

Authority Monitoring Report 2022/2023

May 2024

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1. Introduction

- 1.1.1 Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by section 113 of the Localism Act 2011) sets the formal requirement that each Local Planning Authority (LPA) must prepare a Monitoring Report (AMR). Whilst Local Planning Authorities no longer need to monitor National Core Indicators, monitoring reports should, as stated in the Localism Act 2011, contain as a minimum;
- i. progress on the production of the Council's Local Plan against the Council's published timetable (the Local Development Scheme) and,
 - ii. the extent to which policies set out in their Local Development Documents are being achieved.
- 1.1.2 The detailed requirements for what a Local Planning Authority's AMR must cover is provided in Section 34 of the Town and Country Planning (Local Development) (England) Regulations 2012.
- 1.1.3 Monitoring reports must also comply with EU Legislation as set out in EU Directive 2001/42/EC which stipulates that Strategic Environmental Assessments (SEAs) are undertaken on plans and programmes to assess their environmental effects.
- 1.1.4 In the UK, Sustainability Appraisals (SA) incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the 'Strategic Environmental Assessment Regulations'), which implement the requirements of the European Directive 2001/42/EC.
- 1.1.5 The Directive requires that monitoring arrangements must be established to allow the actual significant effects of the adopted Local Plan to be tested against those predicted, and to enable appropriate remedial action to be taken if required.
- 1.1.6 The monitoring of the SA must cover all significant environmental effects as well as social and economic effects providing important feedback on the success and progress of policies in the plan and progress towards delivering sustainable development.

2. Authority Monitoring Report 2022/2023

- 2.1.1 This Authority Monitoring Report (AMR) has been produced by Basildon Borough Council, reporting on the performance of policies in the Basildon District Local Plan Saved Policies 2007 between 1st April 2022 and 31 March 2023. It was therefore prepared in accordance with the National Planning Policy Framework (NPPF) 2012 and Planning Practice Guidance.
- 2.1.2 National guidance suggests that local development monitoring should relate to the local themes and objectives and the monitoring framework identifies the policies from the Basildon District Local Plan Saved Policies 2007.
- 2.1.3 Monitoring the performance of policies and objectives is an important part of the plan-making process and is vital to monitor progress towards delivering sustainable development. The AMR serves a number of purposes, the main ones being:
- To monitor the performance of policies and assess whether they are being effective in delivering the plan's objectives; and
 - give early warning of any changes in the wider context that may influence the assumptions in the plan – such as the economic forecasts; and
 - to act as a record of the amount of development that has taken place in the Borough during the monitoring period.
- 2.1.4 The data provided in this report will help the Council to assess the effectiveness and continuing relevance of its plans and, if necessary, to trigger alterations to the plans and policies to reflect changing circumstances.

3. Contextual Indicators

Population

3.1.1 Basildon Borough has a resident population of 187,659.

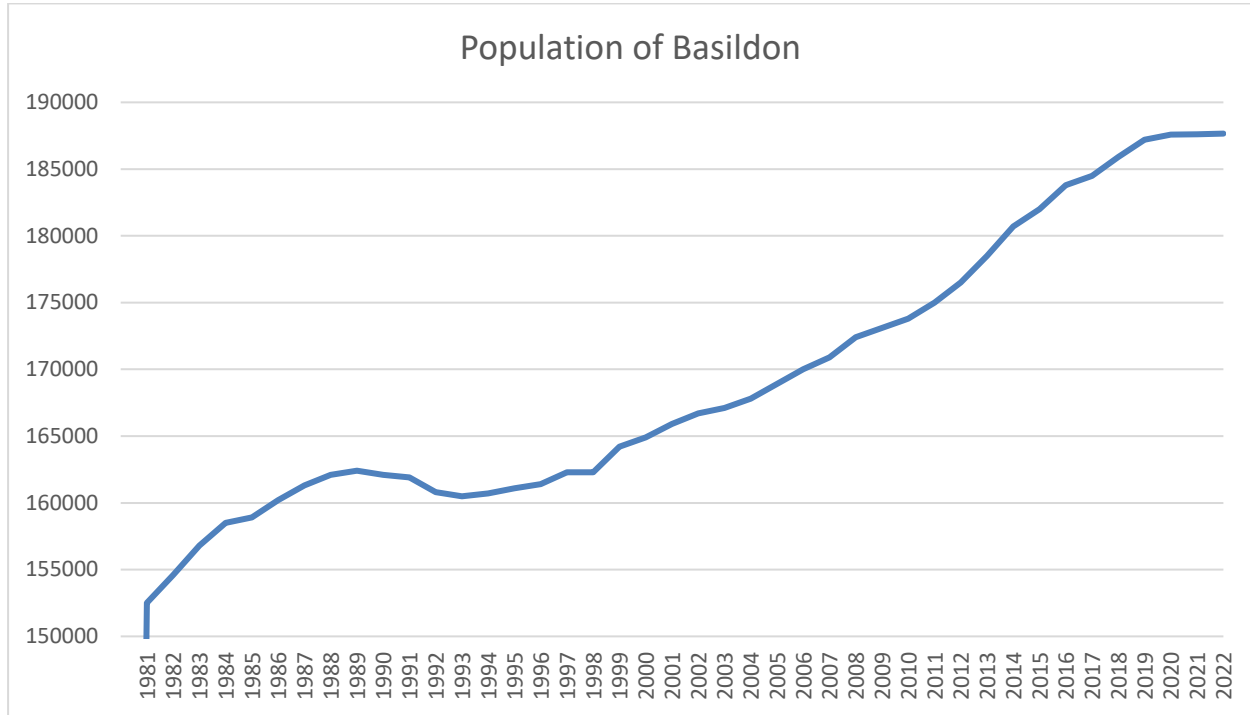
Table 1: Population Change between 1982 and 2022¹

Year	Basildon	East	Great Britain
1982	154,600	4,872,700	54,746,200
1983	156,800	4,901,600	54,765,100
1984	158,500	4,926,800	54,852,000
1985	158,900	4,963,800	54,988,600
1986	160,200	4,999,300	55,110,300
1987	161,300	5,030,800	55,222,000
1988	162,100	5,059,700	55,331,000
1989	162,400	5,070,100	55,486,000
1990	162,100	5,088,000	55,641,900
1991	161,900	5,121,100	55,831,400
1992	160,800	5,142,600	55,961,300
1993	160,500	5,154,400	56,078,300
1994	160,700	5,177,900	56,218,400
1995	161,100	5,205,700	56,375,700
1996	161,400	5,232,800	56,502,600
1997	162,300	5,266,900	56,643,000
1998	162,300	5,302,000	56,797,200
1999	164,200	5,338,700	57,005,400
2000	164,900	5,375,000	57,203,100
2001	165,900	5,400,500	57,424,200
2002	166,700	5,432,700	57,668,100
2003	167,100	5,474,100	57,931,700
2004	167,800	5,508,600	58,236,300
2005	168,900	5,562,700	58,685,500
2006	170,000	5,606,300	59,083,900
2007	170,900	5,653,500	59,557,400
2008	172,400	5,708,400	60,044,600
2009	173,100	5,751,400	60,467,200
2010	173,800	5,807,400	60,954,600
2011	175,000	5,862,400	61,470,800
2012	176,500	5,905,900	61,881,400
2013	178,500	5,951,900	62,275,900
2014	180,700	6,017,300	62,756,300
2015	182,000	6,076,000	63,258,400
2016	183,800	6,129,000	63,785,900
2017	184,500	6,168,400	64,169,400
2018	185,900	6,201,200	64,553,900
2019	187,199	6,236,072	64,903,140
2020	187,588	6,269,161	65,185,724

¹ Source: ONS midyear population estimates, Please Note: The figures show the total resident population

