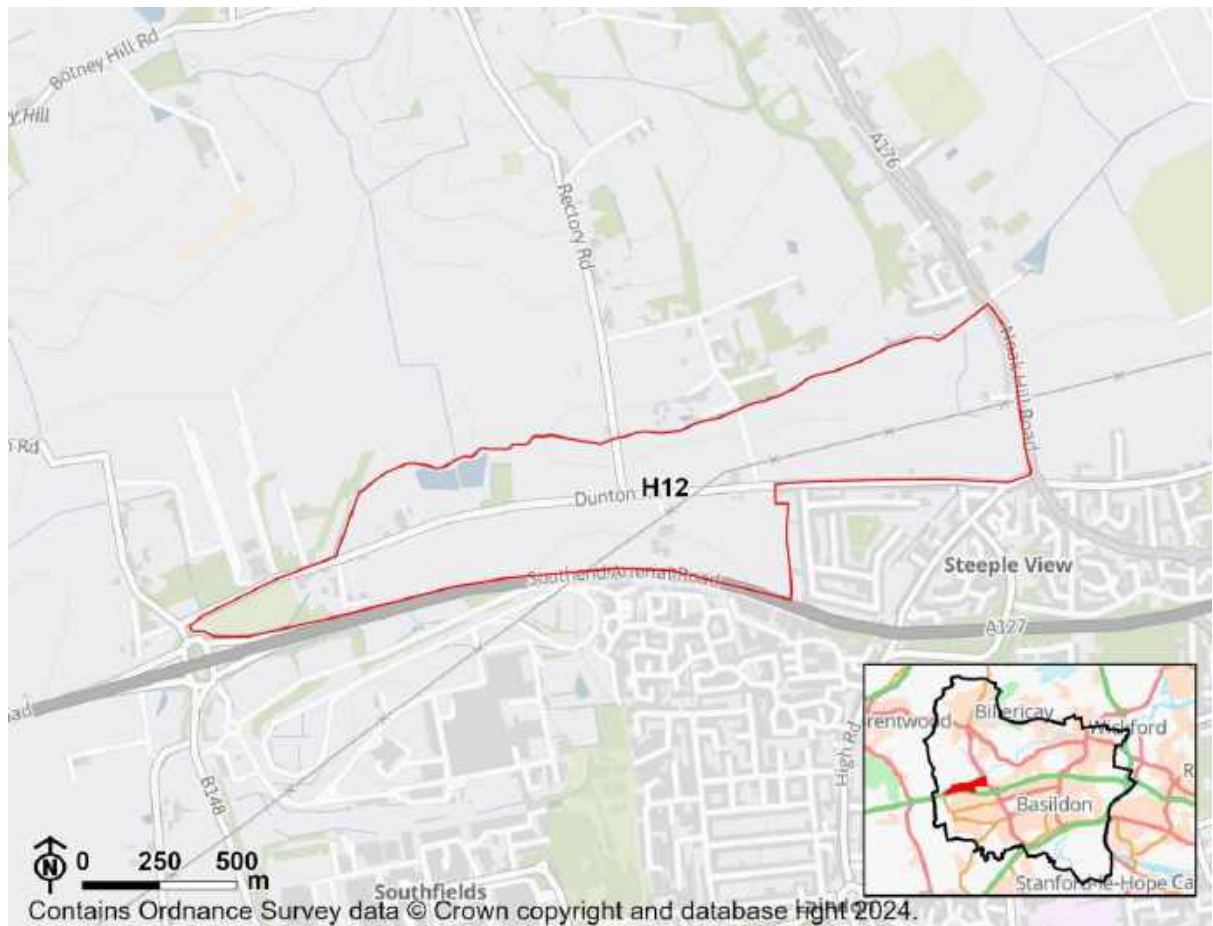
Uncertain minor negative (-?)

Site is more than 100m from a defined settlement boundary.

## Site ID: H12

Residential

Area (Hectares): 105.20



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Significant positive (++)

All housing sites contribute positively to this objective. This site is anticipated to have a significant positive effect as it is a larger housing site and/or it is within a more deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Negligible (0)

This site is neither within close proximity to services or open space, and will not be impacted by road noise or odour

## Site ID: H12

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Significant positive (++)

This site scores significant positive is within a town centre and/or is it within close proximity or a bus stop, railway station or cycle route.

**Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

**Objective 7: To promote sustainable forms of development that maintain and improve the quality of**

the Borough's natural resources, including minerals, soils, waters, and waste materials

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

Site ID: H12

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.



Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

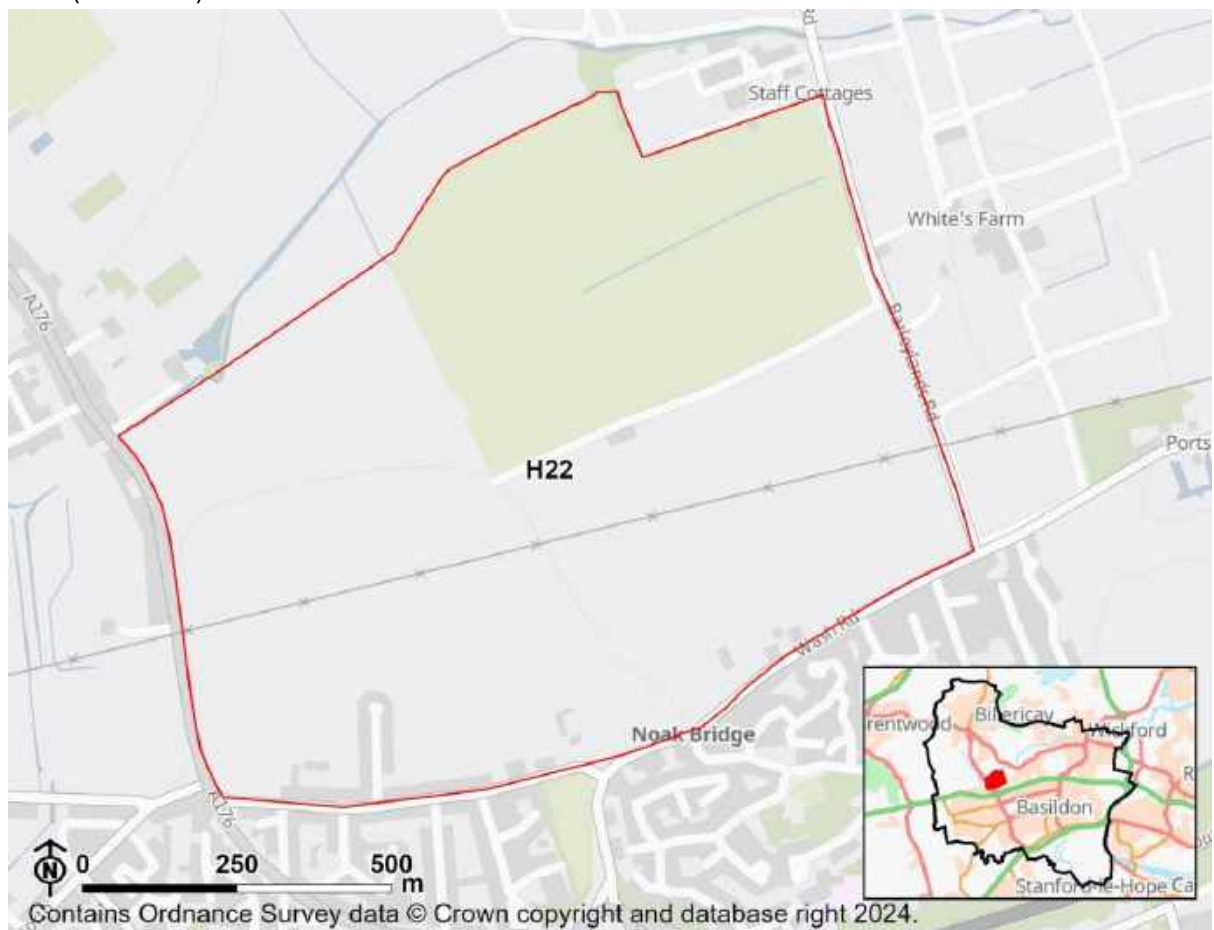
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: H22

Residential

Area (Hectares): 105.90



Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.

Significant positive (++)

All housing sites contribute positively to this objective. This site is anticipated to have a significant positive effect as it is a larger housing site and/or it is within a more deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

**Site ID: H22**

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor positive (+)

This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

## **Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## **Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials**

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

**Site ID: H22**

## **Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change**

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## **Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change**

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## **Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity**

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

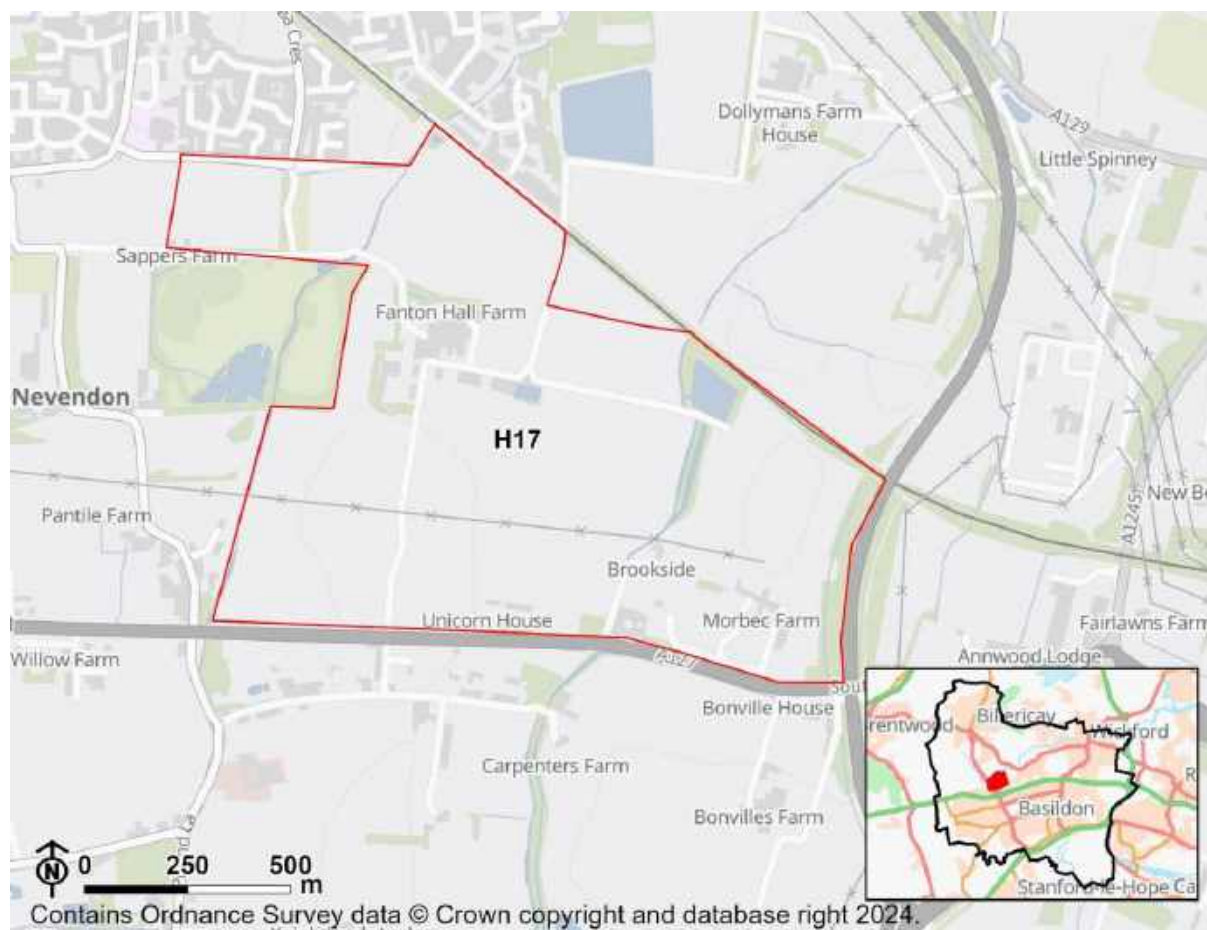
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: H17

Residential

Area (Hectares): 133.30



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor negative (-)

**Site ID: H17**

Sites are scored for proximity to services and access to open space. This site is scored as minor negative because it is at a distance from a town centre with poor proximity to services and/or it may be impacted by noise or odour.

