

Annual Monitoring Report December 2006



Contents

1 Language & Accessibility	5
2 Have your say	7
3 Introduction	9
What is the Annual Monitoring Report?	9
Changes in approach since AMR 2005	10
4 Local Development Framework	13
The Development Plan	14
Saved Plans	16
Implementation	16
Strategic Improvement Plan	17
Review for 2006	18
5 Policy Audit	21
Assessment Methodology	21
Basildon District Local Plan Policy Performance Assessment 2006	22
Policy Audit Results Summary	30
6 Local Development Orders and Simplified Planning Zones	31
7 Basildon District Contextual Information	33
Change in approach	34
Link to AMR context document	34
8 National Core Indicators	37
Business and Industry	39
Housing	43
Transport and Access to Public Transport	46
Retail	49
Open Spaces	50
Aggregates	51
Waste Management	51
Permissions granted contrary to Environment Agency advice	51

Contents

Priority Habitats and Species	53
Renewable Energy Capacity by Type	53
9 Regional Indicators	55
Housing Completions	55
Gypsy & Traveller Sites	59
10 Local Indicators	65
Best Value Performance Indicators	65
Equalities Monitoring	68
Consultation	71
EPOA Benchmarking	72
Review 2006	76
11 Conclusion	79
12 Appendix 1 - Detailed Policy Assessment	81
Policy Assessment Timetable	81
Green Belt Policies - Local Plan 1998	82
Settlement and Housing Policies - Local Plan 1998	83
Natural Environment and Nature Conservation Policies - Local Plan 1998	84
Recreation Policies - Local Plan 1998	86
Employment Policies - Local Plan 1998	88
Retailing Policies - Local Plan 1998	90
Town Centre Policies - Local Plan 1998	92
Transport Policies - Local Plan 1998	93
Built Environment Policies - Local Plan 1998	94
13 Appendix 2 - Policy E6 Assessment	97
14 Jargon Buster	99

1 Language & Accessibility

Alternative Language Formats (including Braille)

1.1 The Annual Monitoring Report can be translated into alternative languages to customers who do not have English as a first language or wish to read a Braille version. Please contact the Forward Plans Team should you need the document translated into an alternative language.

Larger or Smaller text

1.2 If you have difficulty viewing this document online, the settings on Internet Explorer (or any other Internet browser) can be changed to improve its readability. In Internet Explorer, within the 'View' tool at the top of the page you can increase or decrease the text size to an appropriate level. You could also use a magnification tool within your computer's operating system. In Microsoft Windows, go to 'Start', 'Accessories', 'Accessibility' and change the zoom settings on the alter the screen size.

Spoken Documents

1.3 A number of commercially available software tools enable a computer to 'speak' the written contents of a website. In Microsoft Windows the Narrator tool can be accessed through 'Start', 'Accessories', 'Accessibility'.

Tabbed Format

1.4 Stakeholders with limited mobility will benefit from the 'tabbed' nature of both the PDF report, enabling quick access to pages or sections, bypassing the need to search the document page by page.

6 Language & Accessibility

2 Have your say

How to comment about the Annual Monitoring Report 2006

2.1 Whilst the Annual Monitoring Report (AMR) is not subject to formal consultation, Basildon District Council would appreciate any comments that you may have with regards to its format, structure and content, that could be used to improve future reports.

Issues you may wish to consider:

- **Length:** Is the document too long or too short?
- **Language:** Is the language too complex?
- **Presentation:** Is the document presented well and structure clearly?
- **Contents:** Do you feel the AMR should have been directly linked to local contextual evidence and should there have been a full policy assessment? Is there any information missing or not monitored regularly enough?
- **Accessibility:** Is the document easy to access?

2.2 Written comments should be addressed to:

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8 Have your say

3 Introduction

3.1 Welcome to the Annual Monitoring Report (AMR) 2006, a digest of assessment and analysis of Basildon District Council's (BDC) approach to planning at a local level.

3.2 The Planning and Compulsory Purchase Act 2004 introduced major changes to the planning system, which saw Local Plans and Unitary Development Plans replaced with a new style of local planning policy called Local Development Frameworks (LDF).

3.3 The non-statutory AMR 2005 acted as a prototype document, but was incomplete on several levels. The AMR 2006 has been able to address some of these gaps, as well as identifying improvements to data collection for future years.

3.4 For reference of the technical terminology used in this report see [14 'Jargon Buster'](#).

What is the Annual Monitoring Report?

Legislative Background

3.5 Section 35 of the [Planning and Compulsory Purchase Act 2004](#)⁽ⁱ⁾ requires every Local Planning Authority (LPA) to make an annual report to the Secretary of State containing information on the implementation of the Local Development Scheme (LDS) and the extent to which the policies in the Local Development Documents (LDDs) are being achieved. Essentially the AMR is used to monitor planning policies and targets.

3.6 Further details of this requirement are set out in Regulation 48 of the [Town and Country Planning \(Local Development\) \(England\) Regulations 2004](#)⁽ⁱⁱ⁾. This refers to the monitoring of Local Development Frameworks (LDFs) as shorthand for the monitoring of:

- the implementation of the LDS
- the resulting LDDs
- any Local Development Orders or Simplified Planning Zones

AMR 2006

3.7 The Annual Monitoring Report (AMR) is summary of information and policies that relate to Basildon District, mostly in relation to Planning and Development. The AMR is required to show what has happened in the past, what is happening now and how trends can be expected to continue into the future.

3.8 The AMR 2006 focuses on the period 1st April 2005 to 31st March 2006 (The Monitoring Period). It does however highlight any issues of particular interest between the end of the monitoring period and the AMR submission deadline at the end of the year (31st March - 31st December 2006).

AMR Contents

3.9 The new system of plan making is a continuous process, with the Council regularly preparing, adopting and reviewing LDDs, to take account of changing national and local circumstances. Keeping plans up-to-date is to be assessed by the AMR, the principal objectives of which are to:

- Provide a selection of contextual information of the Basildon District.
- Identify the extent to which the Council meets the milestones and targets set out in the LDS, and in the event of any targets not being achieved, the reasons why
- Assess whether the aims and objectives set out in the LDDs are being achieved
- Determine whether national, regional or local policies impact on the LDDs
- Determine whether any additional LDDs need to be prepared and why

i <http://www.opsi.gov.uk/acts/acts2004/20040005.html>

ii <http://www.opsi.gov.uk/si/si2004/20042204.htm>

- Prepare a housing trajectory, forecasting future housing supply against strategic housing requirements
- Provide comparable information on a selection of DCLG Core Indicators. These monitor critical issues related to planning activities, including Development Control and Planning Policy.

3.10 Local indicators can be defined by the Council and cover issues such as:

- Gypsy / Traveller sites (as requested by East of England Regional Assembly (EERA))
- Best Value Performance Indicators
- Equalities Assessment
- Benchmarking to County-wide standards
- Consultation practice

The AMR's role in assessing Local Development Documents

3.11 Regular monitoring of the effectiveness of LDDs will enable the Council to decide which policies are no longer appropriate; whether any revision or deletion is necessary; and whether new policies need to be prepared. Following such an assessment, if it is evident that a LDD needs to be reviewed or created, the LDS will be revised.

Guidance

3.12 The preparation of this AMR has taken into consideration advice in both national and regional guidance, namely:

- LDF Monitoring – A Good Practice Guide (ODPM, 2005)
- Annual Monitoring Report (AMR) – FAQs and Seminar Feedback on Emerging Best Practice 2004/ 2005 (ODPM, 2005)
- Regional AMR – Data Collection Forms and Explanatory Notes (EERA)

3.13 A Service Level Agreement (SLA) between Essex County Council (ECC) and BDC (Basildon District Council) for development monitoring in the District has been instrumental in ensuring that that local monitoring has met acceptable standards. ECC has also provided useful feedback on the AMR 2005. Basildon District Council has also worked in partnership with a countywide monitoring body - The Essex Monitoring Group (EMG).

Issues raised in relation the AMR 2005

3.14 A number of issues relating to Core Indicator provision have been raised:

- The need to provide more spatial analysis, policy assessment, and to maintain the monitoring SLA with ECC
- Effective communication of concepts is required.
- Whilst the original guidance had expected an annual monitoring report to be 'completed' in about 50 pages - it is expected that to achieve this aim requires more work
- Recognition of information and data needs have been highlighted during the production of the AMR 2006. A more pertinent approach to dealing with contextual evidence has been developed by the proposed creation of a separate document of information relevant to Basildon District Planning matters.

Changes in approach since AMR 2005

3.15 The first Basildon District Annual Monitoring Report was published in December 2005. It was substantially longer than advised by the Government, due to the inclusion of contextual indicators, above and beyond what was formally necessary.

3.16 For the AMR 2006, the study of policy development has begun. A methodology has been formulated to assess the effectiveness of each policy. The AMR 2006 has been separated into three documents:

1. **The AMR** - Contains all Core Indicators, reviews of policy and assesses the progress of the LDS. This will be published on an annual basis, and meet the requirements expected of the document by national and regional Government.
2. **AMR Context** - A statistical journal of environmental, social and economic information about the District, supplementing the AMR. This data will also assist in decision making by the Council and its stakeholders. This document will be updated on as necessary to reflect the changes in local data.
3. **Planning Policy Analysis Report (PPAR)** - A complete analysis and review of each planning policy used by Basildon District Council. This will cover the sample studied, the comments or issues related to each, and the effectiveness of the policy in light of changing needs at national, regional and local levels. Only the top-line results of the analysis will be reported in the AMR, but the PPAR will act as the audit trail for the AMR.

3.17 BDC will not be publishing either the **AMR Context** document or the **PPAR** by the 31st December 2006, but these will follow and support the AMR process in a more cogent manner.

3.18 The contextual data within the AMR 2006 will be significantly smaller than that produced in the AMR 05 with the detailed evidence available later in the AMR Context document. Further contextual data on Basildon District is available in the 2005 AMR and on the Office for National Statistics [Neighbourhood Statistics](http://www.neighbourhood.statistics.gov.uk) ⁽ⁱⁱⁱ⁾ website.

iii <http://www.neighbourhood.statistics.gov.uk/dissemination/>

12 Introduction

4 Local Development Framework

The Local Development Framework

4.1 The Planning and Compulsory Purchase Act 2004 introduced new procedures for the preparation and approval of local planning policy. Under these new arrangements, a Local Development Framework (LDF) is to be established for each LPA. The LDF, which together with the Regional Spatial Strategy (RSS) and Waste and Minerals Development Framework will form the Development Plan for Basildon District. A LDF can be best visualised as a portfolio of individual documents, also known as Local Development Documents (LDDs), that each address different matters of local planning and development policy. The components of a LDF are set out below:

Core Strategy Development Plan Document (DPD)

- Covering the period 2006-2021, it will set out the guiding principles in relation to which all the other Local Development Documents (LDDs) will be prepared, linking them with the Regional Spatial Strategy (RSS) and the Community Strategy. It will address the key planning issues facing the District, and set out the overall development strategy incorporating "headline" policies for new development. It will establish the way in which new housing, business and retail requirements, as set out in the RSS, will be met in the District.

Site Allocations DPD

- The Site Allocations DPD will allocate specific parcels of land for development.

Area Action Plans DPD

- These are intended to provide a planning framework for specific areas or areas of significant change

Other DPDs

- These include the Essex and Soutend on Sea Replacement Structure Plan (2001) and Basildon District Local Plan (1998) as long as they remain in force, the Development Control Policies DPD and the Gypsy and Traveller Sites DPD.

Proposals Map DPD

- This illustrates, on a map base, the geographical and spatial representation of the policies, policies, proposals and land designations in all adopted DPDs

Supplementary Planning Documents (SPD)

- These expand upon policies set out in adopted DPDs

Statement of Community Involvement (SCI)

- This sets out the various ways in which the District's residents and other stakeholders will be consulted and engaged with in the preparation of the LDF and planning applications

Local Development Scheme (LDS)

- This is the project plan or programme for the preparation of the LDF

Annual Monitoring Report (AMR)

- This measures progress of the targets and milestones set out in the LDS, as well as assessing the effectiveness of LDDs, once they are adopted

Local Development Scheme 2006-2011

The Council must prepare and maintain a Local Development Scheme (LDS). The LDS is a statement of the programme for the production of LDDs, and is where the public can find out what the Council is proposing to do and when, and at what stage they can expect to be involved in the planning process. The LDS focuses on the work programme for the next five years and sets out the timelines from initial preparation through to adoption for all the planned LDDs.

The Development Plan

4.2 Under the 2004 Act, the Development Plan will be revised, in an incremental process lasting three or more years, in the following ways:

- Regional Planning Guidance 9 and Essex & Southend-on-Sea Replacement Structure Plan (2001) will be replaced by the Regional Spatial Strategy: East of England Plan (the RSS) in 2007.
- Three Single Issue Reviews (SIR) are already planned for the RSS by the East of England Regional Assembly (EERA). These will address:
 - Gypsy & Traveller Needs
 - Waste issues
 - The long term need for a new settlement in the region
- The Essex Waste Plan 2001 and Essex Minerals Local Plan 1997 will be superseded by the Essex Minerals & Waste Development Framework scheduled for 2008
- Basildon District Local Plan (BDLP) 1998 will be replaced by the following Development Plan Documents:
 - Core Strategy
 - Site Allocations
 - Proposals Map
 - Development Control Policies
 - Gypsy & Traveller Site

4.3 With regional and local targets for Gypsy & Traveller site provision being determined through the Gypsy & Traveller Needs SIR, it is expected that this will have the most impact on the Basildon District LDF.

Supplementary Planning Guidance (SPG) and Documents (SPDs)

4.4 The Council has approved two Supplementary Planning Guidance (SPG). It is intended that both these documents will remain active as long as the policies to which they relate to in the Development Plan remain operative. These SPG are material considerations in the determination of planning applications.

Development Control Guidelines

- Originally adopted in 1993, with alterations in 1997, these guidelines expand upon policy BE12 in the BDLP. The guidelines are for new residential development, extensions to existing dwellings, shop fronts and advertisements.

Gardiners Lane South Development Brief (2003)

- This expands upon policy E1 in the BDLP 1998. The SPG acts as a guide to inform the physical aspects of new development on the Gardiners Lane South (GLS) site and sets out in broad terms the detailed planning principles for the site.

Evidence and Background Studies to Local Development Documents

4.5 In preparing the LDDs, the Council will draw on a range of background studies, research and monitoring reports, which will form the evidence base for LDDs. All reports will be made available for public inspection.

4.6 The evidence base will include District level data, Essex County Council data and Office for National Statistics Census information. The evidence base will be reviewed on a regular basis to ensure that it is kept up to date and where required, further studies will be carried out. The evidence base includes:

- Urban Capacity Study (May 2004)
- Housing Needs Survey (May 2003)
- Housing Needs Survey Update (Market Assessment & Needs Study) (Oct 2004)
- EPOA Survey & Assessment of Gypsy and Traveller accommodation and related needs in Essex (Dec 2005)
- Annual Monitoring Report*
- Residential Land Availability Survey *
- Industrial Monitoring Report 2003-4 (2004)
- Retail Monitoring Report *
- Basildon District Retail Capacity Study (2001)
- Basildon District Retail Capacity Study update (Winter 2006†)
- Phase 1 Habitat Survey (Spring 2005)
- A Nature Conservation Reference Guide for Basildon District (December 2005)
- Open Space Strategy (Winter 2007†)
- Thames Gateway South Essex Strategic Flood Risk Assessment (November 2006†)
- Regional Spatial Strategy – The East of England Plan (RSS) (Spring 2007†)
- RSS Single Issue Review on Gypsy & Traveller Issues (2008†)
- Community Strategy for the District of Basildon 2005-2010 (2005)
- Basildon Renaissance Partnership Regeneration Framework (Winter 2006†)
- Essex & Southend-on-Sea Replacement Structure Plan (RSP) (2001). Saved to Sept 2007
- Essex & Southend-on-Sea Waste Local Plan (2001). Saved to Sept 2007
- Essex Local Transport Plan 2001/02 – 2005/06 (2000).
- Essex Local Transport Plan-2 2006-2011 (July 2006)
- Basildon District Housing Strategy 2004-2007 (2005)
- Basildon District Homelessness Strategy 2003-2008 (2003)
- Basildon District Local Cultural Strategy (2006)
- Basildon District Playing Pitch Strategy (2004)
- Basildon District Local Biodiversity Action Plan 2005-2009 (2004)
- Basildon District Social Inclusion Strategy 2006-2011 (2006)
- Basildon District Integrated Youth Strategy (2007†)

* Annual reports † Expected completion dates for studies / documents under preparation

Sustainability Appraisal

4.7 All LDDs require a Sustainability Appraisal (SA) to assess their impacts on the environmental, social, natural resource and economic aspects of sustainability. In addition, where a LDD is likely to have a significant effect on the environment, the Sustainability Appraisal must also meet the legal requirements of the European Directive on Environmental Assessment of Plans and Programmes (the SEA Directive). The following DPDs will require a SEA:

- Core Strategy

- Site Allocations
- Development Control Policies
- Gypsy & Traveller Sites

4.8 To ensure the full integration of the SA and the LDF, it is intended that it will be undertaken in-house. For DPDs, the final SA report will be published at the Preferred Options stage and it will be subsequently updated and submitted alongside the Submission version of the DPD. For SPDs, the SA report will be published with the consultation draft of the SPD.

Saved Plans

4.9 In August 2006, the Department for Communities and Local Government (DCLG) set out a protocol for handling requests to the Secretary of State for approval to save local and structure plan policies beyond 28th September 2007. This will allow the policies to continue to be used for determining planning applications. Every policy that a LPA requests to be saved must demonstrate that it:

- reflects the principles of Local Development Frameworks
- is consistent with current national and regional policy
- is not feasible or desirable to replace them by 27th September 2007

4.10 In the LDF, the Core Strategy will replace the major policies in the Basildon District Local Plan (BDLP) dealing with the overarching planning issues facing the District. The Site Allocations DPD will replace the policies allocating land for housing, employment, retail and recreational uses. The policies in the BDLP that control development will be replaced by a Development Control Policies DPD. A new Proposals Map will be prepared, as and when required, reflecting the contents of adopted DPDs.

4.11 A schedule of adopted Basildon District Local Plan policies that the Council wishes to have saved, will be drawn up in early 2007 and submitted to GO-East some time before April 2007.

Material Considerations

4.12 A substantial amount of work had been undertaken in relation to the production of the draft Basildon District Replacement Local Plan, and where possible, elements of this work will be utilised in the preparation of LDF documents. In the interim, the draft Replacement Local Plan Development Control Policies have been approved for use as a material consideration in the consideration of planning applications.

Implementation

Replacement Local Plan 2001-2016

4.13 During the period 1st April 2005 to 31st March 2006 Basildon District Council was in the process of developing a Replacement Local Plan (RLP). This document was identified within the Local Development Scheme 2005-2009.

4.14 The Redeposit RLP was published in July 2005, as per the published timetable. Consultation on the RLP took place during July-August 2005, However it was not possible to hold the Local Plan Inquiry in December 2005 as timetabled and as a result, the Omission Sites consultation was not necessary.