2021	187,600	6,334,500	65,186,000
2022	187,659	6,335,074	65,121,700

Figure 1: Population Change between 1981 and 2022

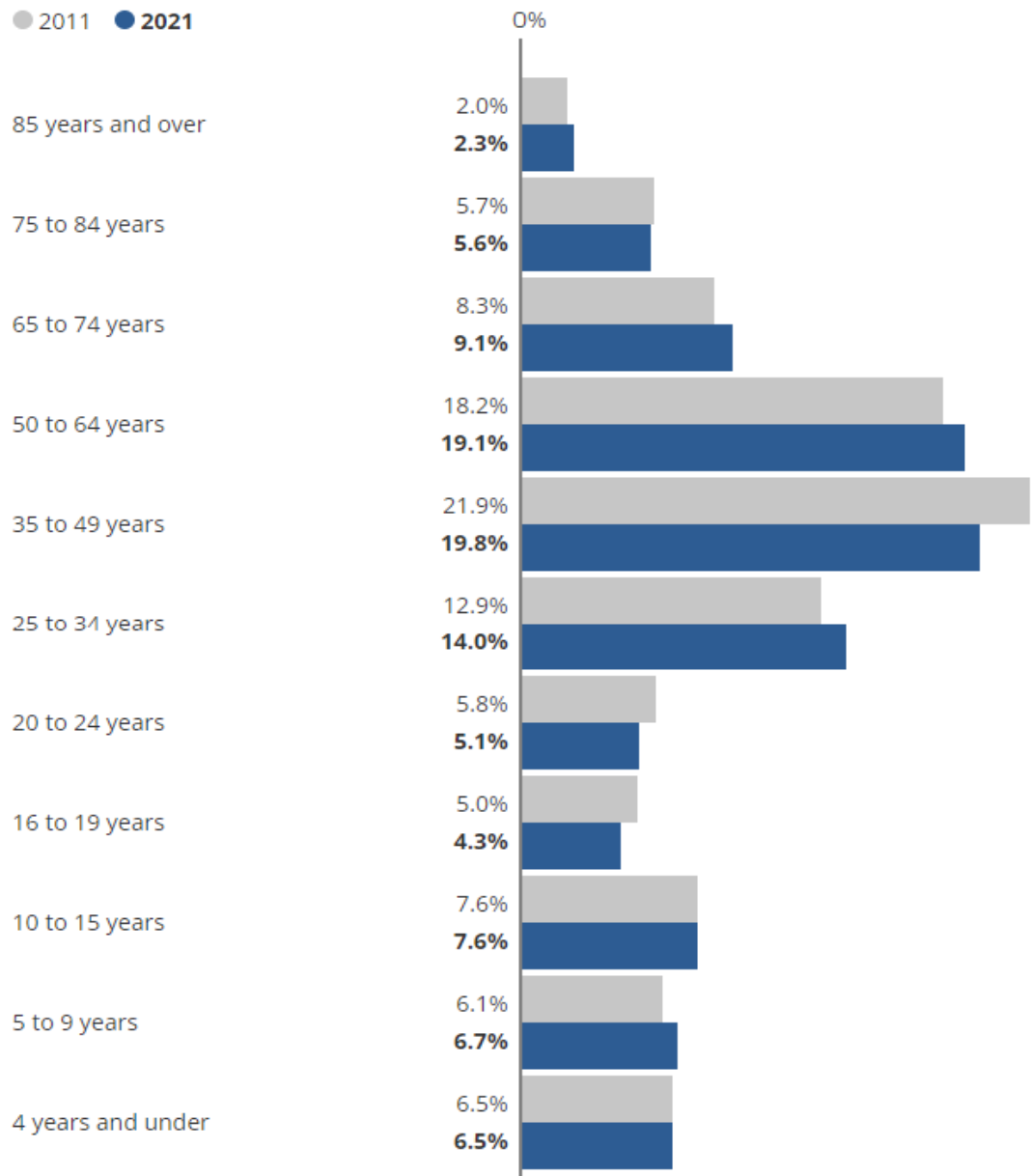


Source: ONS midyear population estimates

- 3.1.2 Basildon Borough’s resident population is 96,504 female and 91,067 male.
- 3.1.3 The median average age of the Basildon Borough population is 39 years compared to a median average age of 41 years for residents of the East of England. The predominant age band in Basildon Borough is 'Age 35-49 which represents 19.8% of the total Borough population².

² ONS Census 2021

Figure 2: Basildon Borough Population Age Structure between 2011 and 2021



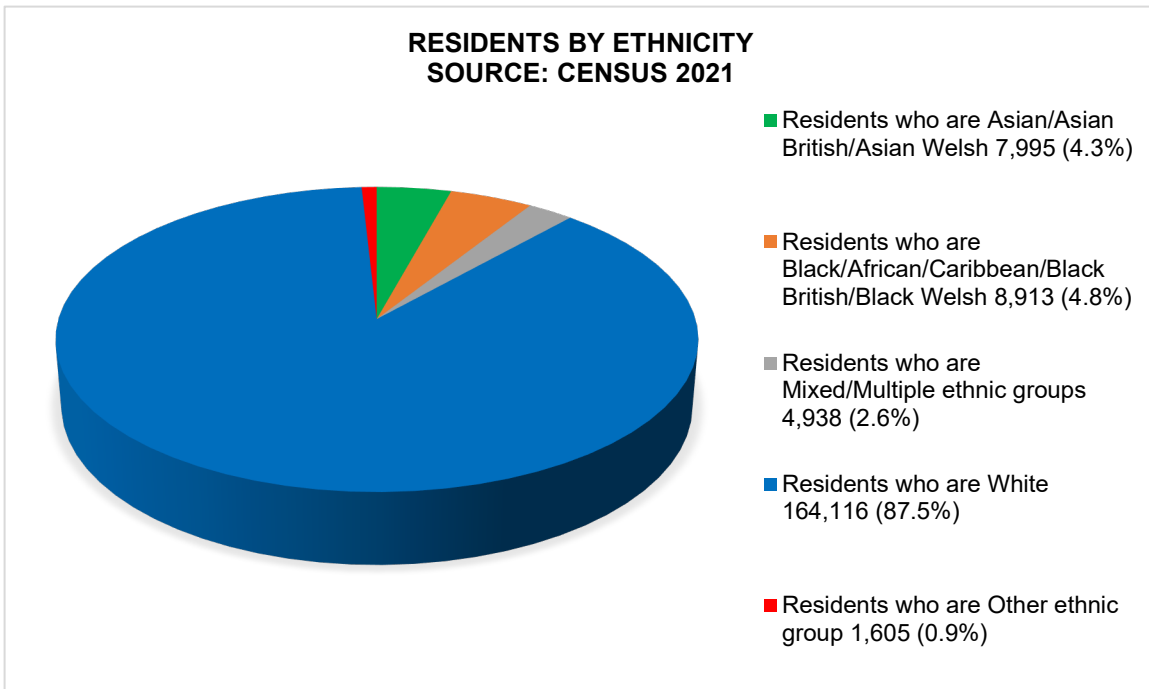
Source: Office for National Statistics – 2011 Census and Census 2021

Ethnicity

3.1.4 The largest ethnic group in Basildon Borough is residents who are White, with 87.5% of the Borough's population. That compares with a figure of 90.4% for Essex County as a whole and 86.5% for East of England.

3.1.5 The second largest ethnic group is residents who are Black, Black British, Black Welsh, Caribbean or African with 4.8% of the Borough's population. That compares with 4.2% for the county as a whole and 2.9% for East of England.

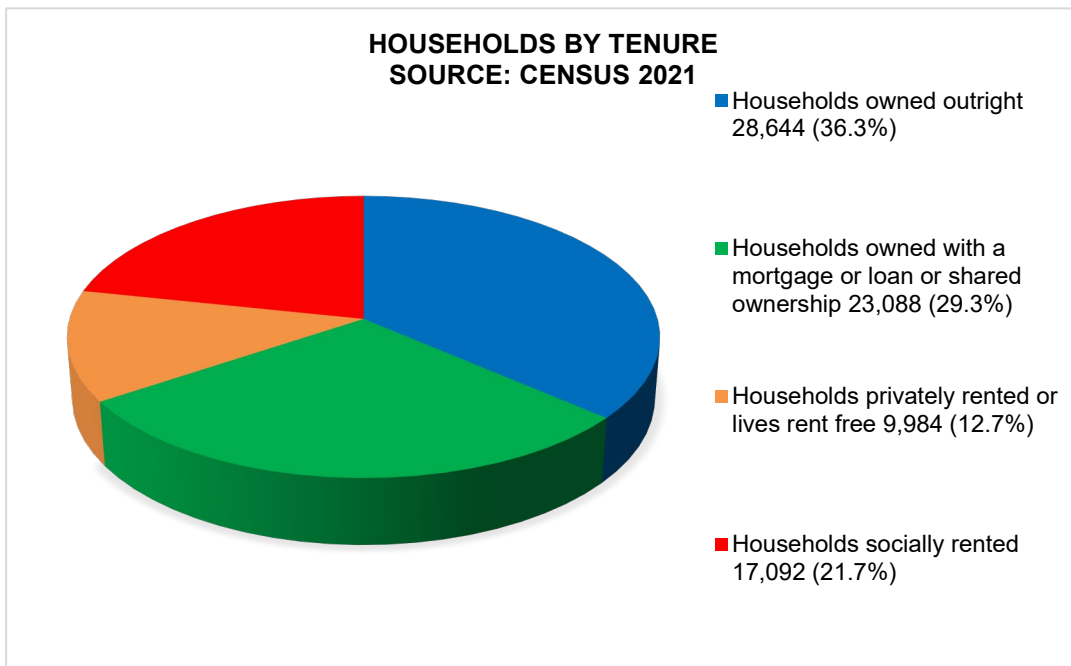
Figure 3: The ethnic split of Basildon Borough's residents



Households

3.1.6 Basildon Borough has 78,809 households, which represent 12.2% of Essex's 626,472 households. The household split by tenure in Basildon Borough is shown below.

Figure 4: Households by tenure



- 3.1.7 The largest number of households live in – ‘Households owned outright’ accommodation with 36.3% of the Borough’s households. That is equal to the Essex average of 36.3% for Essex County as a whole and higher than the East of England average of 34.6%.
- 3.1.8 The second largest number of households lives in – ‘Households owned with a mortgage or loan or shared ownership’ accommodation with 29.3% of the Borough's households. That is less than Essex and regional averages with 36.3% for Essex County as a whole and 31.6% for East of England.
- 3.1.9 Basildon Borough has 16,398 households with dependent children aged 0 to 4. That represents 21.5% of the Borough's households.
- 3.1.10 22,513 households in the Borough have dependent children of all ages. That represents 30.9% of the Borough's households.