### **Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

#### **Uncertainty**

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

### **Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

#### **Minor positive (+)**

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

### **Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

#### **Minor negative (-)**

This site is within 1,000 to 2,000m of a railway station and/or within 601-1,000m of a bus stop, and/or more within 401- 800m from a cycle route.

### **Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

#### **Uncertain negligible (0?)**

All sites score a negligible uncertain effect against this objective (0?) at this stage.

### **Objective 7: To promote sustainable forms of development that maintain and improve the quality of**

the Borough's natural resources, including minerals, soils, waters, and waste materials

Site ID: H17

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain minor negative (-?)

The site is 501-1,000m of an historic asset outside of an existing settlement or within 101-250m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Site ID: H17

Uncertain minor positive (+?)

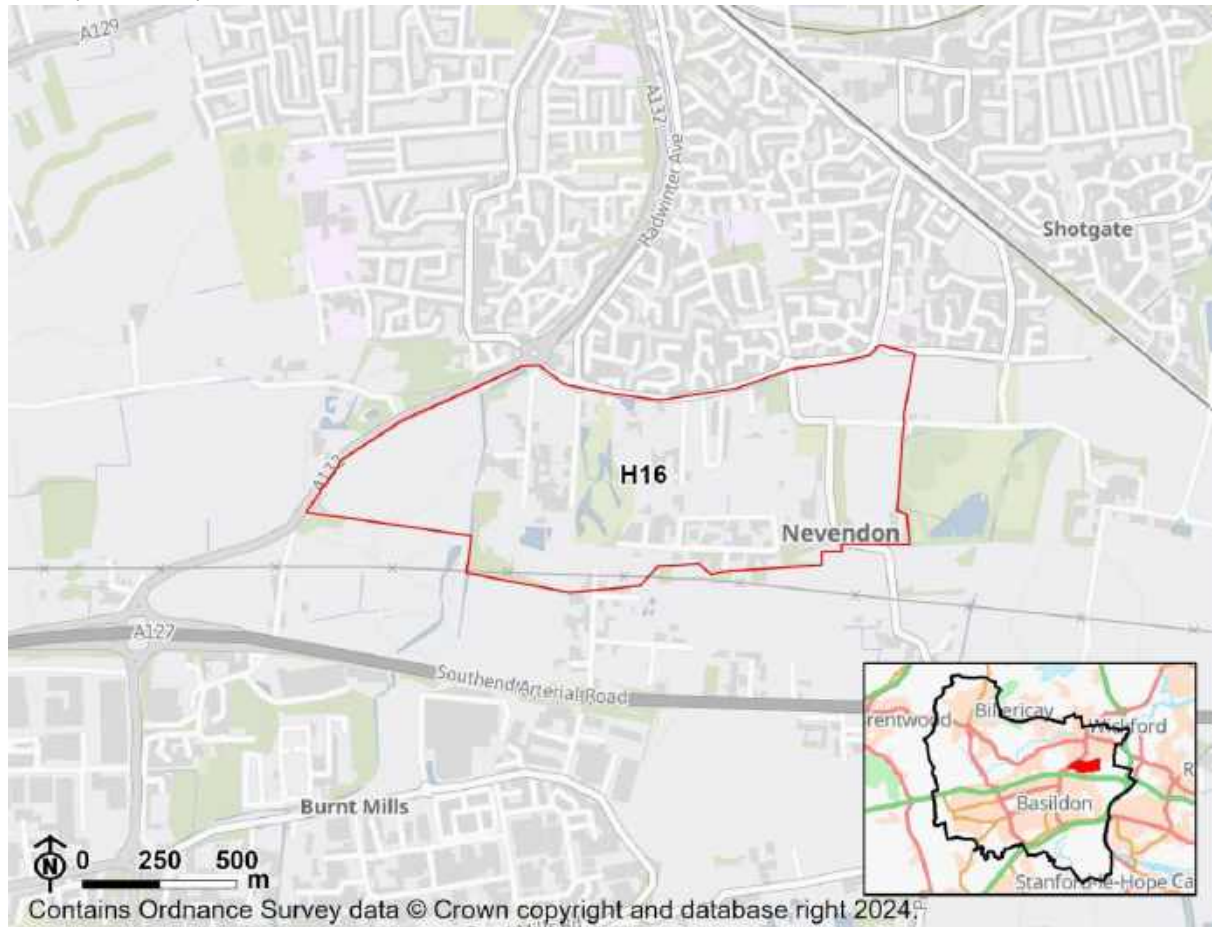
Site is within or within 100m of the defined settlement boundary.



## Site ID: H16

Residential

Area (Hectares): 102.90



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Negligible (0)

This site is neither within close proximity to services or open space, and will not be impacted by road noise or odour

### Site ID: H16

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor negative (-)

This site is within 1,000 to 2,000m of a railway station and/or within 601-1,000m of a bus stop, and/or more within 401- 800m from a cycle route.

**Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials

significant positive (++)

The significance of this site is on brownfield land and has no effects or minor effects on agricultural land and water bodies.

Site ID: H16

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

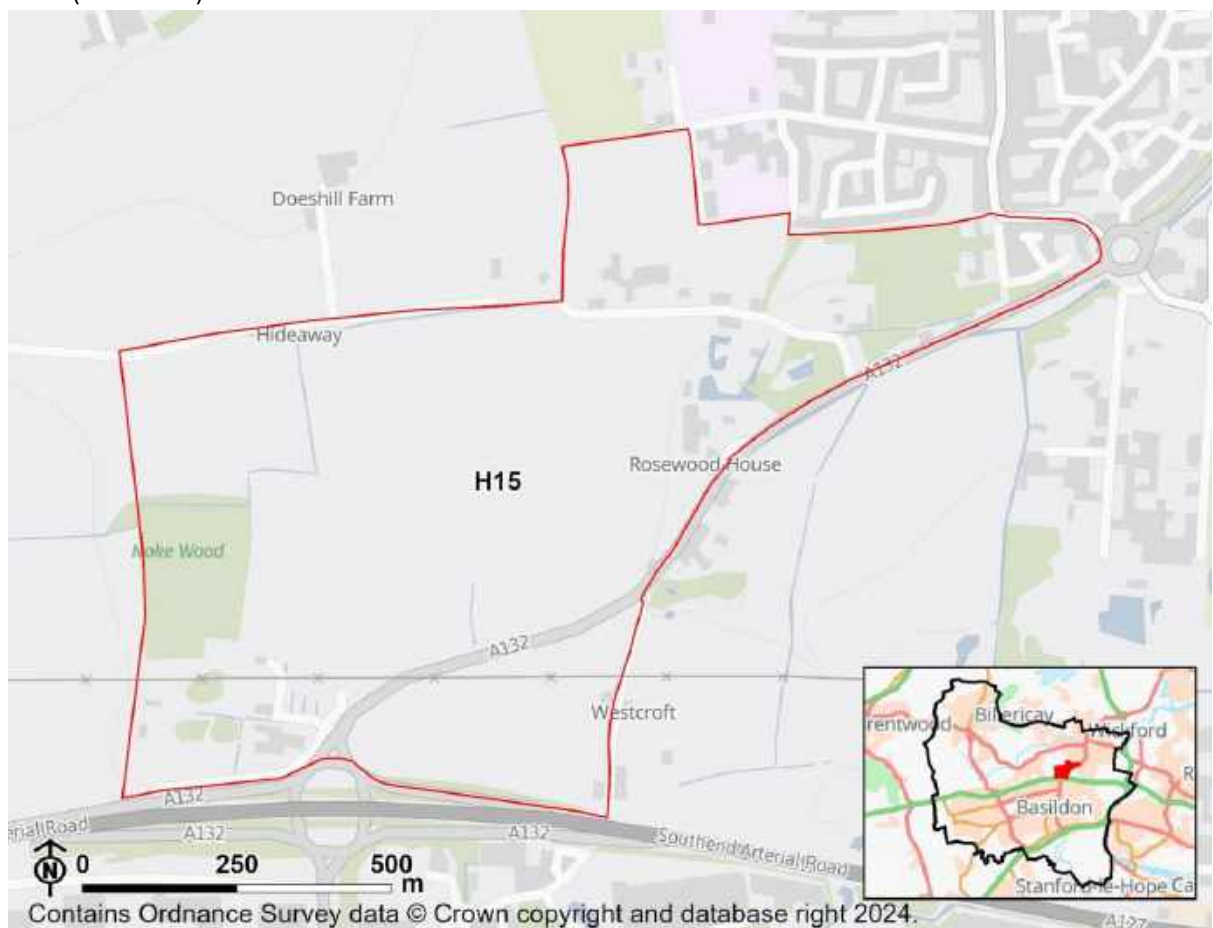
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

### Site ID: H15

Residential

Area (Hectares): 85.90



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor negative (-)

**Site ID: H15**

Sites are scored for proximity to services and access to open space. This site is scored as minor negative because it is at a distance from a town centre with poor proximity to services and/or it may be impacted by noise or odour.

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

## Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough

Minor positive (+)

This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

## Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials

Site ID: H15

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Site ID: H15

Uncertain minor positive (+?)