SEA Directive impact on the Replacement Local Plan

4.15 The original intention was to adopt the RLP before 21st July 2006 (the deadline for adopting plans without the need for a Strategic Environmental Assessment). When it was recognised that this could not be achieved, the Council sought legal advice with regard to the options open to it. The risks associated with withdrawing the RLP; taking it forward without an SEA; or retrofitting an SEA were all assessed, and in light of the advice received, the Council formally withdrew the RLP during the 2006-2007 AMR assessment period.

Supplementary Planning Documents

4.16 The three proposed SPDs in the 2006-09 LDS were removed from the revised LDS 2006-2011^(iv), since they were dependent upon policies within the RLP being adopted.

- Ford Dunton Master Plan SPD
- Basildon Town Centre Development Framework SPD
- Wickford Town Centre Masterplan SPD

Annual Monitoring Report 2005

4.17 This was published in December 2005, and simultaneously published on Basildon District Council's website.

Statement of Community Involvement

4.18 The first consultation on the SCI was timetabled to occur after the RLP Local Plan Inquiry had finished. The preparatory work leading up to the withdrawal of the RLP meant that this work on the SCI was postponed. In the revised LDS it has been re-timetabled.

Core Strategy DPD

4.19 The preparatory work on the Core Strategy DPD was due to follow the RLP Inquiry. As a result of the decision to withdraw the RLP, work on the Core Strategy has now commenced.

Site Allocations DPD

4.20 Work on the Allocations DPD was not timetabled in the LDS 2005-2009 to start until January 2007.

LDS 2006-2011

4.21 Basildon District Council submitted a revised Local Development Scheme 2006-2011 to GO-East in July 2006. This took into account the withdrawal of the RLP. Following feedback from GO-East, a revised timetable was approved by Cabinet on 27th September 2006 and was resubmitted to GO-East in October. The [LDS 2006-2011](#)^(v) is on the Council's website.

Strategic Improvement Plan

Basildon District Council's Strategic Improvement Plan

4.22 The Strategic Aims of Basildon District Council are as follows.

Continually improving quality services

- Reasonable levels of Council Tax
- Improve customer satisfaction with the Council and the performance of services
- Develop a high performing organisation that delivers for our communities
- Work effectively with others to deliver for the district

A clean, pleasant and safe environment

- Make our communities safer
- Provide cleaner streets and improve the local environment
- Increase recycling
- Promote health and well-being through quality leisure facilities

iv The revised LDS 2006-2011 was submitted to GO-East in July 2006
v <http://www.basildon.gov.uk/80256B7500420D16/vWeb/wpEFEN6E3DF9>

Improving homes whilst protecting green spaces

- Achieve excellence in housing management
- Improve the use and provision of homes

A vibrant community

- Improve engagement and participation with local people and organisations
- Delivery of major social, physical and economic regeneration projects
- Raise the profile of our District
- Promote stronger communities where everyone is included

The following Key Activities associated with Planning Services, are seen as Critical:

- Regeneration of Fryerns, Craylands and other estates
- Provide affordable new homes
- Enforce the Green Belt Policy
- Progress the Local Development Framework
- Continue to develop plans for Town Centres.

4.23 However, it is quite clear from these documents that the Policies that promote the above issues are seen as being the responsibility of the delivering departments (Housing Services, Basildon Renaissance, etc), rather than Planning Services who ensure that the affordable houses are permitted/ refused, that illegal developments are enforced, etc. It is clear that the LDS must highlight it's integral importance to these local strategic objectives.

Review for 2006

Best Value Assessment

4.24 Plan making is a continuous process. Keeping plans up to date is to be assisted through the preparation of the Annual Monitoring Report, which in turn, is assessed by the Best Value Performance Indicator BV200c (further details in [10 'Local Indicators'](#)). The Performance Indicators measure the following issues:

Identifying the extent to which the Council is meeting the milestones and targets set out in the LDS, and in the event of any targets not being achieved, the reasons

- The only milestones that were previously in place have been re-assessed in light of the withdrawal of the Replacement Local Plan
- Preparatory work is underway to ensure that the LDS timetable is met

Assessing whether the aims and objectives set out in the LDDs are being achieved

- In terms of the assessment of other Development Plan Documents, this has been incorporated into the Policy Assessment chapter of the AMR.
- The LDDs to be developed, as defined in the LDS 2006-2011, will also be included within the policy assessment where appropriate.

Determining whether any LDDs need to be reviewed as a result of changes in national, regional or local policies

- At this point in their development, the proposed LDDs do not need to be changed as a result of policy change at a local, regional, or national level.

Determining whether any additional LDDs need to be prepared and why

- All LDDs necessary are set out in the LDS 2006-2011. Currently, no additional LDD's need to be prepared.

Preparing a trajectory of forecasting future housing supply against strategic housing requirements

- The Housing Trajectory is set out in 'Housing'.

The title of any development order adopted by the authority under section 61A of the Town and Country Planning Act 1990(a)

- No development orders were adopted by Basildon District Council in the 2005-2006 year.

The first formal AMR will be submitted to GO-East by 31st December 2006 at the latest, and made available on the web site at least one week prior to that date.

- The AMR 2006 is intended to be submitted to GO-East on time.

Review of LDF

4.25 At the moment, due to the revised LDS document, the Council is 'on track' with the development of the LDF. The AMR may have to change its approach to policy assessment in future years in relation to the defined documents, but otherwise there is little more that can be done until work has been formally published. It is recognised that effective communication of the aims and objectives of the LDS is required in order to support local strategic frameworks more efficiently. Updates on this will be included in future AMRs.

20 Local Development Framework

5 Policy Audit

5.1 Basildon District Council is currently using policies adopted in 1998 in the Basildon District Local Plan. For the purposes of the AMR 2006, an examination of the effectiveness of these policies is required. Due to the depth of this matter, and associated time constraints, it is not possible to present a detailed policy review here. Chapter 3 therefore provides an initial foray into a fully audited review of Basildon District Council policy documentation.

5.2 The aim is to audit the policies within the BDLP and any use of the draft RLP Development Control Policies 2006.

Assessment Methodology

5.3 The draft RSS applies from 2001 onwards and therefore, the statistics on the policies will be based on the period from 1st April 2001 to 31st March of the year of study.

5.4 The year 2005-2006 has been identified as the first data collection year. The AMR 2006 will show which policies work effectively and which ones require further assessment or spatial analysis of policies, where appropriate, will occur in the AMRs 2007 and 2008.

5.5 It is recognised that monitoring needs a separate document of evidence and review focused on collecting, collating, and auditing evidence related to policy development is required. The AMR will summarise these results. 'Policy Assessment Timetable' contains the timetable for the assessment of all the BDLP policies.

5.6 Due to the range of policies to be audited, it is expected that the entire assessment will take place by December 31st 2008. To audit all policies the the BDLP98 would take a lengthy period of time, and be unnecessary, given its forthcoming replacement with the LDF documents. For the purposes of the policy analysis, the AMR will use samples of larger data sets following recognised performance audit standards.

- Obvious assessments: *for example, whether site allocations have come forward?*
- Assessments that require examination of a wide range of cases to show performance accuracy will require sampling. These will be subject to standard audit sample sizes.
- Assessments that require evidence to be compared spatially will take longer, and may require sampled evidence to provide an effective understanding of the policy's performance.

Sampling methodology

5.7 The following sampling methodology will be used by Planning Services to test policy performance:

Population	Population Size	Size of Sample
i	<20 cases	2
ii	21-201 case	5
iii	201-2,000 cases	10
iv	2,001-200,000 cases	20
v	>200,000 cases	25

Table 5.1 Sampling Methodology to Measure Policy Performance

5.8 Samples will be spread randomly through the population. If 5% of the sample shows errors or issues then the above sample rate should be doubled.

For example: If a policy used only 100 times between 2001-2006 was to be assessed, a sample size of 5 cases would be needed. As such the methodology would sample the 20th, 40th, 60th, 80th, and 100th instance of policy use.

Success/ Problems/ Failure

5.9 There are two mechanisms by which Planning Services can confirm if there has been success, problems or failure with policy applications; one is through objective commentary, the other is through sample assessment.

Sample Thresholds

Where **>80%** of the cases sampled conform to the policy, that policy will be classified as successful

When **60%-79%** of the cases sampled conform, this will signal that there may be problems with the policy or its application and this will need to be examined in further detail

When only **<59%** of the cases sampled conform, this policy will be classified as failing and may signal a need for a review to take place

Draft RLP Development Control Policies

5.10 Since the policies in the RLP have little impact on decision-making, they will only be assessed once they are used in a departure from the Local Plan. These will be reported on in greater depth in the AMR 2007.

Departures from the Basildon District Local Plan 1998












5.11 Advertised departures from the Local Plan are formally studied as part of the AMR. They will also be taken into consideration in assessing policy performance.














Future Policies in the LDF


5.12 All future DPDs will include targets and indicators to ensure efficient policy monitoring is built into their preparation.














Basildon District Local Plan Policy Performance Assessment 2006




5.13 Table 5.2 'Policies Assessed in 2006 - Results' sets out the results of the assessment of Basildon District Local Plan 1998 policies.


Policy	Performance	Commentary
<p>KEY</p>		<p>Allocation policy has not been implemented; policy has not achieved its aims; planning permissions have been granted contrary to the policy.</p> <p>This policy needs to be closely monitored in the future. Research to identify the reasons behind these problems will need to be carried out.</p>
		<p>Policy has been partially implemented; some of its policy aims have been achieved; use of the policy is not always successful; no relevant planning applications have been submitted, therefore the policy has not been used.</p> <p>There are some concerns about this policy. Further monitoring will be required in the future.</p>
		<p>Allocation has been implemented; policy aims have been achieved, policy is being used successfully.</p> <p>Monitoring will continue on the criteria based policies.</p>
<p>GB1 - The definition of the Green Belt</p>		<p>The Green Belt boundaries were formally defined in BDLP 1998</p>
<p>S1 Housing Provision</p>		<p>The BDLP 1998 made provision for 10,750 dwellings between 1986 and 2001. In total, 11,987 new dwellings (net) were built in this period.</p>
<p>S2 Housing Sites for development during the Plan period</p>		<p>(i) Land West of Crane Lane and East of St Anselms School - development under construction</p>
		<p>(ii) Land South of Hillside Close - development completed</p>
		<p>(iii) Land forming the North Western Section of Norsey Meadow - development completed</p>
		<p>(iv) Land South of Rosebay Avenue - development completed</p>
		<p>(v) Land North of Fairlop Gardens - development completed</p>
		<p>(vi) Land East of Pound Land - no planning application has been submitted. Since it's original allocation, part of this site has been designated as a Local Wildlife Site. This could call into doubt the appropriateness of developing the whole site.</p>

Policy	Performance	Commentary
S3 Long Term Development Sites post 2001		Neither Dry Street or Barn Hall, as Areas of Special Reserve (ASRs), have been developed to date. No applications have been submitted on either site. Since the allocation of the Dry Street site, much of it has been designated as a Local Wildlife Site. This could call into doubt the appropriateness of developing the site.
S4 Five year residential land supply - monitoring residential land availability		Planning Services monitors housing land supply in partnership with Essex County Council, through the annual Residential Land Availability survey. More details on the work done to perform the assessment of this subject is available in Core and Regional Indicators.
C3 Protected habitats and species		Both protected habitats and species are reported as a Core Indicator. The effectiveness of this policy will need to be continually monitored.
C5 Trees and Woodlands - protection of ancient woodland		All known areas of Ancient Woodland are identified on the BDLP 1998 proposals map. All applications that involve Ancient Woodland or neighbouring sites are dealt with appropriately. The effectiveness of this policy will need to be continually monitored.
C11 Flood Risk Areas - development at risk from flooding		This policy is monitored adequately by the Core Indicator.
C17 Renewable Energy		The policy is monitored adequately by the Core Indicator that specifically looks at Renewable Energy within the District.
R3 Proposed Open Space - Wickford		(i) South of Cranfield Park Road -has been provided.
		(ii) West of Cranfield Park Road - has been provided
		(iii) A site of 22 hectares - Barn Hall - has not been provided, due to it's association to the Barn Hall Area of Special Reserve (policy S3).
R4 Proposed Open Space - Hannikins Farm, Billericay		The site of 2.02 ha is privately owned land, and has not been acquired by the Council.
R5 Proposed Open Space - Queens Country Park, Billericay		The park has been successfully extended by Basildon District Council.
R6 Proposed Open Space - Norsey Meadow, Billericay		Norsey Meadow is now owned by BDC and is managed as semi-natural open space.
R7 Proposed Open Space - Mountnessing Road, Billericay		Provision has been implemented.

Policy	Performance	Commentary
R8 Proposed Open Space - The Linear Park, Pitsea		This policy has been partially implemented, with the creation of Rushley Park.
R9 Proposed Open Space - Chestnut Road, Pitsea.		This policy has been implemented.
R10 Hotel - Toucan Way, Basildon		No planning application has been submitted for this site.
R11 Sports Facilities - Pound Lane, Laindon.		No planning application has been submitted for this site in the period 2001-2006.
R13 Golf Courses -site considerations		No planning applications for new golf course have been submitted between 2001-2006.
E1 Comprehensive Development Area - Gardiners Lane South		The SPG for this site was adopted in July 2003. An outline planning application has been approved, subject to the completion of a s.106 agreement. Some demolitions of buildings on the site have already taken place in association with this development.
E2 Proposed Employment Sites - Terminus Drive, Pitsea		No planning application has been submitted for this site.
E3 Proposed Employment Sites - Courtauld Road, Basildon		Planning permission was approved, subject to the completion of a section 106 agreement. No development has yet taken place.
E5 Ford Research and Development Area		This area is available for development, but it is restricted to Automotive Research and Development uses only. A more detailed assessment will take place in the next monitoring period.

Policy	Performance	Commentary
E6 Untidy Industry		Since 2001 a number of untidy industry developments have been granted permission in the Archers Field / Harvey Road untidy industry area, as allocated under this policy. See Table 13.1 'Policy E6 Untidy Industry Area Permissions' for details.
E9 Offices		(i) Fodderwick (now known as The Westgate Shopping Park) has been developed for retail uses under policy SH3.
		(ii) South Side of Southernhay, Basildon - No applications for offices have been submitted for this site.
		(iii) Rear of Tudor Mansions, Pitsea - planning permission was granted in 2003/04 for retail and residential development.
		(iv) Land at Eastern End of Lower Southend Road, Wickford, has been partially developed for a mixed use commercial / residential scheme.
E11 Industrial Land Supply		Industrial Land Monitoring takes place annually in partnership with Essex County Council. The results of these surveys are summarised briefly within the Core Indicators section of this AMR.
SH3 Town Centre Retail Development Sites		(i) Car Park Two, Great Oaks, Basildon - no planning application has been submitted for the development of this site.
		(ii) Fodderwick, Basildon (now known as The Westgate Shopping Park) has been developed for retail uses.
		(iii) Station Avenue, Wickford - no planning application has been submitted for the development of this site.
		(iv) Rear of Tudor Mansions, Pitsea - planning permission was granted in 2003/04 for retail and residential development
T1 Traffic Management - traffic management measures		Traffic management is a consideration for the majority of planning applications. However, these traffic management standards pre-date PPG13 and are no longer used.
T3 Car Parking - car parking standards		These car parking standards pre-date PPG13. They have been superseded by the EPOA Car Parking Standards which conform with PPG13. The provision of car parking is monitored for large non- residential developments as a Core Indicator.
BE11 Conservation Area - Dry Street, Basildon		The proposed Conservation Area at Dry Street has not been designated. However, C.A. designation is independent of the Local Plan process.

Policy	Performance	Commentary
<p>BE13 Areas of Special Development Control Policy - Ramsden Bellhouse</p>		<p>Since 2001, 32 decisions for planning applications for residential development have been made; of these a sample of five was analysed:</p> <ol style="list-style-type: none"> 02/00257/FULL - Was initially refused, but was allowed on appeal. Policy BE13 was a major factor in the application's refusal. However, the inspector interpreted the policy in a different way. 03/00821/FULL - An application on the same site as 02/00257/FULL (above). This shows that this policy is being consistently used for developments in Ramsden Bellhouse. 04/00552/FULL - Clear references to controlling the height of the development to be in-line with residential development at Ramsden Bellhouse were formally sent to the applicant. A letter in response to the Council confirms that applicant has recognised and worked to BE13 policy. 05/00573/FULL - Clear references to the policy within Decision documentation, including a note to the effect that the proposal satisfies BE13. 06/00268/FULL - This was refused on the grounds that the proposed development breached policy BE13. <p>The policy is being used consistently in the determination of planning applications. However, the policy wording for this policy, or any similar policy in the future, will need to be reassessed to ensure that it cannot be mis-interpreted.</p>
<p>BE14 Areas of Special Development Control Policy - Sugden Avenue</p>		<p>Since 2001 only two decisions have been issued for planning applications submitted for this area:</p> <p>02/00978/FULL - This was refused permission as it did not comply with BE12 (the main Development Control policy). As such it was not assessed against policy BE14.</p> <p>03/00130/FULL - Policy BE14 is mentioned in the Officer's Recommendation, due to the fact that replacement dwelling proposed was 10 sqm larger than the policy allows. In this situation the policy was overturned, since the proposed development was situated in proximity of a similar property, given permission in 1989.</p> <p>The policy was only used once during the monitoring period. This policy needs to be monitored in the future to determine whether the policy is still required, and whether a reassessment of the policy's dwelling size limits needs to be carried out.</p>
<p>BE15 Areas of Special Development Control Policy - Bowers Gifford</p>		<p>Since 2001 there have been decisions made on 18 applications in the Bowers Gifford policy area. Initially two applications were sampled. As one was unavailable due to it being scanned, a further two applications were sampled.</p> <ol style="list-style-type: none"> 01/01298/FULL - Granted - Roof modifications and loft conversion - 1 Eric Road, Basildon, Essex.

