NEIGHBOURHOOD PLAN

Neighbourhood Development Plan 2023 - 2042



Submission Draft

June 2024

Produced by Noak Bridge Neighbourhood Plan Steering Group in collaboration with Bluestone Planning Partnership LLP

Contents

Contents....1
Foreword....5
1. Introduction & Background....6
1.1. What is a Neighbourhood Development Plan?....6
1.2. Neighbourhood Plan Designated Area....6
1.3. Land Use and Non - Land Use Issues....8
1.4. Basic Conditions....8
1.5. Relationship with the Development Plan....9
1.6. Strategic Environmental Assessment and Habitat Regulations Assessment....11
1.7. Plan Period, Monitoring and Review....11
1.8. Neighbourhood Plan Stages....12
2. Planning Policy Context....14
2.1. National Policy....14
2.2. Basildon Borough Local Plan....15
2.3. The Minerals and Waste Local Plan....16
2.4. Other Related Strategies....18
3. The Neighbourhood Plan Area....19
3.1. Location and Historical Development of Noak Bridge....19
3.2. Parish Profile....20
4. Vision and Objectives....33
4.1. Vision....33
4.2. Objectives....33
5. Neighbourhood Plan Policies – Summary List....36
5.1. List of Policies....36
6. Housing....38
6.1. Infill Development....38
6.2. Housing Extensions....41
6.3. Replacement Dwellings....44
6.4. Housing Mix....45
7. Environment and Green Space....49
7.1. Development in the Green Belt....49
7.2. Landscape....51
7.3. Biodiversity....54
7.4. Noak Bridge Nature Reserve....58
7.5. Green and Blue Infrastructure....61

7.6. Local Green Spaces 66
7.7. Key Views and Vistas 71
7.8. Flood Risk and Sustainable Drainage 75
8. Design and Conservation 84
8.1. Sustainable Development 84
8.2. Air Quality 87
8.3. Design Principles 89
8.4. Settlement Character 92
8.5. Historic Environment 98
8.6. Conversion of Rural Buildings 101
8.7. Dark Night Skies 102
9. Local Economy, Education, Health and Other Local Services 106
9.1. Local Economy 106
9.2. Education 108
9.3. Health 111
9.4. Community Assets 113
9.5. Infrastructure Funding 116
10. Transport and Roads 119
10.1. Road Safety 119
10.2. Public Transport 120
10.3. Public Rights of Way 121
10.4. Road Noise 122
10.5. Active Travel 123
10.6. Parking 125
11. Community Aspirations 128
12. Delivery, Review and Monitoring 130
12.1. Introduction 130
12.2. Ongoing Policy Management / Review & Monitoring 130
13. Abbreviations and Definitions 132
13.1. List of Abbreviations / Acronyms 132
13.2. List of Definitions 133
14. APPENDICES 138
Appendix 1 – Listed buildings and Non-Designated Heritage Assets 139
Appendix 2 – Article 4 Direction 140
Appendix 3 – List of Community Facilities, Social and Physical Infrastructure (See Community Facilities Assessment for Further Details) 144
N.B. areas of potential funding of improvements to facilities that were specifically identified during the compilation of the community facilities assessment are set out below. 144

List of Figures

Figure 1. Confirmed Neighbourhood Plan Area..... 7
Figure 2. Neighbourhood Plan Process 13
Figure 3. Minerals Local Plan Policies Map..... 17
Figure 4. Percentage of Population change between 2011 and 2021 20
Figure 5. Percentage of Age Structure of the population of Noak Bridge in 2021 21
Figure 6. Percentage of UK and non-UK born residents in Noak Bridge in 2021 21
Figure 7. Percentage of Noak Bridge's Ethnic groups 22
Figure 8. Percentage of Noak Bridge's Religious groups 22
Figure 9. Percentage of the type of buildings residents of Noak Bridge live in 23
Figure 10. Percentage of household tenure in Noak Bridge..... 24
Figure 11. Percentage of people with qualifications living in Noak Bridge..... 25
Figure 12. Percentage of Economically active and inactive residents of Noak Bridge in 2021.. 25
Figure 13. Percentage of the workforce by sector for Noak Bridge in 2021..... 26
Figure 14. Agricultural Land Classification (source: Parishes Online Mapping)..... 27
Figure 15. Magic Map Application..... 28
Figure 16. BGS Geology Viewer..... 29
Figure 17. Soil scape mapping of Plan Area 30
Figure 18. Type of household member that wants or needs to move out of Noak Bridge 38
Figure 19. Built Part of Village and Green Belt Boundary..... 40
Figure 20. Types of property respondents found to be the most suitable 46
Figure 21. Extents of the Metropolitan Green Belt in Noak Bridge 50
Figure 22. Landscape Character Types (source: Basildon Landscape Study..... 52
Figure 23. Priority Habitats and TPO trees 57
Figure 24. Extract from Proposed GBI Layout, p.91 South Essex Green & Blue Infrastructure Strategy (2020)..... 63
Figure 25. Green and Blue Infrastructure 65
Figure 26. Designation Tree for Green Space..... 68
Figure 27. Local Green Spaces Proposed for Designation 70
Figure 28. Wider Views and Vistas Within the Plan Area..... 73
Figure 29. Key Views and Vistas Associated within the Village of Noak Bridge 74
Figure 30. Flood Map. Source: Environment Agency 76
Figure 31. Map of Flood Warning Areas. Source: Environment Agency 77
Figure 32. Surface Water Flood Map. Source: Environment Agency..... 78
Figure 33. Areas Susceptible to Groundwater Flooding. 79
Figure 34. Sewer Flooding Map 80
Figure 35. Areas susceptible to reservoir flooding..... 81
Figure 36. Annual Mean of Nitrogen dioxide (NO2) (µg m-3). 87
Figure 37. Character Areas (as taken from Character Appraisal document) 93
Figure 38. Noak Bridge Listed Buildings and Conservation Area 99
Figure 39. Non-Designated Heritage Assets in Noak Bridge (from Character Appraisal) 100
Figure 40. Light Pollution and Dark Night Skies Map for Noak Bridge 103

Figure 41. Light Pollution Levels for Noak Bridge 104
Figure 42. Location and Type of Employment Clusters..... 106
Figure 43. List of Community Facilities in Noak Bridge 114
Figure 44. Transport Issues in Noak Bridge 119
Figure 45. Bus Routes and Stops in Noak Bridge..... 121
Figure 46. Strategic Noise Mapping for Noak Bridge 122
Figure 47. Noise Action Planning Important Areas - Noak Bridge 123

Foreword

Cllr. Terri Sargent

In March 2018 the Parish Council decided they would consider the opportunity of developing a Neighbourhood Area Plan when the Basildon Council draft emerging Local Plan consultation, included two development sites in Noak Bridge. Bensons Farm proposed 250 homes and Land East of Wash Road proposed 400 homes.

Noak Bridge has a population of 2,800 and adding a further 750 homes was contrary to green belt planning policy. It would totally overwhelm Noak Bridge, already has failing infrastructure and local services are at capacity.

A parish meeting was organised in October 2018 with support from Basildon Council to present to residents how to develop a Neighbourhood Plan, it was well attended, and residents voted in favour of the parish council developing a Neighbourhood Plan.

The process has been long, demanding and a lot of hard work, but a fantastic opportunity to work with the community on numerous events, consultations, workshops, drop-ins, delivering literature as well as the proverbial meetings.

Consultants have provided professional support and together we have developed a Neighbourhood Plan and associated documents that demonstrate the exploratory effort, evidence and time spent in development.

The documents are evidenced based, contain policies proposed by the community and extensive information on Noak Bridge's green open spaces, local facilities, design code and conservation area as well as aspirational areas.

It is the intention of the Steering Committee for the Neighbourhood Plan documents to be read, informative, enjoyed and for Noak Bridge be recognised as an area worthy of Neighbourhood Area status with a Neighbourhood Development Plan fit for the future.

Noak Bridge Steering Committee, June 2024

1. Introduction & Background

1.1. What is a Neighbourhood Development Plan?

1.1.1. A Neighbourhood Development Plan (or 'Neighbourhood Plan' as it is referred to throughout this document) aims to give local people more say and influence about how their local area evolves and develops. Through Neighbourhood Plans, parish and town councils are able to inform what new development might look like and the infrastructure that may need to be provided to mitigate the effects of development in the Plan Area. Neighbourhood Plans can also introduce measures to preserve and enhance landscape and townscape quality and character of the Plan Area. The Government's Planning Practice Guidance website explains that:

"Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area[1]."

1.2. Neighbourhood Plan Designated Area

1.2.1. The Noak Bridge Parish Council is the qualifying body responsible for the preparation of the Neighbourhood Plan and its submission for examination to Basildon Borough Council (hereafter 'the Council').

1.2.2. The term 'qualifying body' is defined by the Localism Act 2011, meaning it is the body with responsibility for neighbourhood planning in the designated neighbourhood area.

1.2.3. Basildon Borough Council's Local Plan was adopted in 1998, with a number of policies later saved in 2007. The Borough Council has adopted a Local Development Scheme (LDS) for the period 2022 – 2027, with the aim to adopt a new Local Plan for the Borough by the end of 2027. This Neighbourhood Plan has been prepared taking into consideration both the adopted and emerging Local Plans. It includes a review process in the event that it becomes necessary to change the Neighbourhood Plan to ensure it remains in general conformity with the strategic policies in the new Local Plan, once it is adopted.

[1] MHCLG, '*Planning Practice Guidance*' Paragraph: 001 Reference ID: 41-001-20190509. Revision date: 09 05 2019. Available at: https://www.gov.uk/government/collections/planning-practice-guidance [Accessed 19 June 2023]

1.2.4. The Neighbourhood Plan Area (hereafter 'the Plan Area') contains the entirety of Noak Bridge Parish, which encompasses both the village itself, as well as a wider rural area that lies within the Metropolitan Green Belt. The Plan Area is situated in the southern part of the county of Essex, within the borough of Basildon. The boundary of the Plan Area is shown on figure 1 below. It is bordered to the south side by the A127 and Basildon town beyond. Great Burstead and South Green parish lies to the north, and Ramsden Crays parish lies to the east. Little Burstead parish lies to the north west of the Plan Area but does not share a common boundary.

1.2.5. According to the 2021 Census, approximately 2,800 residents live in the Plan Area.

1.2.6. In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended)[2], the Noak Bridge Neighbourhood Area application was submitted on 19th September 2018. Following a statutory four-week consultation period, Basildon Borough Council as the Local Planning Authority confirmed through a decision made on 22nd November 2018 by the Strategic Planning and Infrastructure Committee that the designation of the Noak Bridge Neighbourhood Area had been approved.