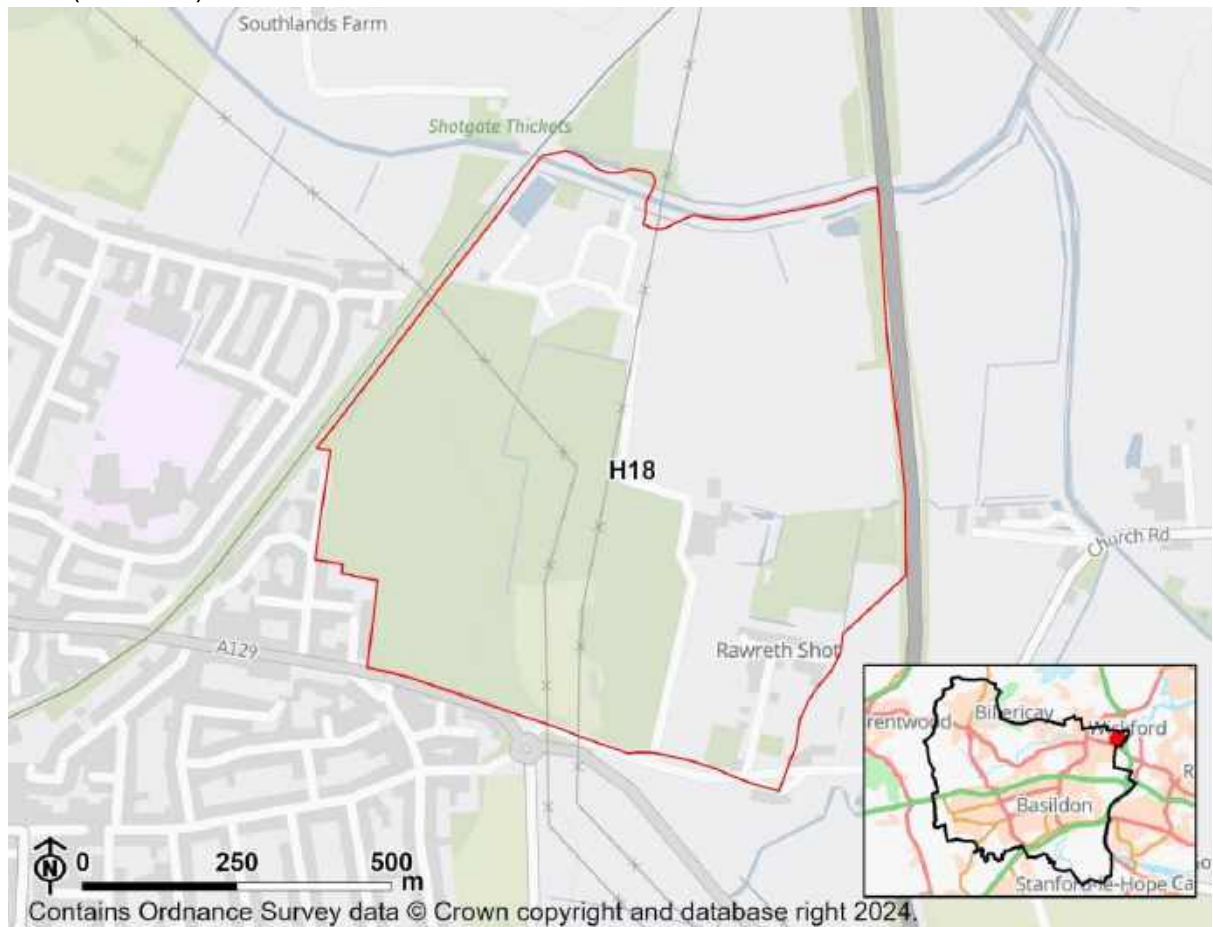
Site is within or within 100m of the defined settlement boundary.



Site ID: H18

Residential

Area (Hectares): 70.00



Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.



Minor negative (-)

## Site ID: H18

Sites are scored for proximity to services and access to open space. This site is scored as minor negative because it is at a distance from a town centre with poor proximity to services and/or it may be impacted by noise or odour.

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor positive (+)

This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

**Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

**Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials**

**Site ID: H18**

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

**Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change**

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

**Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change**

Minor negative (-)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

**Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity**

Minor negative (-)

The sites are 250m or less from a locally designated site, Priority Habitat or Ancient Woodland.

**Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage**

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Uncertain minor positive (+?)

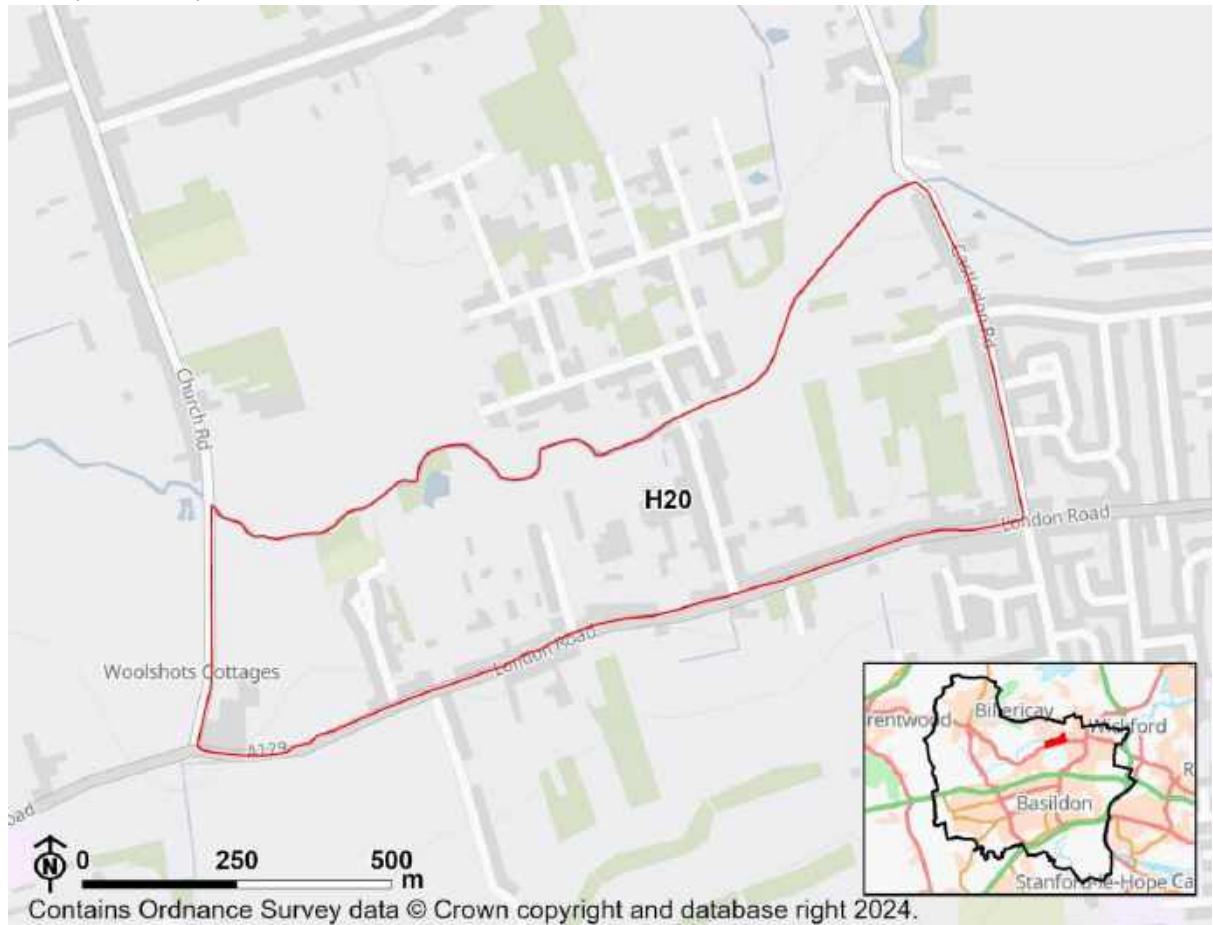
### Site ID: H18

Site is within or within 100m of the defined settlement boundary.

## Site ID: H20

Residential

Area (Hectares): 48.20



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

## Site ID: H20

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor positive (+)

This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

**Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials

significant positive (++)

The significance of this site is on brownfield land and has no effects or minor effects on agricultural land and water bodies.

Site ID: H20

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

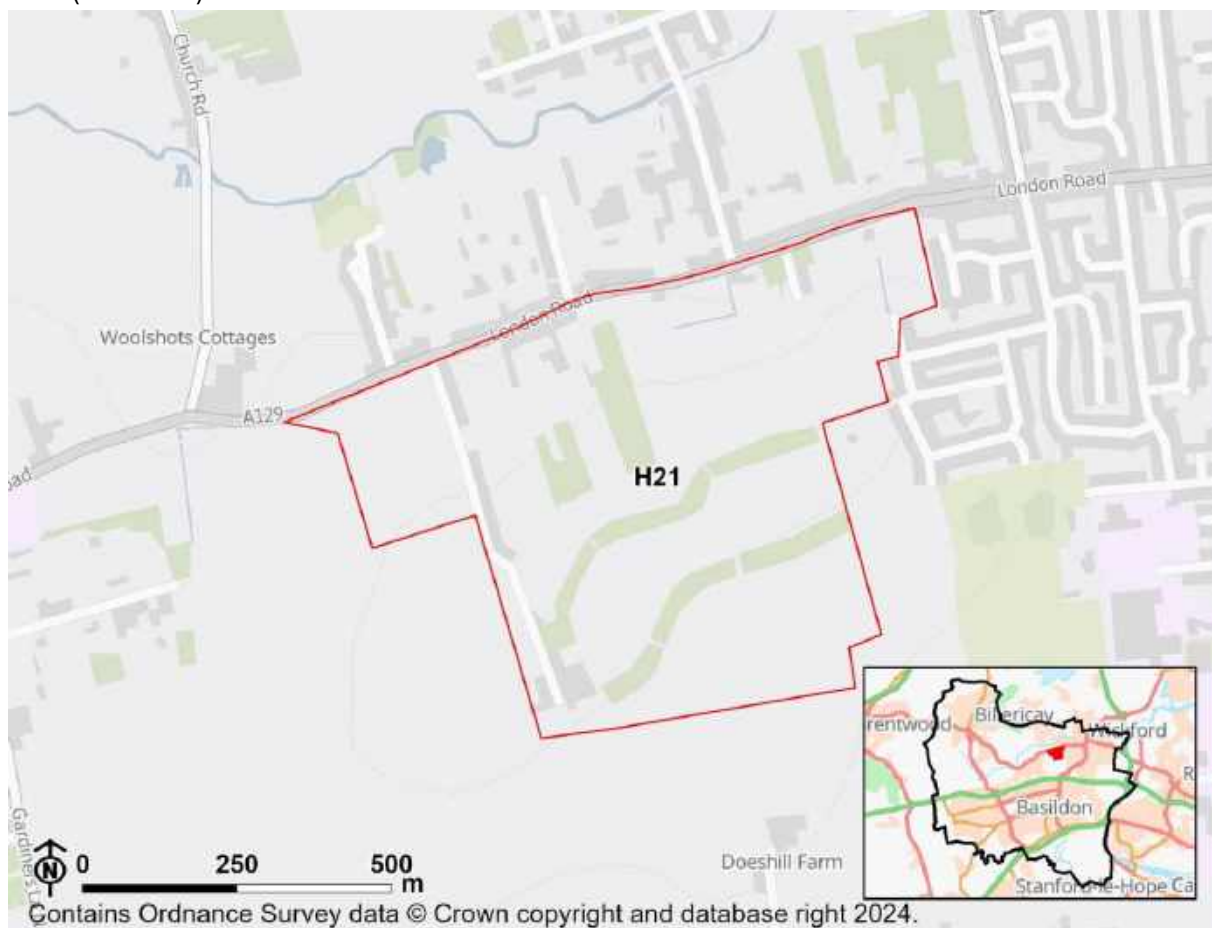
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

### Site ID: H21

Residential

Area (Hectares): 49.80



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

**Site ID: H21**

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.



## Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough

Minor negative (-)

This site is within 1,000 to 2,000m of a railway station and/or within 601-1,000m of a bus stop, and/or more within 401- 800m from a cycle route.

## Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

### Site ID: H21

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

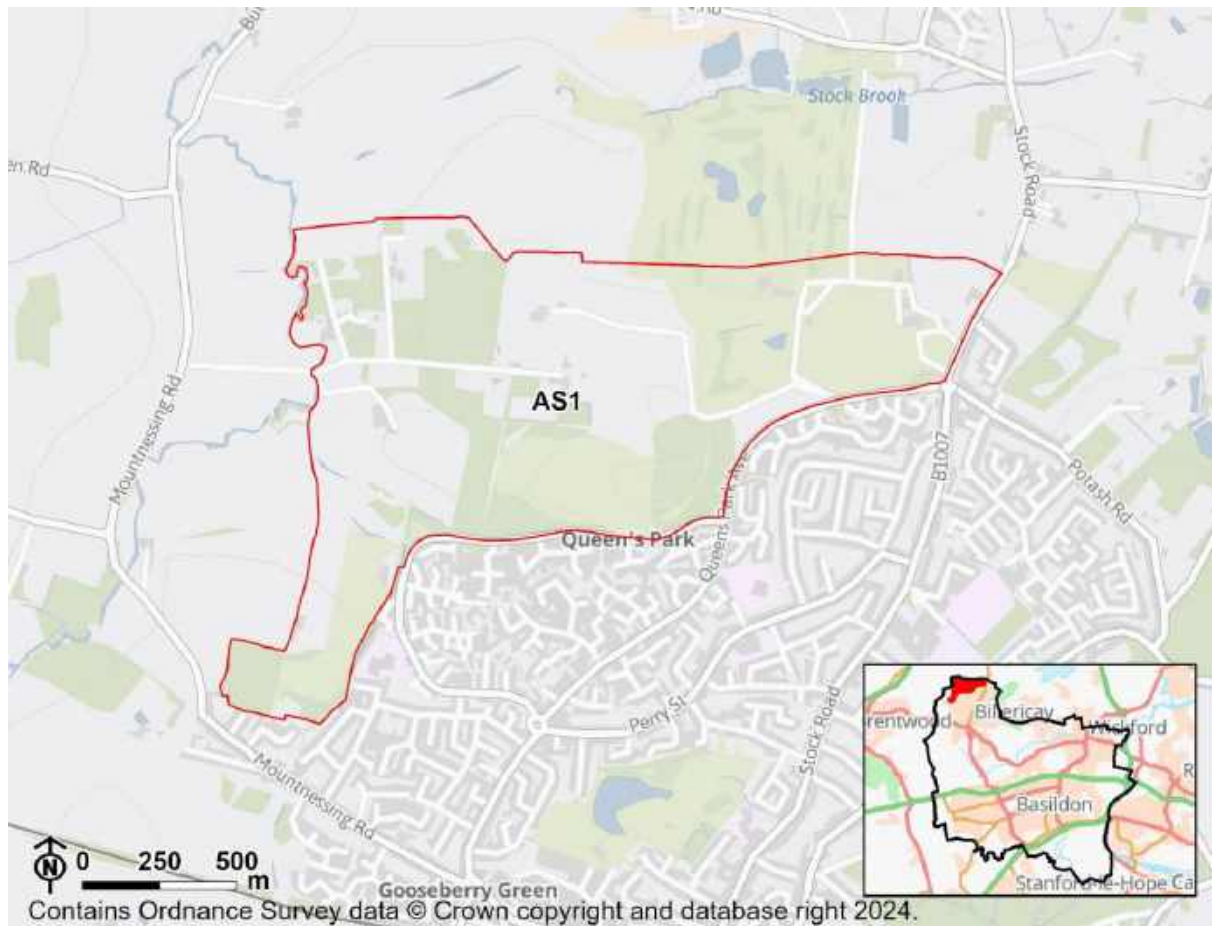
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: AS1

Residential

Area (Hectares): 184.50



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Significant positive (++)

All housing sites contribute positively to this objective. This site is anticipated to have a significant positive effect as it is a larger housing site and/or it is within a more deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor negative (-)

**Site ID: AS1**

Sites are scored for proximity to services and access to open space. This site is scored as minor negative because it is at a distance from a town centre with poor proximity to services and/or it may be impacted by noise or odour.

### **Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

### **Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

### **Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor negative (-)

This site is within 1,000 to 2,000m of a railway station and/or within 601-1,000m of a bus stop, and/or more within 401- 800m from a cycle route.

### **Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

### **Objective 7: To promote sustainable forms of development that maintain and improve the quality of**

the Borough's natural resources, including minerals, soils, waters, and waste materials

Site ID: AS1

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Site ID: AS1

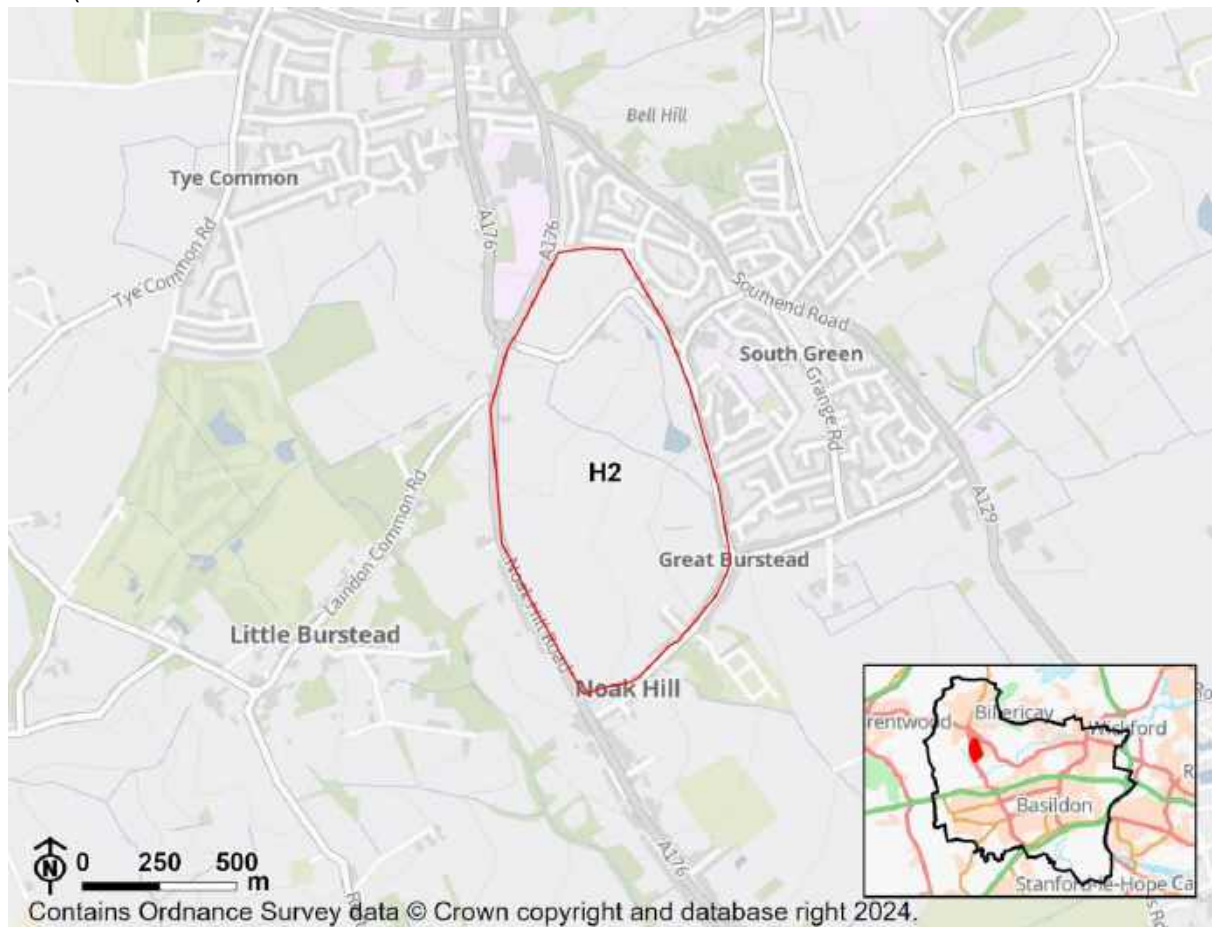
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: H2

Residential

Area (Hectares): 77.60



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Significant positive (++)

All housing sites contribute positively to this objective. This site is anticipated to have a significant positive effect as it is a larger housing site and/or it is within a more deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

## Site ID: H2

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor positive (+)