Policy	Performance	Commentary
		<p>Officer's report cited policy and showed clearly that the development was not out of character.</p> <ol style="list-style-type: none"> 2. 02/00664/FULL - Granted - Conversion of Bungalow to Chalet, incorporating side extension - 29 Westlake Avenue, Basildon, Essex. File unavailable. 3. 03/00506/FULL - Refused - Two storey side extension, replace roof with pitched dormers, and alteration to roof to form gable - 34 Pound Lane, Pitsea, Basildon, Essex. Decision notice clearly uses Policy BE15 to illustrate the issues surrounding the proposed development. 4. 02/01385/FULL - Granted - Erection of detached two bedroom bungalow - Land Fronting Canvey Road, Basildon, North Benfleet. Clear use of BE15 within Officer's Report. <p>It is clear from the sample that the policy is being used consistently to determine planning applications in the Bowers Gifford area.</p>
<p>BE21 Healthcare Developments - New developments</p>		<p>In the monitoring period there were 24 proposals involving health care facilities (doctor's surgeries, dentist's, optician's, pharmacies, residential care homes, etc). Five proposals were sampled.</p> <ol style="list-style-type: none"> 1. 01/01363/FULL - Granted - 1-4 Dunton Court, Aston Road, Basildon - Change of use from training facilities to consulting rooms for mental health care. No evidence was found, either in the officer's report, or the decision notice, that policy BE21 was a critical factor in the decision of this proposal 2. 03/01544/FULL - Granted - 33 London Road, Wickford, Essex - Part extension to existing building for use as a dental technicians and surgery. No evidence was found, either in the officers report, or the decision notice - that policy BE21 was a critical factor in the decision of this proposal 3. 05/00278/OUT - Granted - 16 Worthing Road, Basildon, Essex - Demolition of Existing Bungalow, and erection of two story building to form doctors surgery and one flat. No evidence was found, either in the officers report, or the decision notice - that policy BE21 was a critical factor in the decision of this proposal 4. 06/00291/FULL - Refused - Silverburn, Homestead Road, Ramsden Bellhouse, Billericay - Extension and conversion of existing outbuilding to self contained care unit. No evidence was found, either in the officers report, or the decision notice - that policy BE21 was a critical factor in the decision of this proposal 5. 06/00687/FULL - Refused - Fair Natal, High Road, Laindon, Basildon - Change of use to Dwelling to G.P. Surgery. Clear evidence that BE21 was used as a critical factor in the decision on the site. <p>Assessment shows that general residential policies often supersede the importance of BE21 in decisions. Only in two cases were there clear indicators that BE21 was a critical aid to decision making. In recent years 'flagging appropriate policies' has been more prevalent in officers reports, however, there is clearly a problem with this policy as it is rarely used.</p>
<p>BE22 Healthcare Developments -</p>		<p>Population: 20 proposals, from which a sample of two was taken.</p>

Policy	Performance	Commentary
	●	<p>03/00029/FULL - Granted - Basildon Hospital, Nethermayne, Basildon, Essex. New lobby and canopy to entrance block. No policy references to BE22, and no mention in decision notice or officers report.</p> <p>06/00451/FULL - Refused - Basildon Hospital, Nethermayne, Basildon, Essex. Proposed two storey office block. Clear reference to BE22 - in both the officer's report and decision notice.</p> <p>Since 2005, all applications related to Basildon Hospital have highlighted relevance to BE22, prior to that there were only two proposals that appear to have been considered against the policy. Further consideration of how the policy is implemented should take place.</p>

Table 5.2 Policies Assessed in 2006 - Results

Policy Audit Results Summary

5.14 The majority of the BDLP98 Housing and Open Space allocations have evidently been achieved, as have other allocations for retail related developments in the District's Town Centres. These allocations will not need any further monitoring. The criteria-based policies that have been identified as being applied correctly will also not need to be analysed in such depth in the future.

5.15 Three policies (R4, BE1 and BE21) flagged up as having significant problem. R4 and BE11 are allocations that have not been implemented and are unlikely to be. The policy of most concern was BE21, as this should be used to assess all health care related planning applications, but is rarely used.

5.16 There are a number of criteria based policies that have a substantial number of planning applications associated with them. These require sampling and assessment to identify if they have been used correctly. The Council will assess the following Policies in 2007:

- **Green Belt:** GB2 and GB5
- **Settlement and Housing:** S5 (revised), S6 and S10
- **Natural Environment and Nature Conservation:** C1, C2, C4, C6, C7, C9, C14 and C15
- **Recreation:** R1, R2, R12, R14 and R15,
- **Employment:** E7 and E10
- **Retailing:** SH2, SH4 (revised), SH5, SH6 and SH9,
- **Town Centres:** TC1, TC5 and TC6
- **Transport:** T2
- **Built Environment:** BE1, BE2, BE4, BE5, BE6, BE12, BE16, BE18, BE19, BE20, BE23 and BE24

5.17 The approach taken to Policy Assessment may be perceived as being 'above and beyond' the normal level of assessment required. Performing such an audit level assessment on the BDLP98 Planning Policies will enable such monitoring to effectively inform the formation of the Local Development Documents of the LDF and determine whether any updates are necessary.

5.18 For the AMR 2006 most policies reviewed have either been those that are easily defined output policies (e.g. allocations, etc) or those which are a low priority due to their future potential to be saved after 27th September 2007. This has enabled the Council to check the monitoring methodology works effectively, before large population reviews are performed in future AMRs. Ensuring this structured monitoring is in place will help integrate effective monitoring into the LDF and enable the Council to evidence decisions as policies are used in the decision-making process.

6 Local Development Orders and Simplified Planning Zones

6

Local Development Orders

6.1 The Planning and Compulsory Purchase Act 2004 (section 40) introduced the opportunity for a Local Planning Authority (LPA) to make a Local Development Order (LDO) within its area. LDOs have the effect of granting permission for specific types of development as described in the LDO, thereby removing the need for separate planning applications to be submitted by the developer, enabling them to progress with greater speed and certainty. A LDO can only be made to implement a policy contained within a DPD or a Local Development Plan.

6.2 The General Permitted Development Order (GPDO) sets permitted development rights for relatively small-scale development at a national level and now LDOs can be set locally to extend permitted rights for certain forms of development, at the discretion of the LPA. Even so, a LDO can only be used to implement a policy contained within a Development Plan Document or Local Development Plan. LDOs are one of the documents which can form part of the Local Development Framework, and as such must be monitored through the AMR.

Basildon District LDOs: There are no current or proposed LDOs in the District.

Simplified Planning Zones

6.3 A Simplified Planning Zone (SPZ) is an area in which a LPA wishes to stimulate development and encourage investment. It operates by granting a specified planning permission in the zone without the need for a formal application or the payment of planning fees.

Basildon District SPZs: There are no current or proposed SPZs designated in the District.

7 Basildon District Contextual Information

7

Contextual Data - maintaining the evidence base

7.1 The document [Local Development Framework Monitoring - A Good Practice Guide](#)^(vi) clearly shows the importance of an effective and up-to-date use of contextual evidence.

- Contextual data provides a backdrop against which to consider the effects of policies and inform the interpretation of outputs and indicators
- Contextual data reflects the social, environmental and economic circumstances that exist within a locality, and can create a baseline for that locality
- Contextual data is produced from a number of identifiable and benchmarked sources. As such, the monitoring process depends on accessible statistics

7.2 Examples of contextual information that the guide highlights are:

Demographic Structure: population size, household types, ethnic composition, and social groups

Socio-cultural Issues: crime rates, unemployment level and deprivation

Economy: economic activity rates, household income, house price level, productivity and employment

Environment: key assets in the natural environment

Housing and Built Environment: housing stock conditions and quality, and assets of the built environment

Transport and Spatial Connectivity: transport accessibility, regional hub, spatial inequality/ uneven distribution of activities

7.3 The [AMR 2005](#)^(vii) included a wide range of contextual evidence at a District wide level:

- Population and Demographics
- Retail, Business, and the Local Economy
- Housing Issues
- Deprivation within Basildon District
- Education
- Crime and Disorder
- Natural Environment and Biodiversity
- Conservation and Listed Buildings
- Land Use
- Flooding and River Quality
- Agricultural Land Classification
- Recycling and Waste Management
- Air Quality

vi The full web address for this document is: <http://www.communities.gov.uk/index.asp?id=1143905>

vii The AMR 2005 can be viewed on the Council's website
<http://www.basildon.gov.uk/80256B7500420D16/vWeb/wpEFEN5PVK3Z>

Change in approach

Changing Practice - Capturing the data for the right purposes

7.4 In the Annual Monitoring Report 2005, a range of contextual data was presented which could be used to support performance assessment, decision making, and policy development. The data was either at a District wide level (such as population) or it was very specific information for a particular area or feature (e.g. chemical nature of the River Crouch). In hindsight, this diverse context did not support the needs of the Planning Service, which required a far more detailed and tailored information.

7.5 It was recognised that sub-ward level assessments were required to support the production of new policy, as well as for the monitoring of existing policy. This information is available from National information providers (such as National Statistics). However, not all stakeholders are statisticians by trade, and access was limited as the the information was only accessible on the Internet.

7.6 There were several problems introducing a sub-ward study - the range of information available is vast, and beyond the capacity of the AMR to fully cover and is constantly changing. Therefore it is proposed to create a separate Contextual Data document, which will enable the Council to update local ward evidence as and when appropriate.

Link to AMR context document

7.7 In recognition that the forthcoming AMR-Context document may take some time in development, stakeholders are advised to use the following sources of information until publication.

[The Annual Monitoring Report 2005 Contextual Data](#)^(viii)

- The AMR-Context document - when published, will be available in this location; as well as the most recent residential, industrial, and retail monitoring reports.

[Basildon Trends](#)^(ix)

- A brief introduction to ward and sub-ward areas with Index of Multiple Deprivation 2004 evidence.

7.8 If either of these contextual documents do not satisfy specific information needs, other resources include:

[Neighbourhood Statistics](#)^(x)

- Enables a user to access data via a postcode search on an neighbourhood of study. The website also provides a neighbourhood profile of pertinent information

[Nomis Official Labour Market Statistics](#)^(xi)

- An informative source of socio-economic data, as well as previous Census data

[ERPHO - Eastern Region Public Health Observatory](#)^(xii)

- Links to sources, as well as some statistical evidence

viii <http://www.basildon.gov.uk/80256B7500420D16/vWeb/wpEFEN5PVK3Z>

ix <http://www.basildon.gov.uk/80256B6E0050BA8F/vWeb/wpEFEN68YDB5>

x <http://www.neighbourhood.statistics.gov.uk>

xi <http://www.nomisweb.co.uk/>

xii <http://www.erpho.org.uk/>

English Heritage^(xiii)

- Information on Scheduled Ancient Monuments and Listed Buildings

Natural England

^(xiv)

- Evidence related to national perception of SSSI's

National Statistics^(xv)

- General information such as GDP that cannot be directly linked to a Local Authority level

Department for Education and Skills (DfES)^(xvi)

- Provides annual assessment of schools performance

Land Registry^(xvii)

- A source of house price data

Health and Safety Executive^(xviii)

- Provide some evidence on employee sickness and accident rates

Home Office^(xix)

- Provides access to the British Crime Survey

Essex County Council^(xx)

- Provides a range of data about Basildon District and operates as a point of contact for monitoring and waste management data

East of England Regional Assembly^(xxi)

- Provide a vast range of regional data, the Regional Spatial Strategy and evidence relating to Planning and Environmental issues

GO-EAST^(xxii)

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- xiii <http://www.english-heritage.org.uk/>
 - xiv <http://www.naturalengland.org.uk/>
 - xv www.statistics.gov.uk
 - xvi <http://www.dfes.gov.uk/>
 - xvii <http://www.landreg.gov.uk/>
 - xviii <http://www.hse.gov.uk/>
 - xix <http://www.homeoffice.gov.uk/>
 - xx <http://www.essexcc.gov.uk/vip8/ecc/ECCWebsite/dis/hom.jsp>
 - xxi <http://www.eera.gov.uk/>
 - xxii <http://www.goeast.gov.uk/>

36 Basildon District Contextual Information

7

- The Government Office for the East of England has resources on a range of issues in the region, including Planning.

7.9 This is not an exhaustive list of evidence sources, but would enable a stakeholder to be well informed. The AMR-Context will be produced in light of the above resources and will tie into the work of the LDF and the Annual Monitoring Report.

8 National Core Indicators

8.1 All AMR's should cover a range of indicators in their studies. These indicators need to be defined by a central body to ensure there is a level of comparability between different authorities' performance, and by monitoring period.

8.2 The DCLG's [Local Development Framework Monitoring Good Practice Guide](#) ^(xxiii) explains the core indicators in more detail. There are two levels of defined indicators – National (Core) and Local. For the purposes of showing performance, three groups of indicators (national, regional, local) have been identified for Basildon District Council's AMR work. This chapter will consider the following range of Core Indicators:

1: Business Development

- a. Amount of land developed for employment, by type
- b. Amount of land developed for employment, by type, which is in development and/or regeneration areas defined in the local development framework
- c. Percentage of 1a, by type, which is on previously developed land
- d. Employment land supply, by type
- e. Losses of employment land in (i) development/ regeneration areas and (ii) local authority area
- f. Amount of employment land lost to residential development

2: Housing

- a. Housing trajectory showing:
 - i. net additional dwellings over the previous five year period, or start of the relevant development plan period, whichever is the longer
 - ii. net additional dwellings for the current year
 - iii. projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer
 - iv. the annual net additional dwelling requirement
 - v. annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance
- b. Percentage of new and converted dwellings on previously developed land
- c. Percentage of new dwellings completed at:
 - i. less than 30 dwellings per hectare
 - ii. between 30 and 50 dwellings per hectare
 - iii. above 50 dwellings per hectare
- d. Affordable housing completions

3: Transport

- a. Percentage of completed non-residential development complying with car-parking standards as set out in the local development framework
- b. Percentage of new residential development within 30 minutes public transport time of a GP, primary and secondary school, employment, and a major health centre

4: Local Services

- a. Amount of completed retail, office and leisure development, respectively

xxiii http://www.communities.gov.uk/pub/906/LocalDevelopmentFrameworkMonitoringAGoodPracticeGuidePDF858Kb_id1.143906.pdf

- b. Percentage of completed retail, office, and leisure development, respectively, in town centres
- c. Percentage of eligible open spaces managed to green flag award standard

5: Minerals

- a. Production of primary land won aggregates
- b. Production of secondary/ recycled aggregates

6: Waste

- a. Capacity of new waste management facilities, by type
- b. Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed

7: Flood Protection and Water Quality

- a. The number of planning permissions granted contrary to the advice of the Environment Agency, on either flood defence grounds or water quality.

8: Biodiversity

- a. Change in areas and populations of biodiversity importance, including:
 - i. change in priority habitats and species (by type)
 - ii. change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional, or local significance.

9: Renewable Energy Capacity

- a. Renewable energy capacity installed, by type.

8.3 The AMR's purpose includes providing further detail than a repetition of the Council's performance against these indicators. Additional commentary or policy implications is therefore included.

Business and Industry

8.4 The future prosperity of Basildon District depends on ensuring that there is sufficient land for business development. The LDF allocates land for employment related development. The dataset refers to business developments by their classification into the Use Class Order (UCO). Further guidance is available from the [Planning Portal](#)^(xxiv), which sets out the UCOs and associated legislation.

Use Class Order

B1 - Business

Class II (a) Offices, not built into retail or financial establishments

(b) Research and development studios, laboratories, high-tech

Class III (c) Light Industry

B2 - General Industry

Class IV-IX General Industry

B8 - Storage or Distribution

Class X Wholesale Warehouse, distribution centres, repositories.

8.5 The information was collected in partnership with Essex County Council. The remaining data was cross-referenced against files in Basildon District Council's planning application management system. The collection survey took place in association with the Residential Land Availability Survey in March 2006.

2005-2006 Results

- There were B1a completions and outstanding developments
- There were no B1b or B1c completions, or outstanding developments
- There were B1 (general light industry) (sub-class unknown), which are outstanding
- There were B2 and B8 completions and outstanding proposals
- There were a number of B1-B8 (sub-class unknown) completions and commitments outstanding

xxiv <http://www.planningportal.gov.uk/england/genpub/en/1011888237913.html>

B1a ^(xxxv)	Urban sqm	Urban Ha	Rural sqm	Rural Ha	Total sqm	Total Ha
Developments Gained	18,165	0.76	0	0	18,165	0.76
Developments in employment or regeneration areas	16,297	0.45	0	0	16,297	0.45
Developments on PDL	16,297	0.45	0	0	16,297	0.45
Net development	18,165	0.76	0	0	18,165	0.76
Net development in employment or regeneration areas	16,297	0.45	0	0	16,297	0.45
% on PDL	89.72%	59.27%	0	0	89.72%	59.21%
Outstanding permissions	9,539	1.93	2,740	1.1	12,279	3.03
% Residual permissions on PDL	100%	100%	0	0	77.69%	63.7%

Table 8.1 B1a completions and outstanding commitments 2005-2006

B1 ^(xxxvi)	Urban sqm	Urban Ha	Rural sqm	Rural Ha	Total sqm	Total Ha
Outstanding permission	3,117	0.92	1,188	0.35	4,305	1.27
Residual permissions on PDL %	53.48%	85.87%	77.1%	42.86%	60%	74.02%

Table 8.2 B1 (sub class unknown) Outstanding commitments 2005-2006

B2 ^(xxxvii)	Urban sqm	Urban Ha	Rural sqm	Rural Ha	Total sqm	Total Ha
Developments Gained	2,583	0.3	0	0	2,583	0.3
Developments in employment or regeneration areas	2,583	0.3	0	0	2,583	0.3
Developments on PDL	2,583	0.3	0	0	2,583	0.3
Net development	2,583	0.3	0	0	2,583	0.3
Net in employment or regeneration areas	2,583	0.3	0	0	2,583	0.3
% on PDL	100%	100%	0	0	100%	100%
Outstanding permissions	224	0.02	0	0	224	0.02
% Residual permissions on PDL	100%	100%	0	0	100%	100%

Table 8.3 B2 completions an outstanding commitments 2005-2006

B8 ^(xxviii)	Urban sqm	Urban Ha	Rural sqm	Rural Ha	Total sqm	Total Ha
Developments Gained	2,902	0.44	0	0	2,902	0.44
Developments in employment or regeneration areas	2,902	0.44	0	0	2,902	0.44
Developments on PDL	2,902	0.44	0	0	2,902	0.44
Net development	2,902	0.44	0	0	2,902	0.44
Net in employment or regeneration areas	2,902	0.44	0	0	2,902	0.44
% on PDL	100%	100%	0	0	100%	100%
Outstanding permissions	963	0.29	0	0	963	0.29
% Outstanding on PDL	100%	100%	0	0	100%	100%

Table 8.4 B8 completions and outstanding commitments 2005-2006

B1-B8 (class unknown)	Urban sqm	Urban Ha	Rural sqm	Rural Ha	Total sqm	Total Ha
Developments Gained	20,102	3.76	0	0	20,102	3.76
Developments in employment or regeneration areas	20,102	3.76	0	0	20,102	3.76
Developments on PDL	20,102	3.76	0	0	20,102	3.76
Development Lost	1,188	0	0	0	1,188	0
Development lost in employment or regeneration areas.	1,188	0	0	0	1,188	0
Net development	18,914	3.76	0	0	18,914	3.76
Net in employment or regeneration areas	18,914	3.76	0	0	18,914	3.76
% on PDL	100%	100%	0	0	100%	100%
Outstanding permissions	29,939	3.914	0	0	29,939	3.91
% outstanding permissions on PDL %	69.35%	54.16%	0	0	69.35%	54.16%

Table 8.5 B1-B8 General business/industry completions and outstanding commitments 2005-2006

8.6 Employment allocations in the BDLP98 for business/employment uses (B1-B8) that have still to come forward.

Allocations B1-B8	Urban Sqm	Urban Ha	Rural sqm	Rural Ha	Total sqm	Total Ha
Allocations	not returned	154.95	not returned	0	0	154.95
% of allocations on PDL	not returned	83.21%	not returned	0	0	83.21%

Table 8.6 Basildo District Local Plan business/industry allocations

All Business and Industry ^(xxix)	Urban sqm	Urban Ha	Rural sqm	Rural Ha	Total sqm	Total Ha
Total Developments Gained	43,752	5.26	0	0	43,752	5.26
Total developments in employment or regeneration areas	41,884	4.95	0	0	41,884	4.95
Total developments on PDL	41,884	4.95	0	0	41,884	4.95
Total development lost	1,188	0	0	0	1,188	0
Total development lost in employment or regeneration areas	1,188	0	0	0	1,188	0
Total development lost to residential development	983	0	0	0	983	0
Total net development	42,564	5.26	0	0	42,564	5.26
Total net in employment or regeneration areas	40,696	4.95	0	0	40,696	4.95
Total % PDL	95.73%	94.11%	0	0	95.73%	94.11%
Total outstanding permission	43,782	7.07	3,928	1.45	47,710	8.52
Total outstanding permissions on PDL %	75.73%	72.8%	23.32%	10.34%	71.41%	62.18%

Table 8.7 All business/industry completions and outstanding commitments 2005-2006

Trends

8.7 Development in 2005-2006 has mostly been within existing urban industrial areas and business estates predominantly on PDL. Land for development or redevelopment is readily available as indicated by the number of outstanding permissions. These permissions are spread across both urban and rural locations, therefore, future completions on PDL may be lower than current levels.