Figure 1. Confirmed Neighbourhood Plan Area

Source: Basildon Borough Council

[2] *The Neighbourhood Planning (General) Regulations 2012 UK Statutory Instruments, 2012 No. 637* (2012). Available at: https://www.legislation.gov.uk/uksi/2012/637/part/2/made [Accessed 19 June 2023]

1.3. Land Use and Non - Land Use Issues

1.3.1. Neighbourhood Plans must deal with the development and use of land[3]. When a Neighbourhood Plan is 'made', having passed a referendum, it becomes part of the statutory development plan (generally 'Local Plans' and Neighbourhood Plans'). Decisions about whether development should go ahead must be determined in accordance with the development plan unless material considerations indicate to the contrary[4]. This means that development proposals must follow the planning policies in the development plan unless there are good reasons not to.

1.3.2. The policies in this Neighbourhood Plan therefore deal principally with land use and design issues. However, a number of non-land use issues have also been raised during the various Neighbourhood Plan public consultation exercises. They are clearly very important to the local community and therefore where possible, the Neighbourhood Plan captures these issues in the 'Community Aspirations' section of this Neighbourhood Plan at Section 11. It is hoped that this Neighbourhood Plan may be able – indirectly – to help address some of these community aspirations, and of course the aspirations also provide a comprehensive list of matters that could be used to determine Community Infrastructure Levy ('CIL') spending priorities locally, should the CIL be introduced to the Borough.

1.4. Basic Conditions

1.4.1. Under the terms of the governing legislation[5] Neighbourhood Plans must comply with what are known as 'Basic Conditions'. These Basic Conditions are as follows:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan);
- The making of the order (or neighbourhood plan) contributes to the achievement of sustainable development;
- The making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)

[3] Section 19(1B-1E) of the Planning and Compulsory Purchase Act 2004
[4] Section 38(6) of the Planning and Compulsory Purchase Act 2004
[5] Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004

- The making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations as incorporated into UK law
- Prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (plan);
- The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 which set out the habitat regulations assessment process for land use plans, including consideration of the effect on habitats sites.

1.4.2. Schedule 4B (8(6)) of the Town and Country Planning Act 1990 (as amended) also indicates that it is necessary to consider whether the neighbourhood plan is "*compatible with the Convention rights*". The interpretation section (s.17) in Schedule 4B confirms that 'the Convention rights' has the same meaning as in the Human Rights Act 1998.

1.5. Relationship with the Development Plan

1.5.1. As noted above, Neighbourhood Plans must only contain land use and design planning policies. Once the Neighbourhood Plan is 'made', its policies will be used, alongside the adopted Local Plan policies, to determine the outcome of planning applications and appeals.

1.5.2. On 3rd March 2022 Basildon Borough Council withdrew the Basildon Borough Revised Publication Local Plan 2014 – 2034. A 'Call for Sites' was subsequently announced on 6th October 2022 to enable interested parties to come forward with sites they considered may be suitable for development. The Call for Sites ran from 19th October to 14th December 2022.

1.5.3. At a meeting held on 17th November 2022, the Council adopted the current Local Development Scheme ('LDS'). This is the published timetable for the preparation of the Local Plan and other important planning policy documents.

1.5.4. The first stage of the new Local Plan – the 'Issues and Options Consultation' document was approved by Full Council on 25th May 2023. It formed part of the Regulation 18 consultation stage that commenced on 27th June 2023 and ended on 5th September 2023.

This 10-week consultation period was aimed at gathering the views of the residents of the Borough to inform the future policies of the new Local Plan.

1.5.5. At the time of writing, it is anticipated that the draft Local Plan will be published for consultation in the summer of 2024. The submission of the new Local Plan for examination is expected to take place in spring 2026, with adoption expected towards the winter of 2027.

1.5.6. Essex County Council is the Minerals and Waste Planning Authority for the Plan area and is responsible for the production of mineral and waste local plans. The Development Plan in Noak Bridge therefore also comprises the Essex Minerals Local Plan 2014 (MLP) and the Essex and Southend-on-Sea Waste Local Plan 2017 (WLP). These plans set out the policy framework within which minerals and waste planning applications are assessed. They also contain policies which seek to reduce mineral use and promote sustainable construction techniques; and to safeguard known mineral bearing land from sterilisation, and existing, permitted and allocated mineral and waste infrastructure from proximal development which may compromise their operation.

1.5.7. The current development plan therefore consists of

- the Saved Policies of the Basildon District Local Plan, adopted in March 1998 (policies saved in September 2007);
- the Adopted Essex Minerals Local Plan (2014) (MLP); and
- the Essex and Southend-on-Sea Waste Local Plan (2017) (WLP)

1.5.8. The Saved Policies of the Basildon Local Plan represent the principal set of planning policies currently applied in the Plan Area.

1.5.9. The policies in this Neighbourhood Plan will complement the strategic policies in the development plan and, as noted above, one of the Basic Conditions of a Neighbourhood Plan is that it is in general conformity with the strategic policies of the development plan. Neighbourhood Plans deal with non-strategic planning matters. Once 'made' (i.e. approved following a referendum) this Neighbourhood Plan will also form a part of the development plan.

1.6. Strategic Environmental Assessment and Habitat Regulations Assessment

1.6.1. The Strategic Environmental Assessment Directive[6] seeks "…*to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes*." The SEA Directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 ('SEA Regulations')[7] and it is these Regulations that the Neighbourhood Plan will need to be compatible with.

1.6.2. Another key obligation is Directive 92/43/EEC On the Conservation of Natural Habitats and of Wild Fauna and Flora[8], often referred to as the 'Habitats Directive'. This has been translated into UK law via The Conservation of Habitats and Species Regulations 2017[9] (known as the 'Habitat Regulations'). Under the Habitats Regulations an assessment referred to as an Appropriate Assessment must be undertaken if a Neighbourhood Plan is likely to have a significant effect on a European protected wildlife site.

1.6.3. Under both the Strategic Environmental Assessment (SEA) and Habitats Regulations it is the responsibility of Basildon Borough Council to advise whether further work environmental and habitats assessment work is required to be undertaken in conjunction with the emerging Neighbourhood Plan once the first stage, a screening assessment, has been undertaken. This assessment is currently being sought by Noak Bridge Parish Council.

1.7. Plan Period, Monitoring and Review

1.7.1. This Neighbourhood Plan has been produced to cover the period up to 2042. It is understood that whilst the timeframe that has been proposed for the Basildon Borough Council Emerging Local Plan covers the period up to 2042 that may change, and therefore the policies of the Neighbourhood Plan may need to be reviewed and updated in due

[6] *DIRECTIVE 2001/42/EC OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment* (2001). Available at: https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042 [Accessed 19 June 2023]

[7] *The Environmental Assessment of Plans and Programmes Regulations* (2004). Available at: https://www.legislation.gov.uk/uksi/2004/1633/made/data.pdf [Accessed 19 June 2023]

[8] *DIRECTIVE 92 /43 /EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora* (1992). Available at: https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:31992L0043 ([Accessed 19 June 2023]

[9] *The Conservation of Habitats and Species Regulations* (2017). Available at: https://www.legislation.gov.uk/uksi/2017/1012/made/data.pdf [Accessed 20 June 2023]

course to ensure that they are in conformity with the Local Plan period, as well as the strategic policies of the new Local Plan when it is eventually adopted.

1.7.2. The Neighbourhood Plan is intended to be a dynamic plan that will change over time through the review process. In this respect, the Steering Group, in co-operation with the community, will be responsible for maintaining and periodically revisiting the Neighbourhood Plan. The intention is to monitor the effectiveness of the Plan on a yearly basis, and to review the plan one year after adoption and subsequently as necessary.

1.7.3. Where changes (for example revised national or Borough planning policies) indicate that major alterations to the Neighbourhood Plan policies will be necessary, these are likely to require full public consultation and examination. Partial reviews will also need to go through the same process. However, where changes are updating matters of fact, that are minor in nature and relate only to the supporting text or community aspirations, there may be opportunities for a more limited review process to be undertaken in conjunction with the local community and the Borough Council.

1.8. Neighbourhood Plan Stages

1.8.1. Figure 2 illustrates the steps involved in the preparation of this Neighbourhood Plan. The Neighbourhood Plan has reached the pre-submission consultation stage. This is the penultimate stage before submission of the Neighbourhood Plan for independent examination.

1.8.2. Following this pre-submission stage, the Neighbourhood Plan and supporting documents will be reviewed in light of the consultation comments received, amendments made to the documents and the accompanying Basic Conditions and Consultation Statements will be completed in readiness for the final version of the Plan to be submitted to Basildon Borough Council.

1.8.3. The Council will then consult on the final version of the Neighbourhood Plan for a minimum six weeks. All comments will be collated and passed to the Examiner for consideration as part of the examination process.

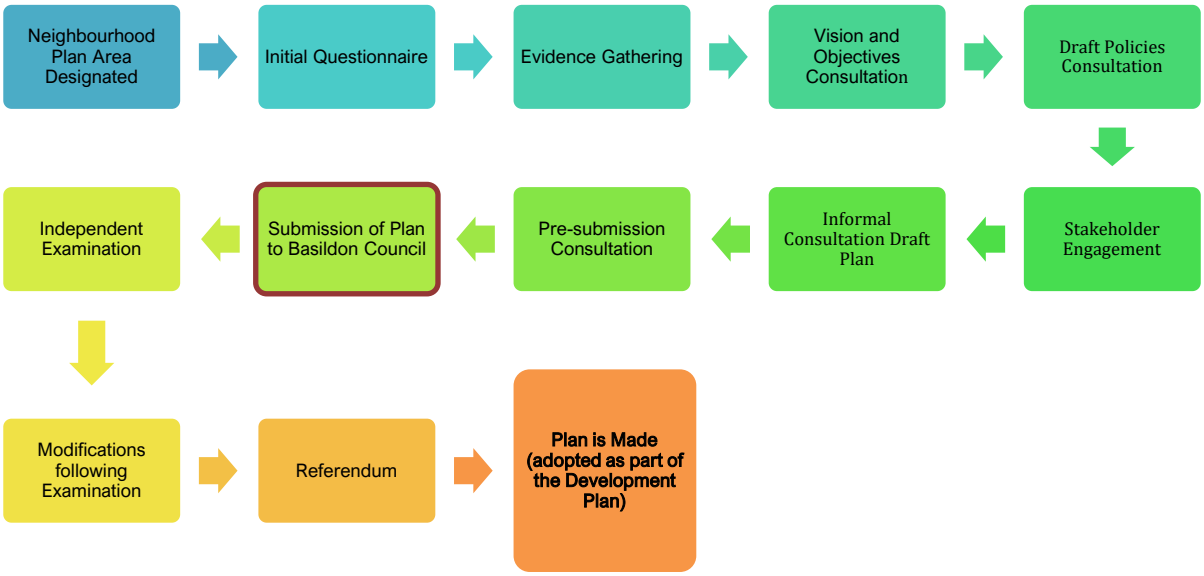


Figure 2. Neighbourhood Plan Process

1.8.4. The Examiner will then decide whether the Plan can proceed to a Referendum, or whether should be modified before it can be considered at Referendum. Once it has been finalised a date will be set for a Referendum where every resident of voting age will be able to say whether the Plan should proceed to become 'Made'. Provided over 50% of those voting vote for the Plan to be 'Made' then it will become part of the development plan once ratified by the Borough Council.