This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

**Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.



**Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials**

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

**Site ID: H2**

**Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change**

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

**Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change**

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

**Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity**

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

**Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage**

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

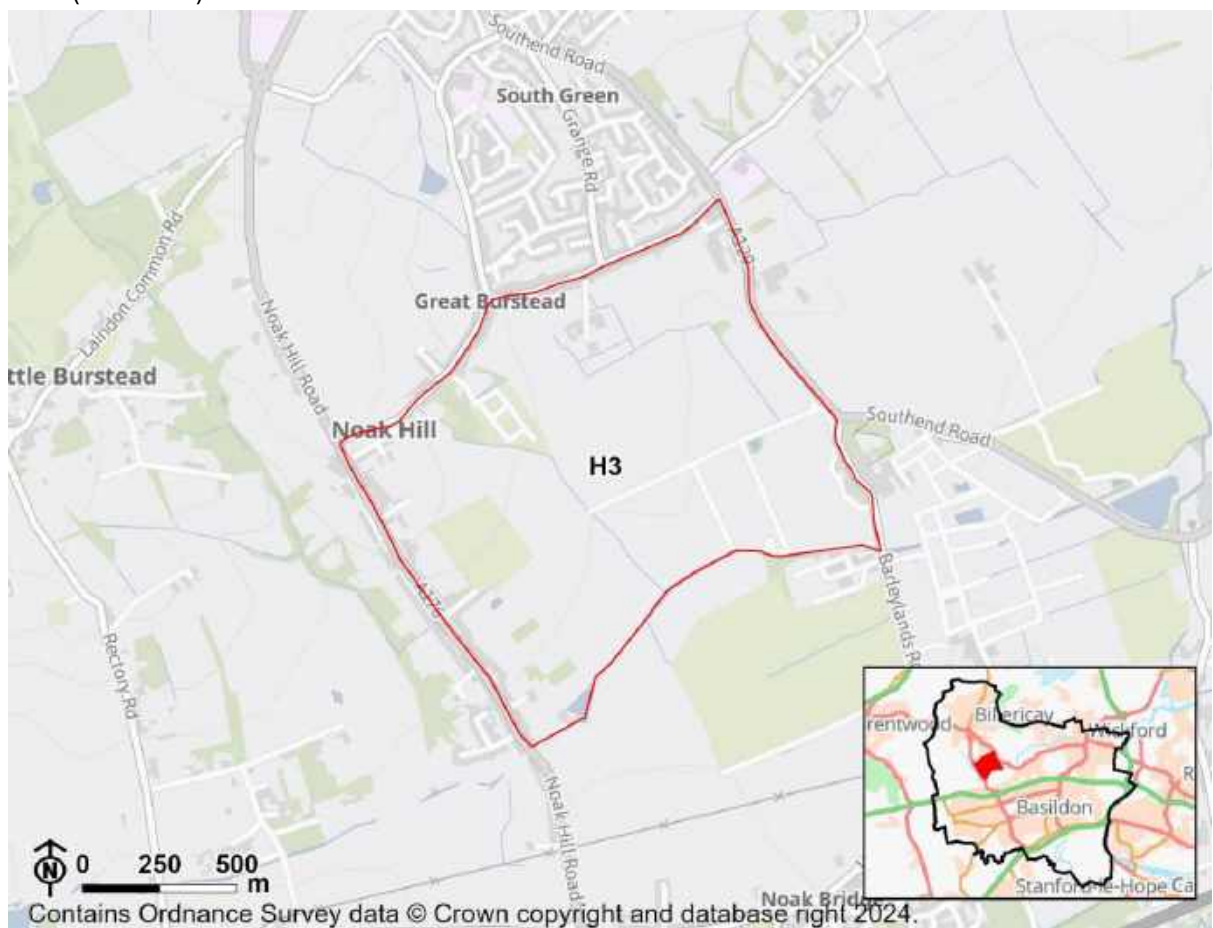
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

### Site ID: H3

Residential

Area (Hectares): 154.10



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Significant positive (++)

All housing sites contribute positively to this objective. This site is anticipated to have a significant positive effect as it is a larger housing site and/or it is within a more deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor negative (-)

**Site ID: H3**

Sites are scored for proximity to services and access to open space. This site is scored as minor negative because it is at a distance from a town centre with poor proximity to services and/or it may be impacted by noise or odour.

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

## Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough

Minor positive (+)

This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

## Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials

### Site ID: H3

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Minor negative (-)

The sites are 250m or less from a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Uncertain minor positive (+?)

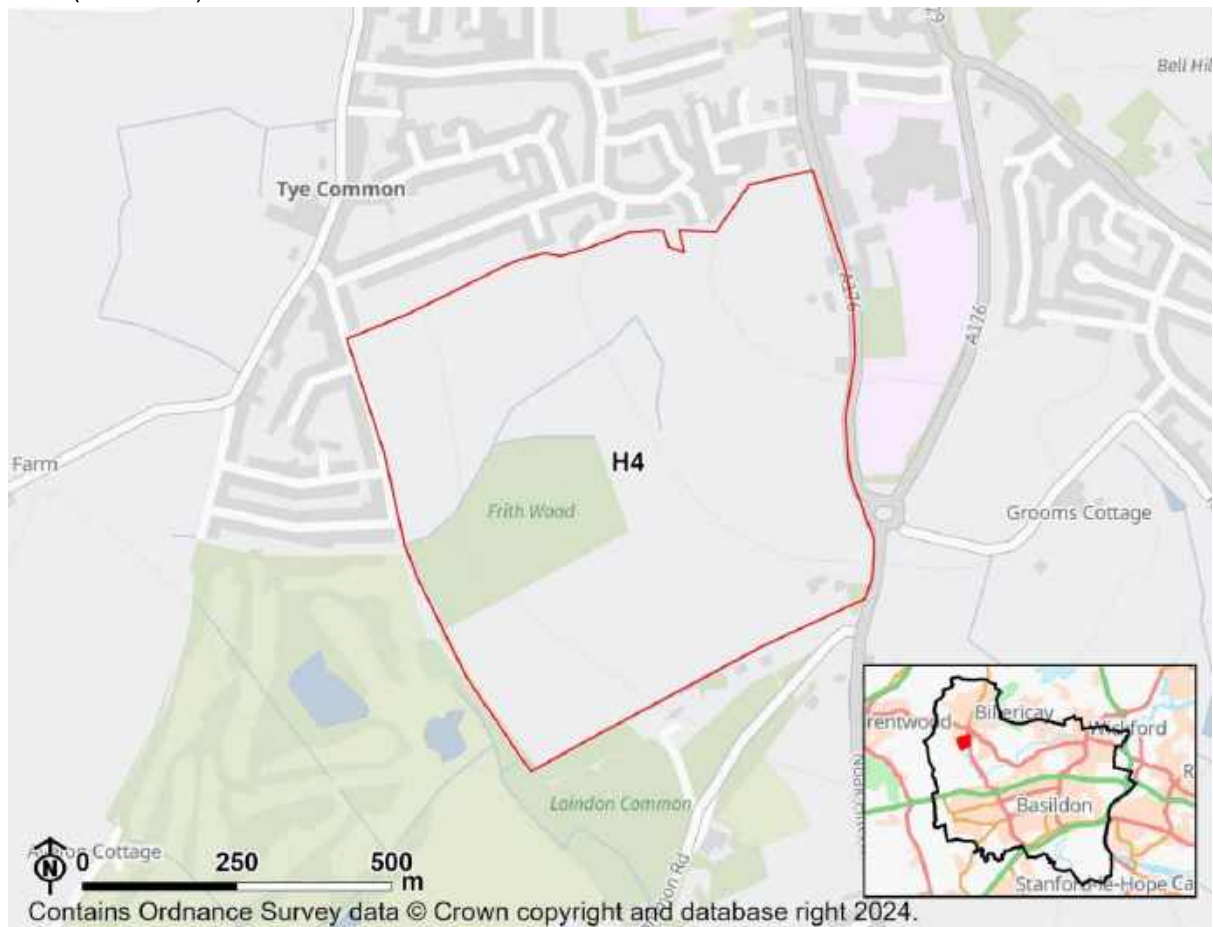
## Site ID: H3

Site is within or within 100m of the defined settlement boundary.

## Site ID: H4

Residential

Area (Hectares): 53.60



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Significant positive (++)

All housing sites contribute positively to this objective. This site is anticipated to have a significant positive effect as it is a larger housing site and/or it is within a more deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

#### Site ID: H4

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor positive (+)

This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

**Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

**Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials**

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

**Site ID: H4**

**Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change**

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

**Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change**

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

**Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity**

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

**Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage**

Uncertain significant negative (--?)



The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

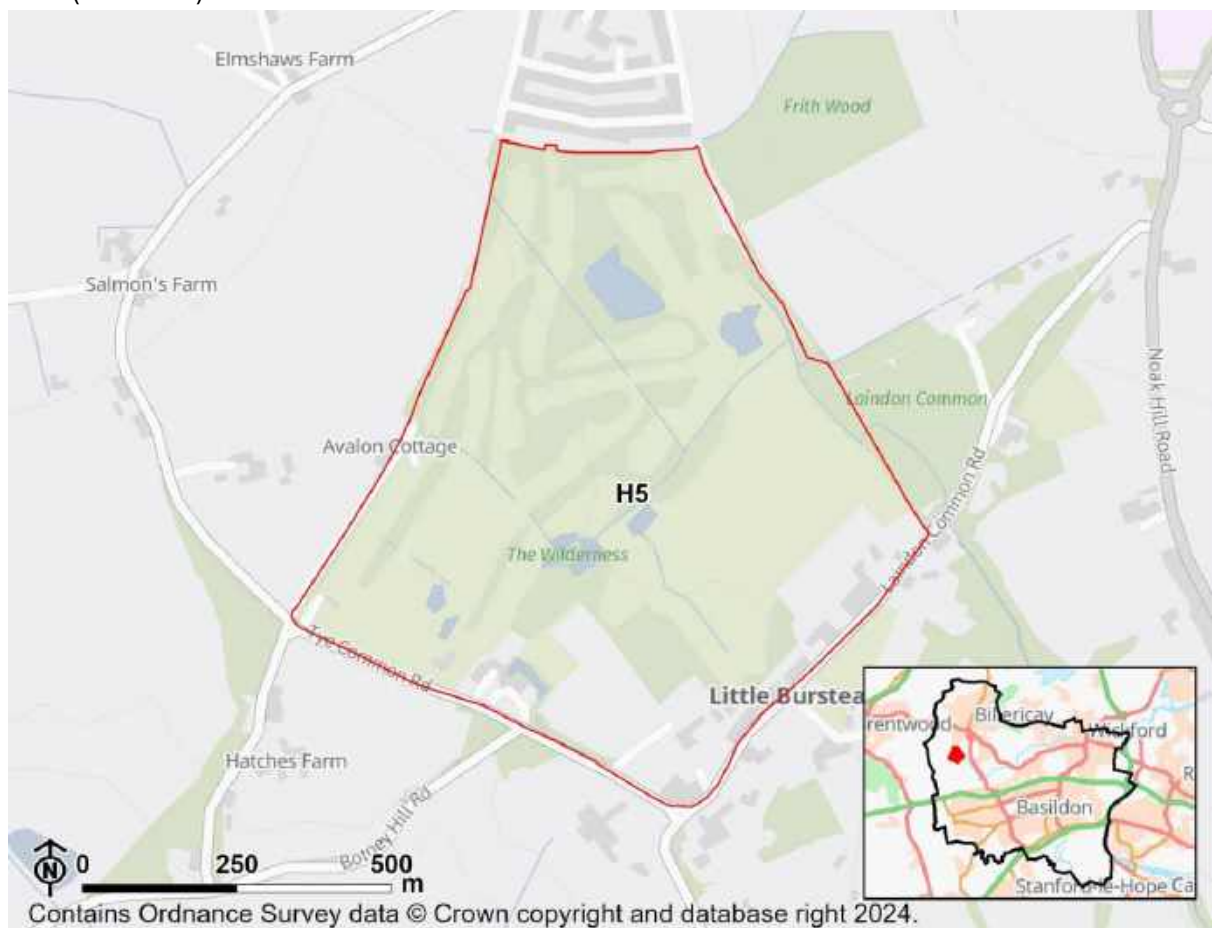
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

### Site ID: H5

Residential

Area (Hectares): 64.50



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Significant positive (++)

All housing sites contribute positively to this objective. This site is anticipated to have a significant positive effect as it is a larger housing site and/or it is within a more deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor negative (-)

**Site ID: H5**

Sites are scored for proximity to services and access to open space. This site is scored as minor negative because it is at a distance from a town centre with poor proximity to services and/or it may be impacted by noise or odour.