8.8 These Core Indicators fail to account for the take up of completed business premises. Whilst there is the assumption that office and warehouse development is fuelled by demand this would benefit from being tested. Future AMRs will investigate this.

Housing

8.9 The information within this part of the report is based upon the monitoring work performed with Essex County Council at the end of March 2006. This section includes a number of National indicators, which have been grouped together to improve presentation.

	Number of dwellings built	Number of dwellings converted
Gains	466	12
Losses	-51	-3
Net Build	415	9

Table 8.8 Dwellings built or converted in 2005-2006

Change of use	Number of dwellings
From non-residential to residential	55
From residential to non-residential	-6
Net change of use to residential	49

Table 8.9 Number of dwellings subject to a change of use in 2005-2006

Dwelling completions	Number of dwellings
Gross Dwelling Completions <ul style="list-style-type: none"> • New builds • Conversions • Changes of use 	533
Dwelling losses	-60
Net Dwelling Completions	473

Table 8.10 Total dwelling completions at at 31st March 2006

Stocktake dates	Total number of dwellings
Opening stock at 1st April 2005	72,181
Closing stock at 31st March 2006	72,654
Increase	473

Table 8.11 Comparison of total housing stock at 1st April 2005 and 31st March 2006

Source of funding	Number of dwellings
Wholly funded by RSL and/ or Local Authorities	11
Wholly funded by developer contributions	2
Funded through mix of Public Subsidy and Developer Contributions	0
Source not known, or other source	0
Total	13

Table 8.12 Affordable housing completions 2005-2006

Number of bedrooms	Number of dwellings (net)
1 bedroom	14
2 bedrooms	297
3 bedrooms	64
4 or more bedrooms	107
Unknown ^(xxx)	-9
Net Total of dwellings developed in 2005 - 2006	473

Table 8.13 Number of bedrooms in completed dwellings 2005-2006

Dwelling completions - category	Results
Number of dwellings built (gross)	533
Number of dwellings built on PDL (gross)	376
% of dwellings built on PDL	70.54%
Total area occupied by completed dwellings (gross)	16.49 ha
Of which on PDL (gross)	12.52 ha

Table 8.14 Number of dwellings completed on Previously Developed Land, 2005-2006

Density	Results
Average Density	81 dwellings per Ha
% < 30 dwellings per Ha	2.65%
% 30-50 dwellings per Ha	10.92%
% > 50 dwellings per Ha	86.43%

Table 8.15 Dwelling density (gross)

xxx Number of dwellings of unknown number of bedrooms completed less number of dwellings of unknown number of bedrooms demolished.

Completions category	2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006
Gross Dwelling Completions	258	332	273	297	533
Net Dwelling Completions	213	300	153	136	473
Accumulated Completions (net)	213	513	666	802	1,275

Table 8.16 Dwelling completions 2001-2006

Housing Trajectory

8.10 The draft [East of England Plan \(RSS\)](#) proposes a target for the District of 10,700 new dwelling units (2001-2021), equating to an annual build rate of 535 net dwellings per year. Since 2001, there have been 1,275 net builds in Basildon District; an average of 255 builds per year. In order to meet the RSS target of 10,700 dwellings by 2021, future annual dwelling build rates will need to average around 630 units.

Annual net build rate calculation	
Draft RSS dwelling requirement 2001- 2021	10,700
Less net completions	-1,275
Divided by the remaining number of years between 2006 and 2021 (15 years)	/ 15
Required annual build rate to start 1st April 2006	628

Table 8.17 Annual net build rate to meet required development targets

8.11 The housing trajectory table below shows the breakdown of sites within Basildon District during the year 2005-2006, including extant planning permissions, allocated land, and other identified sites (such as those defined in the Urban Capacity Study 2004). As such, identified net dwelling numbers for the monitoring period 2005-2006 are 3,474 units.

8.12 As result of the recent withdrawal of the Replacement Local Plan, no new allocations have adopted. This has reduced a source of identified sites. The result is that, there will be an higher proportion of windfall development coming forward. For the period 2005 - 2006 469 dwellings (gross) came from windfall sites.

Dwelling supply source	2006/ 2011	2011/ 2016	2016/ 2021	2006/ 2021 Total
Contribution from Identified Sites				
Identified site net dwelling supply at end of 2005/ 2006 monitoring year	1,524	1,323	627	3,474
... of which net total on PDL	836	947	421	2,204
Contribution from non-identified (Windfall) sites				
Estimated unidentified net dwelling supply, based on end of 2005/ 2006 monitoring year	2,286	1,985	940	5,211
... of which net total on PDL (assume 100% if not known)	2,286	1,985	940	5,211
Contribution from all sites (identified and non-identified)				
Total net dwelling supply, based on identified and estimated sites from the 2005/ 2006 monitoring year	3,810	3,308	1,567	8,685
...of which net total on PDL	3,122	2,932	1,361	7,415

Table 8.18 Housing Trajectory 2006

8.13 During this monitoring period, based on identified sites and estimated windfall, Basildon District has capacity for 8,685 units. Together with dwelling completions for 2001-2006 (1,275 net) this leaves a shortfall of 740 units, as compared to the total RSS housing target.

Transport and Access to Public Transport

8.14 Assessment of the Car Parking during this period will need to be based on the guidance provided in PPG13. ^(xxxi) Government guidance in PPG13 advocates the adoption of maximum parking standards by Local Planning Authorities. This would operate as part of a package of measures to promote sustainability, by limiting the number of parking spaces provided in connection with large new developments. As car ownership and use increases, high levels of parking provision would tend to encourage greater use of private cars for many journeys that could otherwise be made using public transport, cycling or walking. Standards are outlined in PPG13 and are incorporated in the EPOA Vehicle Parking Standards August 2001. For the purposes of this report, these have been applied across all completed sites, irrespective of thresholds. For the purposes of this indicator, monitoring is only expected of non-residential permissions, e.g. superstores, or leisure uses. This information has been assessed and calculated by Essex County Council.

xxxi A link to PPG13 has been provided on the [Planning Portal](#).

Reference	Land Use	Total Floor Space	Car Parking Spaces	PPG13 maximum	Complies PPG13	EPOA Standard	Complies to EPOA
03/00635	B1a	1,868	42	NA	NA	62.3	Yes
04/00868	B1a	15,157	20	505.2	Yes	505	Yes
05/00479	B1a	1,140	60	NA	NA	38	No
05/01048	B1-B8	648	16	NA	Cannot define to B1-B8 build type	NA	Cannot define to B1-B8 build type
00/01258	B1-B8	15,771	394	NA	Cannot define to B1-B8 build type	NA	Cannot define to B1-B8 build type
04/00868	B1-B8	1,889	20	NA	Cannot define to B1-B8 build type	NA	Cannot define to B1-B8 build type
04/00229	B1-B8	1,794	52	NA	Cannot define to B1-B8 build type	NA	Cannot define to B1-B8 build type
05/00479/	B2	2,583	60	NA	NA	51.7	No
03/00531	B8	826	41	NA	NA	5.5	No
04/00225	B8	2,076	26	NA	NA	13.8	No
04/00073	A1	498	3	NA	NA	35.6	Yes
05/00112	A1	1,468	22	73.4	Yes	73.4	Yes
02/01061	D2	2,400	138	109	No	109	No

Table 8.19 Number of car parking spaces provided in new non-residential developments 2005-2006

8.15 It is clear not all development granted permission is PPG13 compliant in respect of car parking provision. The reasons behind this will need to be investigated in future AMR reviews. During the summer of 2006, an electronic application form was developed that defines parking spaces available in the location prior to build, and as such, Planning Services hopes to be able to monitor this issue more effectively in the future, and use the evidence collected to show where problems in policy use have occurred.

Transport: Residential Access to Local Services

8.16 The Council tries to ensure that all residential development is placed within easy reach of a range of local services. For the purposes of the AMR 2005, this means that an assessment has to take place to determine the percentage of new residential development that lies within 30 minutes public transport journey time of a GP, hospital, primary and secondary school, employment area and a major retail centre. This indicator questions the sustainability of development and ensures that any new builds should have appropriate infrastructure to meet basic needs.

8.17 In previous years, lacking access to an effective spatial analysis tool, Planning Services made an assessment using the Index of Multiple Deprivation 2004 scores. However, this did not meet the requirements

of the AMR. To rectify this, the SLA with Essex County Council incorporated spatial analysis. The results are presented in Table 8.20 'Percentage of new dwellings within 30 minutes public transport journey time of a secondary school 2005-2006'- Table 8.23 'Percentage of new dwellings within 30 minutes public transport journey time of a GP's surgery 2005-2006' .

Dwelling completions (net)	%
Total dwelling completions	473
Dwellings completed within 30 minutes PTT of Secondary School	472
Percentage Dwelling Completions within 30 minutes PTT of Secondary School	99.79%

Table 8.20 Percentage of new dwellings within 30 minutes public transport journey time of a secondary school 2005-2006

Note: PPT - public transport time

Dwelling completions (net)	%
Total dwelling completions	473
Dwellings completed within 30 minutes PTT of an Employment Area	472
Percentage Dwelling Completions within 30 minutes PTT of Employment Area (500+ jobs)	99.79%

Table 8.21 Percentage of new dwellings within 30 minutes public transport journey time of an employment area 2005-2006

Dwelling completions (net)	%
Total dwelling completions	473
Dwellings completed within 30 minutes PTT of a major retail centre	472
Percentage Dwelling Completions within 30 minutes PTT of a major retail centre	99.79%

Table 8.22 Percentage of new dwellings within 30 minutes public transport journey time of a major retail centre 2005-2006

Dwelling completions (net)	%
Total dwelling completions	473
Dwellings completed within 30 minutes PTT of a GP	472
Percentage Dwelling Completions within 30 minutes PTT of a GP	99.79%

Table 8.23 Percentage of new dwellings within 30 minutes public transport journey time of a GP's surgery 2005-2006

8.18 With the exception of one property developed outside the urban area, all dwellings built in 2005-06 are located within 30 minutes in a sustainable location.

8.19 Basildon District Council has since acquired GIS software that will enable results to be presented graphically. It is hoped that this will be available for future AMRs. In addition, the availability of the digital mapping tool will help Officers determine whether proposed developments are within a reasonable distance of key services, thus improving the decision-making process of planning proposals.

Retail

8.20 The life of the District is dependant on whether residential development, employment and local services work in concert with each other to create a sustainable settlement.

This data set refers to business developments by their classification into Use Class Order (UCO), which include:

A1 - Shops

- Shops, Retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, dry cleaners, Internet cafes, etc.
- Pet shops, sandwich bars
- Showrooms, domestic hire shops, funeral directors

A2 - Financial and Professional Services

- Banks, building societies, estate and employment agencies
- Professional and financial services, betting offices.

B1a -

- Offices not within A2.

D2 - Assembly and Leisure

- Cinemas, music and concert halls.
- Dance, sports halls, swimming baths, skating rinks, gymnasiums
- Other indoor and outdoor sport and leisure uses

Further guidance on UCOs is available at the [Planning Portal](#) .

Location	Area Gained sqm	Area Lost sqm	Area Net Sqm
Town Centre	0	0	0
Edge of Centre	1,468	0	1,468
Out of Centre	0	0	0
District Centre	0	0	0
Local Centre	0	0	0
Out of Town	0	0	0
Total	1,468	0	1,468

Table 8.24 A1 (Shops) Completions of 1,000+ sqm 2005-2006

Location	Area Gained sqm	Area Lost sqm	Area Net Sqm
Town Centre	0	0	0
Edge of Centre	0	0	0
Out of Centre	5,397	1,252	4,145
District Centre	0	0	0
Local Centre	0	0	0
Out of Town	0	0	0
Total	5,397	1,252	4,145

Table 8.25 A1 Extant Permissions/ Allocations of 1,000+ sqm 2005-2006

8.21 There is a substantial amount of development to take place in out of centre locations in future years. This development will result in the partial loss of existing retail space.

Reference	Floorspace (sqm)	No. Car Parking Spaces	Total Site Area (ha)	Location
03/00635/FULL	1,868	42	0.31	Out of Centre
04/00868/FULL	15,157	20	0.36	Out of Centre
05/00479/FULL	1,140	60	0.43	Out of Centre

Table 8.26 Completed Offices 1,000+ sqm 2005-2006

Reference	Floorspace (sqm)	No. Car Parking Spaces	Total Site Area (Ha)	Location
04/00073/FULL	498	3	0.07	Town Centre
05/00112/FULL	1,468	22	0.14	Edge of Centre

Table 8.27 Completed Retail 250 sqm or more 2005-2006

Reference	Floorspace (sqm)	No. Car Parking Spaces	Total Site Area (ha)	Location
02/01061/OUT	2,400	138	2.19	Out of Centre

Table 8.28 Completed Recreation and Leisure Developments 2005-2006

8.22 Table 8.24 'A1 (Shops) Completions of 1,000+ sqm 2005-2006' to Table 8.28 'Completed Recreation and Leisure Developments 2005-2006' show that the majority of development has been in Out of Centre locations, with only a few developments within the town centres.

Further details on the planning permissions referred to in the AMR can be investigated using Basildon District Council's online application search facility, [Public Access](#). General retailing information is available in the Council's separate Retail Monitoring Report.

Open Spaces

8.23 Basildon District has almost 700ha of open space in the District. Existing provision includes 28 formal parks providing for a range of sporting and outdoor recreation activities. Each of the main population settlements has at least one major park containing a range of facilities. Gloucester Park in Basildon, Lake

Meadows in Billericay and Memorial Park in Wickford fulfil this function. In addition, as well as many small parks, recreation grounds, allotments and landscaped amenity areas, the District has five Country Parks and four Local Nature Reserves.

8.24 The [Green Flag Awards](#)^(xxxii) are the standard for parks and green spaces in England and Wales. The Civic Trust, on behalf of the DCLG and the Green Flag Advisory Board, manages the award programme.

8.25 Basildon District Council has not submitted a park to be considered for this award.

Aggregates

8.26 Basildon District Council does not have responsibility for these planning matters. Essex County Council is the [Minerals and Waste Planning Authority](#)^(xxxiii)

Waste Management

8.27 Basildon District Council does not have responsibility for this planning issue. Essex County Council is the [Minerals and Waste Planning Authority](#)^(xxxiv).

Permissions granted contrary to Environment Agency advice

8.28 The [Environment Agency](#) (EA)^(xxxv) in its role as a consultee advises LPAs on flooding concerns as part of the planning application process. Any proposal that occurs on or close to a high risk flood zone requires a Flood Risk Assessment. These operate at levels 1-4, with 1 being the lowest risk and 4 being the greatest risk. Depending on the outcome of the risk assessment, the EA may advise the Council that some proposals should be refused consent or appropriate mitigation measures incorporated into proposals.

8.29 Of the 1,457 applications decided in the year 2005-2006 the Council consulted the EA on 93. Of those applications that were granted, the FRA of 38 proposals identified flood risk/drainage issues. The majority of applications the Council consulted the EA on were received no formal reply. The following table identifies the applications where specific advice from the EA was presented.

xxxii <http://www.greenflagaward.org.uk/>

xxxiii <http://www.essexcc.gov.uk/vip8/ecc/ECCWebsite/dis/gui.jsp?channelOid=27961&guideOid=32942>.

xxxiv <http://www.essexcc.gov.uk/vip8/ecc/ECCWebsite/dis/gui.jsp?channelOid=27961&guideOid=32942>

xxxv <http://www.environment-agency.gov.uk/>

Reference	Location	Application Details	EA Outcome
06/00190/FULL	Aldi, The Broadway, Wickford.	Two bay extension	Flood Zone 3 - No EA Response
06/00285/FULL	Rylands Hostel, 87 Nevendon Road, Wickford	Demolition of annexe and reinstatement of front elevation.	Flood Zone 3 - No EA Response
06/00077/FULL	Vange Marsh North, Near Pitsea Hall Lane, Pitsea	Nature Reserve Management engineering	Flood Zone 3 - No Response
05/01441/FULL	The Elms Nursery, Harding Elms Road, Crays Hill	Demolish and Rebuild Nursery shop	Flood Zone 2 - No EA Response
05/01434/FULL	Dunton Wayletts Farm, Dunton Road, Brentwood	2 Senior Playing pitches, and 2 mini pitches.	Flood Zone 3 - No EA Response
06/00279/FULL	Adjacent to Royston Avenue, Basildon	Erect 2 Bungalows	Standard Letter 7
06/00259/FULL	Adjacent to Victory House, London Road, Pitsea	Erect House with detached garage	Standard Letter 7
06/00018/FULL	17 Westlake Avenue, Basildon	Demolition of bungalow, replacement build of chalet.	Standard Letter 7
05/00497/FULL	1 Crown Road, Billericay	Demolition of Bungalow, build of 4 2 bed houses	Standard Letter 3
05/00501/FULL	White Post Farm, Laindon Common Road, Little Burstead	Erection of Stable Block	Standard Letter 10
06/00039/FULL	Watch House Farm, Wash Road, Basildon	Change of Use from Storage to Business, and alterations to elevations	Formal conditions highlighted to control pollution.
05/01239/FULL	253 Noak Hill Road, Billericay	Demolition of existing property and construction of 4 bed house and garage	Original objections by EA on flood risk grounds removed post full Flood Risk assessment,
05/01292/FULL	Land at Paycocke Road and Honeywood Road, Basildon	Erection of warehouse and ancillary offices	All EA requirements incorporated fully into decision notice.
05/01403/FULL	Units 11, 11a, 12, 12a, 12b Durham Road, Laindon	Demolition of existing buildings and erection of two storey block	Objected without conditions on grounds of site drainage. Raised issues of pollution control.
05/00561/FULL	84 Runwell Road, Wickford	Elderly Persons Home	Material Consideration of Flood Risk and Drainage required.
05/00683/FULL	Land to the West of	48 Houses, 12 Flats	Drainage conditions and

Reference	Location	Application Details	EA Outcome
	Cranes Lane, Basildon		management built into decision notice after EA advice.