2. Planning Policy Context

2.1. National Policy

2.1.1. The National Planning Policy Framework (NPPF)[10] was first published by the Government in 2012 and then revised in 2018, 2019, 2021 and again in December 2023. It sets out the Government's policy in relation to land use planning matters and provides the national planning policy context for all development plan documents.

2.1.2. The Basic Conditions tests for Neighbourhood Plans require that having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan. The policies in the Plan must therefore comply with national planning policy.

2.1.3. The following sections of the NPPF (2023) are especially relevant to the issues addressed by this Neighbourhood Plan (N.B. this list is not exhaustive):

- Achieving sustainable development (section 2)
- Supporting a prosperous rural economy (paragraph 88)
- Good design (paragraphs 141-141)
- Protecting healthy communities (paragraphs 8, 96)
- Ensuring housing meets local needs (paragraphs 60-67)
- Ensuring that the transport and highway effects of development do not lead to unacceptable impacts on highway safety or severe residual cumulative impacts on the road network (Section 9)
- Protecting the Green Belt (section 13)
- Protecting local green spaces (paragraphs 105-107)
- Climate Change and Planning of Flooding Risk (paragraphs 157-179)
- Conserving and enhancing the natural environment (paragraphs 180-194)
- Conserving and enhancing the historic environment (paragraphs 195-214)
- Neighbourhood planning (paragraphs 12-14, 28-30, 37, 67, 68, 71)

[10] National Planning Policy Framework

2.2. Basildon Borough Local Plan

2.2.1. Basildon Borough Council is the planning authority for the Plan Area. It has its origins in the former Basildon Urban District which was created in 1955, following the designation of Basildon as a new town in 1949. Following the abolition of urban districts in 1974, a new non-metropolitan district called Basildon was created, combining parts of Basildon Urban District and Thurrock Urban District together in one administrative organisation.

2.2.2. The District was finally awarded borough status in 2010 and it remains a Borough to the present day.

2.2.3. The Development Plan for Basildon Borough comprises the Basildon District Local Plan Saved Policies 2007[11]. This was approved by the Secretary of State via a Direction issued on 20 September 2007. Originally, these policies were part of the Basildon District Local Plan, adopted in March 1998 with Alterations in September 1999.

2.2.4. The Saved Policies were reviewed against the 2018 NPPF to assess the level of compliance each policy had with the NPPF. The findings of that review are set out in the Compliance Review of the Saved 1998 Local Plan Policies with the Revised National Planning Policy Framework report. All saved policies were found to be either 'compliant' with the NPPF at that time, or 'generally compliant'.

2.2.5. The following Saved Local Plan Policies are considered to be the most relevant 'Strategic' Local Plan Policies that the Neighbourhood Plan needs to be in general conformity with:

- BAS GB1: The Definition of the Green Belt
- BAS GB4: Extension to dwellings in the Green Belt
- BAS GB5: Definition of a Dwelling
- BAS GB6: Agricultural Workers Dwellings
- BAS GB7: Re-use of Buildings in the Green Belt
- BAS S5: Affordable Housing (1999 Alterations)
- BAS C1: Protected Areas – SSSI's, SNIC's & important wildlife habitats
- BAS C2: Country Parks
- BAS C5: Trees and Woodlands – Protection of Ancient Woodlands
- BAS C13: Water Wildlife
- BAS C15: Hazardous Substances – population's health and safety
- BAS E4: Existing Employment Areas

[11] Basildon District Local Plan Saved Policies 2007

- BAS E7: Alternative Uses of Industrial Premises
- BAS E10: General Employment Policy
- BAS SH6: Retailing on Industrial Estates
- BAS R1: Open Space – protection
- BAS R16: Noisy and Disturbing Sports – protects local amenity
- BAS T5: Public Transport – improved facilities at public transport interchanges
- BAS BE12: Development Control
- BAS BE19: Advertisements - Green Belt
- BAS BE21: Healthcare Developments – new primary & community facilities
- BAS BE22: Healthcare Developments - Extensions to Hospital facilities
- BAS BE24: Crime Prevention

2.2.6. A large part of the Plan Area lies within the Metropolitan Green Belt and as a result, the policies contained in this document seek to deal with a number of planning related matters, such as rural housing development, conversion, extension or replacement of rural buildings and appropriate design characteristics for new buildings, to ensure the protection of the local landscape and townscape and to provide an appropriate and up to date framework that will address the appropriateness of new housing development in the Plan Area.

2.3. The Minerals and Waste Local Plan

2.3.1. An important principle of Neighbourhood Planning is that Neighbourhood Plans are not allowed to cover what are generally known as 'County Matters', i.e. minerals and waste planning matters. This Neighbourhood Plan respects that requirement and therefore avoids minerals and waste planning matters. Some policies in the Minerals and Waste Local Plan documents also apply to non-minerals and waste related developments and are discussed here and crossed referenced within the Neighbourhood Plan where applicable for completeness and to ensure conformity.

2.3.2. The Essex Minerals Local Plan[12] was adopted in July 2014 and provides a clear policy framework for all parties involved in future minerals and minerals related development in the County up to 31st December 2029.

[12] The Essex Mineral Local Plan

2.3.3. As can be seen on Figure 3 below, Noak Bridge does not lie within either a Mineral Consultation Area or a Mineral Safeguarding Area.

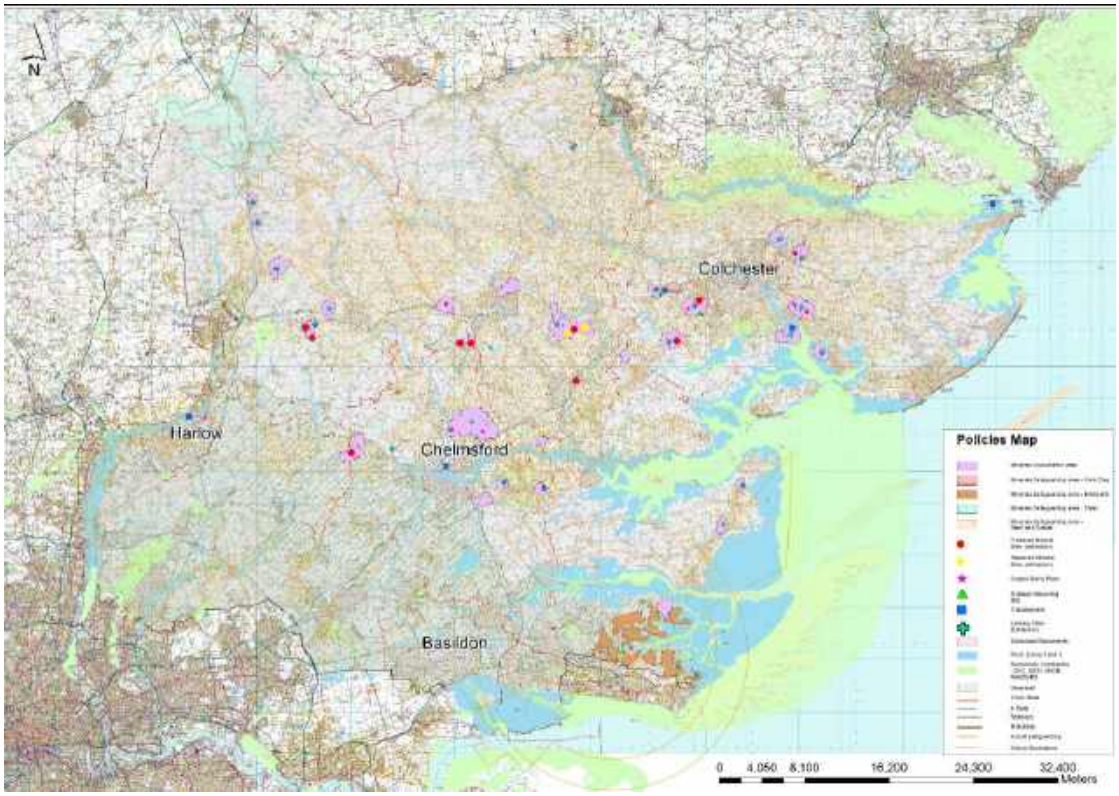


Figure 3. Minerals Local Plan Policies Map

Source: Essex County Council

2.3.4. The Essex and Southend-on-Sea Waste Local Plan[13] was adopted in July 2017 and provides the framework for determining planning applications for new waste facilities and changes to existing waste facilities. The Plan period is up to 2032.

2.3.5. Waste facilities / Consultation Areas identified within the Neighbourhood Plan Area include:

- Barleylands Depot, which based on the Minerals and Waste Authority Monitoring Report (AMR) for 2017-2018[14] is specified as a non-hazardous waste transfer facility that has a capacity of 25,824 tonnes per annum. It is significant to highlight that this waste facility is not safeguarded and it is also not considered to be a main waste transfer station for Basildon Borough.
- Waste Consultation Area ESS/64/19/BAS Land at Portsea House Farm, Wash Road, Laindon, SS15 4AZ. This relates to a Lawful Development Certificate for

[13] The Essex and Southend-on-Sea Waste Local Plan
[14] Minerals and Waste Authority Monitoring Report 1 April 2017 to 21 March 2018

an Inert waste transfer facility and the importation, storage and processing of construction and demolition waste to produce soils, soil substitutes and aggregates.

2.4. Other Related Strategies

2.4.1. The Integrated County Strategy (ICS) (2010)[15] provides a shared vision for Essex, Southend and Thurrock to identify priorities needed to retain and increase economic growth. The ICS aims to ensure that available funding is invested towards priorities which are most likely to generate long-term economic growth. Three of its priority themes are:

i. **Town Centres** - delivering regeneration of town centres in large urban centres and important towns; such as Basildon Town Centre

ii. **Neighbourhood Regeneration** - tackling significant regeneration needs in key neighbourhoods, improving housing quality, choice and encouraging growth;

iii. **Sustainable Growth** - creating a balanced pattern of development which promotes housing choice, provides affordable housing, and ensures housing is matched with jobs and services with appropriate transport provision to create prosperous places.

2.4.2. Furthermore, the local planning authorities of Basildon, Brentwood, Castle Point, Rochford, Southend-on-Sea; Thurrock with Essex County Council through the South Essex Councils partnership have commenced the process of producing a South Essex Framework (SEF)[16] that will set out a combination of strategic and local objectives that aim in ensuring that growth within the region will be healthy, inclusive and sustainable over a long period of time. At the time of writing work has stopped on the SEF but may re-start in the near future.

[15] Integrated County Strategy December 2010
[16] South Essex Framework

3. The Neighbourhood Plan Area

3.1. Location and Historical Development of Noak Bridge

3.1.1. Noak Bridge was named after the bridge over the River Crouch located near the A176 between Billericay and Basildon. The River Crouch runs along the northern and eastern boundary of the Parish and forms a natural boundary that separates the Neighbourhood Plan Area from the rest of the Borough.