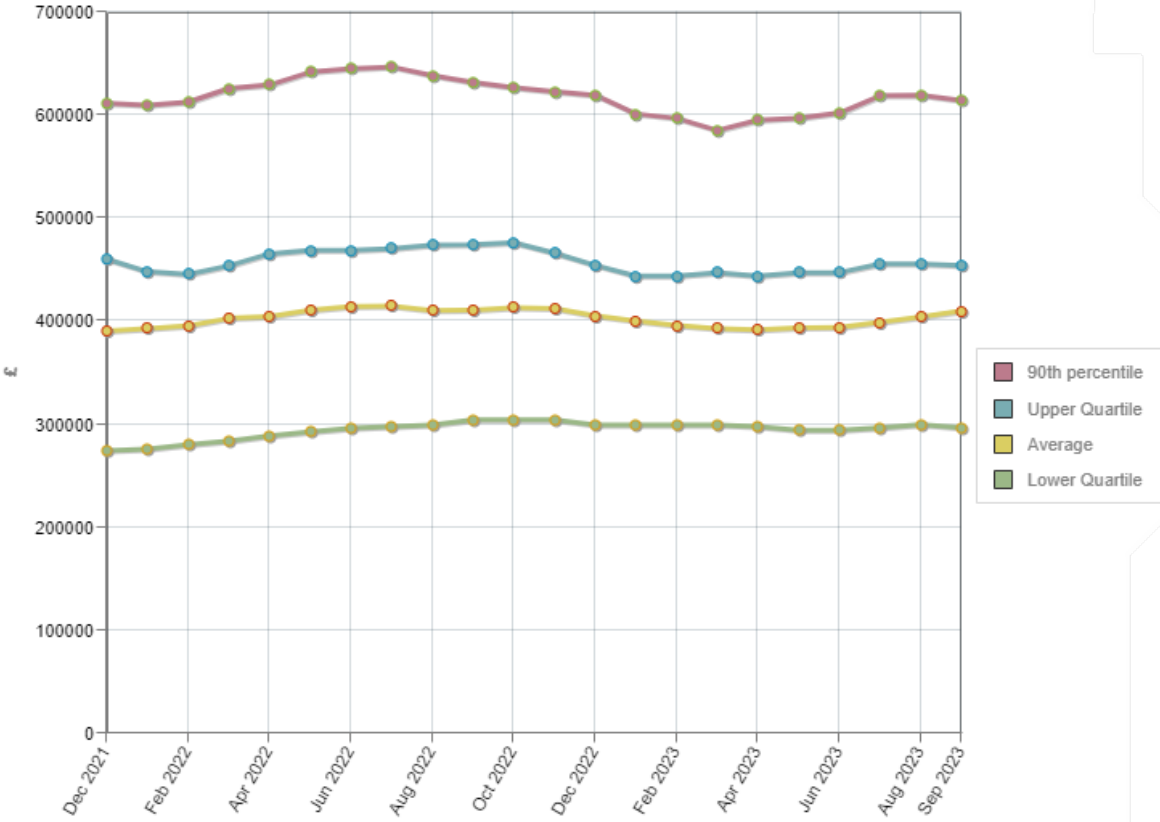
House Prices

- 3.1.11 The following house price information is based on Hometrack’s Housing Intelligence System³ which allows house prices to be viewed at a local authority, ward or super output area.
- 3.1.12 The overall average house price in Basildon Borough is £409,300 (Nov 2023) while the most recent price of a new build house was £460,875 (2021). The current trend shows that prices are continuing to increase.
- 3.1.13 The number of bedrooms is a key determinant of price, current average prices (Nov 2023) in Basildon Borough by bedrooms count and property type are as follows;
- 1 bedroom flat - £172,400
 - 2 bedroom flat - £228,700
 - 2 bedroom house - £329,900
 - 3 bedroom house - £382,700
 - 4 bedroom house - £566,800

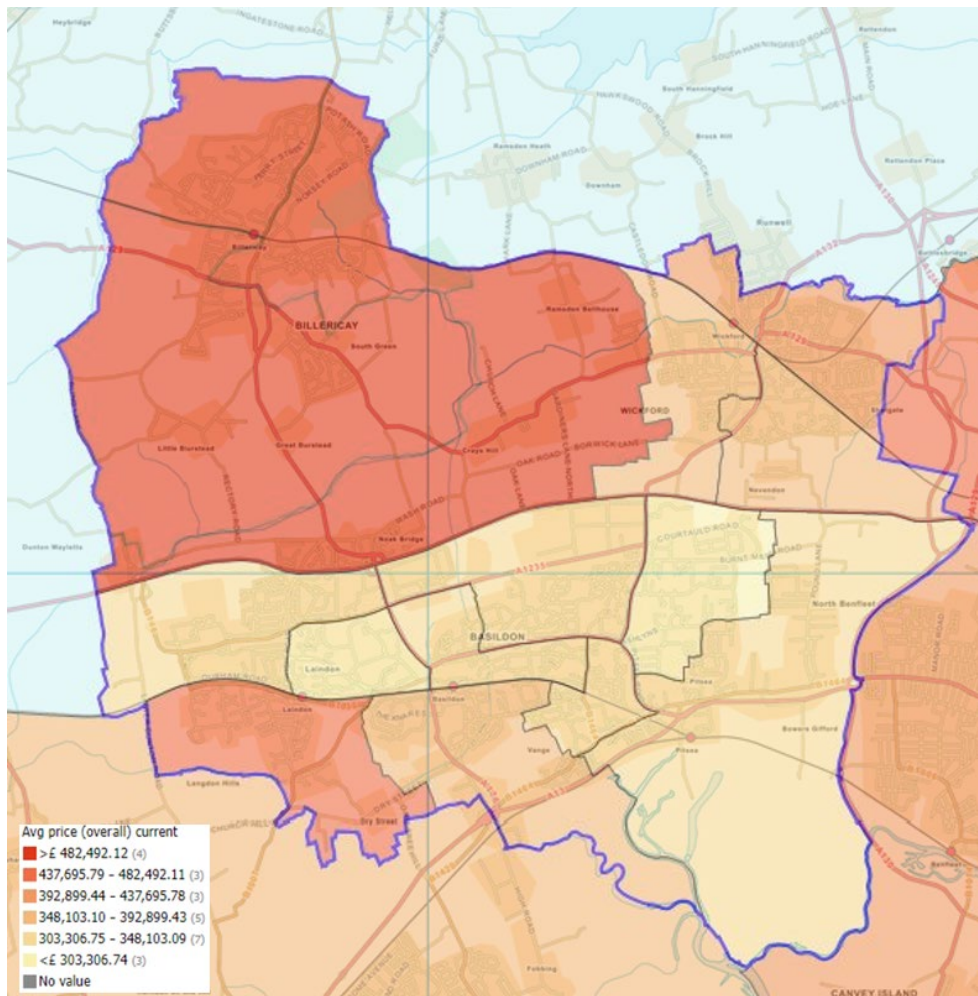
³ <https://www.hometrack.com/uk/products/market-intelligence/housing-intelligence/>

Figure 5: Graph showing average house prices in Basildon Borough

Pricing levels over time



Map 1: Average House Price by Ward



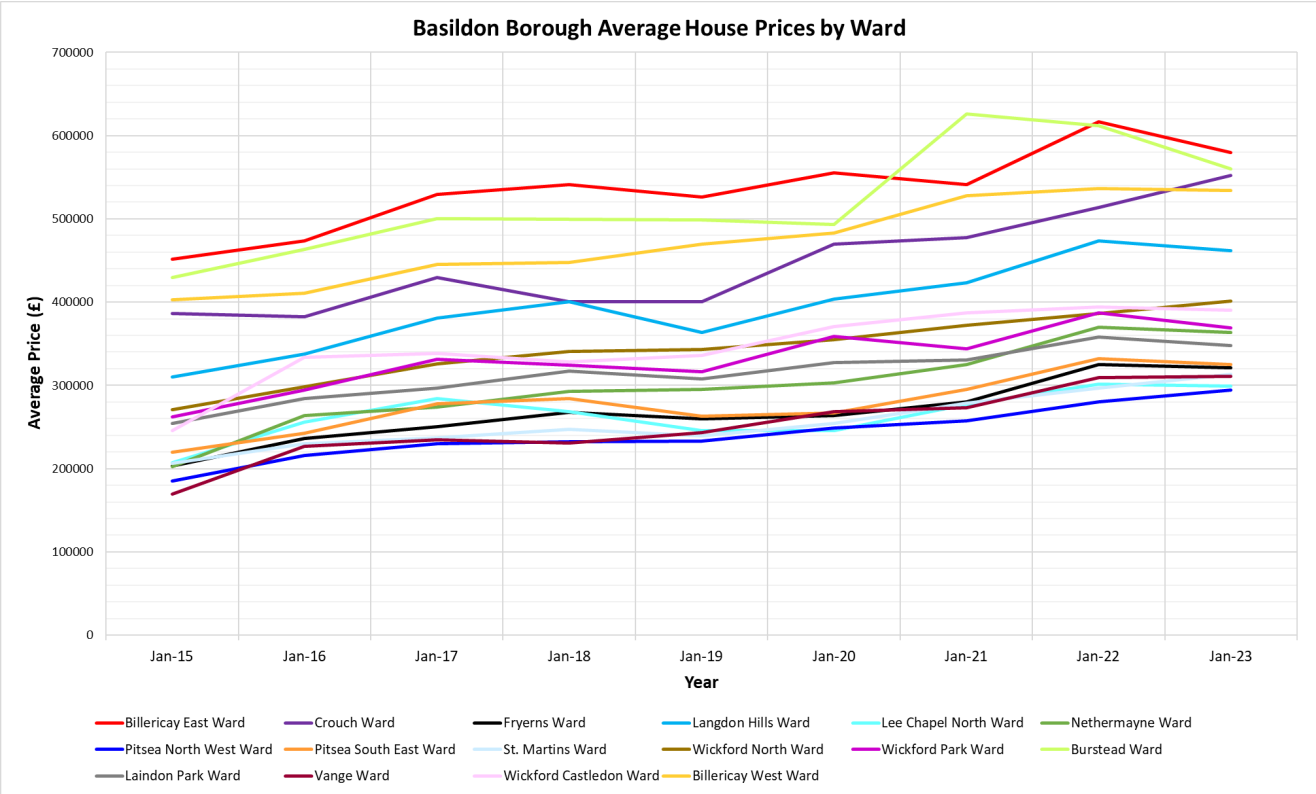
- 3.1.14 Map 1 shows the average house price distribution within the Borough, with the highest average prices in the North West of the Borough.
- 3.1.15 As of September 2023, Billericay East Ward has the highest average house price of £579,526 (Table 2) and conversely house prices in Pitsea North West Ward have the lowest average prices of £294,478.
- 3.1.16 The highest rise in average house price over the last 7 years has been in the Crouch Ward with average house prices rising by 49% between 2016 and 2023.
- 3.1.17 More detailed information on the distribution of average house prices within the Borough is available in Table 2 and Figure 6 below.