Table 8.29 Consultation Responses from the Environment Agency in relation to Planning Applications

8.30 No planning applications were granted contrary to the Environment Agency's advice.

Priority Habitats and Species

Changes in Area and Species of Biodiversity Importance

8.31 In 2004-2005, EECOS^(xxxvi) carried out a District-wide Phase 1 Habitat Survey for Basildon District Council. The AMR 2005 used the results of this Survey to report on change to the District's Priority Habitats and Species between 1993 and 2004.

8.32 Monitoring annual change for these Core Indicators are however difficult without annual assessment taking place to monitor the Priority Habitats and Species for change. Given their scale, it would not be possible to carry out a full Phase 1 Habitat Survey each year. The Council is currently considering options for improving the biodiversity data collected to assist with the delivery of services. It is hoped this gap in data can be rectified in the AMR2007. Populations of species and any affect planning decisions may contribute to change remain very difficult to assess.

Renewable Energy Capacity by Type

Data from Planning Applications

8.33 No applications have been received during 2005-2006 that included renewable energy installations or consideration of future energy source needs, for example, by ensuring that dwellings can capture maximum wind speed for domestic wind harvesting.

Data from Building Control

8.34 One private dwelling has a ground heat recovery system and solar hot water panels. In 2007, the Council plans to install solar hot water panels onto the Eversley Leisure Centre, in Pitsea.

xxxvi EECOS is the Essex Wildlife Trust's not-for-profit ecological consultancy company, working throughout Essex to protect habitats and species.

54 National Core Indicators

9 Regional Indicators

9.1 Basildon District Council's performance against the Government's national Core Indicators has to be reported in the AMR, but not all regional issues can be effectively monitored by reporting on the progress of national indicators alone. As such, the [East of England Regional Assembly \(EERA\)](#) ^(xxxvii) has requested that all Local Planning Authorities in the Eastern region monitor the following regional matters in addition to the national indicators:

- Housing Completions
- Gypsy and Traveller Sites

9.2 The Housing Completions data for Basildon District, to a large extent, was collated and assessed by Essex County Council, as part of its Service Level Agreement on Development Monitoring. The Gypsy and Traveller Site information originates from Basildon District Council monitoring planning permissions and enforcement action in the District, as well as national sources, such as the bi-annual Gypsy Caravan Counts.

Housing Completions

9.3 EERA made a specific request for a range of data to be provided for the last Monitoring Period, including the Housing Flow Reconciliation ^(xxxviii). The majority of EERA's requirements can be fulfilled through data already presented in 'Housing', which sets out the performance on Core Indicators for Housing; the remaining data is presented below.

xxxvi <http://www.eera.gov.uk/>

xxxvii The annual Housing Flows Reconciliation return is submitted to DCLG by Local Authorities. It shows all housing data including completions, conversions, and demolitions.

Source of dwelling supply	Formally Identified		Other Identified			Total
	Extant Planning Permission	Allocations in Local Plan ^(xxix)	Other identified sites where principal of development is accepted	Contingent Sites ^(xi)	Strategic allocations in Structure Plan	
Identified Dwelling Supply at end of 2005/06 monitoring period.	1,197	580	1,697	0	0	3,474
Net total of dwelling supply on PDL	631	125	1,448	0	0	2,204

Table 9.1 Basildon District Identified Housing Sites and Capacity

Settlement size	Formally Identified		Other Identified			Total
	Extant Planning Permissions	Allocations in Local and Unitary Plans	Other Identified Sites where principal of development is accepted	Contingent Sites	Strategic allocations in Structure Plan	
Population > 100,000 at 2001	0	0	0	0	0	0
between 50,000 and 100,000 at 2001	519	580	1,500	0	0	2,599
between 25,000 and 50,000 at 2001	603	0	197	0	0	800
between 3,000 and 25,000 at 2001	0	0	0	0	0	0
<3,000 at 2001	75	0	0	0	0	75
at new settlements	0	0	0	0	0	0

Table 9.2 Geography of Identified Sites

9.4 Using Census 2001 definitions, Basildon is defined as a settlement of 'between 50,000 and 100,000 at 2001', Wickford and Billericay are settlements of 'between 25,000 and 50,000 at 2001', and the villages fall within the '<3,000 at 2001' category.

	Known net builds of 2005/ 06
Population > 100,000 at 2001	0
between 50,000 and 100,000 at 2001	289
between 25,000 and 50,000 at 2001	183
between 3,000 and 25,000 at 2001	0
<3,000 at 2001	1
at new settlements	0

Table 9.3 Geography of Housing Completions 2005-2006

9.5 All completions identified in the 2005-2006 period have been examined using a similar methodology as used in the Geography of Identified Sites showing that both the majority of allocations and most recent builds have been in Basildon.

	2006/ 2011	2011/ 2016	2016/ 2021	Post 2021	Total
Identified net dwelling supply on sites at end of 2005/06	1,524	1,323	627	0	3,474
of which net total on Previously Developed Land (PDL)	836	947	421	0	2,204

Table 9.4 Phasing of Identified Supply

9.6 Table 9.4 'Phasing of Identified Supply' sets out the phasing of future allocations in the District, assuming the allocations come forward within the prescribed time periods.

	2006/ 2011	2011/ 2016	2016/ 2021	Post 2021	Total
Estimated unidentified net dwelling supply on sites at end of 2005/06	2,286	1,985	940	0	5,211
of which net total on PDL (assume 100% if not known)	2,286	1,985	940	0	5,211

Table 9.5 Phasing of Unidentified Supply

9.7 Another feature of planning development is that a significant proportion of development occurs on land that was not previously identified for development. The above figures for such "windfall" development have been estimated using recent planning history.

9.8 Taking into account net builds since 2001, identified sites, and estimated unidentified - the Local Planning Authority expects that 9,960 households will be built in the District by 2021.

	01/02	02/03	03/04	04/05	05/06
Gross Dwelling Completions	258	332	273	297	533
Net Dwelling Completions	213	300	153	136	473
Accumulated Completions 2001> net	213	513	666	802	1,275

Table 9.6 Net Additional Dwellings

HOUSING FLOW RECONCILIATION (HFR)

9.9 This maintains the methodology used in previous years, taking into account gross/ net/ and previous years builds to create a closing stock of dwellings within the District.

	Number of units
1) How many new build dwellings were built this year?	
Gains	466
Losses (demolitions for housing development)	-51
Net	415
2) How many dwellings were converted this year?	
Gains	12
Losses	-3
Net	9
3) How many dwellings were subject to a change of use this year?	
From non-residential to residential	55
From residential to non-residential	-6
Net	49
4) Other demolitions	
Gross losses	0
5) How many non-permanent dwellings were built this year?	
Gains	Not returned
Losses	Not returned
Net	Not returned
6) Local Authority permanent and non-permanent dwelling stock	
Opening stock	72,181
Closing stock	72,654

Table 9.7 Joint AMR/DCLG Housing Flow Reconciliation Return 2005-2006

Gypsy & Traveller Sites

9.10 In 2005, EERA identified a regional need to monitor Gypsy and Traveller site data, consisting of:

1. The number of authorised public and private sites (both permanent and transit) and number of caravans on them over the monitoring period, and any changes during the period.
2. Number of unauthorised sites and numbers of caravans on them (broken down if possible by unauthorised encampments: roadside encampments and unauthorised developments, i.e. land owned by the occupant without planning permission) and any known changes during the period.
3. Details of any permission granted for new public or private sites, or the expansion of existing sites, during the monitoring period and other unimplemented permissions outstanding at the end of the period.
4. Progress of any work to assess the housing needs of Gypsies and Travellers in accordance with the requirements of housing legislation and planning policy. If none is underway, when this is anticipated

to be undertaken and the nature of this work, e.g. countywide assessment or jointly with neighbouring authorities.

5. More generally, an assessment of the use and performance of existing Development Plan policies on this issue.

Gypsy & Traveller Sites - an explanation of the terms used

1. Occasionally, confusion arises over the terms: sites, pitches and caravans. The easiest way to explain these terms is to use some examples:
 - The ECC site at Hovefields is one site, which contains 25 pitches; these in turn can accommodate 50 caravans
 - In January 2006, in Basildon District, there were 35 sites with planning permission, with a total of 109 pitches, on which 203 caravans were stationed.
2. An "authorised site" has planning permission
3. An "unauthorised site" has been developed without planning consent
4. An "unauthorised encampment" is a roadside sites used illegally by Gypsies in transit

Gypsy and Traveller Needs Assessment

9.11 The last Housing Needs Survey for Basildon District was completed in 2003, but this did not include a specific survey of the needs of Gypsies and Travellers. At the time this was not unusual, as very few authorities had attempted a Gypsy Needs Survey. The Essex Planning Officers Association attempted to remedy this gap by commissioning the University of Salford to undertake a "Survey and Assessment of Gypsy and Traveller Accommodation and related needs in Essex." Their study, completed in February 2006, was based upon a limited sample base and did not use a robust methodology for the quantitative assessment of future need. Furthermore, it did not apportion identified need across Essex, simply proposing that provision should be made, but not indicating how.

Authorised Sites

9.12 For the sixteen years between 1990 and 2006, the number of authorised caravans within the District rose by 450%. There are 203 caravans on permanent authorised sites (both public and private) in Basildon District (January 2006). Basildon District has the highest number of caravans on authorised sites in the County. There are no transit sites in the District.

Private Sites

9.13 in January 2006 there were 87 pitches in private ownership with planning permission, on which there were 162 caravans sited. One site was known to be unoccupied and advertised for sale in the Spring of 2005. It has been since purchased by a non Gypsy/ Traveller. The site remains unoccupied. In June 2006 - three temporary permissions were granted on Appeal.

Public Sites

9.14 Basildon and Thurrock are the only Districts in South Essex that have publicly run Gypsy Caravan sites. There is one publicly run site by Essex County Council in Basildon District, at Hovefields in Courtauld Road, Basildon. This site has 25 pitches, with capacity for 50 caravans. In January 2006 there were 41 caravans on the site. Plot turnover is small, as families on the site tend to stay for long periods of time, consequently, the waiting list is currently closed.

	200+ caravans on authorised sites	100+ caravans on authorised sites	20-55 caravans on authorised sites	Less than 20 caravans on authorised sites
District and number of caravans.	Basildon (203)	Chelmsford (126) Epping Forest (117) Thurrock (111)	Braintree (43) Harlow (50) Maldon (33) Uttlesford (52)	Brentwood (10) Castlepoint (0) Colchester (12) Rochford (2) Southend on Sea (0) Tendring (0)

Table 9.8 Number of caravans on authorised sites in Essex, January 2006

Unauthorised Sites

9.15 In January 2006, there were 28 sites containing 97 unauthorised pitches in the District, with 185 caravans. All these sites were residential, rather than roadside encampments.

9.16 In 1990, only 12% of Essex's Gypsy caravans on unauthorised sites were in Basildon District, but by 2006 this figure had risen to 37%.

	Over 100 caravans on unauthorised sites	40-100 caravans on unauthorised sites	10-40 caravans on unauthorised sites	Less than 10 caravans on unauthorised sites
District and number of unauthorised caravans.	Basildon (185)	Chelmsford (98) Epping Forest (43) Thurrock (50)	Brentwood (19) Colchester (10) Rochford (14)	Braintree (9) Castlepoint (3) Harlow (0) Maldon (0) Southend on Sea (0) Tendring (3) Uttlesford (1)

Table 9.9 Number of caravans on unauthorised sites in Essex, January 2006

9.17 Since January 1990, the total number of Gypsy caravans has increased nationally by 36%. In Basildon District, however, the increase is over 450% - 13 times the national increase. In January 2006, Basildon District had the largest number of unauthorised Gypsy caravans in England.

Rank	Authority	Number of Caravans on unauthorised sites	District/ Borough Area (ha)	Density of Caravans per ha
1	Basildon	185	11,000	0.0168
2	South Cambridgeshire	179	90,352	0.0019
3	Chelmsford	98	34,223	0.0028
4	Fenland	76	55,000	0.0013
5	Maidstone	68	39,368	0.0017
6	Herefordshire	62	218,283	0.0002
7	Doncaster	60	581,276	0.0001

Table 9.10 Local Authorities in England with the largest number of caravans on unauthorised sites, January 2006

Planning applications determined in 2005-06

9.18 The following applications relating to Gypsy/ Traveller matters were decided during 2005-2006.

Reference	Address	Status	Decision Date	Appealed
05/00390/FULL	Swallows Court, Plots 9-16, Oak Lane, Crays Hill, Billericay	Refused	30/06/05	Appeal in progress
05/00391/FULL	Plots 1,3,5,7 & 8 Oak Place, Oak Lane, Crays Hill, Billericay	Refused	30/06/05	Appeal in progress
05/00392/FULL	Plots 24/ 26 Beauty Drive, Oak Lane, Crays Hill, Billericay	Refused	30/06/05	Appeal in progress
05/00393/FULL	Plots 18-23 & 25 Beauty Drive, Oak Lane, Crays Hill, Billericay	Refused	30/06/05	Appeal in progress
05/00472/FULL	Plot 1 Oak Road, plots 1-5, 7, 8-11 Camilla Drive, Plot 4 Oak Place, Oak Lane, Crays Hill, Billericay	Refused	13/05/05	Appeal in Progress
05/00527/FULL	Piebold (aka Staceys Place), Hovefields Drive, Wickford	Refused	20/06/05	Appeal Dismissed 01/02/06
05/00648/FULL	Plot 6, Oak Place, Oak Lane, Crays Hill, Billericay	Refused	19/05/05	Appeal in progress
05/00699/FULL	Homeview, Hovefields Drive, Wickford	Refused	27/07/005	Allowed 26/06/06
05/00700/FULL	Highview, Hovefields Drive, Wickford	Refused	27/07/05	Allowed 26/06/06
05/00706/FULL	Land adj to Oak Farm House, Oak Lane, Crays Hill, Billericay	Refused	19/07/05	Appeal in Progress
05/00737/FULL	Drum Cliff, Hovefields Drive, Wickford	Refused	05/08/05	

Reference	Address	Status	Decision Date	Appealed
05/01362/FULL	Plot 4, Five Acre Farm, Hovefields Drive, Wickford	Refused	10/01/06	
06/00286/FULL	Plots 4, 7, 8, 9 & 11 Five Acres Farm, Hovefields Drive, Wickford	Pending Decision		

Table 9.11 Planning Applications for Gypsy / Traveller Sites received in 2005-2006

Future Actions

9.19 The BDLP Policies that relate to Gypsies and Travellers are S6, S7, S8, S9. Policy Assessments on the issues specifically related to Gypsies and Travellers have not taken place in the 2006 AMR. In terms of future planning policy, the Council will be developing a specific DPD to deal with Gypsy and Traveller issues, once substantial progress has been made in respect of the Single Issue Review of the East of England Plan.

10 Local Indicators

10.1 Local Planning Authorities are advised to highlight any monitoring that could benefit the document and tie these to strategic objectives. For the purposes of the AMR 2006, Basildon Council have studied the following:

- Best Value Performance Indicators (BVPI's)
- Equalities Monitoring
- Consultations
- Bench marking set by the Essex Planning Officers Association (EPOA)

Best Value Performance Indicators

10.2 Best Value Performance Indicators (BVPI's) apply to all Local Authorities and set minimum levels of performance quality. LPAs have specific targets to work towards and Basildon District Council's performance in achieving these targets is set out in this section. The monitoring report 2005/ 2006 used the same methodology as 2004/2005, albeit integrating some additional indicators. Further information is available on the Government's [BVPI website](#) ^(xli)

BV106 – Percentage of new homes built on Previously Developed Land (PDL).

10.3 New homes include conversions, and PDL is defined in Annex C PPG 3 (Housing). In setting local targets, authorities should ensure that by 2008, 60% of additional housing is provided on either previously developed land or through the conversions of existing buildings.

Year of Study	Percentage of new homes built on PDL>
2001-2002	25.00%
2002-2003	51.20%
2003-2004	51.60
2004-2005	58.58%
2005-2006	71.62%

Table 10.1 Percentage of New Homes built on PDL by year

10.4 Basildon District Council's performance on this BVPI is limited by the amount of brownfield land available, especially in Basildon New Town. However, several major redevelopment schemes on residential estates and in town centres have ensured that the PDL use has exceeded targets in the 2005-2006 study period. In addition, rebuilds and subdivision of properties (mostly in Billericay or Wickford) also contribute to achieving development on brownfield sites.

BV109a-c – Performance on targets for Major/ Minor/ Other Applications

10.5 The Government has set Development Control targets for LPA to determine different types of planning applications.

- BV109a. 60% of major applications in 13 weeks
- BV109b. 65% of minor applications in 8 weeks
- BV109c. 80% of other applications in 8 weeks

xli <http://www.bvpi.gov.uk/pages/Index.asp>

Year of Study	BV109a (Major)	BV109b (Minor)	BV109c (Other)
2002-2003	58%	69%	88%
2003-2004	52%	78%	94%
2004-2005	57%	67%	86%
2005-2006	43%	74%	92%

Table 10.2 Performance on targets for Major, Minor and Other Applications

10.6 Whilst performance for Minor and Other applications is above the Government's target levels, performance for BV109a (Major Applications) is lower than the target level. The main reasons for this are capacity; poor response times from external consultees; and the time-consuming formation of legal agreements. Performance of BV 109b and BV 109c has however returned to the levels of 2003-2004.

BV111 – Satisfaction with Planning Services

10.7 This indicator is studied on a three year basis. It is expected that this satisfaction survey will be dealt as part of the Council's Planning Performance Survey, undertaken in September 2006. Results of this survey will be reported in the AMR 2007.

BV200 a-c – Plan-making

10.8 This indicator has changed from its definitions in 2004/2005 and focuses on the development of LDF documents.

For 2005/ 2006

a. Did the Local Planning Authority submit their first Local Development Scheme (LDS) by 28th March 2005, and keep it updated after that point?

- Yes. This document was submitted and published within the time defined

b. Were the milestones set out in the LDS defined over a period and maintained?

- Yes. The LDS milestones were set out and maintained

c. Did the authority produce an Annual Monitoring Report by December 2005?

- Yes. It was also published on the Council's website

BV204 – Appeals

10.9 The Government introduced a new indicator to measure the percentage of appeals allowed against the LPA's decision to refuse an application. Target setting is to be locally derived, though 20% is has been found in national guidance as a reasonable target level to set.

2004-2005 19.7%

2005-2006 25.0%

In previous years 20% was used as a performance target, but this has been proven to be a non-manageable. For the 2006-2007 period, 25% has been set as the performance 'target mark'.

BV205 - The Local Authority's score against a 'Quality of Planning Services' checklist

10.10 Like all other services within a Local Authority, the Planning Service must show that it provides good quality service that is accessible to users. Categories in which the department was tested against are:

- A. Whether the authority provides guidance to applicants on the requirements for submission of applications under the Planning Acts, reflecting the different types of development
- B. Whether the authority provides pre-application advice
- C. Whether, in addition to what is offered by [CABE](#) and [English Heritage](#), the authority has local arrangements to access specialist advice on design in the preparation of the LDF, planning guidance and in determining all types of applications under the Planning Acts
- D. The authority has local arrangements to access specialist advice on the historic environment in the preparation of the LDF, planning guidance, and in determining all types of applications under the Planning Acts
- E. Whether there is a multidisciplinary team approach to determining major planning applications
- F. Whether the authority provides the capability for an electronic planning service

2004-2005 The Council's performance on this indicator was 88.33%.