3.1.2. The construction of the settlement started back in the 1980s and the intention of Basildon District at that time was to have a village that was separate from Basildon and reflected the character of a traditional English village, with its own unique identity. Basildon Development Corporation was tasked with closely monitoring the development of the village.

3.1.3. The first phase of the development provided some 388 rented dwellings including bungalows and sheltered housing as well as shops, a school and a surgery. 36 retirement flats and bungalows were further completed in 1985 by Woolwich Homes in partnership with Basildon Development Corporation.

3.1.4. The Noak Bridge Parish Council was formally established by election in May 2002. Since then, the boundaries of the Parish have been expanded considerably in the last few years. Today the Parish consists principally of the Noak Bridge settlement together with large open fields to the north and east of the village.

3.1.5. The village is located just to the north of Basildon and only 2km away from Billericay. Both of these large settlements contain significant services and facilities and provide the local community with good employment opportunities and leisure facilities.

3.1.6. The Plan Area is particularly known for its Nature Reserve, which comprises a 20 acres land of developing woodland, grassland, scrubs and ponds and provides various wildlife opportunities. This area is treasured by the local community, as it offers an invaluable area for physical activity and opportunities to learn more about the local wildlife. It is owned and maintained by Basildon Council, with help and support from the Noak Bridge Nature Reserve Society.

3.2. Parish Profile

3.2.1. Noak Bridge is one of nine parishes located in Basildon Borough. The Parish has an area of 270.82 hectares and comprises 2.5% of the total area in Basildon. Most of the area within the Parish lies within the Metropolitan Green Belt.

Population

3.2.2. The population of Noak Bridge was recently recorded to be 2,811 (Census 2021). This represents an overall increase of 1.7% between 2011 and 2021 and follows, to a lesser extent, the demographic trends that were identified at a local, regional and national level.

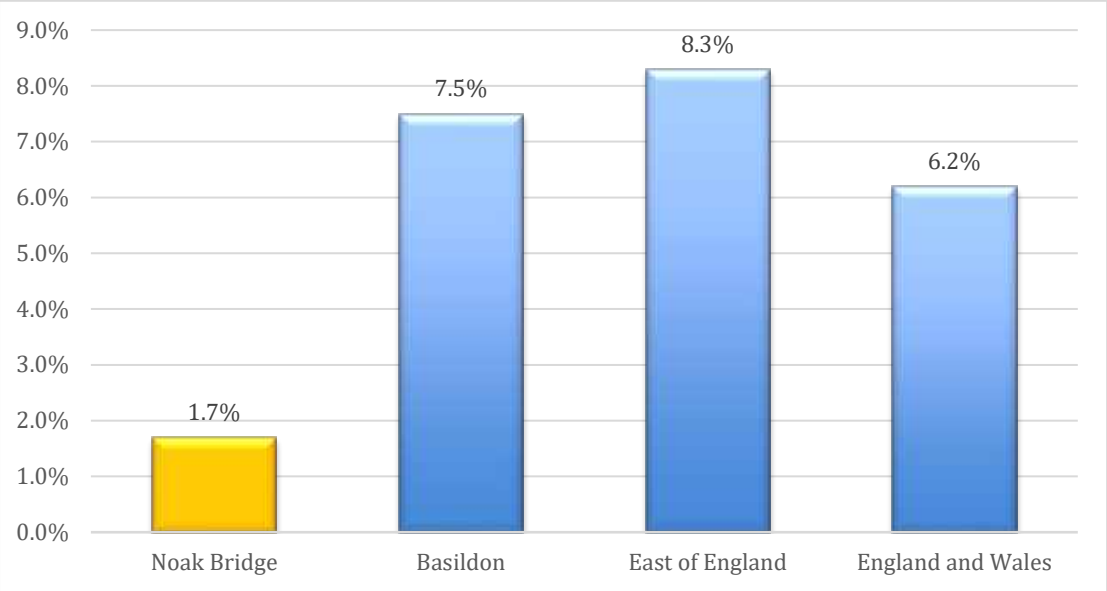


Figure 4. Percentage of Population change between 2011 and 2021

Source: UK Office for National Statistics, 'Census 2021 Map' https://www.ons.gov.uk/census/maps/choropleth/population [Accessed 19 June 2023]

3.2.3. The population of Noak Bridge consisted of 1,355 males and 1,456 females in 2021. This is similar to the national trend, which shows that there is a higher ratio of females to males.

3.2.4. The age structure of the population of Noak Bridge closely follows the characteristics that were identified for Basildon Borough in the 2021 Census. Figure 5 shows that a high percentage of people aged between 15 to 64 years (63.9%) live in the parish.

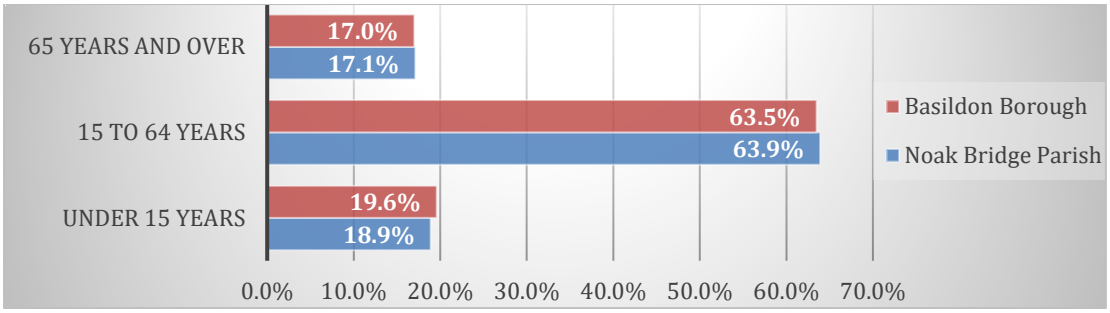


Figure 5. Percentage of Age Structure of the population of Noak Bridge in 2021

Source: UK Office for National Statistics, 'Census 2021, Age by single year (Dataset ID: TS007)' https://www.ons.gov.uk/datasets/TS008/editions/2021/versions/4/filter-outputs/8ffa6e38-fa3f-4f73-bd1c-491b6e9a7af5#get-data [Accessed 19 June 2023]

Health

3.2.5. The Basildon Council's Health and Wellbeing Strategy 2020 – 2025 sets out the key priorities for the whole Borough which are to reduce adult and child obesity, improve mental health and wellbeing and reduce health inequalities. These priorities are echoed throughout this NP.

Ethnicity

3.2.6. Figure 6 shows that 94.1% of people currently living in Noak Bridge were born in the UK. Only 5.9% of people living in Noak Bridge were born outside the UK, which is half the equivalent percentage (11.8%) for Basildon Borough.

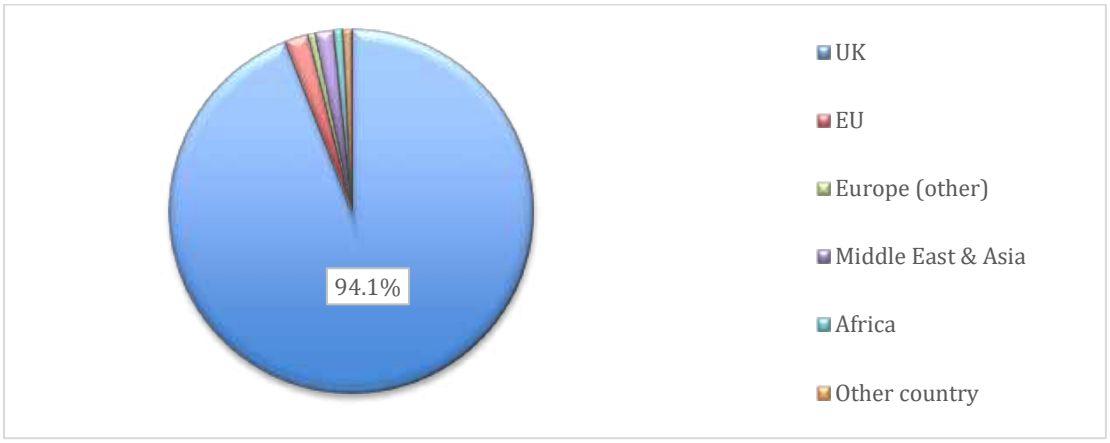


Figure 6. Percentage of UK and non-UK born residents in Noak Bridge in 2021

Source: UK Office for National Statistics 'Census 2021, Ethnic Group (Dataset ID: TS021)' https://www.ons.gov.uk/datasets/TS021/editions/2021/versions/3/filter-outputs/8614dd47-ba2d-40d2-b643-ab89a6e5f8f6#get-data [Accessed 19 June 2019)

3.2.7. Figure 7 shows the ethnic groups in Noak Bridge. In the 2021 Census, 90.4% of the total population of Noak Bridge were identified as White British. This is considerable higher than

the Borough's average, which was recorded at 82.1%. It is also significant to note that the 2021 Census recorded that only 73.5 % of England's total population identified as White British. This demonstrates that the ethnic diversity within Noak Bridge is low.

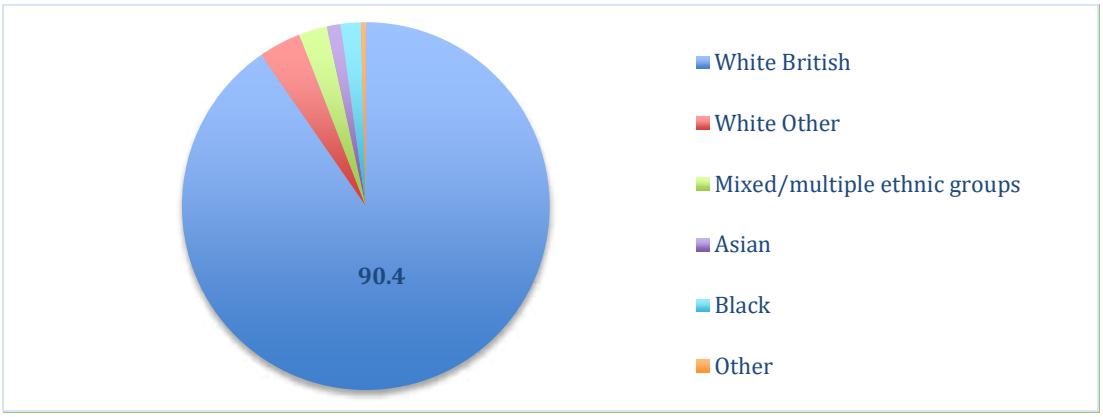


Figure 7. Percentage of Noak Bridge's Ethnic groups

Source: UK Office for National Statistics 'Census 2021, Ethnic group (Dataset ID: TS021)' https://www.ons.gov.uk/datasets/TS021/editions/2021/versions/3/filter-outputs/8614dd47-ba2d-40d2-b643-ab89a6e5f8f6#get-data [Accessed on 19 June 2023]

3.2.8. With regards to religion, 48.8% of the population of Noak Bridge identified themselves as Christians, whilst 43.1% declared that they have no religion. These are similar to the percentages that have been recorded for the Borough, which are 46.5% and 44.1% respectively. It is also significant to note that 5.5% of the respondents of Noak Bridge did not wish to specify their religion.