Table 2: Average House Prices (Source: Hometrack Automated Valuation Model)

Ward	Aug 2016	Aug 2017	Aug 2018	Aug 2019	Aug 2021	Aug 2022	Sep 2023	£ Increase over the last 7 years	% Increase over the last 7 years
Basildon District (B)	305,567	332,603	342,613	334,719	378,872	403,754	399,434	93,867	31
Billericay East Ward	473,098	521,625	509,021	549,976	565,738	572,387	579,526	106,428	22
Billericay West Ward	404,632	430,587	460,205	475,565	525,103	542,487	533,777	129,145	32
Burstead Ward	452,956	509,784	512,294	479,316 ⁴	601,854	615,292	559,973	107,017	24
Crouch Ward	369,888	446,143	437,230	390,272	492,391	510,754	552,045	182,157	49
Fryerns Ward	230,220	258,449	256,652	260,790	271,023	308,847	320,807	90,587	39
Laindon Park Ward	281,040	292,708	307,422	308,801	324,089	365,266	347,480	66,440	24
Langdon Hills Ward	337,626	365,143	406,992	374,761	418,500	468,157	461,917	124,291	37
Lee Chapel North Ward	227,985	277,007	267,030	245,239	269,121	279,679	299,371	71,386	31
Nethermayne Ward	249,391	254,983	274,365	279,898	317,992	371,031	363,381	113,990	46
Pitsea North West Ward	212,616	225,652	230,254	232,002	250,148	276,477	294,478	81,862	39
Pitsea South East Ward	241,433	256,310	281,183	261,423	291,596	329,138	325,418	83,985	35
St. Martin's Ward	218,570	228,168	240,365	239,338	265,838	298,071	313,014	94,444	42
Vange Ward	222,705	225,232	231,651	246,891	266,255	295,169	311,156	88,451	40
Wickford Castledon Ward	324,986	336,103	333,055	335,151	391,654	381,790	390,199	65,213	20
Wickford North Ward	283,987	311,349	324,664	366,006	376,912	375,126	401,427	117,440	41
Wickford Park Ward	281,593	312,289	316,749	319,391	361,395	395,809	369,060	87,467	31

⁴ 58 fewer property sales. This may reflect the type of properties sold.

Figure 6: Basildon Borough Wards Average House Prices



4. Local Development Scheme (LDS)

- 4.1.1 The Planning and Compulsory Purchase Act 2004 (as amended) requires that all Local Planning Authorities publish and maintain a Local Development Scheme (LDS). The LDS's role is to set the timetable for preparing any documents which make up the Development Plan for the Borough.
- 4.1.2 At a full council meeting on the 17 November 2022, the Council adopted the Local Development Scheme (LDS) 2022 – 2027 as the timetable for preparing the Local Plan. The adopted LDS and estimated timescale is shown in Table 3.

Table 3: Local Development Scheme: 2022 to 2027

Stage	Estimated Timescale
Issues and Options Consultation (Regulation 18)	Q2 2023
Draft Local Plan Consultation (Regulation 18)	Q3 2024
Publication Local Plan (Regulation 19)	Q4 2025
Submission to Secretary of State (Regulation 22)	Q2 2026
Independent Examination, including hearings, commence (Regulation 24)	Q4 2026
Recommendation from the Independent Examiner (Regulation 25)	Q3 2027
Adoption of the Local Plan (Regulation 26)	Q4 2027

- 4.1.3 The 'Call for Sites' was approved by full cabinet on 22 September 2022. The Call for sites ran for a period of 8 weeks from the 19th October 2022 to the 14th December 2022, submissions received are expected to be assessed in 2023 and will feed into the evidence base for the new local plan.
- 4.1.4 The first milestone outlined in the LDS is a Regulation 18 Issues and Options consultation. The Issues and Options Consultation was launched for ten weeks from the 27th June 2023 to the 5th September 2023, representing the first steps towards preparing a new Local Plan. The Council will analyse the results which will be used to inform the development of a new Draft Local Plan.
- 4.1.5 We will report to Cabinet on the Consultation findings in early 2024.

5. Duty to Co-operate

- 5.1.1 The Localism Act 2011 requires Local Planning Authorities (LPA) to co-operate with each other and with other public bodies to address those planning issues that are strategic in their area.
- 5.1.2 The Act requires LPAs to “engage constructively, actively and on an on-going basis” to develop strategic policies and consider joint approaches to plan making where appropriate. The Duty to Co-operate came into effect on 15th November 2011.
- 5.1.3 The Town and Country Planning (Local Planning) (England) Regulations 2012 require that the local planning authority’s monitoring report must give details of what action has been taken during the monitoring period to satisfy the Duty to Co-operate.
- 5.1.4 A significant element of this engagement has occurred at the South Essex level. Historically, Basildon Borough has formed part of the five authorities making up Thames Gateway South Essex; now referred to as part of the Thames Estuary Growth Area. South Essex has been confirmed as a Housing Market Area through work on the South Essex Housing Needs Assessment (SEHNA). As a consequence of work on the Castle Point New Local Plan, it was agreed through a Memorandum of Understanding signed by the relevant Leaders and Chief Executives in February 2017 that the Council would work with these other South Essex authorities on a Joint Strategic Planning Framework. Since that time, work has been undertaken at a Leader and Chief Executive level to prepare a *South Essex 2050 Vision* that provides an aspirational framework for better joint working across South Essex, but which now also incorporates Brentwood Borough to the west. An Association of South Essex Local Authorities (ASELA) has also been formed, the Memorandum for which was signed in January 2018, and various workstreams are now being progressed under that arrangement. In 2023 the Leaders and Chief Executives agreed to refresh the identity for the partnership which is now known as South Essex Councils (SEC).
- 5.1.5 A key workstream in relation to plan-making is the preparation of the South Essex Plan, which will be a non-statutory document covering the authorities comprising the South Essex Councils. The South Essex Plan will be a non-statutory development plan which will inform key planning decisions. It will not replace each authority’s own local plans but will provide the overarching spatial strategy, level and distribution of housing and employment land to be provided across the area, and will also identify the strategic infrastructure required to deliver the growth. Each authority’s local plan will then need to align with the South Essex Plan.
- 5.1.6 The South Essex Plan will cover a 20 year period but will sit within the context of the South Essex 2050 Vision. It will provide for sustainable growth up to 2038 and lay the foundations for further sustainable growth and investment to 2050. It will also provide the framework for the six South Essex local authorities to prepare their more detailed Local Plans.

- 5.1.7 At this stage there is no confirmation from the Joint Committee of the South Essex Councils on its intention to continue work on the Joint Strategic Plan. Progression of local plans in the South Essex area is currently the priority. This may change if joint strategic planning becomes a mandatory part of the development plan system.
- 5.1.8 The Joint Officer Group (JOG) continues to provide an important forum for our Duty to Cooperate obligations, and the continued joint commissioning of local plan evidence.
- 5.1.9 The evidence that has been prepared for the joint strategic plan can be used individually by Local Planning Authorities in the preparation of their local plans should they consider it appropriate to do so.
- 5.1.10 There are also workstreams around an Industrial Strategy and Infrastructure which will complement the planning work. It is widely acknowledged, that only through joint-working, will the appropriate scale of infrastructure that will enable the full growth required in South Essex, to be secured and delivered sustainably. It is therefore anticipated that the South Essex Plan will provide the mechanism through which any unmet housing need from Basildon Borough or the wider sub-region can be addressed in a more holistic way. On an Essex-wide level the Essex Planning Officers Association (EPOA) has been working across Essex to develop shared evidence base work such as the Greater Essex Growth and Infrastructure Framework (GIF), the Essex Unmet Housing Need Protocol and the accommodation needs of Gypsies and Travellers. This will be expanded to ensure that the need for transit sites can be addressed.
- 5.1.11 The Duty to Cooperate remains an on-going process that will occur throughout preparation of the Basildon Borough Local Plan, the South Essex Plan and beyond, and the Council will continue to engage with relevant bodies and partners.