2005-2006 The Council has evidence that 94.44% of all the above criteria were met to an acceptable level.

10.11 Due to Planning Services achieving 100% on the [Pendleton Assessment](#),^(xlii) performance has increased significantly in 2005-2006. Further investment was also made to expand the range of information available to applicants through Internet links. The Council's Planning Service recognises that the above establishes the groundwork for an effective Planning Service and additional customer service needs will be developed through the process of quarterly assessment using the BV111 methodology.

BV219 a, b and c - Conservation Areas

10.12 These set of indicators address (a) the number of conservation areas, (b) whether appraisals of these areas exist and (c) whether a management programme is in place.

- BV219a - The Council has four designated Conservation Areas
- BV219b - The Council has not undertaken appraisals of these areas
- BV219c - The Council has not formulated management programmes for these areas

10.13 BV219 was new indicator for 2005-2006. Conservation Area appraisals and possibly management programmes will be explored in the future.

Review BVPIs

10.14 The performance demonstrated by Best Value Performance Indicators have enabled the Council to drive forward service improvement and measure its benefits.

10.15 BV109a is still a major issue for the delivery of the Council's Planning Service, but further assessment and partnership working with the Planning Advisory Service (PAS) have enabled strategies to be put into place to improve performance. This includes monthly performance assessments and highlighting of bad practice. With BV219a-c, the 'new indicators' for 2005-2006, were in the majority of cases not reported on. This should be rectified in 2006-2007, following the establishment of new monitoring practices.

10.16 Officers are also using the BVPI evidence to support self-assessment, demonstrating that Planning Services has begun to develop a culture of ownership and appreciation of its BVPI framework.

xlii <http://www.planningportal.gov.uk/delivering-e-planning>

Equalities Monitoring

10.17 The individual status of an applicant or agent should have no impact on the process of deciding an application, since the proposal submitted should be the only information used in the determination process.

Collection of evidence

10.18 The ethnicity, gender, and disability status of applicants for planning permission is analysed on a yearly basis as part of the Annual Monitoring Report. Monitoring commenced in January 2005. Analysis in the AMR 2005, showed that during the 2004-2005 period there was insufficient data to draw any conclusions from, due to the small number of equal opportunity monitoring forms that were returned. The data set for 2005-2006 is, however, much improved, and as such, provides a better basis for assessment. In order to maximise the evidence base, the initial evidence from January 2005 has been included.

10.19 Census 2001 descriptions were used as a basis for identifying ethnic groups, in addition to Gypsies, Travellers and those individuals who considered that the Census groupings were inadequate to best describe their ethnicity. Planning Services took guidance from the Council's Equality and Diversity Manager in this regard, before producing the monitoring form. To ensure that the planning process was not slowed down, equalities data was provided by applicants on a voluntary basis only.

10.20 Equalities information was collected on a new monitoring form sent out in planning application packs (both paper copies and electronic versions). These were then separated from the application, at the outset, so that the planning case officers were not aware of this information. It should be noted that the Monitoring Officer is the only person (other than the systems administrator) who has access to the Equalities data.

Basic Results from 01/01/2005 - 31/03/2006

- Applications 2005-2006 = 1,451
- Forms for this monitoring period with equalities monitoring evidence = 74
- % Submission of applications with equalities monitoring forms = 5.1%

Status of Application at 31/06/06	All applications during period	Applications with Equalities Evidence
Granted	66.0%	45.9%
No Objections	2.0	0.0%
Pending Decision	1.0%	32.1%
Permitted Development	6.0%	2.7%
Refused	19.0%	13.5%
Withdrawn application	5.0%	5.4%

Table 10.3 Planning Decisions with Equalities Evidence

10.21 In the early part of the 2005-2006 period, applications for large proposals were more likely to have equalities evidence attached than those for small developments. Towards the end of the 2005-2006 period, the trend had changed to submission of forms alongside a broad range of applications. The higher rate of pending decision applications shows the recently improved take-up by stakeholders of the monitoring form.

Gender of Applicants

- 76% respondents were male (56)
- 13.5% respondents were female (10)
- 10.8% respondents provided no details in this regard (8)

10.22 Of the applications made by males, three applications were withdrawn, seven refused, one permitted, seven were pending decision, eleven were pending consideration, and twenty-seven granted. Of those made by females, one application was withdrawn, one permitted, two were still pending consideration, four were granted, and two refused.

Disability Status of Applicant

- 1 respondent said they were disabled (1.4%)
- 60 respondents said that they were not disabled (81.1%)
- 13 respondents provided no details in this regard (17.5%)

10.23 The only application from an individual with Disabilities was granted permission.

Census Definition of Ethnic Group	Census 2001 population %	Equalities Monitoring 2005-2006 Ethnicity %
White %	96.9	93.2
White British %	94.6	90.5
White Irish %	1.0	1.4
White Other %	1.3	1.4
Mixed %	0.9	0
Mixed White and Black Caribbean %	0.4	0
Mixed White and Black African %	0.1	0
Mixed White and Asian %	0.3	0
Mixed White and Other %	0.2	0
Asian or Asian British %	1.0	0
Asian or Asian British - Indian %	0.6	1.4
Asian or Asian British - Pakistani %	0.2	0
Asian or Asian British - Bangladeshi %	0.1	0
Asian or Asian British - Other Asian %	0.2	2.7
Black or Black British %	0.7	1.4
Black or Black British - Caribbean %	0.3	0
Black or Black British - African %	0.3	0
Black or Black British - Other Black %	0.1	0
Chinese or Other Ethnic Group	0.5	0
Chinese or Other Ethnic Group - Chinese %	0.3	0
Chinese or Other Ethnic Group - Other %	0.2	0

Table 10.4 Ethnicity of Applicants

Assessment of Applications in relation to ethnic groups 2005-2006

10.24 Two applications were received from *White Irish / White Other* applicants. Both were applications relating to commercial premises and were granted permission.

10.25 Three applications were received from *Asian* applicants. One is pending; One was refused, but was granted when a revised application was submitted. For these last two, the monitoring information related to the planning agent, not the applicant.

10.26 One application was received from a *Black/Black British* applicant. This was refused due to the impact of the development on the amenity of neighbouring properties.

10.27 Generally, due to safeguards in place and the professionalism of the Council and its officers, there should be no concerns that applications have been unfairly judged based on ethnic identity, gender, or disability grounds.

Future Actions to improve Equalities monitoring

10.28 Basildon Council has received a total of 124 Equalities Monitoring Forms since January 4th 2005, but 50 of these lacked a clear link to a known application. The Equalities Monitoring Form could represent several people within the application process: the applicant themselves, the agent, or a third party. Revised forms will ensure that a clear link is established between monitoring information, applicants and applications, thereby improving the extraction of cogent data from the monitoring process.

Consultation

10.29 Unlike other Council Services, Planning Services is in a constant state of consultation and engagement with the public through the provision of its statutory function. For example, planning applications require consultation with neighbours. Measuring the overall effectiveness of this consultation would be too time consuming, but in future years, the Annual Monitoring Reports will perform the following:

- **Sampling:** Taking a random sample of applications, as described in the 5 'Policy Audit'
- **Collations:** Assessing the final decision, and the number of supporting/ objection statements.
- **Consideration:** Whether issues that stakeholders raise in support/ objection of Local Planning Matters makes a material difference to the final consideration that takes place with Development Control.

Published Consultations

10.30 During the assessment year of 1st April 2005 to the 31st March 2006, the following consultations took place:

10.31 1. Priorities of the Community

10.32 In Autumn 2005, the Council consulted local residents on their quality of life, satisfaction with the Council and the services it delivers and priorities for improvement. In terms of Council Spending, several important issues were raised that impact upon the LDF:

- 14.5% of respondents felt money should be spent on Cultural Facilities
- 23.3% of respondents felt money should be spent on Sports and Leisure Facilities
- 23.7% of respondents felt money should be spent on Town Centre
- 29.0% of respondents felt money should be spent on Parks and Open Space
- 30.6% of respondents felt money should be spent on Communicating and Involving residents
- 36.2% of respondents felt money should be spent on Affordable, Decent housing
- 40.2% of respondents felt money should be spent on Protecting the Green Belt
- 47.7% of respondents felt money should be spent on Protecting the Local environment

In addition, specific issues were raised with reference to the Council's Planning Service

- Planners need to be aware of the needs of the community
- Improve open spaces and encourage wildlife into local parks and open countryside

10.33 The Council's Planning Service was not in a position to feedback to the above consultation, which was ran by the Corporate Service Improvement Team. This is an issue that needs to be corrected in future consultations.

2. Wickford Town Centre Masterplan and Sustainability Appraisal

10.34 Public consultation on the draft Masterplan took place between November 2005 and December 2005. The results of the consultation were reported to the Development and Environment Scrutiny Committee on 7th February 2006 (see [documents here](#)).

10.35 The Wickford Town Centre Master Plan sought to establish:

- A vision for regeneration
- An identity and role for the Town Centre
- Urban design standards
- A quality environment
- An approach to the development of key sites
- The Council's preferred development options

The Plan that was consulted on studied Wickford Town Centre in a number of geographical action areas, highlighting potential variations in development across the urban environment. Respondents gave most support to the proposals in respect of the High Street, Station Gateway and Public and Health Focus areas. Least support was given to the Eastern Expansion, Town Centre Riverside Living and the Southern Gateway.

10.36 Analysis of the consultation questionnaires showed a number of recurring themes:

- Too much residential development was proposed
- Overload on services from increased population
- Crime and Disorder concerns
- Environmental concerns including protection of green space and improving the appearance of the River Crouch
- Retain the identity of Wickford
- Design issues – respondents felt that new developments should show a high level of architectural quality
- Need to ensure adequate parking provision
- Resistance to multi-storey developments

10.37 The consideration that the Cabinet took to the results of the consultation are detailed, please examine the above link for their responses.

Consultations that have not been published:

10.38 There was a Draft RLP Redeposit Consultation that took place during the 2005-2006 monitoring period: the results of this have not been published due to the withdrawal of the plan.

LDF Consultation and Engagement

10.39 In 2006, the Council purchased new computer software that will allow all LDF documents to be published electronically, in a web-based format. During consultation periods, all stakeholders and the public will have the ability to view and comment on the documents online; view comments made by others; and view comments made with regards to particular sections of the documents.

10.40 Any stakeholder, either individual, agent or organisation can sign-up for a Basildon District Council LDF consultation account and use it throughout the development of any LDF document. This offers a great improvement to the Council's customers, who previously faced traditional consultation techniques, which were time-consuming to administer and were not always available online.

EPOA Benchmarking

10.41 Benchmarking is a tool used to compare the service delivery of Local Authorities.

10.42 Table 10.5 'Benchmarking tool as provided by the EPOA' sets out a benchmarking framework from the Essex Planning Officers Association (EPOA). No formal methodology was provided to ensure completion is comparable to other authorities. Some replication of performance data is given, as are data from former BVPIs. The evidence provided from the 1st April 2005 to the 31st March 2006 is broken into the four performance quarters used in BVPI's.

Benchmark Description	1st Apr - 30th Jun	1st Jul - 31st Sep	1st Oct - 31st Dec	1st Jan - 31st Mar
Number of applications received	315	315	247	338
Number of applications determined	309	302	277	264
% of applications determined in 8 wk's	84.53%	83.17%	88.68%	95.07%
Householder applications determined	237	167	164	125
Major applications determined	6	6	4	13
Minor applications determined	50	59	70	54
Other applications determined	253	237	203	198
TPO applications determined	0	3	26	21
% Household determined in 8 wk's	95.56%	90.27%	92.07%	99.20%
% Major determined in 8 wk's.	0.00%	0.00%	0.00%	46.15%
% Minor determined in 8 wk's	66.67%	72.80%	79.41%	87.00%
% Other determined in 8 wk's	89.90%	91.10%	91.62%	97.97%
% of TPO determined in 8 wk's	0.00%	100.00%	76.92%	85.71%
Average time to determine all applications in wk's	7.66	7.52	8.24	10.9
Average time to determine all householder application in wk's	6.01	6.42	6.60	6.52
Average time to determine all TPO applications in wk's	0.00	5.73	6.86	7.01
% of applications completed in 2 working days	0.00%	0.30%	0.72%	0.00%
% of applications completed in 3 working days	0.00%	1.67%	1.80%	0.00%
% of decision notices issued within 2 working days of decision taken.	100%	100%	100%	100%
Number of applications delegated	345	291	269	244
% of applications delegated	95.30%	97.65%	97.11%	92.42%
Number of applications approved	307	232	204	206
Number of advertised departures from the statutory plan	0	0	0	0
Number of Ombudsman complaints	0	0	0	0

Benchmark Description	1st Apr - 30th Jun	1st Jul - 31st Sep	1st Oct - 31st Dec	1st Jan - 31st Mar
Number of cases shown to be maladministration with or without justice	0	0	0	0
% of letters that require a response answered within 10 days	not measured	not measured	not measured	not measured
Total number of Householder planning development enquiries that require a written response	not measured	not measured	not measured	not measured
% of Household enquiries that received a response within 14 days	not measured	not measured	not measured	not measured
Number of alleged breaches of planning control investigated	71	88	96	84
Number of enforcement notices issued	7	7	0	3
Number of PCN's served	0	0	0	0
Number of Stop notices served	1	1	0	0
Number of BCNs served	0	0	0	0
Number of Injunctions served	0	0	0	0
Number of breaches resolved without formal action	66	84	83	68
Number of enforcement appeals won by appellant	0	0	1	0
Total unresolved breaches outstanding	5	4	12	16
Number of appeals lodged	15	8	6	11
Number of appeals allowed	4	2	3	1
% of appeals won by appellant	26.7%	25.0%	50.0%	9.1%
Number of written reps appeals received	not measured	not measured	not measured	not measured
Number of informal hearing appeals received	not measured	not measured	not measured	not measured
Number of public inquiry appeals received	not measured	not measured	not measured	not measured
Number of refusals resulting in appeals	15	8	6	10
% of refusals leading to an appeal	100%	100%	100%	90.9%

Benchmark Description	1st Apr - 30th Jun	1st Jul - 31st Sep	1st Oct - 31st Dec	1st Jan - 31st Mar
Average number of appeals per case officer	1.6	0.8	0.6	1.1
Number of appeal decisions contrary to members decision	0	0	1	1
% of appeal decisions contrary to members decision	0.0%	0.0%	16.6%	9.1%
Number of appeals where there is an award of cost to the Council	not yet collected	not yet collected	not yet collected	not yet collected
Number of appeals where the award of cost against the council	not yet collected	not yet collected	not yet collected	not yet collected
Fee's received	£106045.00	£129702.50	£95060.00	£143460.00
Planning Fee's per head of population	£0.63	£0.77	£0.57	£0.86
Number of staff in Development Control	9	9	9	9
Number of Case Officers	4	4	4	4
Number of non-fee producing applicants	90	68	62	82
% of non fee producing applications	23.77%	21.58%	25.10%	24.26%
Average number of applications determined by officer.	34.33	33.55	30.77	29.33

Table 10.5 Benchmarking tool as provided by the EPOA

10.43 The benchmarking in [Table 10.5 'Benchmarking tool as provided by the EPOA'](#) is incomplete and suffers from probable non-comparability with similar studies, but there is a clear recognition within Planning Services that to fully appreciate policy and strategy directions there is a need to look outside the immediate locality to authorities which share similar characteristics, such as socio-demographic size, New Town status, neighbouring status, or number of planning permissions dealt with per quarter.

10.44 A benefit of the above benchmark format was the inclusion of Enforcement data, which we intend to expand upon in future years AMRs.

10.45 Similar Benchmarking tools are available from the [Audit Commission](#) ^(xliii), which provides a range of contextual data sources and a list of 'nearest neighbours' as provided by the Institute of Public Finance, to aid in the benchmarking process. In the AMR 2007, this resource may supersede the EPOA framework - due to a more effective comparability baseline.

10.46 Investment into [CIPFA statistical resources](#) ^(xliv) have been raised as an evidencing opportunity for the 2006-2007 period. This would require annual provision of evidence and a membership fee, but also ensure a wide range of data could be compared in terms of service provision.

10.47 This level of analysis will prove useful in the performance monitoring and implementation stages of the LDF, where comparisons with similar authorities could help to guide (to a greater or lesser extent) the interpretation of Basildon District Council's policy structure.

xliii <http://www.audit-commission.gov.uk/yourlocalarea/index.asp>

xliv <http://www.cipfastats.net/planning/default.asp>

Review 2006

Review of Local Indicators 2006

Best Value Performance Indicators

10.48 Substantial work has been focused on the BVPIs during the 2005-2006 monitoring years. This was partly due to poor performance on the BV109a indicator, that has led to support from the Planning Advisory Service. In particular, this level of performance has had an impact on the Council's Planning Delivery Grant (PDG) award, which is monitored at quarterly intervals. As a result, most of the quarterly reported BVPIs are in fact assessed on a monthly basis, so that any potentially corrective action can be employed expeditiously, to lessen its impact on future PDG awards. Performance has generally improved for the next performance period.

10.49 Measures have been taken to rectify reserved indicators, in particular, working towards formal assessments of Basildon District's Conservation Areas. As such, whilst some indicators under perform, performance ownership has taken place at Planning Services, from Management to Officer level. In addition, recognition of BVPI needs have also been built into the AMR structure, to enable independent assessment of performance to take place.

Equalities Monitoring

10.50 Equalities Monitoring has been in development since the 2005 AMR and returns have increased from applicants. White British Males are the typical applicant. Yearly returns of the Equalities Monitoring Forms do not match total applications received, therefore only generalised comments can be made.

10.51 No evidence has been found that implies Planning Services have provided an unequal service to a specific race/ gender/ disability group. However, some assessment of other authorities experiences in providing services to groups that use English as a second language could be integrated in the Council's Statement of Community Involvement to ensure that Planning Services follows Best Practice in effective and inclusive engagement.

Consultation

10.52 Consultation has always been an important, statutory function for Planning Services. Recent investment in new software will enable improvements to be made in the stakeholder engagement process, including new opportunities for online consultation and equalities monitoring.

10.53 An assessment of Development Control related consultation needs to take place to assess whether objections and support to planning applications are considered thoroughly. This has been put forward for the 2006-2007 AMR assessment period.

10.54 A key lesson from the AMR 2006 is that general consultations undertaken by Basildon District Council that may have an impact to/ developed from Planning Services data do not necessarily consult Planning Services beforehand. Effectively planned consultation would have enabled Planning Services to question or respond to the issues raised by the public. Further work with the Corporate Consultation and Engagement Team is required to ensure that similar issues are responded to more effectively.

Benchmarking

10.55 It is clear that the EPOA format may not be effective enough to enable full benchmarking across other local authorities. In addition, the EPOA format looks for information that is no longer collected as standard by LPAs and it does not constitute a comparable evidence base.

10.56 Future years benchmarking will examine the position of Basildon District Council's Planning Services performance against nearest neighbouring authorities data, possibly utilising CIPFA datasets as complementary sources of evidence.