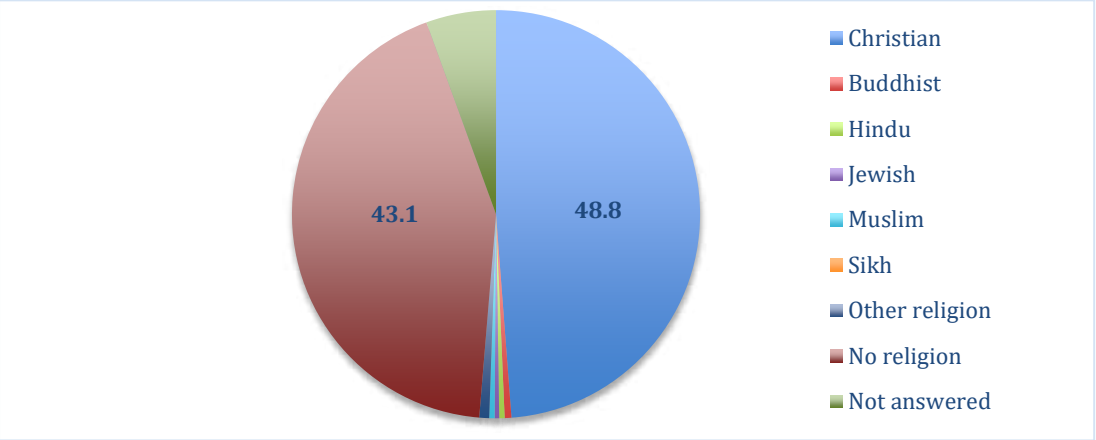


Figure 8. Percentage of Noak Bridge's Religious groups

Source: UK Office for National Statistic 'Census 2021, Religion (Dataset ID: TS030)' https://www.ons.gov.uk/datasets/TS030/editions/2021/versions/3/filter-outputs/7fe2929a-bcb0-4aa7-9837-a0707dd118e3#get-data [Accessed 19 June 2023]

Housing

3.2.9. Figure 9 demonstrates that the largest percentage of people living in Noak Bridge reside in semi-detached dwellings (27.3%). Whilst this is similar to the percentage reported for Basildon Borough (26.5%), a greater proportion (32.6%) has been reported to reside in terraced properties in the Borough.

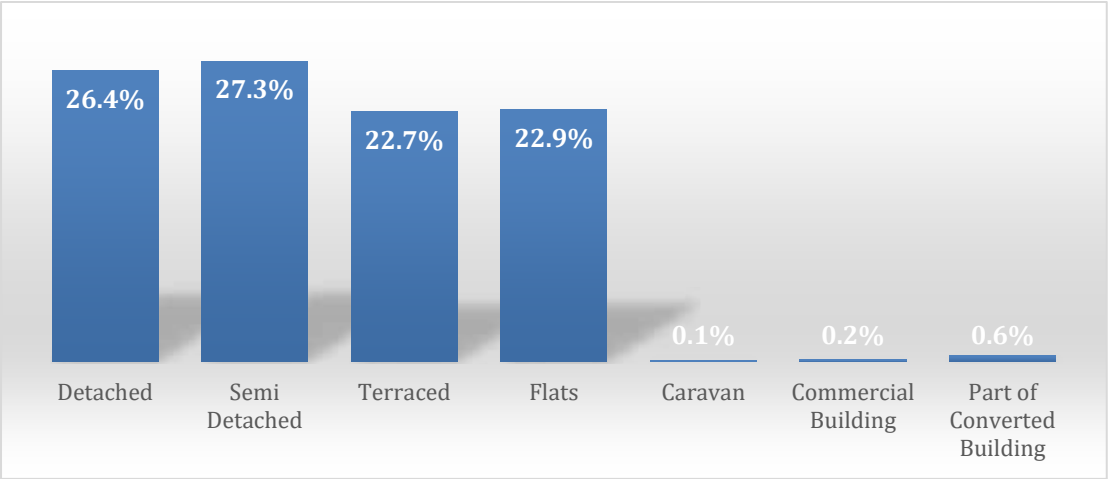


Figure 9. Percentage of the type of buildings residents of Noak Bridge live in
Source: UK Office for National Statistics, 'Census 2021, Accommodation type (Dataset ID: TS044)' https://www.ons.gov.uk/datasets/TS044/editions/2021/versions/4/filter-outputs/f9adaca9-5f10-4d66-9e16-d1d80f81e1b2#get-data [Accessed 19 June 2023]

3.2.10. As it can be seen from Figure 10 below, according to the 2021 Census 61.7% of the residents of Noak Bridge live in a property which they either own outright or for which they have a mortgage or a loan. This is slightly lower than the average percentage that was reported for Basildon Borough Council (64.4%). 13.3% have reported that they rent their properties in the private sector, which is also slightly lower than the equivalent figure that was recorded for the Borough (14.3%). Approximately 19.4% of people reported that they rent their property from either a Council, Local Authority or Housing Association, which is also slightly lower than the Borough average (21.2%).

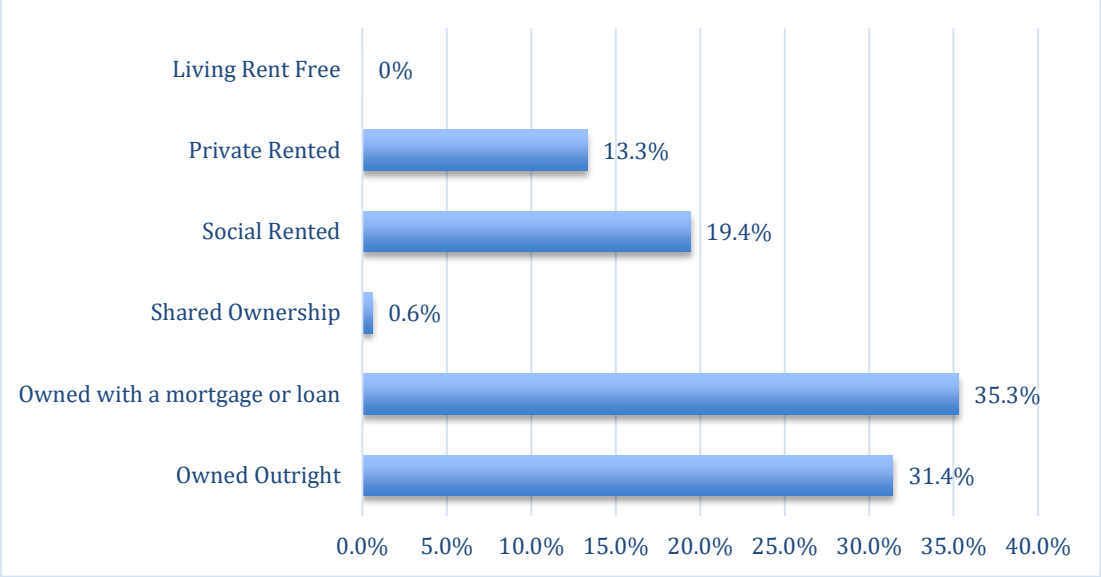


Figure 10. Percentage of household tenure in Noak Bridge

Source: UK Office for National Statistics, 'Census 2021, Tenure (Dataset ID: TS054)' https://www.ons.gov.uk/datasets/TS054/editions/2021/versions/4/filter-outputs/f8c12888-8328-4be8-8a19-03339007a861#get-data [Accessed 19 June 2023]

3.2.11. It is significant to note that the South Essex Housing Needs Assessment 2022[17] concluded that based on the standard method approximately 4,691 dwellings per annum would be required to be delivered across South Essex between 2020 and 2040.

Education

3.2.12. Figure 11 shows the qualifications that that the residents of Noak Bridge aged 16-74 years reported in the 2021 Census returns. As is evident from the chart below, approximately 77% of the population has one GCSE or equivalent qualification. This is similar to the total average of Basildon Borough Council, which is 76.6%. Approximately 3% of the residents living in Noak Bridge possess an unknown qualification, which is also similar to the average percentage of people with an unknown qualification living in Basildon Borough Council (2.7%). Close to 24% of people living in Noak Bridge have reported to have gained a Level 4 qualification or above. This also follows the average percentage that has been reported for Basildon Borough Council (24.6%).

[17] *South Essex Housing Needs Assessment* (2022) Available at: https://www.housingessex.org/assets/uploads/2023/01/South-Essex-Housing-Needs-Assessment-June-2022-2.pdf [Accessed 20 June 2023]

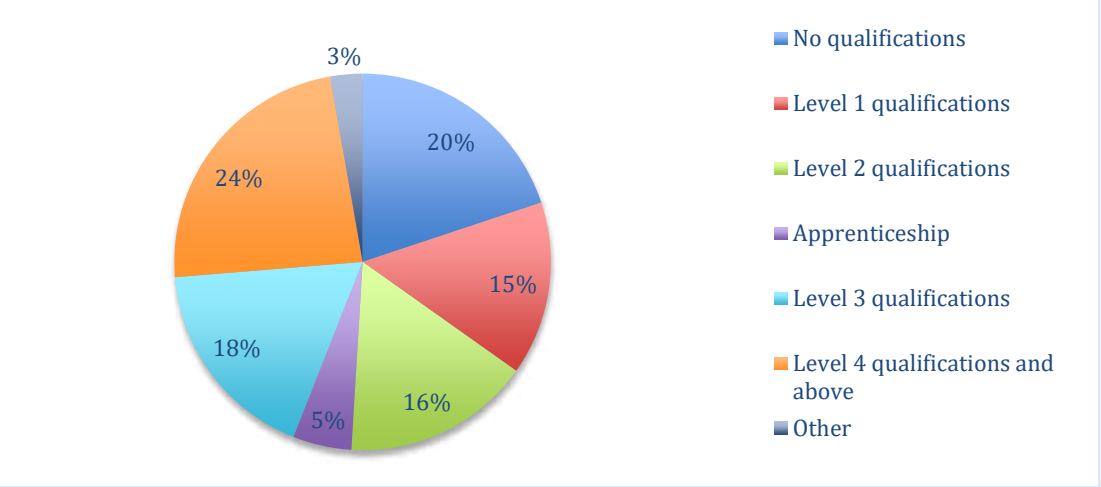


Figure 11. Percentage of people with qualifications living in Noak Bridge

Source: UK Office for National Statistics, 'Census 2021, Highest level of qualification (Dataset ID: TS067)' https://www.ons.gov.uk/datasets/TS067/editions/2021/versions/3/filter-outputs/3194865d-4c33-4696-ac38-8c40f4407278#get-data [Accessed 19 June 2023]

3.2.13. Essex County Council has confirmed that recent research has concluded that as at the May 2023 census, the Noak Bridge Primary School was full in five of the seven year groups, with 77.6% of the pupils on roll living within the school's priority admissions area.