6. Neighbourhood Plans

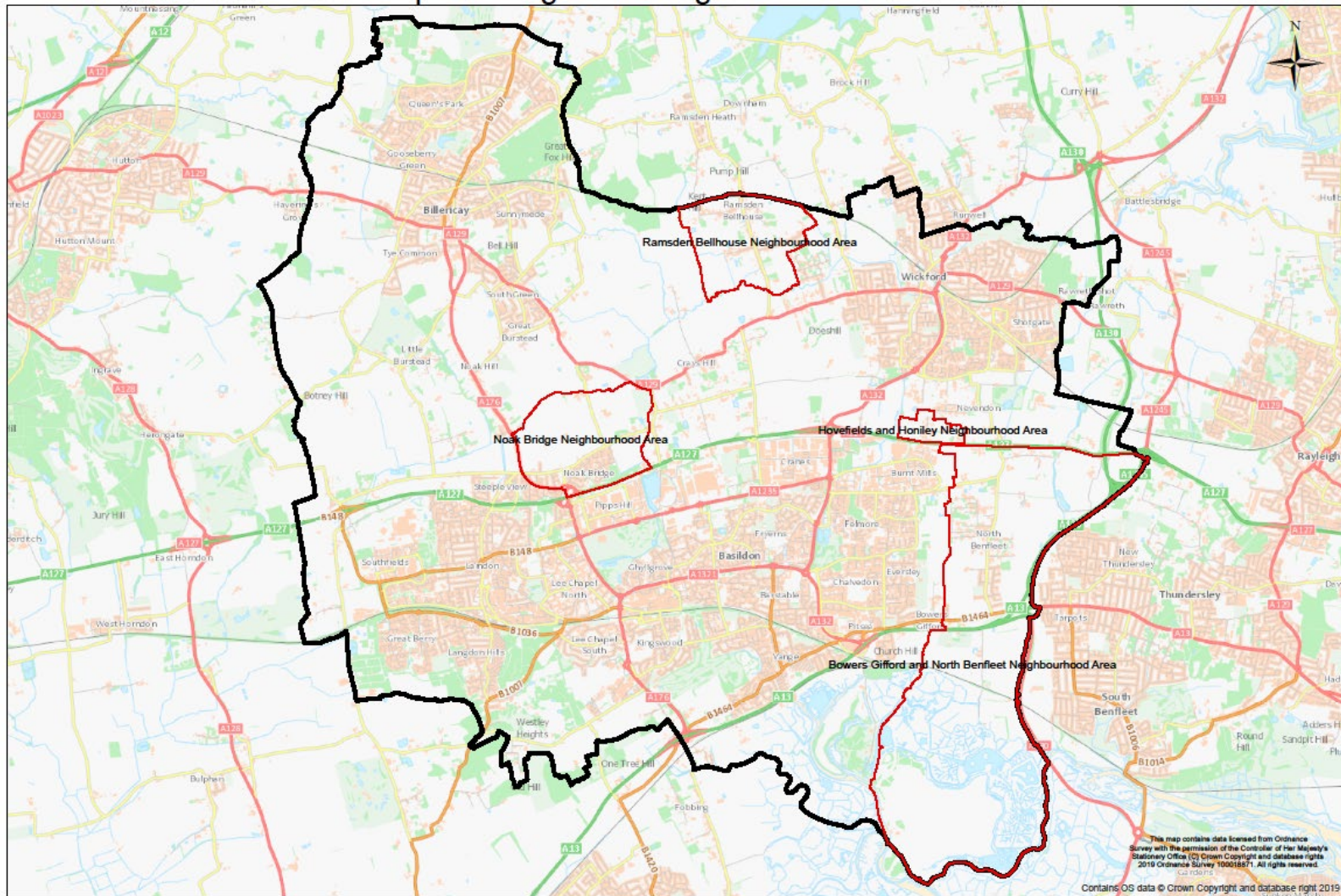
- 6.1.1 The Localism Act 2011 introduced new rights and powers which allow local communities to shape how their local areas develop and change by preparing Neighbourhood Development Plans (NDPs). They can be prepared by town, village or parish councils or by 'neighbourhood forums' in unparished areas, and must be in conformity with the Local Plan for the area.
- 6.1.2 Neighbourhood Plans are about developing land in a way that is sympathetic to the needs of local stakeholders and for giving local people a greater say in where new development should go and what it should look like. Once plans are adopted they will become a material consideration when making decisions on planning applications.
- 6.1.3 There are currently no adopted Neighbourhood Development Plans or Neighbourhood Development Orders in the Borough. However the Council has formally designated 4 neighbourhood areas in the Borough and the details are available in the table below. The Hovefields and Honiley Neighbourhood forum designation expired on 5th May 2021, the forum confirmed they would not be making an application for redesignation.

Table 4: Designated Neighbourhood Areas

Designated Neighbourhood Areas	Neighbourhood Planning Body	Date designated	Formal stage reached in neighbourhood plan preparation
Bowers Gifford and North Benfleet Neighbourhood Area.	Bowers Gifford and North Benfleet Parish Council	18 July 2016	Plan preparation in progress
Hovefields and Honiley Neighbourhood Area	Hovefields and Honiley Neighbourhood Forum.	25 May 2016	Forum expired on 25 May 2021
Ramsden Bellhouse Neighbourhood Area.	Ramsden Bellhouse Parish Council	29 August 2018	Plan preparation in progress
Noak Bridge Neighbourhood Area	Noak Bridge Parish Council	22 November 2018	Regulation 14 Pre-Submission consultation

- 6.1.4 Designated Neighbourhood Areas within the Borough can be viewed on Map 2.

Map 2: Designated Neighbourhood Areas



Basildon Council
MAY 2014 - REVISED 03-2015

0 0.5 1 2 3 4 Miles

1:50,254

Map 2: Designated Neighbourhood Areas within the Borough

7. Protecting and Enhancing the Quality of the Local Environment

Strategic Objective Aims

Enhance the quality of the Borough's natural, historic and built environment through spatial planning and design, conservation of heritage assets, and the improvement of the character and appearance of its landscapes, including green corridors, to secure the future of the Borough's distinctiveness and sense of place.

Protect, conserve, increase and positively manage the Borough's biodiversity resources through the protection, renewal and creation of habitats and green infrastructure opportunities.

Area of open space provision

- 7.1.1 This indicator monitors the total of area of open space provision within the Borough.
- 7.1.2 There was no net change in the amount of open space provision in the Borough.

Sites of Special Scientific Interest (SSSI)

- 7.1.3 The set of indicators in table below monitor the health and condition of the Borough's Sites of Special Scientific Interest (SSSI)

Table 5: Sites of Special Scientific Interest

SSSI	Area (ha)	% of site in a favourable condition	% of site in a Unfavourable - Recovering	% of site in a Unfavourable - No change	% of site in a Unfavourable - Declining	Latest Assessment Date
Langdon Ridge	345.09	19.50%	80.50%	0%	0%	27/06/2018
Mill Meadows, Billericay	6.8	0%	100%	0%	0%	23/06/2011
Norsey Wood	65.62	100%	0%	0%	0%	21/10/2010
Pitsea Marsh	92.34	54.90%	45.10%	0%	0%	07/07/2015
Vange & Fobbing Marshes	167.3	8.46%	91.54%	0%	0%	14/10/2015

Local Wildlife Sites

- 7.1.4 The set of indicators in the table below monitor the health and condition of the Borough's Local Wildlife sites.
- 7.1.5 Adjustments have been made following confirmation of the Langdon Ridge SSSI in 2019.

	Total number of sites	Total area (ha)	LoWS under positive management	LoWs in decline	Latest Assessment Date
Local Wildlife sites (LoWs) in the Borough	49	888.1	44% (24 sites) under positive management (No update available due to Covid-19 pandemic)	18% (9 sites) Declining; of which 76% are stable and 2% are improving. One site is both stable and declining, 2%, due to multiple habitats; one site is unknown status also 2%.	2020

Ancient Woodland

- 7.1.6 This indicator monitors the number of and area covered by Ancient woodland in the Borough.

	Number of Ancient Woodlands	Ha of Ancient Woodland
Ancient Woodlands either within or Adjoining the Borough	19	248.91

8. Improve the Quality and Value of the Green Belt

Strategic Objective Aims

Ensure the Borough's Green Belt continues to serve its purposes, whilst accommodating Objectively Assessed Needs.