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor negative (-)

This site is scored as minor negative because it is less well located and/or 25% or more of the site is within one of the 20-40% most deprived areas nationally

## Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough

Minor negative (-)

This site is within 1,000 to 2,000m of a railway station and/or within 601-1,000m of a bus stop, and/or more within 401- 800m from a cycle route.

## Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials

Site ID: H5

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Site ID: H5

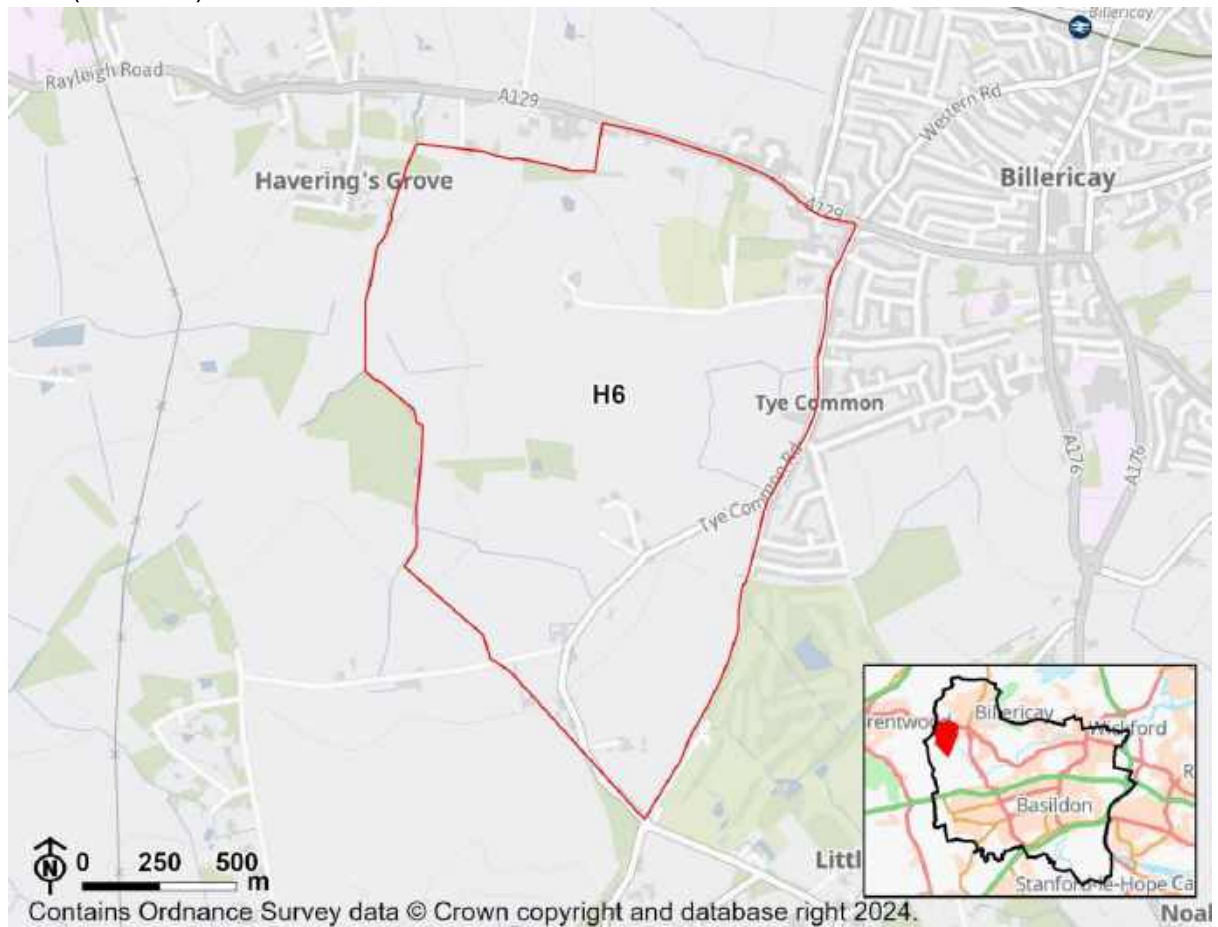
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: H6

Residential

Area (Hectares): 224.70



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

## Site ID: H6

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor positive (+)

This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

**Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

Site ID: H6

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)



The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

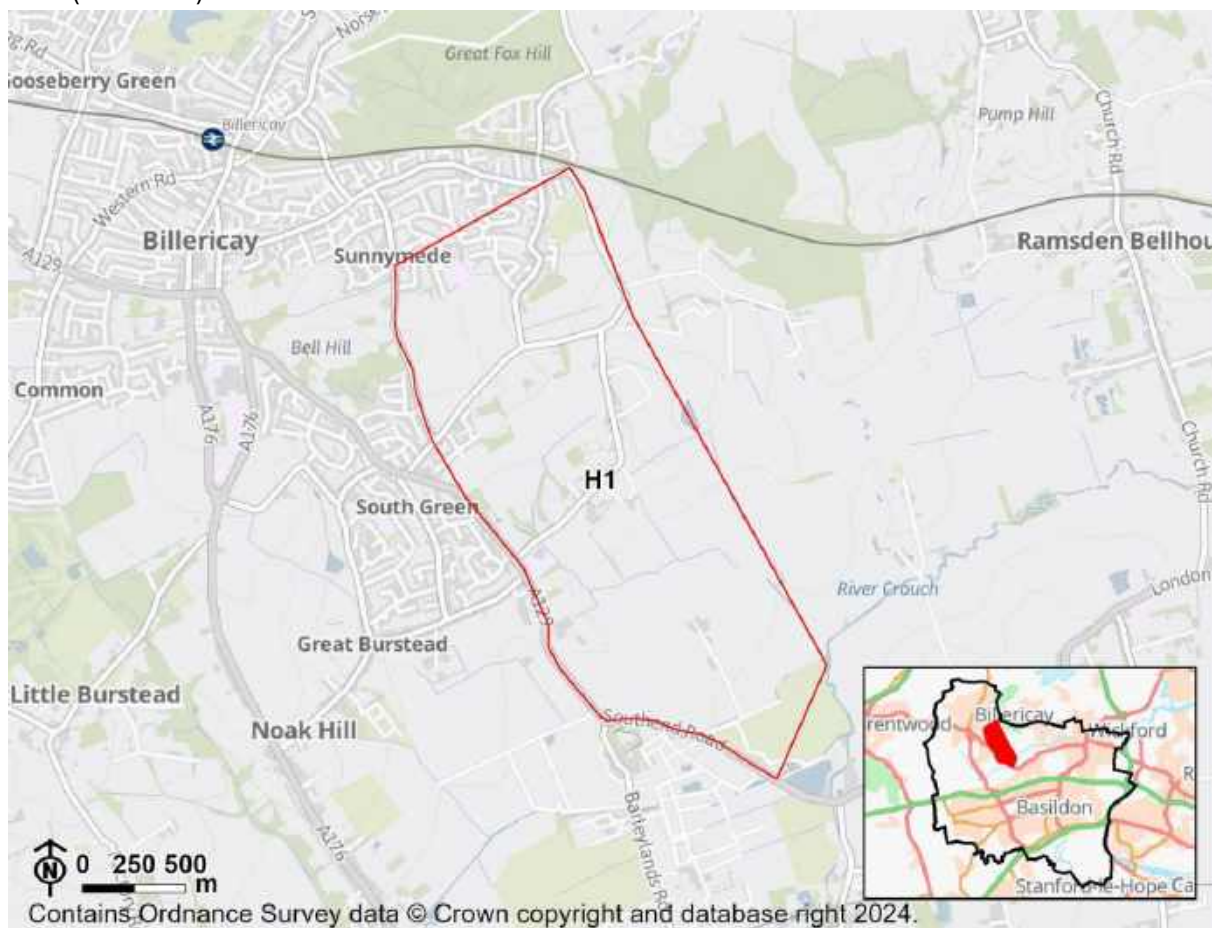
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

### Site ID: H1

Residential

Area (Hectares): 305.80





**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Negligible (0)

This site is neither within close proximity to services or open space, and will not be impacted by road noise or odour

**Site ID: H1**

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

## Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough

Minor negative (-)

This site is within 1,000 to 2,000m of a railway station and/or within 601-1,000m of a bus stop, and/or more within 401- 800m from a cycle route.

## Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

### Site ID: H1

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

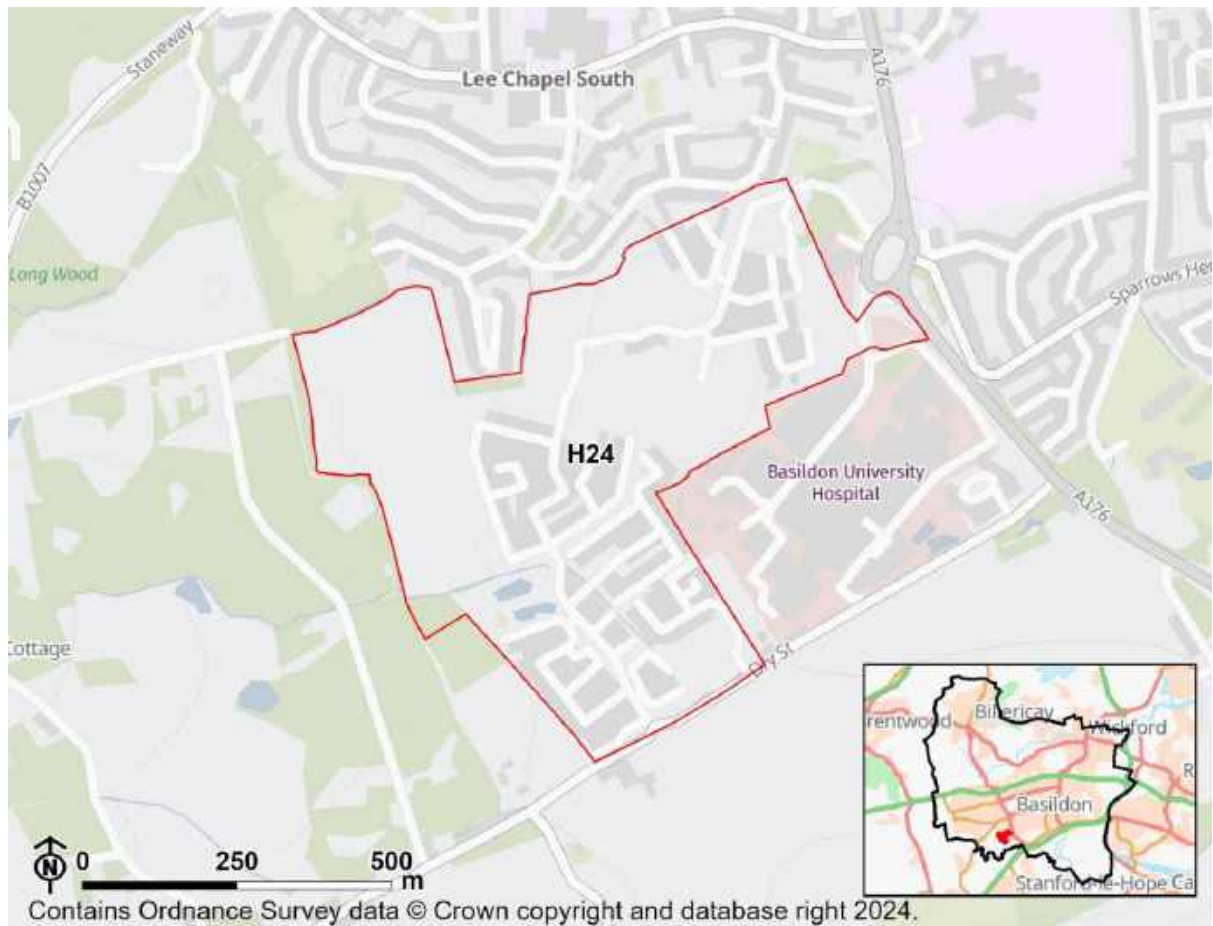
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: H24

Residential

Area (Hectares): 44.40



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Significant positive (++)

This site scores significant positive is within a town centre and/or is it within close proximity or a bus stop, railway station or cycle route.

**Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

**Objective 7: To promote sustainable forms of development that maintain and improve the quality of**

the Borough's natural resources, including minerals, soils, waters, and waste materials

significant positive (++)

The significance of this site is on brownfield land and has no effects or minor effects on agricultural land and water bodies.

Site ID: H24

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

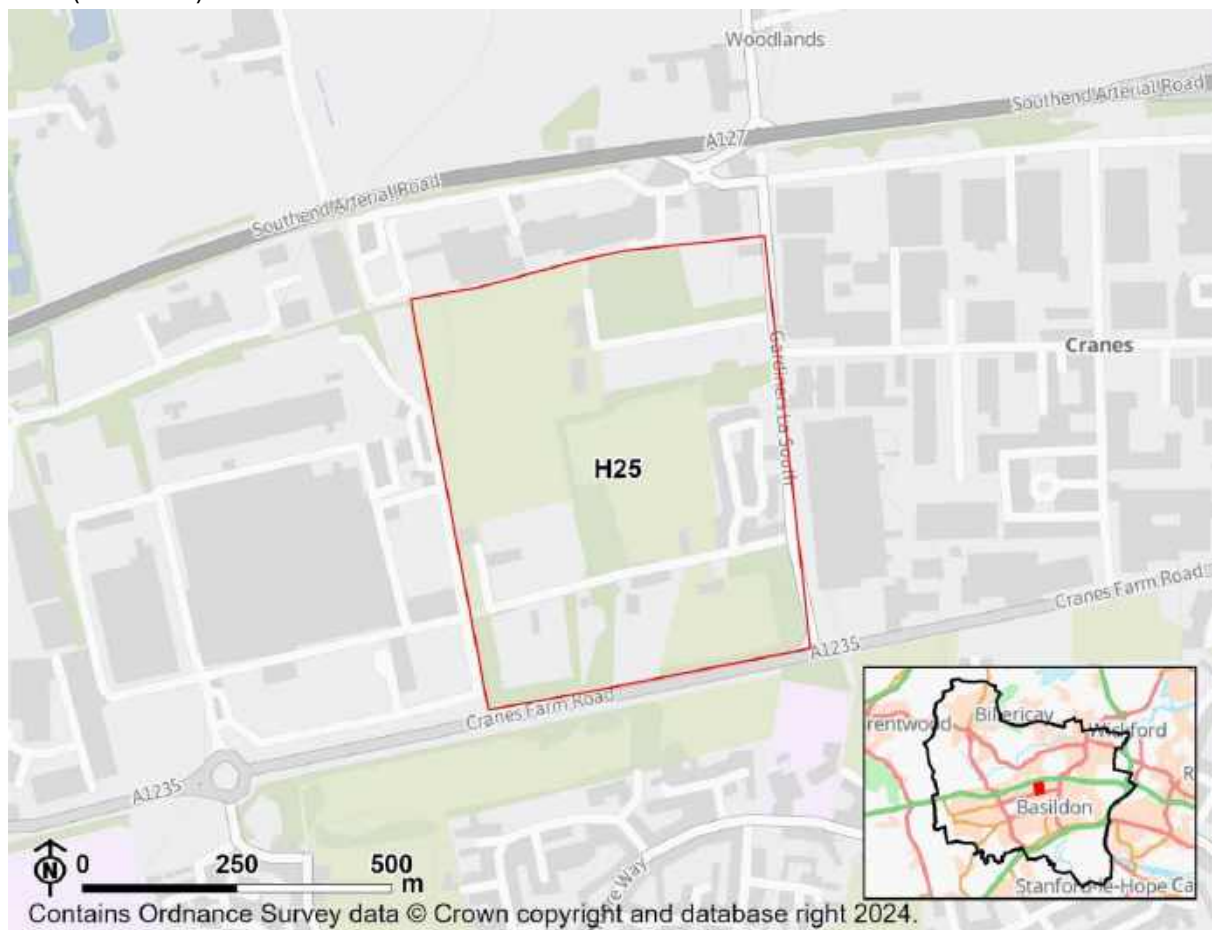
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: H25

Residential

Area (Hectares): 37.90



Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor negative (-)

**Site ID: H25**

Sites are scored for proximity to services and access to open space. This site is scored as minor negative because it is at a distance from a town centre with poor proximity to services and/or it may be impacted by noise or odour.

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Negligible (0)

Site located in LSOA that is in 40-60 percentile of LSOAs in the district for jobs density.

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Negligible (0)



This site is not within a town centre or closely located to a Local Service Centre.

## **Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## **Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials**

significant positive (++)

### **Site ID: H25**

The significance of this site is on brownfield land and has no effects or minor effects on agricultural land and water bodies.

## **Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change**

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## **Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change**

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## **Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity**

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain negligible (0?)

The site is greater than 1km from an historic asset outside of an existing settlement and/or site is more than 250m from an historic asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Uncertain minor positive (+?)

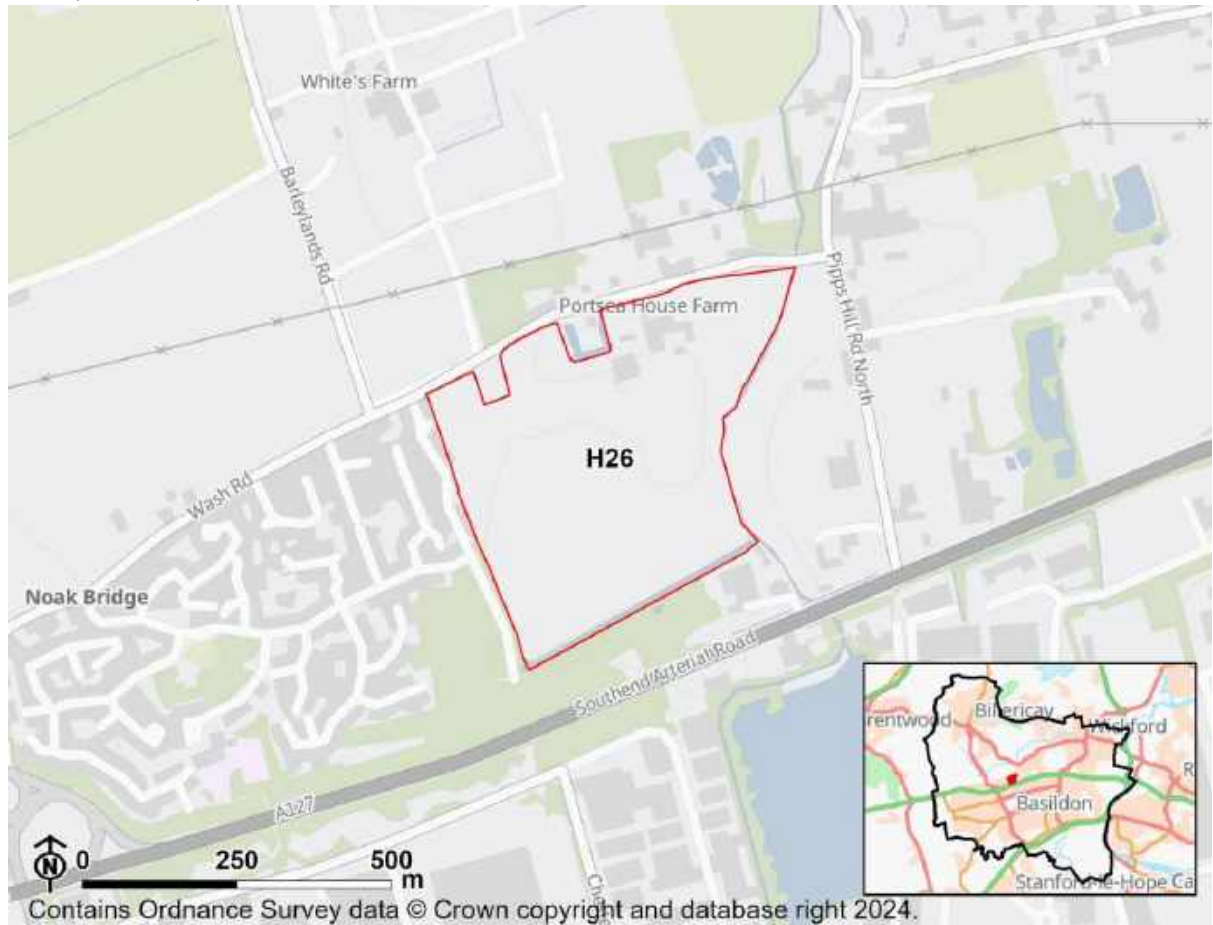
## Site ID: H25

Site is within or within 100m of the defined settlement boundary.

## Site ID: H26

Residential

Area (Hectares): 21.80



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Significant positive (++)

All housing sites contribute positively to this objective. This site is anticipated to have a significant positive effect as it is a larger housing site and/or it is within a more deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

## Site ID: H26

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor positive (+)

This site scores minor positive as it is within or adjacent to a Local Service Centre and/or it is within reasonable distance of a bus stop, railway station or cycle route.

**Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

**Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials**

Minor negative (-)

The significance of this site is on greenfield land and/or has minor effects on agricultural land and water bodies.