Employment

3.2.14. According to the 2021 Census, approximately 65% of people aged 16 – 74 who live in Noak Bridge are economically active. This is similar to the figure of Basildon Borough, which is 63%, and slightly higher than the national figure, which is 61%.

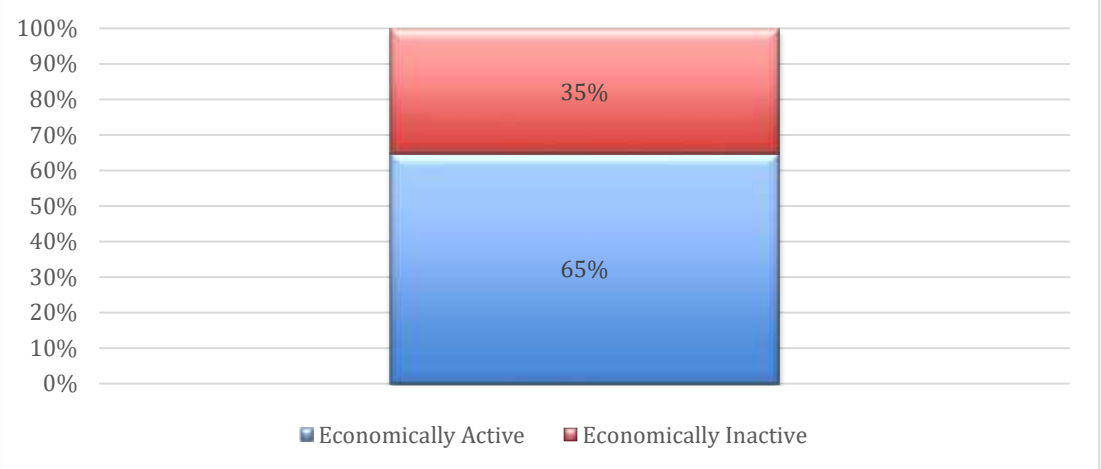


Figure 12. Percentage of Economically active and inactive residents of Noak Bridge in 2021

Source: UK Office for National Statistics, 'Census 2021, Economic activity status (Dataset ID: TS066)' https://www.ons.gov.uk/datasets/TS066/editions/2021/versions/5/filter-outputs/ca8105bc-57bd-488b-823e-7bf96c971aa8#get-data [Accessed 19 June 2023]

3.2.15. The Census 2021 does not provide data to indicate the industry in which the people living solely in Noak Bridge work in. For this type of information, only ward level data are available and therefore the information provided below was based on the evidence that was gathered for Steeple View & Noak Bridge area. Whilst this is not solely attributable to the Plan Area, it provides a good indication of the sectors that people living in the area are currently employed in.

3.2.16. Figure 13 demonstrates that the largest employment sector in Noak Bridge is Construction with 14.2%, followed closely by Health with 12.4%. These percentages are similar to those recorded for Basildon Borough, which are 12.7% and 13.4% respectively.

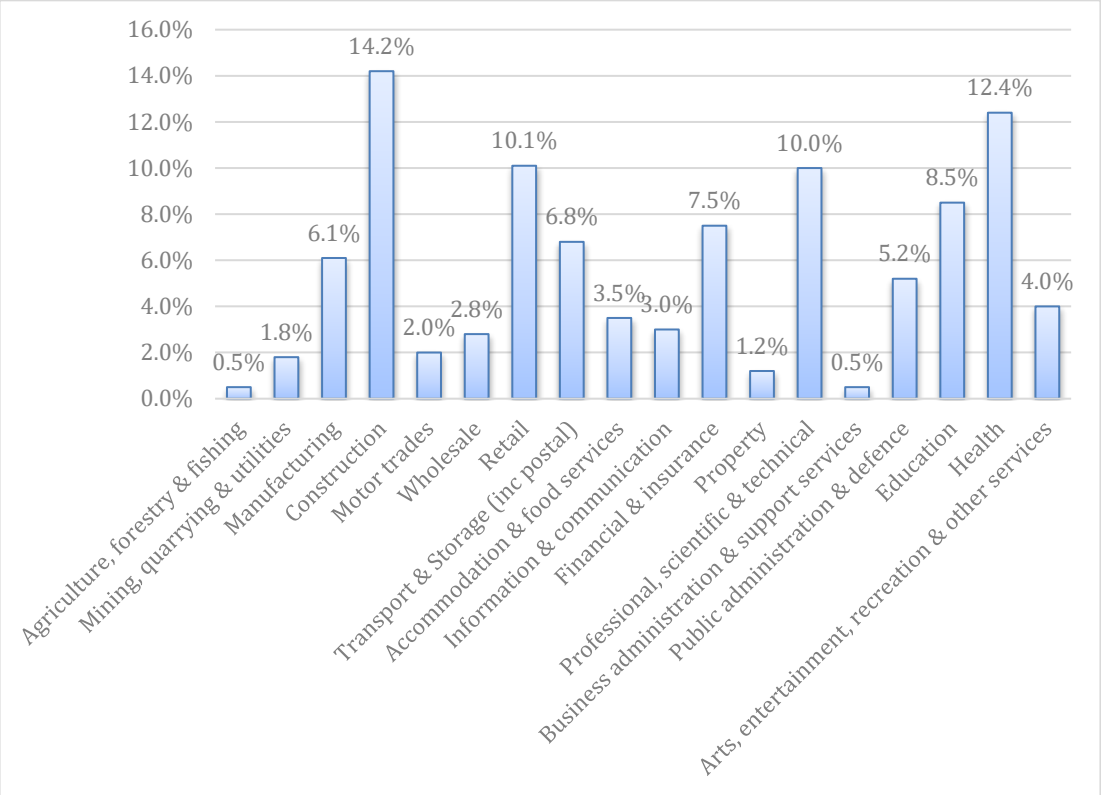


Figure 13. Percentage of the workforce by sector for Noak Bridge in 2021

Source: UK Office for National Statistics, 'Census 2021, Industry (Dataset ID: TS060)' https://www.ons.gov.uk/datasets/TS060/editions/2021/versions/3/filter-outputs/14948484-3017-4d87-b3af-c1021bcb0dd9#get-data [Accessed 19 June 2023]

Soil / Agricultural Land Classification and Geology Aquifers

3.2.17. The agricultural quality of the land within Noak Bridge is good to moderate quality (Grade 3), which is to be expected as it also lies within the Green Belt. The Agricultural Land

Classification (ALC)[18] system divides land into five categories according to versatility and suitability for growing crops. Grades 1, 2 and 3 are referred to as "Best and Most Versatile" land with 4 being described as "poor quality land" and 5 "very poor-quality agricultural land".

3.2.18. The ALC has not been updated for a considerable amount of time and due to the rural character of the Parish and the Green Belt designation, it is considered that the quality of the soil in the area could have improved in the last few years. Notwithstanding this, the current grading system has encouraged landowners to consider diversifying their businesses and move away from traditional farming activities, which include the creation of equestrian facilities, conversion of agricultural buildings for the creation of offices and opportunities for camping/glamping. In addition, a lot of the agricultural fields within the Green Belt are used by sports clubs for recreational purposes.

3.2.19. The current grading indicates that the non-developed land is predominantly in Grade 3.

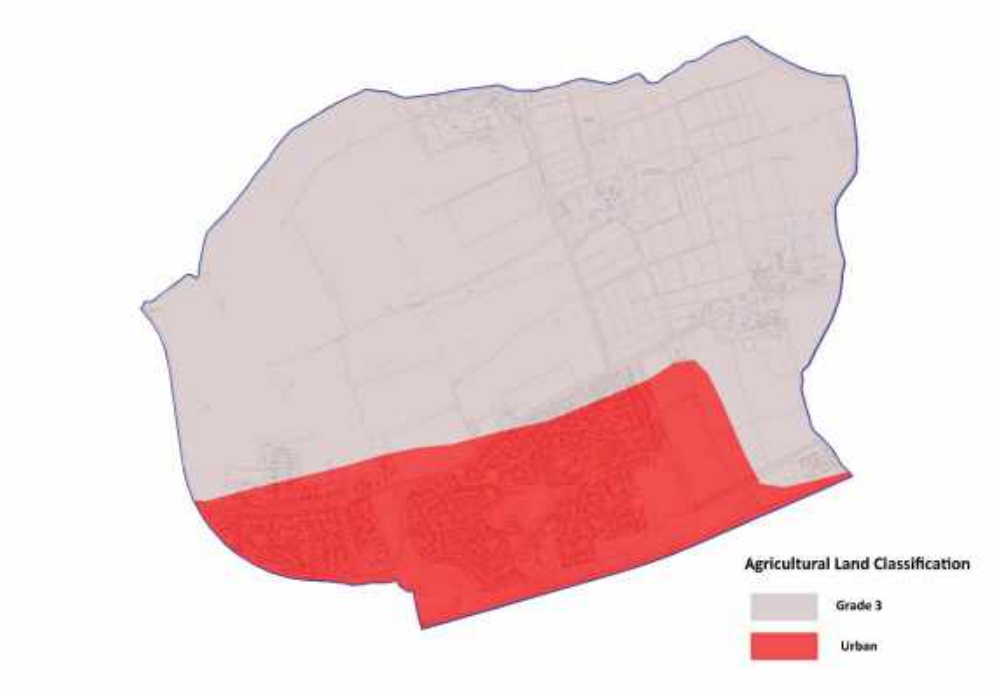


Figure 14. Agricultural Land Classification (source: Parishes Online Mapping).

3.2.20. As can be seen on Figure 15, Noak Bridge is primarily underlain by Secondary (undifferentiated) Superficial Drift aquifer to the east, west and north of the Plan area. The

[18] Natural England, 2021 *Guide to assessing development proposals on agricultural land.* Available at: https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land [Accessed 11th August 2023]

areas of Secondary A Superficial Drift aquifer are also confirmed to the parts of the Plan area that are located adjacent to the River Crouch.