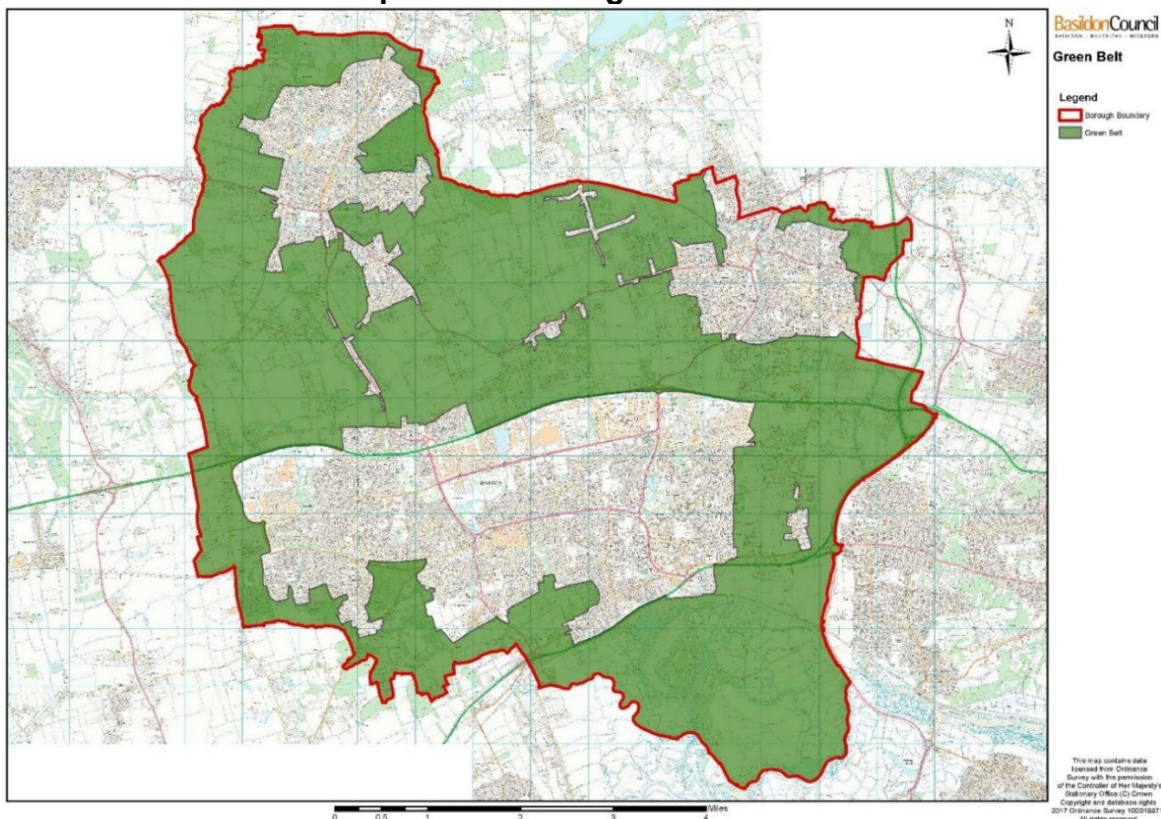
Pro-actively manage the use of land in the Green Belt so that it benefits local communities.

Continue to enforce against unauthorised development.

Green Belt Land

- 8.1.1 Basildon Borough is a Green Belt Authority and is made up of 6,950ha (63%) Green Belt and 4,094ha (37%) Urban Area. The Green Belt surrounds the Borough's main towns of Basildon to the south of the Borough, Billericay to the northwest and Wickford to the northeast. There are also three serviced villages within the Borough which are surrounded by Green Belt.

Map 3: The Borough's Green belt



Proactively manage the use of land in the Green Belt

- 8.1.2 The countryside is an important recreational resource, providing facilities for the general needs of local residents, and also for those activities in popular demand requiring extensive areas of land.
- 8.1.3 Recreation and leisure functions which include sports and leisure centres, parks, open spaces, playing pitches and other facilities play an essential role in people's health and well-being by promoting active lifestyles. It is therefore important that adequate open space and leisure facilities are available throughout the Borough in order to pro-actively influence how people use and access such facilities.
- 8.1.4 There are currently 815 hectares of open space located in the Green Belt and the Council will seek to protect, enhance and maintain it for use as open space, sports and recreational facilities.
- 8.1.5 Many areas of countryside also provide opportunities for leisure pursuits which are not organised, such as walking, picnicking or general relaxation. These are generally known as informal recreation activities.
- 8.1.6 It would not, however, be appropriate to encourage informal recreation in all parts of the countryside, but only where it would not conflict with the primary function of the land, e.g. for agriculture, or the need to protect sensitive locations. Informal recreation will, therefore, be encouraged where it is compatible with the character of the countryside and further public access can be accommodated without harm to the area.

9. Minimise our Impact on the Environment

Proportion of dwelling completions on brownfield sites

- 9.1.1 This indicator monitors the council's commitment to minimise the impact on the environment by utilising previously developed land in the urban areas where it is suitable for development purposes.

	Net Completions on greenfield sites 2022/23	Net Completions on brownfield sites 2022/23	Net completion 2022/23	% of dwelling completions on brownfield sites 2022/23
Basildon Borough	31	193	224	86.2%

Proportion of dwellings completed at densities of 30 duph or more

- 9.1.2 Building at higher densities in urban areas reduces the amount of greenfield land that has to be developed on and also reduces travel distances leading to less carbon emissions. Building at higher densities in urban areas therefore minimises the impact on the environment and this indicator monitors the council's use of this initiative in housing development in the Borough.

	Net Completions at density of 30duph or more 2022/23	Net completion 2022/23	% of dwelling completions at density of 30duph or more 2022/23
Basildon Borough	129	206	57.6%

Brownfield Land Register

- 9.1.3 The council's commitment to minimise the impact on the environment by utilising previously developed land in the urban areas is further demonstrated by the Council publishing a Brownfield Land Register Part 1 as required by the Town and Country Planning (Brownfield Land Register) Regulations 2017. The Brownfield Land Register Part 1 is available to view on the Council's website⁵.

⁵ <http://www.basildon.gov.uk/article/6342/Brownfield-Land-Register-BLR>

10. Creating Vibrant and Thriving Town Centres

Strategic Objective Aims

Maintain Basildon Town Centre's role as a Regional Centre by ensuring it contributes to the Borough's overall growth targets and becomes the prime focus for new retail and leisure developments.

Conserve the distinct identities of the Borough's other town centres, whilst improving their local community roles and functions through mixed-use developments that provide a better range of shopping, leisure, educational and employment opportunities, alongside an enhanced transport infrastructure and public realm.

- 10.1.1 These indicators assess the health of town centres across the Borough and the performance of town centre policies that have been set through the Local Plan.
- 10.1.2 This should ensure that the Borough's town centres remain competitive and continue to support its communities, accommodate its growing population, and create town centre employment opportunities, services, leisure and civic amenities.
- 10.1.3 The monitoring of the indicators should also trigger early warning signs of the need to reimagine the design and function of our town centres in the face of changing economic conditions or changing social or shopping habits.

Table 6: Net additional square metres of retail floor space

	Square metres of retail floor space Completed 2022/2023	Square metres of retail floor space losses 2022/2023	Net additional square metres of retail floor space 2022/2023
Basildon TC	0	0	0
Billericay TC	0	0	0
Pitsea TC	0	0	0
Laindon TC	0	0	0
Wickford TC	0	0	0
Outside Town Centres	379.6	189.6	190
Total	379.6	189.6	190

- 10.1.4 The above set of indicators monitor completed retail floor space within the Borough.
- 10.1.5 There was an overall net gain of retail floor space of 190sm over the period 1 April 2022 – 31 March 2023 in the Borough.
- 10.1.6 In addition, the council expects improvements in Basildon Town Centre to continue as the regeneration of the town centre progresses.

Dwellings completions per annum within town centres

10.1.7 The Council will aim to optimise the use of previously developed land in the urban areas where it is suitable for development purposes. Residential development within the town centres will contribute to meeting housing demand within the Borough while utilising previously developed land and at the same time introducing vitality and viability by introducing a town centre resident population. More people living in the town centre means more support for retail, service and leisure uses in the town centre and the introduction of a town centre resident population is a key component to the success of all the town centre regeneration projects.

10.1.8 The indicator below monitors dwelling completions within town centres.

Table 7: Town Centre Dwelling Completions 2022/23

Town Centre	Gross completions 2022/23	Losses 2022/23	Net dwelling Completions
Basildon TC	0	0	0
Billericay TC	3	0	3
Pitsea TC	0	0	0
Wickford TC	0	0	0
Laindon TC	0	0	0

10.1.9 There were 3 net dwelling completions in 2022/23 in Billericay Town centre and no net dwelling completions in Wickford Town centre.

10.1.10 Laindon Town centre will be undergoing extensive regeneration work from 2018 involving the demolition of various existing buildings that will deliver a brand new high street, a new public realm, NHS health centre and 224 residential units. Redevelopment will provide new shops, offices and a much more appealing environment for shoppers with an improved public realm and introduce a resident population within the Town centre.

Table 8: Town Centre Dwelling Completions Since 2014

Town Centre	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Total Completions Since 2014
Basildon TC	141	314	255	51	87	20	0	95	0	963
Billericay TC	5	3	13	0	0	1	23	1	3	49
Pitsea TC	0	0	0	0	0	0	0	0	0	0
Wickford TC	0	44	16	5	0	8	26	34	0	133
Laindon TC	0	0	0	0	0	0	0	14	0	14

10.1.11 There have already been some dwelling completions since 2014 that contribute to the total housing need for the Borough. 963 have been completed in Basildon Town Centre, 49 in Billericay Town Centre, 14 in Laindon Town Centre and 133 in Wickford Town Centre.