Further Work to Ensure Local Indicators support the LDF process

In future years, it is expected that Planning Services will tie these Local Indicators into a more thorough 'aims matrix', that shows a formal direction of the Council, enabling a top-line assessment of policies, LDF progression and performance monitoring.

78 Local Indicators

11 Conclusion

Conclusion

11.1 The Annual Monitoring Report (AMR) is a complex assessment document, which reports on the continual monitoring of Basildon District Council's performance against a range of targets, policies and delivery deadlines. It is a key part of the Local Development Framework (LDF) and will assist in its development and review.

11.2 Basildon District Council recognises that the process of developing and testing plans and proposals for the strategic and local development of the District requires an effective evidence base to be compiled and continually reviewed in order to avoid unsound elements of its LDF. The general approach of the AMR 2006 has therefore been to create a structural framework to support future evidence needs, whilst recognising that improvements can still be made in 2007 following customer feedback.

12 Appendix 1 - Detailed Policy Assessment

12

Policy Assessment Timetable

12.1 Tables set out the policies, likely methodology of assessment and the AMR in which the assessment will be carried out.

Key to Abbreviations in Tables

BDLP98 = Basildon District Local Plan 1998

CS = Core Strategy DPD

SA = Site Allocations DPD

DCP = Development Control Policies DPD

G&T = Gypsy and Traveller Sites DPD

LDS = Local Development Scheme

Green Belt Policies - Local Plan 1998

BDLP98 Policy Ref	Title of Policy	Policy Status	Assessment Methodology	AMR Year of Study
Green Belt				
GB1	The Definition of the Green Belt	Current. Pending replacement in CS.	The area is spatially defined. Low Priority due to pending replacement.	2006
GB2	Development in the Green Belt	Current. Pending replacement in CS	Identify all applications within the Green Belt from 2001-2007. Sample for policy use.	2007
GB3	Replacement Dwellings in the Green Belt	Current. Pending replacement in DCP	Sampling of applications pertaining to replacement dwellings.	2008
GB4	Extensions to Dwellings in the Green Belt	Current. Pending replacement in DCP	Assessment of GB2 population - sampling all applications pertaining to extensions to dwellings.	2008
GB5	Definition of a Dwelling	Current. Pending replacement in DCP	Confirm process to determine dwelling status at DC. Assess evidence as to habitation, etc.	2007
GB6	Agricultural Workers Dwellings	Current. Pending replacement in DCP	Assess population for this dwelling type. Confirm utilisation of policy.	2008
GB7	Re-use of Buildings in the Green Belt	Current. Pending replacement in DCP	Assess all changes of use within GB2 population. Sample and assess policy usage.	2008
GB8	Plotland Areas	Current. Pending Deletion in LDS	Assess known Plotland area development spatially within GB2 sample. Low Priority due to deletion.	2008

Table 12.1 Green Belt Policy Audit

Settlement and Housing Policies - Local Plan 1998

BDLP98 Policy Ref	Title of Policy	Policy Status	Assessment Methodology	AMR Year of Study
Settlement and Housing				
S1	Housing Provision	Current. To be updated in CS DPD	Assess policy performance from 2001-2006. Consider 'infill' and urban development. Use separate sample <12 properties per application/ and 12>.	2006
S2	Housing Sites for Development during the Plan Period	Current. To be updated by SA DPD	Assessment to show sites with/without planning permission and known development completions.	2006
S3	Long Term Development Sites post 2001	Current. Pending Deletion in LDS	Has a review on these sites taken place or not? Outcome of Review. Low Priority.	2006
S4	Five year residential land supply	Current. Pending Deletion in LDS	The Annual Monitoring Report achieves this. High Priority.	2006
S5 revised 1999	Affordable Housing	Current. Pending update in CS	Assess all known Affordable development since 2001. Assess all known s.106s and highlight outcomes. Assess sites over 25 units for affordable housing provision.	2007
S6	Gypsies - consideration of residential applications by.	Current. Pending replacement by G&T	All known Gypsy and Traveller applications to be made into a population and sampled. Assess bi-annual Gypsy and Traveller Count	2007
S7	Gypsies - residential applications - locational criteria	Current. Pending replacement by G&T	Spatial analysis of known applications defining access to services, and position on Greenfield etc. Assess grants and refusals, etc.	2008
S8	Gypsies - allowed site criteria	Current. Pending replacement by G&T	Assessment of known builds, landscape agreements, spatial assessment of access to services and transport.	2008
S9	Gypsies - Essex Gypsy Code	Current. Pending Deletion in LDS	Do not intend to monitor	-
S10	Travelling Show People	Current. Pending update in CS	Examine all statements of genuine need. Assess all applications.	2007

Table 12.2 Settlement and Housing

Natural Environment and Nature Conservation Policies - Local Plan 1998

BDLP98 Policy Ref	Title of Policy	Policy Status	Assessment Methodology	AMR Year of Study
Natural Environment and Nature Conservation				
C1	Protected Areas	Current. Pending update in CS	Spatial assessment of development within known protected areas. Assessment of conservation impact.	2007
C2	Country Parks	Current. Pending update in CS	Spatial assessment of development within known country parks. Assessment of conservation impact.	2007
C3	Protected Habitats and Species	Current. Pending update in CS	Examine targets in current LBAP and EBAP. Compare against Phase 1 Habitat Survey outputs.	2006
C4	Trees and Woodlands - retention of	Current. Pending update in DCP	Assessment of TPO's and development impacts. New plantings, etc. Assess Spatially.	2007
C5	Trees and Woodlands - a definition of Ancient Woodlands	Current. Pending update in CS	Has there been any change in the coverage of Ancient Woodland?	2006
C6	Landscape Value	Current. Pending replacement in CS	Monitor planning permissions where landscape value has been determined as a material consideration to refuse an application.	2007
C7	The Marshes Areas - resistance to development	Current. Pending replacement in CS	Assess all proposed applications in the Marshes area. Assess any granted for possible impacts.	2007
C8	The Marshes Areas - public rights of way	Current. Pending deletion in LDS	Spatial assessment of any known infringements.	2008
C9	Agricultural Land - development causing loss to grades 1, 2, and 3a.	Current. Pending deletion in LDS	No monitoring assessment necessary as the District does not have any Grade 1, 2 or 3a agricultural land.	-

BDLP98 Policy Ref	Title of Policy	Policy Status	Assessment Methodology	AMR Year of Study
Natural Environment and Nature Conservation				
C10	Flood Risk Areas - resistance against development in known risk areas.	Current. Pending update in CS	Spatial assessment of flood zones and known builds since 2001. Has planning decision taken into account EA comments?	2008
C11	Flood Risk Areas - resistance against development materially at risk from flooding.	Current. Pending update in CS	Evidenced AMR work in this regard as a national indicator.	2006
C12	Water Pollution, Drainage and Sewerage	Current. Pending update in CS	Would require an assessment off pre and post development water quality.	2008
C13	Water Wildlife	Current. Pending update in CS	Spatial assessment of all water features/ wildlife habitats. Compare to applications granted/ refused and issues pertaining to them	2008
C14	Hazardous Substances - dealing with contamination	Current. Pending update in DCP	Contamination Land sites are already defined, creating a population and sampling this for appropriate protocol to the policy	2007
C15	Hazardous Substances - risk assessment of development - district wide.	Current. Pending update in DCP	Assess all applications and examine all decisions for policy use.	2007
C16	Hazardous Substances - risk assessment of development - localised.	Current. Pending update in DCP	Assess all applications and examine all decisions for policy use.	2008
C17	Renewable Energy	Current. Pending update in DCP	Assess all applications for renewable energy sources and assess impacts.	2006

Table 12.3 Natural Environment and Conservation

Recreation Policies - Local Plan 1998

BDLP98 Policy Ref	Title of Policy	Policy Status	Assessment Methodology	AMR Year of Study
Recreation				
R1	Open Space - Protection and Impact Assessments	Current. Pending update in CS	Assess all developments on open space to create a population. Sample, and check whether impact assessments are evidenced.	2007
R2	Open Space - Provision as part of Developments	Current. Pending update in DCPs	Sample from population and test for open space provision.	2007
R3	Proposed Open Space - Wickford	Current. Pending deletion in LDS	Have allocations been achieved?	2006
R4	Proposed Open Space - Billericay	Current. Pending Deletion in LDS	Have allocations been achieved?	2006
R5	Proposed Open Space - Queens Country Park	Current. Pending Deletion in LDS	Has allocation been achieved?	2006
R6	Proposed Open Space - Norsey Meadow	Current. Pending Deletion in LDS	Has allocation been achieved?	2006
R7	Proposed Open Space - Mountnessing Road	Current. Pending Deletion in LDS	Has allocation been achieved?	2006
R8	Proposed Open Space - The Linear Park	Current. Pending Deletion in LDS	Has allocations been achieved?	2006
R9	Proposed Open Space - Chestnut Road	Current. Pending Deletion in LDS	Has allocation been achieved?	2006
R10	Hotels	Current. Pending Deletion in LDS	Has allocation been achieved?	2006

BDLP98 Policy Ref	Title of Policy	Policy Status	Assessment Methodology	AMR Year of Study
Recreation				
R11	Sports Facilities - Pound Lane	Current. Pending update in SA DPD	Has allocation been achieved?	2006
R12	Public Rights of Way and access to the Countryside	Current. Pending update in DCP	Any development in these areas to be defined as a population and assessed	2007
R13	Golf Courses - Ecological impacts	Current. Pending update in DCP	Create a population of all Golf Courses developed since 2001 and assess ecological impact assessments.	2006
R14	Golf Courses - Control of non-essential buildings	Current. Pending update in DCP	Spatial assessment of known golf courses and ranges.	2007
R15	Golf Courses - Driving Ranges	Current. Pending update in DCP	Find population of all known cases since 2001, sample, and assess whether consideration has been made.	2007
R16	Noisy and Disturbing Sports	Current. Pending update in DCP	Find population of all known cases since 2001, sample, and assess whether consideration has been made.	2007

Table 12.4 Recreation

Employment Policies - Local Plan 1998

BDLP98 Policy Ref	Title of Policy	Policy Status	Assessment Methodology	AMR Year of Study
Employment				
E1	Comprehensive Development Areas	Current. Pending update by SA DPD	Assess the development status of Gardiners Lane South area.	2006
E2	Proposed Employment Sites - Terminus Drive	Current. Pending update by SA DPD	Assess the development status of Terminus Drive. Has B1 or B2 been achieved?	2006
E3	Proposed Employment Sites - Courtauld Road	Current. Pending update by SA DPD	Assess the development status of Courtauld Road	2006
E4	Existing Employment Areas	Current. Pending update in DCP	Spatial Analysis of employment areas and development.	2008
E5	Ford Research and Development Area	Current. Pending update by SA DPD	Have plans been submitted that run counter to this policy?	2006
E6	Untidy Industry	Current. Pending update by SA DPD	Spatial analysis of the Harvey Road, Archers Field area for development. Cross reference to records	2008
E7	Alternative Uses of Industrial Premises	Current. Pending update in DCP	Assess whether policy meets current accepted standards.	2007
E8	Storage and Distribution	Current. Pending deletion in LDS	Spatial analysis of access to road networks.	2008

BDLP98 Policy Ref	Title of Policy	Policy Status	Assessment Methodology	AMR Year of Study
Employment				
E9	Offices	Current. Pending deletion in LDS	Assessment of known sites - compare to policy.	2006
E10	General Employment Policy	Current. Pending update in DCP	Compare current transport, carparking, landscaping, and emission policies.	2007
E11	Industrial Land Supply	Current. Pending deletion in LDS	Monitored in the AMR	2006

Table 12.5 Employment

Retailing Policies - Local Plan 1998

BDLP98 Policy Code	Title of Policy	Policy Status	Assessment Methodology	AMR Year of study
Retailing				
SH1	New Retail Development	Current. Pending update in CS	Spatial analysis of all retail developments since 2001 - to assess location issues.	2008
SH2	Retail Impact Assessments	Current. Pending update in DCP	Assess all retail developments and define which ones have this evidence.	2007
SH3	Town Centre Retail Development Sites	Current. Pending deletion in LDS	Assess areas defined in policy and report on development progress.	2006
SH4 revised 1999	Town Centre Shopping Frontages - Change of Use within primary shopping areas	Current. Pending update by SA DPD	Assessed by Retail and Leisure Monitoring Report.	2007
SH5	Town Centre Shopping Frontage - Change of Use outside of primary shopping areas	Current. Pending update in DCP	Assessed by Retail and Leisure Monitoring Report.	2007
SH6	Retailing on Industrial Estates - COU	Live, Pending Deletion in LDS	Assessment of loss of employment, customer car parking, and other impacts.	2007
SH7	Local Shopping Centres - built up areas	Current. Pending update in DCP	Assess whether planning permission conforms to policy	2008
SH8	Local Shopping Centres - non-A1 shops	Current. Pending update in DCP	Sample and assess changes in the distribution of uses within the Local Centres	2008
SH9	Temporary Retail Uses - ex. Car boot sales	Current. Pending update in DCP	Assess permissions/enforcement. Has due	2007

BDLP98 Policy Code	Title of Policy	Policy Status	Assessment Methodology	AMR Year of study
Retailing				
SH10	General Retailing Policy - new retail	Current. Pending update in DCP	consideration of impacts taken place? Assess range of policies considered, especially those related to sympathetic development.	2008

Table 12.6 Retailing

Town Centre Policies - Local Plan 1998

BDLP98 Policy Ref	Title of Policy	Policy Status	Assessment Methodology	AMR Year of Study
Town Centres				
TC1	District Wide Town Centre	Current. Pending update in CS	Sample for town centres, assess for evidence on 'criteria'.	2007
TC2	Basildon Town Centre	Current. Pending deletion in LDS	Define progress of allocations within town centre.	2006
TC3	Wickford Town Centre	Current. Pending deletion in LDS	Define progress of allocations within town centre.	2006
TC4	Pitsea Town Centre	Current. Pending update by SA DPD	Define progress of allocations within town centre.	2006
TC5	Markets - resisting loss	Current. Pending deletion in LDS	Create population based on criterion, assess impacts of new policy.	2007
TC6	Residential Development in Town Centres	Current. Pending update in DCP	Collate sample from 2001, assess mixed schemes and car parking.	2007

Table 12.7 Town Centres

Transport Policies - Local Plan 1998

BDLP98 Policy Ref	Title of Policy	Policy Status	Assessment Methodology	AMR Year of Study
Transport				
T1	Traffic Management - meeting local standards	Current. Pending deletion in LDS	Low Priority. Create population of any road or traffic development. Evidence of a road safety plan.	2006
T2	Traffic Management - s.106 orders	Current. Pending update in CS	Assess S106 agreements to determine evidence of traffic management schemes achieved	2007
T3	Car Parking - meeting standards	Current. Pending update in DCP	Assess sample against policy requirements	2006
T4	Cycling	Current. Pending update in CS	Spatial analysis of cycle ways	2008
T5	Public Transport	Current. Pending update in CS	Assess transport nodes spatially, have there been consistent improvements?	2008

Table 12.8 Transport

Built Environment Policies - Local Plan 1998

BDLP98 Policy Ref	Title of Policy	Policy Status	Assessment Methodology	AMR Year of Study
Built Environment				
BE1	Listed Buildings - demolition of	Current. Pending update in DCP	Create population of listed building activity since 2001. Highlight demolition applications, and assess grants	2007
BE2	Listed Buildings - consent and material harm	Current. Pending update in DCP	Taking population defined in BE1, examine all consents, and assess whether consideration of appearance took place	2007
BE3	Listed Buildings - development of properties neighbouring LB's	Current. Pending update in DCP	Spatial analysis of population defined in BE1 - have developments in neighbouring properties consider nearby LB status?	2008
BE4	Listed Buildings - Change of Use	Current. Pending update in DCP	Take population from BE1, and assess that known changes of use considered character impacts	2007
BE5	Listed Buildings - Maintenance	Current. Pending update in LDS	No of properties in the District that feature on the Essex Buildings at Risk register	2007
BE6	Ancient Monuments and Sites of Archaeological Importance - assessment/ discovery	Current. Pending update in DCP	Assess records of all relevant permissions. How many have been carried out. Sample this and check whether Essex County Council was involved.	2007
BE7	Ancient Monuments and Sites of Archaeological Importance - preservation of sites.	Current. Pending update in DCP	Spatially assess known archeological sites within the district, assess any development, assess contact with Archaeological bodies as to preservation status.	2008
BE8	Conservation Areas - preservation of area	Current. Pending update in DCP	Spatial population as defined within conservation areas - examine any Officer Reports on planning applications to assess the preservation of areas nature/ street scene/ etc.	2008
BE9	Conservation Areas - preservation of open areas/ trees/ natural features.	Live, pending update in Core Strategy	Assess spatial permissions for landscaping/ TPO's/ etc. Any negative changes taken place?	2008

BDLP98 Policy Ref	Title of Policy	Policy Status	Assessment Methodology	AMR Year of Study
Built Environment				
BE10	Conservation Areas - demolition of unlisted buildings	Current. Pending update in DCP	Conservation area population - look for any demolitions. These should all be accompanied by permission to build similar styled developments	2008
BE11	Conservation Areas - Langdon Hills	Current. Pending deletion in LDS	Assess whether Conservation Area has been created	2006
BE12	Development Control - preservation of street scene, overlooking properties, disturbance, dominance, traffic dangers	Current. Pending update in DCP	Create sample to assess Development Control issues raised in policy	2007
BE13	Areas of Special Development Control Policy - Ramsden Bellhouse	Current. Pending update in SA DPD	Has any development/ enforcement's been made in this area? Assess relevance to policy	2006
BE14	Areas of Special Development Control Policy - Sugden Avenue	Current. Pending update in SA DPD	Has any development/ enforcement's been made in this area? Assess relevance to policy	2006
BE15	Areas of Special Development Control Policy - Bowers Gifford	Current. Pending update in SA DPD	Has any development/ enforcement's been made in this area? Assess relevance to policy	2006
BE16	Landscaping - as part of development proposals	Current. Pending update in DCP	Assess all permissions, create a sample and assess the use of landscaping conditions	2007
BE17	Shop Fronts - generally, and in conservation areas.	Current. Pending update in DCP	Requires two samples - generally population, and sample spatially defined in conservation areas. Has impact assessment taken place?	2008
BE18	Advertisements - and DC guidelines.	Current. Pending update in DCP	Create population of all advertisements. Is there evidence of an impact assessment?	2007
BE19	Advertisements - Green Belt	Current. Pending update in DCP	Spatial assessment of advertisements to defined by BDLP98 Green Belt. Define any that were permitted within the area.	2007
BE20	Telecommunications	Current. Pending update in DCP	Create population of permissions, has PPG8, impact assessments, and shared facilities been accounted for?	2007

BDLP98 Policy Ref	Title of Policy	Policy Status	Assessment Methodology	AMR Year of Study
Built Environment				
BE21	Healthcare Developments - new developments	Current. Pending update in DCP	Assess all developments since 2001 for adequate parking, access to highway, etc.	2006
BE22	Healthcare Developments - extensions to existing developments	Current. Pending deletion in LDS	Assess all developments for extensions since 2001. Test for amenity issues, impact assessments etc.	2006
BE23	Accessibility	Current. Pending deletion in LDS	Sample all permissions, and examine relevance of accessibility. Cross reference to known building control data.	2007
BE24	Crime Prevention - new developments	Current. Pending update in DCP	Did permission design formally take into consideration crime prevention/ street lighting/ etc?	2007