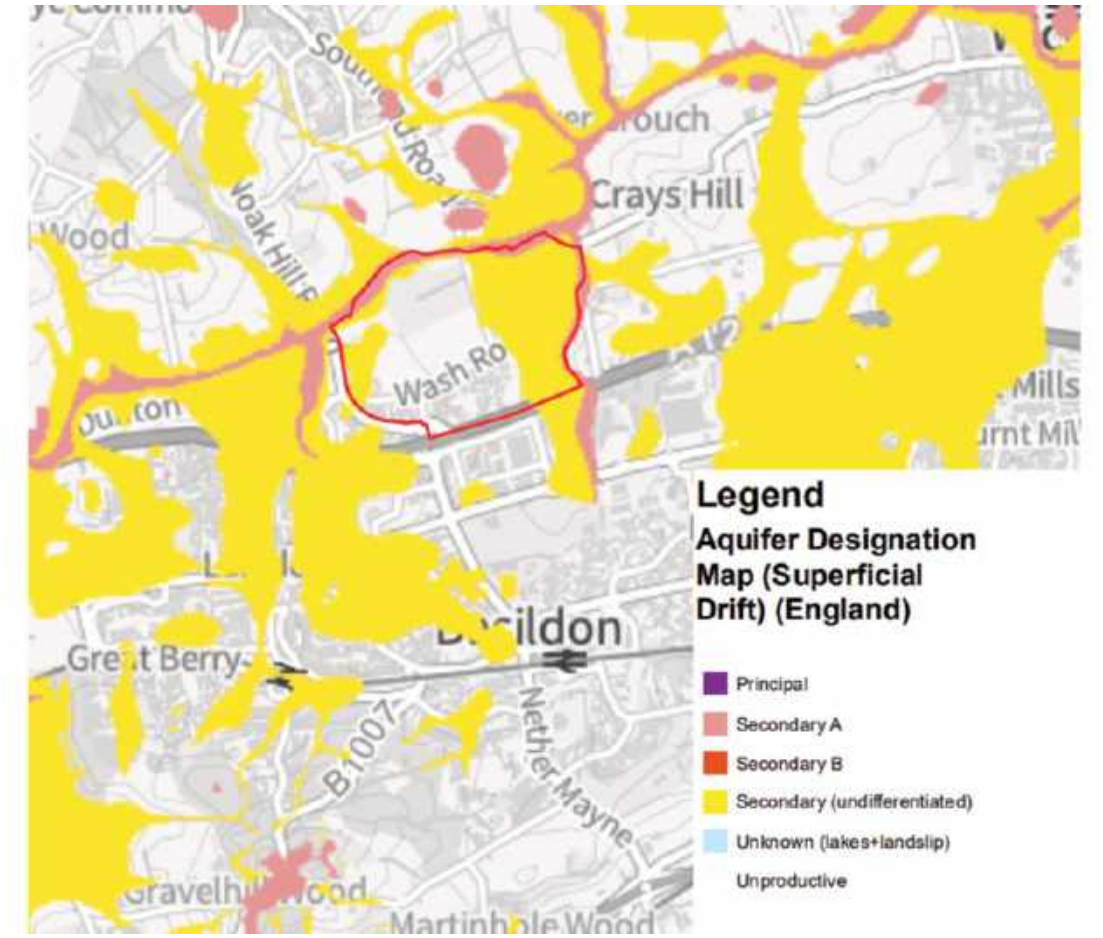


Figure 15. Magic Map Application. Available at: https://magic.defra.gov.uk/MagicMap.aspx [Accessed 11th August 2023]

3.2.21. The British Geological Society Map Viewer indicates that the bedrock geology of the Plan area comprises solely of London Clay Formation. The superficial geology comprises Head to the east and west of the Plan area and Alluvium along the banks of the River Crouch.

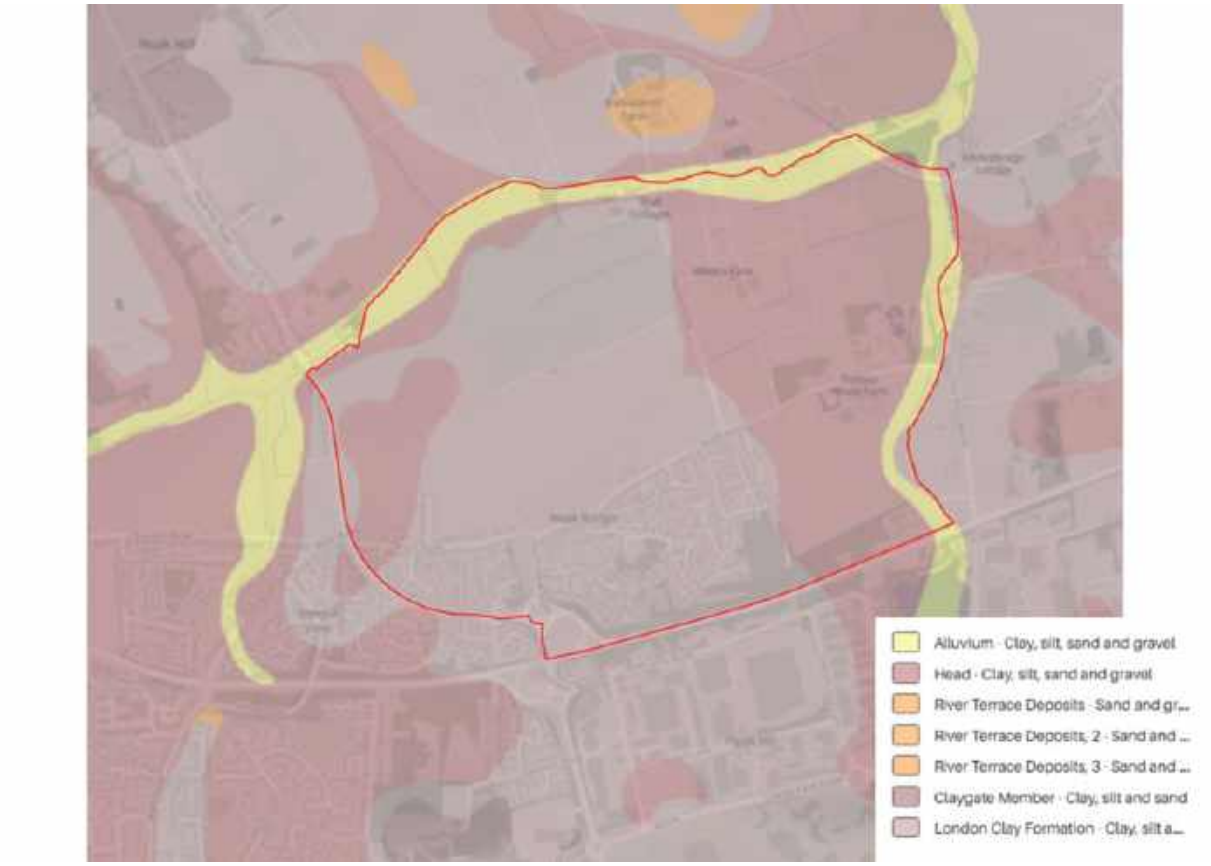


Figure 16. BGS Geology Viewer. Available at: https://geologyviewer.bgs.ac.uk/ [Accessed 11th August 2023]

3.2.22. Figure 17 shows the types of the soil within the Plan Area, as identified by the Canfield Soil and Agrifood Institute[19]. The Soilscape map indicates that the Plan Area primarily contains slowly permeable seasonally wet slightly acid by base-rich loamy and clayey soils. However, the soil of the eastern part of the Plan Area that comprises large open undeveloped fields and few converted agricultural buildings is identified as being slightly acid loamy and clayey with impeded drainage.

[19] Cranfield Soil and Agrifood Institute (no date) *Soilscapes. Developed by Cranfield University and sponsored by DEFRA*. Available at: https://www.landis.org.uk/soilscapes/ [Accessed 11th August 2023]



Figure 17. Soil scape mapping of Plan Area

Green Belt and Landscape Designations

3.2.23. The rural area of Noak Bridge lies within the Metropolitan Green Belt. The only parts of the Plan Area that are excluded from this designation are those forming the built-up area of the settlement.

3.2.24. There are 159 National Character Areas (NCAs) in total. These relate to each unique landscape in England. Noak Bridge is sited within NCA 111: Northern Thames Basin, which is described as a diverse area with a large arable agriculture industry. The soilscape ranges from good to poor quality, depending on how close the area is located from a nearby river. This is primarily due to the alluvial deposits that can be found close to these areas. This is confirmed by the Soilscapes map that can be seen on Figure 17.

3.2.25. The local landscape character areas have been defined in local studies to be:

- London Clay Landscapes: South Essex Farmland (E1)
- Urban Landscapes: South Essex Coastal Towns (G3)

Heritage

3.2.26. Statutorily protected heritage assets in the Plan Area are limited in number. In total there are only two listed buildings, which are both Grade II (Laindon Ponds and Daniels Farm).

It should be noted that Laindon ponds is also an archaeological site. Further details on the listed buildings together with the extent of Conservation Area can be seen at Section 8.5 and Figure 38.

3.2.27. Sites of undetermined archaeological potential are located around Laindon Ponds, Bensons Farm, Whites Farm and Harding Elms Farm. The archaeological potential of the area within the Conservation Area is determined to be limited, due to the lack of previous archaeological work in the area.

3.2.28. Basildon Borough Council has not published a list of locally important non-designated heritage assets at the time of writing, but is in the process of creating a list that will be based on nominations that will be made by the local community. This list is intended to then be used to inform the emerging Local Plan.

Biodiversity

3.2.29. There are no Sites of Special Scientific Interest (SSSI), Special Protected Areas (SPAs) or Special Areas of Conservation (SACs) within the Plan Area. The nearest SSSI is the Langdon Ridge SSSI, which is located approximately 2.3km to the south of the Plan Area. Noak Bridge Nature Reserve (a Sites of Importance for Nature Conservation (SINC)) is located in the south east part of the Plan Area.

3.2.30. Noak Bridge benefits from a large number of trees of biodiversity value that also contribute significantly to the rural character of the Plan Area. These form part of 'green' wildlife corridors and dense wooded patches in the eastern part of the Plan Area. A significant number of these trees are also protected by Tree Preservation Orders (TPO). A list with the trees that are protected can be found at Section 7.3.

Flooding

3.2.31. The Plan Area contains areas of land lying within Flood Zones 1, 2 and 3. The parts of the Plan Area that are more susceptible to flooding from fluvial sources are located in close proximity to the River Crouch and its tributaries.

3.2.32. Parts of the Plan Area are also at risk of flooding from other sources. A detailed assessment of each source of flooding in the Plan Area can be seen at Section 7.8.

Transport Network

3.2.33. Traffic congestion is considered to be the most severe issue that affects the travel network of the Plan Area. Section 10.1 below provides further information on the state of the travel network of Noak Bridge and Figure 44 illustrates the more constrained junctions of the Plan Area, where most traffic accidents have been reported.

3.2.34. The local community in both community consultation events that were undertaken in 2019 and 2021 highlighted that there is a significant lack of public car parking spaces in Noak Bridge.