11. Strengthening the Competitiveness of the Local Economy

Strategic Objective Aims

Maintain the Borough's position as a sub-regional economic hub by providing enough land, in suitable locations, with supporting infrastructure to accommodate business needs, both big and small, and support the diversification of the Borough's employment sector mix.

Improve the robustness of the local economy by ensuring opportunities to maintain and enhance business support programmes, access to early, primary, secondary, further & higher education and skills training are available to improve investor confidence in locating to or remaining in the Borough.

Promote the Borough on a local, national, European and international scale as an attractive base for businesses.

- 11.1.1 In order to ensure that employment levels within the Borough are maintained and increased, it is important to monitor both loss and provision of new employment space.
- 11.1.2 The set of indicators below monitor the provision of employment floor space within the Borough. In September 2020, changes were made to employment use classes creating two new classes E and F. Class E-Commercial, Business and Services, broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e). Class F-Local Community and Learning covers uses previously defined in the revoked classes D1, 'outdoor sport', 'swimming pools' and 'skating rinks' from D2(e), as well as newly defined local community uses.

Table 9: Employment Floorspace gains in 2022/2023

Use Class	Gain from Non-employment space	Change/ Gain from other employment space	Gain from Vacant Underutilised Land(m2)	Total Floor space Gain(m2)
B2 General Industrial	0	553.5	0	553.5
B8 Storage or distribution	0	4,666	373.9	5039.9
E and Flexible use	0	9,033	429	9,462
Other Use (including F.1 and F.2)	0	37.9	680	717.9
Total	0	14,290.4	1,482.9	15,773.3

- 11.1.3 Basildon Borough has a thriving economy and has a great heritage in advanced manufacturing and engineering and is home to international names such as Ford Motor Company Ltd, Leonardo, Konica Minolta, Costa Coffee, IVECO and New Holland Agriculture.

11.1.4 The Borough's strategic position close to London and transport links close to the Thames docks provides an excellent location for business and industry.

Table 10: Employment Floorspace lost in 2022/2023:

Use Class	Loss to Non-employment space	Change/ loss to other employment space	Total Floorspace Loss(m2)
B2 General Industrial	0	180	180
B8 Storage or distribution	0	2,041.6	2,041.6
E and Flexible use	0	1802.1	1802.1
Other Use (including F.1 and F.2)	0	0	0
Mixed (B1/B2/B8) ⁶	0	12,518	12,518
Total	0	16,541.7	16,541.7

11.1.5 There was an overall net loss of 768.4m² employment floorspace in the borough during 2022/23 as highlighted in Table 11. This is due to the recorded loss of the employment area at Gilbarco Ltd.

Table 11: Net Employment Provision in 2022/23

Use Class	Total Floorspace Gain(m2)	Total Floorspace Loss(m2)	Net Employment Floorspace 2022/23
B2 General Industrial	553.5	180	373.5
B8 Storage or distribution	5,039.9	2,041.6	2,998.3
E and Flexible use	9,462	1802.1	7,659.9
Other Use (including F.1 and F.2)	717.9	0	717.9
Mixed (B1/B2/B8)	0	12,518	-12,518
Total	15,773.3	16,541.7	-768.4

Table 12: Employment Floorspace Provision by Employment Area 2022/23

Employment Area	Loss to Non-employment space (m2)	Gain from Non-Employment space(m2)	Gain from employment space(m2)	Gain from Vacant Underutilised Land(m2)
Basildon Town Centre	0	0	0	0
Billericay Town Centre	0	0	9	0
Burnt Mills	0	0	483	0
Cranes Industrial Estate	0	0	2,854	0
Festival Leisure Park	0	0	0	0
Ford Technical	0	0	0	0
Laindon North	0	0	0	0

⁶ This refers to application reference: 17/01605/FULL, Gilbarco Ltd, Crompton Close, Basildon, Essex, SS14 3BA.

Laindon Town Centre	0	0	0	0
Pipps Hill	0	0	0	0
Pitsea Town Centre	0	0	0	0
Radford Way	0	0	0	0
Wickford Business Park	0	0	0	0
Wrexham Road	0	0	0	0
Total	0	0	3,337	0

Unemployment rates

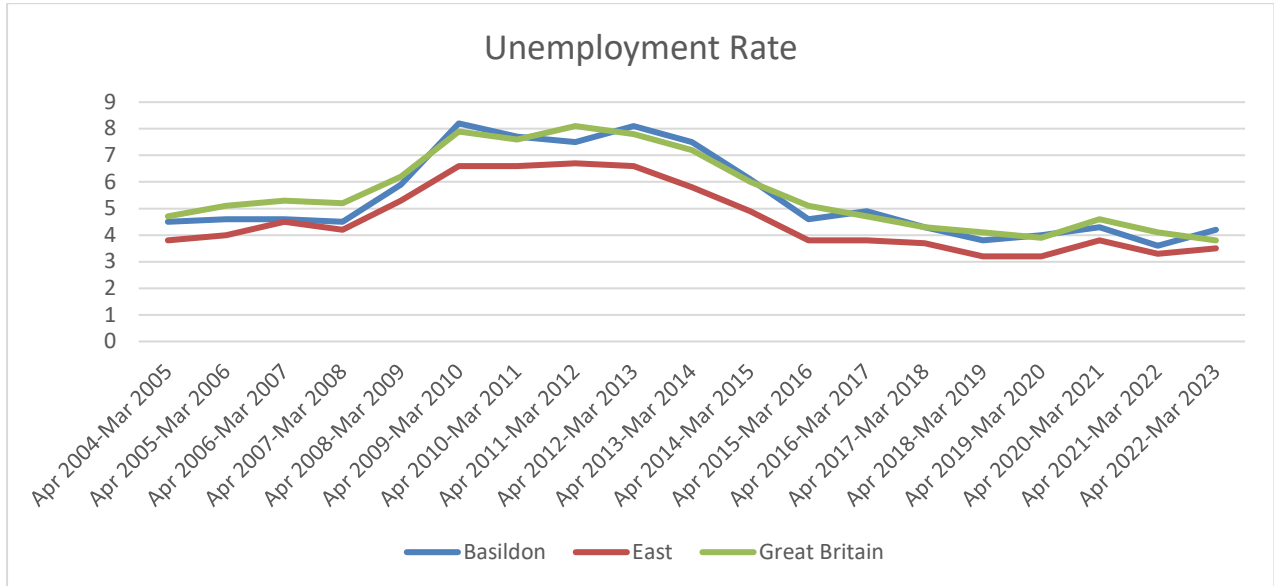
- 11.1.6 This indicator measures the unemployment rate in Basildon Borough and is expressed as a % of those who are economically active.
- 11.1.7 Jobless people who have not been looking for work within the last 4 weeks or who are unable to start work within the next 2 weeks are classed as economically inactive. Examples of economically inactive people include people not looking for work because they are students, looking after the family or home, because of illness or disability, or because they have retired.
- 11.1.8 Basildon Borough's unemployment rate has increased slightly from 3.6% to 4.2%. This is higher than the unemployment rate for the East of England which is 3.5%.

Table 13: Unemployment rate

Date	Basildon	East	Great Britain
Apr 2004-Mar 2005	4.5	3.8	4.7
Apr 2005-Mar 2006	4.6	4.0	5.1
Apr 2006-Mar 2007	4.6	4.5	5.3
Apr 2007-Mar 2008	4.5	4.2	5.2
Apr 2008-Mar 2009	5.9	5.3	6.2
Apr 2009-Mar 2010	8.2	6.6	7.9
Apr 2010-Mar 2011	7.7	6.6	7.6
Apr 2011-Mar 2012	7.5	6.7	8.1
Apr 2012-Mar 2013	8.1	6.6	7.8
Apr 2013-Mar 2014	7.5	5.8	7.2
Apr 2014-Mar 2015	6.1	4.9	6.0
Apr 2015-Mar 2016	4.6	3.8	5.1
Apr 2016-Mar 2017	4.9	3.8	4.7
Apr 2017-Mar 2018	4.3	3.7	4.3
Apr 2018-Mar 2019	3.8	3.2	4.1
Apr 2019-Mar 2020	4.0	3.2	3.9
Apr 2020-Mar 2021	4.3	3.8	4.6
Apr 2021-Mar 2022	3.6	3.3	4.1
Apr 2022-Mar 2023	4.2	3.5	3.8

11.1.9 Over the years the unemployment rate in Basildon Borough has been consistently higher than the East of England but has been closely related to the National rate.

Figure 7: Unemployment rate



Source: Nomis Official labour market statistics

12. Delivering New Homes

Strategic Objective Aims

Identify enough suitable land for new housing to meet Objectively Assessed Needs.

Provide sufficient housing, in a range of types and tenures that meet the Borough's needs, including specialist provision.

12.1.1 The monitoring indicators below monitor the residential development in the Borough over the financial year 1 April 2022 – 31 March 2023 and provide information on the effectiveness of the Councils planning policies for housing development.