Table 12.9 Built Environment

13 Appendix 2 - Policy E6 Assessment

Reference	Location	Nature of application
01/01441/CCBAS	Units 10 & 11 Archers Field Close, Burnt Mills Industrial Estate, Basildon	Change of use from Open Storage to Waste Transfer Station.
02/01327/CCBAS	Archers Field Close, Burnt Mills Industrial Estate, Basildon	Waste transfer station, to include recycling of inert waste, soil screening, and wood chipping
02/01437/FULL	G R Carr (Essex), Archers Fields, Burnt Mills Industrial Estate, Basildon	Erection of pre-fabricated steel building for paint spraying.
03/00805/FULL	Caxton House, Harvey Road, Basildon	Change of Use from B8 to B2 for use as a used refrigeration recycling facility.
03/01123/FULL	Caxton House, Harvey Road, Basildon	Installation of 12.9m high tank to store liquid nitrogen
04/00059/LDC	Whites Yard, Archers Fields Close, Burnt Mills Industrial Estate, Basildon	Use of land as scrap yard, car breakers, and storage.
04/00156/LDC	F S Centre LTD, Units 1-4, Burnt Mills Industrial Estate, Harvey Road, Basildon	Use of site for dismantling vehicles and sale of new and used car parts.
04/01271/CCBAS	GBN Services, Archers Fields, Burnt Mills Industrial Estate, Basildon	Erection of building for dismantling and breaking up of motor vehicles.
05/00369/CCBAS	Kavanaghs Yard, Archers Fields, Burnt Mills Industrial Estate, Basildon	Erection of a steel clad building to enclose two bins for storage of asbestos waste
05/00928/FULL	Land opposite Harvey Road, Courtauld Road, Basildon	Rifle and Pistol Club, Including indoor and outdoor shooting ranges
05/01213/CCBAS	Plots 6a&7, Nevendon Trading Estate, Harvey Road, Basildon	Proposed waste transfer station for dry waste reclamation
06/00270/CCBAS	Plots 6a&7, Nevendon Trading Estate, Harvey Road, Basildon	Waste Transfer Station for Dry waste reclamation and skip hire

Table 13.1 Policy E6 Untidy Industry Area Permissions

14 Jargon Buster

14

A1	Use class as defined in the Use Classes Order 1987 (Amended 2005). Includes shops, post offices, travel agents, hairdressers, funeral directors, dry cleaners, retail warehouses, internet cafes etc.
A2	Use class as defined in the Use Classes Order 1987 (Amended 2005). Includes banks, building societies, betting offices, and other financial and professional services.
A3	Use class as defined in the Use Classes Order 1987 (Amended 2005). Includes restaurants, snack bars and cafes
A4	Use class as defined in the Use Classes Order 1987 (Amended 2005). Pubs and bars.
A5	Use class as defined in the Use Classes (Amended 2005). Take-Aways.
Accessibility	Connections between different places (e.g. housing and towns centres), including by different modes of transport. Ability for everyone (able-bodied or disabled) to enter, exit or move around buildings, facilities, or public transport services
Agricultural / Farm \Diversification	An alternative use of land or buildings involving an enterprise, which remains within the farming unit, is integrally related to the farming unit, in the ownership of the farmer and managed from the existing farm accommodation.
Agricultural Occupancy Conditions	Where the occupation of the dwelling is limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.
Agricultural Worker	A person solely or predominantly working, or last working in agriculture or in forestry.
Allocation	Land assigned for a particular purpose in the Development Plan, e.g. housing, industry etc.
Amenity areas	Open spaces or landscaping within towns or villages providing the opportunity for general recreational use or visual amenity.
Ancient Woodland	In England, Ancient Woodland is defined as an area which has been wooded continuously since at least 1600 AD.
Article 4 Direction	Direction made by the Local Planning Authority to restrict "permitted development" in a particular area.
Basildon	Refers to the area of Basildon New Town (includes Laindon and Pitsea)
Basildon District	Refers to the District of Basildon (includes Basildon New Town, Billericay and Wickford)
Basildon Renaissance Partnership (BRP)	Local Delivery Vehicle for Basildon District
B1	Business Use Class as defined in the Use Classes Order 1987 (Amended 2005). Includes Offices (but not financial or professional services), research and development of products or processes, light industry (any industrial process that can be carried out in a residential area without detriment to the amenity of that area).
B2	Business Use Class as defined in the Use Classes Order 1987 (Amended 2005). General industrial processes.
B8	Business Use Class as defined in the Use Classes Order 1987 (Amended 2005). Warehousing, storage or distribution.
Best and Most Versatile (BMV) Agricultural Land	DEFRA's agricultural land classification system identifies the quality grades of agricultural land.

Biodiversity	Alternatively known as Biological Diversity. The variety of life on earth or in a specified region or area.
Bring facilities/ banks	Recycling collection points usually found at public places such as car parks and supermarkets.
Brownfield land	Land that has been developed previously.
Comparison retail	Non-food retail. Where customers can compare prices of similar goods in different shops before purchasing e.g. Woolworth's & HMV.
Conservation Area	Areas of special architectural or historic interest, the character of which is desirable to preserve or enhance. Designated by Local Authorities.
Convenience retail	Shops that sell everyday items, including foodstores.
Country Park	An area of land, or land and water normally not less than 25 acres in extent, designed to offer to the public, with or without charge, opportunity for recreational activities in the countryside.
Countryside Agency	Government agency with responsibility for rural matters. (Merged with the English Nature in 2006 to form Natural England.)
County Wildlife Sites (CoWS)	County level nature conservation designation. Also called Local Wildlife Sites. Previously called Sites of Importance for Nature Conservation.
Curtilage	The area of land adjacent to and associated with a dwelling house or building.
DCLG	Government Department for Communities and Local Government. Formerly ODPM.
Defensible boundary	A boundary style or surface treatment that deters people from entering that area, e.g. a hedge between a house and the pavement.
DEFRA	Government Department for Environment, Food and Rural Affairs. Formerly Ministry of Agriculture, Fisheries and Food (MAFF).
Development	"The carrying out of building, engineering, mining or other operations in, on, over or under land, including demolition, or the making of any material change in the use of any buildings or other land."
Development boundary/ envelope	Shown on a Proposals Map, it is a line around a town or village enclosing the built area and any planned extensions to that settlement. Development beyond the development boundary may be more restricted.
East of England Regional Assembly (EERA)	Regional authority responsible for the production of the Regional Spatial Strategy (RSS)
Edge-of-centre	For shopping purposes, a location within easy walking distance (i.e. 200-300m) of the primary shopping area. Used in relation to retail development.
English Heritage	Government agency responsible for the built heritage of England.
English Nature	Government agency with responsibility for nature conservation. (Merged with the Countryside Agency in 2006 to form Natural England.)
Environment Agency	Government agency with responsibility or environmental protection and improvement, its main functions cover pollution prevention and control, water resources, flood defence, conservation, fisheries, navigation and recreation.
Environmental (Impact) Assessment	Identification and analysis of the impacts a development will have on the environment. Required for major development proposals.
Environmentally Sensitive Area (ESA)	National designation to protect and enhance an area where traditional farming methods have helped to create a distinctive landscape, wildlife habitats or historic features.
Essex County Council (ECC)	The Local Authority for Essex with joint responsibility for producing the Structure Plan, Waste Local Plan and Minerals Local Plan. It is also the Highways Authority for Basildon District.
Essex Local Transport Plan (LTP)	LTPs have a central role in co-ordinating and improving local transport provision. The LTP covers the whole of Essex and includes measures for planning integrated transport for five years and is the basis for putting forward a bid to Central Government for capital works.

Essex Wildlife Trust (EWT)	Nature conservation charity for the county of Essex.
Flood Zones 1, 2 & 3	Produced by the Environment Agency to show the extent of areas at risk from tidal and fluvial flooding. Zones 2 & 3 are a material consideration in the determination of planning applications.
Fluvial flooding	Freshwater/river flooding.
Functional and financial test	Tests used to assess the need for agricultural workers dwellings. The functional test is used to establish whether it is essential to have a worker(s) living on the farm. The financial test assesses whether the farm is economically viable and provides evidence for the size of dwelling that the farm can sustain.
Functional Flood Plains	Unobstructed or active areas of flood plain where water regularly flows in time of flood. Functional Flood plains act as "safety-valves," storing water that might otherwise flood other areas. It is important that their capacity is not reduced.
Garden extensions	Enlargement of a garden in the countryside, where the new garden area is on land that was not previously a garden, e.g. farmland.
GO-East	Part of the Government Office Network which constitutes the Eastern region's offices for major Government departments, including DCLG.
GPDO	Town and Country Planning (General Permitted Development) Order 1995.
Green Corridors	Linear feature consisting of mainly semi-natural habitat, open space, or rivers that provide a significant contribution to the biodiversity value and landscape character of an area. They also, in some cases, provide public access to the countryside. Conceptually proposed in the Basildon District in the Replacement Local Plan Redeposit 2005.
Greenfield sites	Land that has not been previously developed.
High Tech uses	These include offices, research and development, electronics, precision engineering, pharmaceuticals and biochemistry.
Home Zones	Home Zones strike a balance between traffic and everyone else that uses the street: pedestrians, cyclists, business people and residents. Home Zones work by physically altering streets and roads in an area, forcing motorists to drive with greater care and at lower speeds. Home Zones often have a 10mph speed limit.
Housing provision	The number of new dwellings that must be provided in the District as set out in the Essex and Southend on Sea Replacement Structure Plan or the Regional Spatial Strategy.
Infilling	Development that takes place between existing uses and buildings within the existing built up area.
In situ	In its original position.
Intensification	The process of raising housing densities in urban areas through redevelopment, infill development, conversions or change of an existing land use.
Isolux diagram	A diagram showing the spread of light from a lighting source. An isolux is a line plotted on any appropriate set of coordinates to show all the points on a surface where the brightness of the light is the same. A series of these lines is an isolux diagram.
Joint Structure Plan Authorities (JSPA)	Essex County Council and Southend-on-Sea Borough Council are the JSPA for Essex, with responsibility for producing the Structure Plan.
Landscape capacity	The ability of a landscape type to absorb development.
Landscape Character Assessment (LCA)	A survey of the landscape to identify the development capacity of different types of landscape, and appropriate maintenance and enhancement measures.
Listed building	A building officially recognised on a Local List as having special historical or architectural interest.
Local Development Framework (LDF)	A portfolio of local development documents which set out different types of planning policy applicable in an area. Replace Local Plans.

Local Nature Reserve (LNR)	Areas of nature conservation of local significance. Designated as LNR under the National Parks and Access to the Countryside Act 1949.
Local Plan	Development Plan for the District setting out detailed planning policies, proposals and Proposals Maps for use when determining planning applications and spatially guiding strategic development. Will be replaced by the Local Development Framework.
Local Planning Authority	The local authority responsible for planning matters in its area. Essex County Council and Basildon District Council are both Local Planning Authorities for different planning matters in Basildon District.
Material planning consideration	Any consideration that relates to the use and development of land is capable of being a material planning consideration.
Minerals Local Plan	Contains policies that provide for the supply of minerals. Produced by ECC. Will be replaced by the Essex Minerals and Waste Development Framework.
Mixed use	A site that is developed to cater for more than one use, e.g. retail, residential, business, leisure etc.
Natural England	Organisation formed in 2006 from the merger of English Nature, the Countryside Agency and the Rural Development Service working towards the protection, promotion and improvement of England's natural environment.
Natural surveillance	Areas that are overlooked from public or private areas.
ODPM	Office of the Deputy Prime Minister - the central Government department with responsibility for Planning. Now DCLG. Formerly DTLR / DETR / DoE.
Outline planning application	Planning application that contains few details beyond the general proposed use of the land. Used to establish the principle of development on a site. Details of the proposal are submitted later as "reserved matters" which must be approved by the Local Planning Authority before development can take place.
Out-of-centre	A location that is clearly separate from a town centre, but not necessarily outside the urban area. Used in relation to retail development.
Out-of-town	An out-of-centre development on a greenfield site, or on land not clearly within the current urban boundary. Used in relation to retail development.
Permitted development	Development that does not require planning permission, e.g. small domestic extensions.
Planning conditions	Conditions placed upon planning permission to ensure that the development is acceptable. These can include design details, a time limit for commencing the development, limits on the use of the land or building etc.
Planning enforcement	Local Planning Authorities have powers to exercise effective and appropriate enforcement action to ensure that planning permissions and Local Plan policies are being adhered to and to stop unauthorised development.
Planning gain	Community benefit that is directly related to a particular development that results from development and is paid for by the developer, for example, public open space, social housing, roads, etc. Usually set out in a section 106 agreement (under the Town & Country Planning Act 1990).
Planning Inquiry	A formal appeal hearing into any planning decision a Local Planning Authority makes in respect of any planning related application made to them e.g. when a planning application is refused planning permission.
Planning Policy Guidance Notes (PPG) Planning Policy Statements (PPS)	Government guidance on planning policy issues. There are 25 PPGs on different planning topics. PPGs are being replaced by Planning Policy Statements (PPS) under the new planning system.
Playing pitches	Playing fields specifically for the playing of pitch sports, e.g. football, cricket, rugby, hockey.
Plotlands	Areas of land divided into small parcels of land owned by individuals, originally used for recreation and as a means to obtain access to the countryside.

Plot ratio	The ratio of the building footprint to the site area, e.g. for a 60% ratio, at least 60% of the site is covered by the building.
Precautionary approach	Taking action now to avoid possible environmental damage when the scientific evidence is inconclusive but the potential damage could be great.
Primary Shopping Frontage	The most important shopping areas of the District. Policy protects the retail function of these areas, identified in the Plan.
Prior Notification	In some cases, the permitted development rights for agricultural development cannot be exercised unless the developer has applied (prior notification) to the Local Planning Authority for a determination as to whether their prior approval is required.
Public Rights Of Way (PROW) Definitive Map	Definitive Maps are the legal record of Public Rights Of Way and are maintained by Essex County Council.
Regional Planning Guidance (RPG) Regional Spatial Strategy (RSS)	Contains strategic planning policies and a key diagram for the whole of the region. RPG is being replaced by RSS. The emerging RSS covers Essex and the rest of the East of England.
Renewable energy	Sources of natural energy that never run out: wind, water, solar, geothermal and biofuels (wood & other crops). Most commonly associated with solar panels, wind turbines and hydroelectric power stations.
Replacement dwelling	A dwelling built to replace an existing dwelling in the countryside.
Replacement Structure Plan (RSP01)	Contains strategic policies and key diagram for the whole county. The Essex and Southend-on-Sea Replacement Structure Plan, adopted in April 2001, is produced by the JSPAs. It is a 15-year land use planning strategy (1996-2011) and forms part of the statutory Development Plan.
Reserved matters	The details of a proposed development, which relate to an outline planning permission already granted. The Local Planning Authority must approve the reserved matters before development can take place.
Retail Park	Out-of-centre or out-of-town retail development consisting of a number of retail warehouses.
Redeposit	A revised version of the draft Replacement Local Plan, which may include amendments suggested by objectors to earlier versions.
Rural diversification	Process by which additional economic activities are undertaken to that of the traditional uses of agricultural land or farm buildings, ensuring the future of rural economies.
Scheduled Ancient Monument	An ancient structure, above or below ground, of national importance and included on the Secretary of State's Schedule described in Part 1 of the Ancient Monuments and Archaeological Areas Act 1979.
Section 106 agreement	An agreement entered into between a landowner and the Local Planning Authority, whereby the landowner undertakes to do specific actions in relation to the development the section 106 (of the Town & Country Planning Act) agreement relates to. This could cover, for example, providing public open space or agreeing the detailed use of the land. Also called a planning obligation. The obligation must be necessary to make the proposal acceptable in land-use planning terms.
Secured by Design	Secured by Design is the UK Police flagship initiative supporting the principles of designing out crime. It is an initiative to encourage the building industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment.
Sequential Test	A key element of PPS6. The sequential test is a hierarchy of preferred locations for development. Originally applied to retail development – whereby the town centre is the preferred location for retail and other town centre uses - it now also applies to other forms of development, including leisure, housing and employment.

Site of Special Scientific Interest (SSSI)	Designated for the national importance of their biological, geological or physiographical features. SSSIs represent a cross-section of Britain's natural features.
Supplementary Planning Guidance (SPG)	Provide additional, more detailed guidance for the implementation of Local Planning policies. SPG have been superseded by SPD under the LDF system. They are material considerations when determining planning applications.
Supplementary Planning Document (SPD)	
Sustainable Development	<p>Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Strategy for Sustainable Development in the UK (1999) is based on four broad objectives:</p> <ul style="list-style-type: none"> Maintenance of high and stable levels of economic growth and employment Social progress which recognises the needs of everyone Effective protection of the environment Prudent use of natural resources
Sustainable construction techniques	Environmentally friendly methods of construction. These include designing "green" or eco-friendly buildings, using locally sourced, non-toxic materials, reusing or recycling materials, employing local builders, managing the construction site to minimise construction waste, installing high-efficiency appliances and landscaping the finished development.
Sustrans	Sustrans (sustainable transport) is a charity working on practical projects to encourage people to walk and cycle more. Sustrans' flagship project is the National Cycle Network.
Telecommunication development	The erection or installation of telecommunication equipment, including mobile phone masts, radio, television and satellite broadcasting equipment, cable connections, satellite receiving dishes and roof top aerials. Not all telecommunication development requires planning permission.
Thames Gateway South Essex Partnership (TGSE)	Sub-Regional partnership that aims to facilitate development in the Thames Gateway area within South Essex.
Town centre	A city or town centre which provides a broad range of facilities and services, which fulfils a function as a focus for both the community and for public transport.
Town centre uses	Uses of land & buildings appropriate to a town centre location, e.g. retail & service uses, employment, leisure, entertainment, restaurants, culture, public car parking.
Tree Preservation Order (TPO)	A protective order placed on an individual tree or group of trees (including woodlands) to protect them from felling or damaging pruning work.
Urban Capacity Study	A survey to identify sources of housing land within existing built up areas.
Urbanisation	To make a rural area more industrialised and urban.
Use Classes Order	Different uses of land or buildings are categorised within "use classes" in the Town and Country Planning (Use Classes) Order 1987, as amended 2005. The use classes A and B are described elsewhere in this glossary.
Vitality and viability of town centres	The phrase relates to the economic health of town centres as defined in PPS6.
Washlands	See Functional Flood Plains
Waste Local Plan	Development plan containing detailed land use policies and proposals for deciding planning applications associated with the deposit, treatment, storage, processing and disposal of refuse or waste materials. Produced by ECC. To be replaced by the Minerals and Waste Development Framework.
Water minimisation/ conservation	A range of ways to reduce water consumption, for example, water meters, installation of showers instead of baths, low flow taps, dual flush toilets, grey-water systems, water butts etc.