**Site ID: H26**

**Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change**

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

**Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change**

Significant negative (--)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

**Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity**

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

**Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage**

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

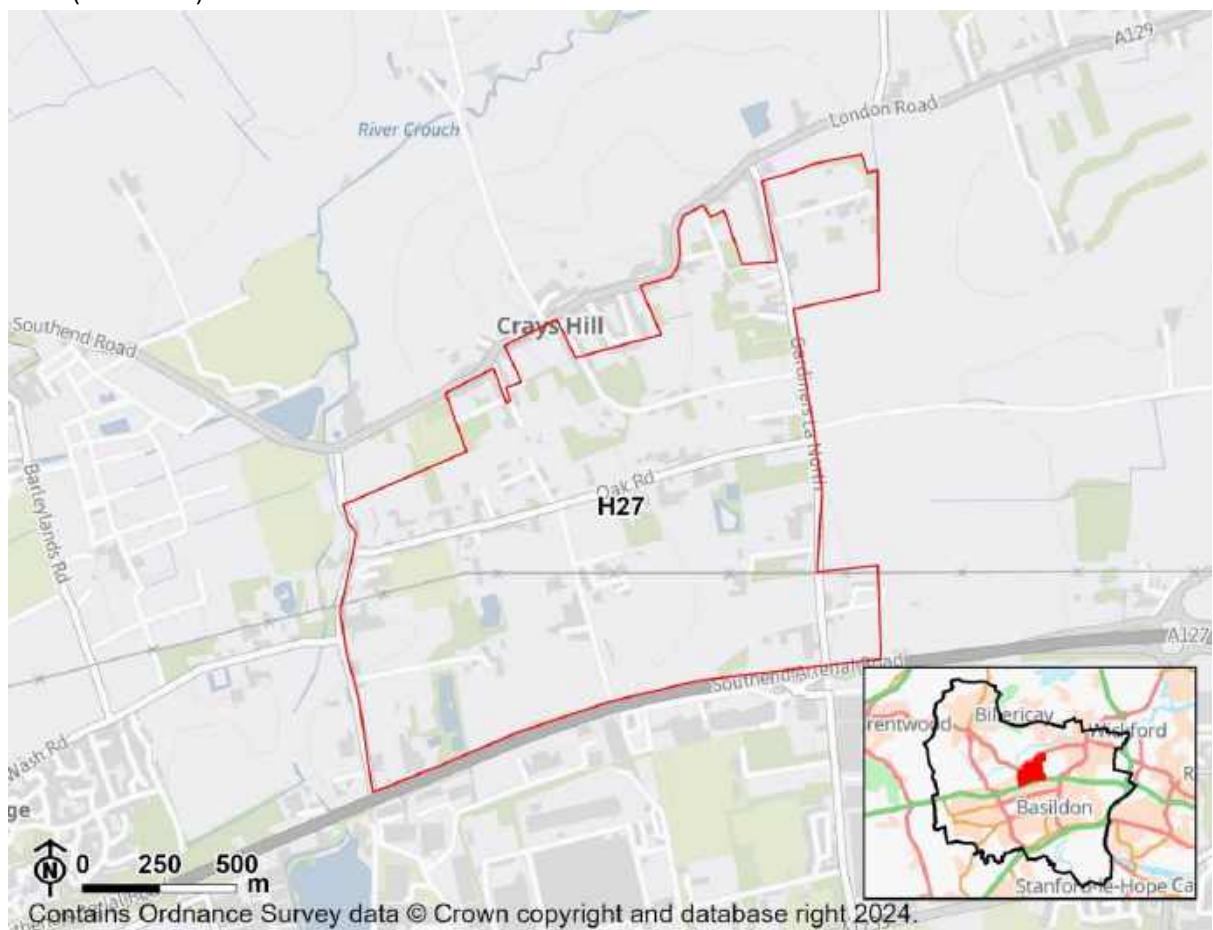
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

### Site ID: H27

Residential

Area (Hectares): 200.40



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Significant positive (++)

All housing sites contribute positively to this objective. This site is anticipated to have a significant positive effect as it is a larger housing site and/or it is within a more deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

**Site ID: H27**

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor positive (+)

This site is scored as minor positive because it is well located and/or the site is within the 20-40 percentile of LSOAs in the district for jobs density.

## Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough

Negligible (0)

This site is not within a town centre or closely located to a Local Service Centre.

## Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

## Objective 7: To promote sustainable forms of development that maintain and improve the quality of the Borough's natural resources, including minerals, soils, waters, and waste materials

significant positive (++)

The significance of this site is on brownfield land and has no effects or minor effects on agricultural land and water bodies.

**Site ID: H27**

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)



Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain significant negative (--?)

The site is within 500m of an historic asset outside of an existing settlement and/or site is within 100m of an asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

## Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

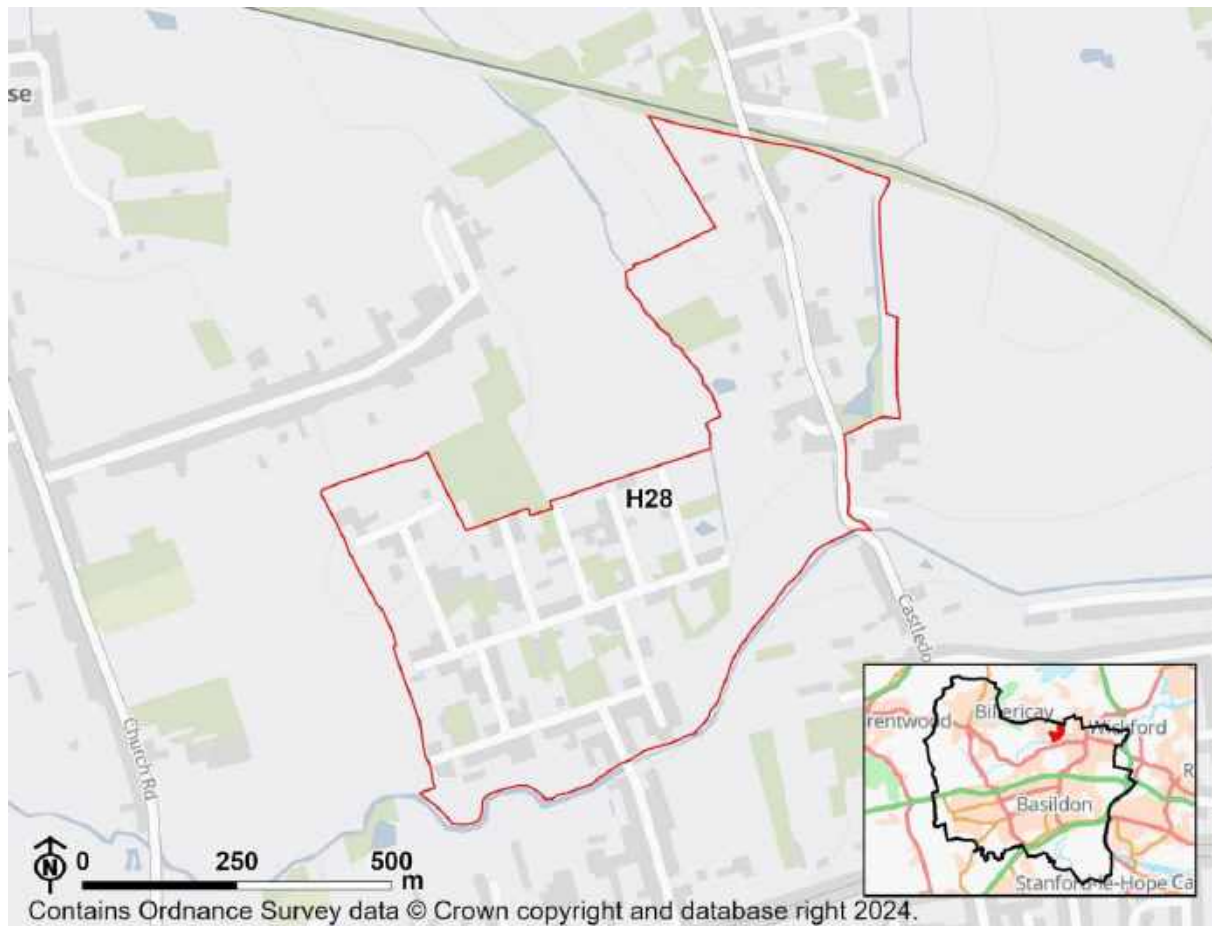
Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.

## Site ID: H28

Residential

Area (Hectares): 47.10



**Objective 1: Provide new and affordable housing to meet identified needs of the whole community, covering housing of a suitable mix and type.**

Minor positive (+)

All housing sites contribute positively to this objective. This site is anticipated to have a minor positive effect as it is a smaller housing site and/or it is within a less deprived area of Basildon.

**Objective 2: Create a safe, healthy, and inclusive living environment and encourage healthy lifestyles, improving access to local services and facilities that promote prosperity, health, well-being, recreation, and integration.**

Minor positive (+)

This site is scored as minor positive because it is in close proximity to services and/or it will not be severely impacted by noise or odour.

**Objective 3: Advance equality of opportunity and foster good relations between those who share a protected characteristic (Equality Act 2010) and those who do not.**

Uncertainty

All site options are recorded as having an uncertain effect against this objective as the effects are considered under other IIA objectives.

**Objective 4: Facilitate a prosperous and growing economy that creates a range of new jobs and improves vitality and viability of town centres**

Minor negative (-)

This site is scored as minor negative because it is less well located and/or 25% or more of the site is within one of the 20-40% most deprived areas nationally

**Objective 5: Reduce road traffic and congestion, pollution, and accidents, and promote sustainable modes of transport and efficient movement patterns in the Borough**

Minor negative (-)

This site is within 1,000 to 2,000m of a railway station and/or within 601-1,000m of a bus stop, and/or more within 401- 800m from a cycle route.

**Objective 6: Improve air quality by reducing emissions and concentrations of harmful atmospheric pollutants**

Uncertain negligible (0?)

All sites score a negligible uncertain effect against this objective (0?) at this stage.

**Objective 7: To promote sustainable forms of development that maintain and improve the quality of**

the Borough's natural resources, including minerals, soils, waters, and waste materials

significant positive (++)

The significance of this site is on brownfield land and has no effects or minor effects on agricultural land and water bodies.

Site ID: H28

## Objective 8: Climate Change mitigation - Reduce Basildon Borough's contribution to climate change

Minor negative (-)

Greater or equal to 25% of site is within an area that in a location where the current baseline annual mean concentration of a pollutant exceeds the 2021 WHO guidelines.

## Objective 9: Climate change adaptation - Reduce Basildon Borough's vulnerability to the impacts of climate change

Negligible (0)

Less than 25% or more of the site is on land with a 1 in 100-year risk of surface water flooding and/or 75% or more of the site is outside of Flood Zone 2 or 3.

## Objective 10: Value, maintain, conserve, and enhance the Borough's biodiversity and geodiversity

Significant negative (--)

1% or more of the site intersects with internationally or nationally designated site and/or more than 1% of the site intersects with a locally designated site, Priority Habitat or Ancient Woodland.

## Objective 11: Value, conserve and enhance the Borough's historic environment and cultural heritage

Uncertain negligible (0?)

The site is greater than 1km from an historic asset outside of an existing settlement and/or site is more than 250m from an historic asset within an existing settlement. All effects are scored as uncertain in the absence of a heritage impact assessment.

Objective 12: Value, conserve and enhance the Borough's landscape and townscape, ensuring development does not detract from the quality of views and local distinctiveness

Uncertain minor positive (+?)

Site is within or within 100m of the defined settlement boundary.