Table 14: Dwelling completions by Area for the year 1 April 2022 – 31 March 2023

Area	Completions in Year(Gross)	Losses in Year	Net Completions
Basildon (including Laindon, Pitsea, Noak Bridge and Steeple View)	187	10	177
Billericay	28	23	5
Crays Hill	0	0	0
Ramsden Bellhouse	5	2	3
Wickford	43	4	39
Total	263	39	224⁷

12.1.2 There were 263 gross dwelling completions within the Borough over the monitoring period and 39 losses resulting in 224 net completions for 2022/23.

12.1.3 85% of the net dwelling completions were in the settlement of Basildon, 2.4% in Billericay, 0% in Crays Hill, 1.4% in Ramsden Bellhouse and 11.2% in Wickford.

Table 15: Total dwelling completions

Year	Gross Completions in Year	Losses in Year	Net Completions
April 2022 – March 2023	263	39	224
April 2021 – March 2022	466	30	436
April 2020 – March 2021	356	39	317
April 2019 - March 2020	471	11	460
April 2018 – March 2019	373	33	340

⁷ This figure includes 18 Gypsy and Traveller pitches granted consent within the monitoring year.

April 2017 - March 2018	354	13	341
April 2016 - March 2017	468	56	412
April 2015 - March 2016	847	31	816
April 2014 - March 2015	708	30	678
April 2013 - March 2014	275	156	119

Affordable dwelling completions

- 12.1.4 The indicator below measures the number of Affordable dwelling completions on developments of 11 units or more.
- 12.1.5 The NPPF defined affordable housing as “Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices”⁸.

Table 16: Total dwelling completions

Affordable dwelling completions 2022/23 (Net)	Market Housing Net completions on 11 units or more (Excluding PACU)	Net completions on PACU	Net completions on 11 units or less	Total net dwelling completions 2022/23
44	105	0	75	224

- 12.1.6 There were a total of 44 affordable dwelling completions in the Borough in 2022/23.
- 12.1.7 There were 105 Market housing completions on sites that would have qualified for affordable dwelling provision.
- 12.1.8 This represents 42% of affordable dwellings completed in 2022/23 expressed as a percentage of completions on qualifying sites which represents a decrease compared to 60% from 2021/22. This however represents 20.2% of affordable dwelling completions expressed as a percentage of total net dwelling completions.
- 12.1.9 There were a total of 75 dwellings completed on sites that did not qualify for affordable housing provision. These were 0 dwellings completed on sites that had prior approval change of use (PACU) from Offices to Residential dwellings and 75 dwellings were completed on sites of 10 units or less which do not qualify for affordable dwelling provision.
- 12.1.10 Office to residential development is permitted subject to the condition that before beginning the development, the developer applies to the Local Planning Authority (LPA) for a determination as to whether the prior approval of the authority will be required as to (a) transport and highways impacts, (b) contamination risks on the

⁸ The NPPF2018 defines affordable housing as “housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions of affordable housing for rent, starter homes, discounted market sales homes or other affordable routes to home ownership

site, and (c) flooding risks on the site. It is not, therefore, intended that a LPA should consider matters beyond those prescribed when determining a prior approval application and hence is not possible to seek contributions towards affordable housing.

Affordable homes granted consent on sites of 11 units or more

12.1.11 The indicator below monitors the amount of affordable dwellings granted planning permission on sites of 11 units or more.

Table 17: Affordable homes granted consent on sites of 11 units or more

Year	Affordable homes granted consent	Dwellings granted permission on sites of 11 units or more	% of Affordable homes secured on sites of 11 units or more
2022/23	241	3,147	10.8%

12.1.12 There were 241 affordable dwellings granted consent within the Borough in 2022/23. This represents 7.7% of affordable dwellings secured on permissions on sites of 11 units or more. This calculation excludes dwellings granted permission on Prior approvals change of use (PACU) as affordable homes cannot be secured on prior approvals.

Units of specialist accommodation

12.1.13 The set of indicators below measure the number of specialist accommodation units completed in the Borough.

12.1.14 The Borough is committed to provide accommodation to cater for the needs of different groups in the community including older people and people with disabilities.

Table 18: Units of specialist accommodation

Year	Units of specialist accommodation (use class C3) completed for vulnerable adults (excluding older people)	Units of specialist housing accommodation (use class C2) completed for older people	Residential care / nursing beds (use class C2) provided for older people
2022/23	0	0	0

12.1.15 There were 0 units of specialist accommodation completed within the period 2022/23.

Affordable Housing need by property size

12.1.16 This indicator monitors the council's backlog on the supply of affordable housing in the Borough.

12.1.17 The shortfall in affordable housing needed to meet current demand in the Borough, as outlined in the South Essex Housing Needs Assessment 2022 is illustrated in

Table 16 below. This will be reviewed regularly to take account of changing needs.

Table 19: Affordable Housing need by property size

	1 bed	2 beds	3 beds	4+ beds	Total
A1 Existing affordable housing tenants in need	184	166	110	44	504
A2 Others on housing register	383	383	50	29	845
A3 Total housing need currently	567 42%	549 41%	160 12%	73 5%	1,349 100%
B2 Newly forming households unable to privately rent in the open market	181	512	82	46	821
B3 Existing households falling into need	35	17	19	6	78
B4 Total newly arising need, gross annual	216	529	101	52	899
C3 Annual gross need over 19 years $(A3 + (B4 \times 19)) \div 19$	246 25%	558 58%	110 11%	56 6%	970 100%
D1 Committed supply of affordable housing	118	117	13	3	251
D2 Affordable homes occupied but vacated by households in need	184	166	110	44	504
D3 Emerging supply (D1+D2) annualised over 19 years	16	15	6	2	40
D4 Lettings to new tenants per annum	242	106	53	9	409
D5 Estimated supply per annum	258 57%	121 27%	60 13%	11 2%	449 100%
Net need per annum $C3-D5$	-12 -2%	438 84%	50 10%	45 9%	521 100%

12.1.18 To clear the current backlog the Council has to provide 160 affordable dwellings per annum over the next five years.

Affordable Housing Net New Need

12.1.19 The addendum to the SHMA 2017 calculates the number of households likely to have unmet needs for affordable housing, which, unless sufficient new stock is available to meet annual calculated needs in full, will add to the backlog position annually. Basildon Borough's **Net New Need is 288 affordable dwellings per annum**. This figure is in addition to the backlog identified in the previous section.

Gypsy & Traveller Sites

12.1.20 The NPPF makes it clear that local planning authorities should consider the Government's Planning Policy for Traveller Sites (2015), in conjunction with the NPPF, when preparing plans or making decisions on traveller sites in their area.

Count of Traveller Caravans

Table 20: Count of Traveller Caravans – January 2023⁹

		Authorised sites (with planning permission)			Unauthorised sites (without planning permission)					
		Socially Rented Caravans ¹⁰	Private Caravans		All Private Caravans	No. of Caravans on Sites on Travellers' own land		No. of Caravans on Sites on land not owned by Travellers		Total All Caravans
Year	Month		Temporary Planning Permission	Permanent Planning Permission		"Tolerated"	"Not tolerated"	"Tolerated"	"Not tolerated"	
2023	January	36	0	289	289	143	115	0	0	583
2022	July	36	0	262	262	139	143	0	0	580
2022	January	36	0	273	273	140	111	0	0	560
2021	July	36	0	280	280	112	107	0	0	535
2020	January	36	46	204	250	81	110	0	0	447
2019	July	36	12	173	185	71	67	0	0	359
2018	July	36	2	236	238	62	21	0	0	357
2017	July	37	7	174	181	46	37	0	0	301
2016	July	36	9	205	214	45	27	0	6	328

12.1.21 The table above shows the Count of traveller caravans on authorised (socially rented and private) and unauthorised sites (on land owned or not owned by travellers and tolerated and not tolerated) for the January 2023 count, for Basildon Borough.

Housing Delivery Test

12.1.22 Paragraph 75 of the revised National Planning Policy Framework, published in July 2018 and updated in July 2021, formally introduced a new Housing Delivery Test (HDT) as a monitoring tool to demonstrate whether local areas are building enough homes to meet their housing need.

12.1.23 Basildon Borough has not delivered its annual housing target in the last three reporting years which has resulted in the Borough achieving only 41% of its expected housing delivery across the three year period. The average delivery performance across Essex for the same time period was 104% which is higher than in Basildon Borough.

12.1.24 The results require Basildon Borough to prepare an action plan aimed at further boosting the delivery of housing. This action plan is available at: <https://www.basildon.gov.uk/article/7593/Housing-Delivery-Test>.

⁹ <https://www.gov.uk/government/collections/traveller-caravan-count>

¹⁰ Previously referred to as local authority sites. Includes sites owned by Private Registered Providers

Table 21: Housing Delivery Test Results

No of homes required			Total no of homes required	No of homes delivered			Total no of homes delivered	Housing Delivery Test 2021 Measurement	Housing Delivery Test: 2021 consequence
2018-19	2019-20	2021-21		2018-19	2019-20	2020-21			
1,076	974 (11 months)	666 (8 months)	2,717 ¹¹	340	460	317	1,117	41%	Presumption

¹¹ This does not sum due to a rounding as a result of a reduction being applied during Covid-19 restrictions.