3.2.35. The Area is well-served by public transport services and details of these are provided below in Section 10.2.

Air Quality and Noise

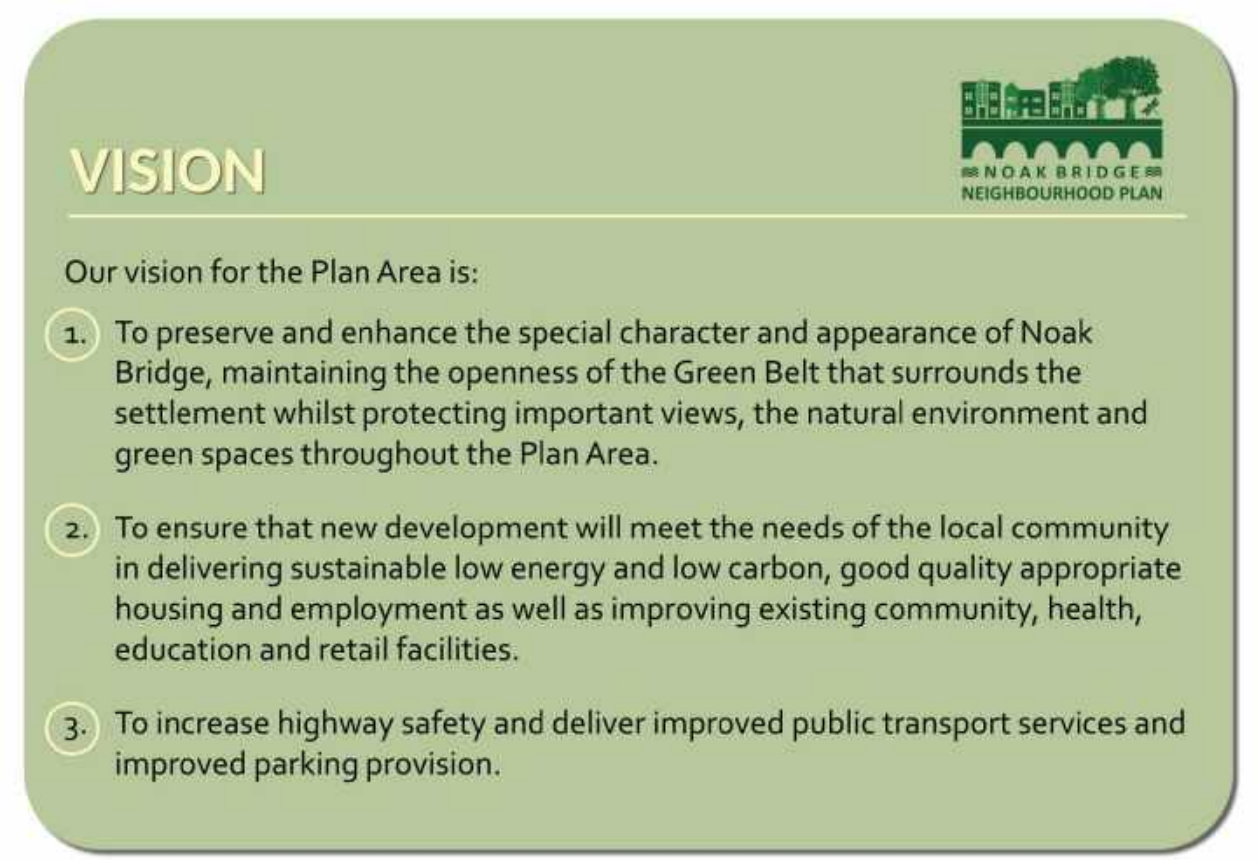
3.2.36. Even though there are no Air Quality Management Areas (AQMA) in the Plan Area, the air quality to the south and in particular within the areas adjacent to the A127 and A176 have been found to be poor due to high volumes of traffic and congestion. Noise has also been identified to be a significant concern for the same road corridors. Further details on air quality and noises issues within the Plan Area can be found at Section 8.2 and Section 10.4 of this document respectively.

Leisure and Community Facilities

3.2.37. Noak Bridge contains a large variety of community, leisure and sports facilities. A full list of the community facilities that have been identified can be found below at Section 9.4 and in the Community Facilities Assessment that supports this Neighbourhood Plan.

4. Vision and Objectives

4.1. Vision



4.2. Objectives

4.2.1. The Noak Bridge Neighbourhood Plan vision is supported by the following 5 core groups of objectives:

1. Housing

H_1) To ensure that future developments are of good quality design and appropriate to the needs of the Plan Area

H_2) To identify the housing needs of the local community

H_3) To promote specialist housing in order to support all members of the community

H_4) To encourage developments that incorporate affordable housing which meets the needs of the local community

2. Environment and Green Space

EGS_1) To conserve and enhance the rural landscape and character of the Plan Area and support appropriate planting that is representative of the local area

EGS_2) To identify, designate and protect important views and local green spaces in the Plan Area

EGS_3) To conserve and enhance the natural environment by reducing noise, water, air and traffic pollution

EGS_4) To protect and enhance the Noak Bridge Nature Reserve

EGS_5) To maintain the openness of the Green Belt that surrounds the settlement of Noak Bridge

EGS_6) To conserve and enhance the natural environment/biodiversity of the Plan Area, e.g. wildlife habitats, ecological corridors, etc and ensure that all development results in a biodiversity net gain for the Plan Area

EGS_7) To conserve and enhance the natural environment by managing flood risk and by assessing the environmental impact of any new development

3. Design and Conservation

DC_1) To conserve the distinctive look and style of the village of Noak Bridge

DC_2) To preserve and enhance the Noak Bridge conservation area and other designated and non-designated heritage assets in the Plan Area

DC_3) To protect the unique design aspects of Noak Bridge Village

DC_4) To enhance and preserve the peaceful and pleasant nature of the Plan Area as a place to live

DC_5) To support the use of sustainable construction techniques and materials as well as promoting energy conservation and supply from renewable sources

4. Education, Health and Other Local Services

EHS_1) To improve existing health facilities to meet the local community's needs

EHS_2) To protect and improve the condition of the Plan Area's existing parks and open spaces

EHS_3) To seek improvements to the local retail offer in the Plan Area

EHS_4) To ensure that Primary schooling is kept local to meet the needs of the local community over the Plan period

EHS_5) To ensure developments avoid any expansion pressure on the existing school and ensure that development provides any necessary additional educational facilities independent of the existing primary school

EHS_6) To protect existing community facilities

EHS_7) To identify and support new alternative community activities within the Plan Area

EHS_8) To promote healthy and safe communities by policies measures that reduce crime and poverty rates

5. Transport and Roads

TR_1) To improve highway safety, including ensuring that traffic volumes and speeds are managed on all existing and new roads in the Plan Area

TR_2) To improve the safety of the local community on the roads in the Plan Area

TR_3) To mitigate the impact of new development on local transport networks

TR_4) To seek improvements to the provision of public transport

TR_5) To seek improvements in the availability of vehicle parking spaces in the Plan Area

5. Neighbourhood Plan Policies – Summary List

5.1. List of Policies

5.1.1. An overview of the policies that support this Neighbourhood Plan can be seen below. These have been devised in response to the vision, objectives and parish consultations and surveys that took place during the preparation of this Neighbourhood Plan.

Policy	Theme
NB1: Infill and Redevelopment to Provide New Housing NB2: Extensions to Existing Dwellings NB3: Replacement Dwellings NB4: Housing Mix	**Housing**
NB5: Green Belt NB6: Landscape Character NB7: Biodiversity NB8: Noak Bridge Nature Reserve NB9: Green and Blue Infrastructure, Landscaping and Planting NB10: Local Green Spaces NB11: Important Views NB12: Flooding and Drainage	**Environment and Green Space**
NB13: Sustainable Development NB14: Air Quality NB15: Design Principles NB16: Character Areas NB17: Designated and Non-Designated Heritage Assets (including the Conservation Area) NB18: Re-use of Rural Buildings NB19: Dark Night Skies	**Design and Conservation**

NB20: Rural Economy NB21: Noak Bridge Primary School NB22: Health Facilities NB23: Community Facilities NB24: Funding New Facilities / Infrastructure	**Local Economy, Education, Health and Other Local Services**
NB25: Highways, Safety and Sustainable Travel NB26: Parking	**Transport and Roads**

6. Housing

6.1. Infill Development

6.1.1. According to the Residents' survey of 2019, 67% of respondents suggested that none of their household would want or need to move out of the village within the next 5 years, leaving 33% of respondents with at least one household member who wanted or needed / may want or need to move out in the next five years.

6.1.2. Respondents were also asked whether those household member(s) moving out would wish to stay within the local area (within or close to Noak Bridge) if a property became available that met their needs. Of the respondents, 56% said yes, 12% said no and 32% said that they were unsure.

6.1.3. Figure 18 below shows what type of individual may want or need to move out, with the largest group being single adults (30 people, representing 40%). The next largest group was older couples, representing 19% of responses (14 couples), followed by a family with children (15%), a single older person (13%), an adult couple (9%) and others (4%).

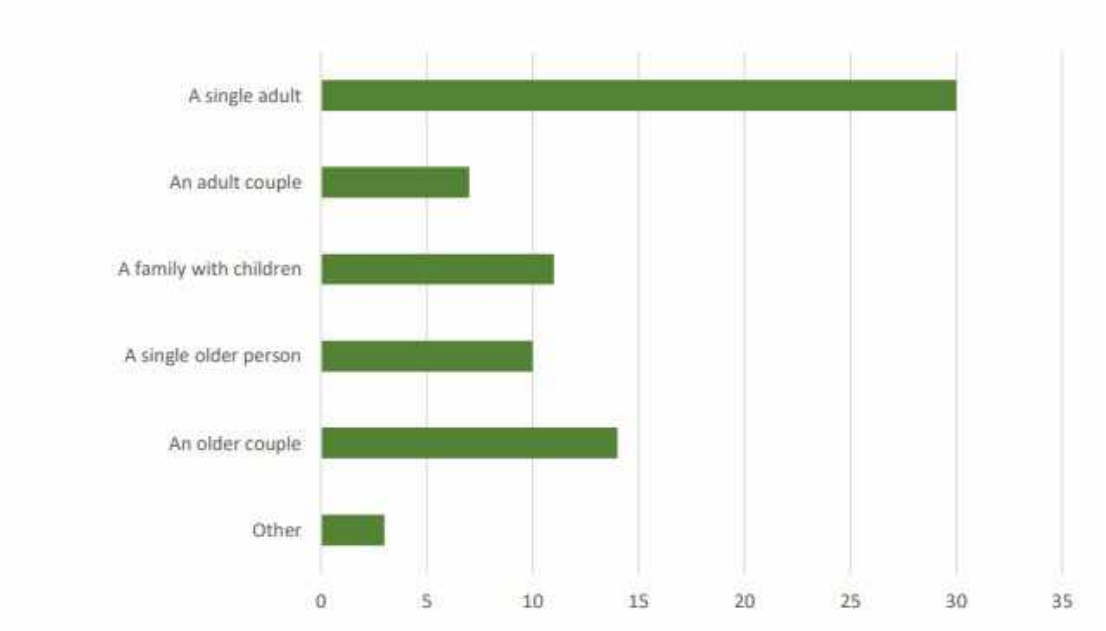


Figure 18. Type of household member that wants or needs to move out of Noak Bridge

6.1.4. Respondents were also asked to clarify the reasons why they needed to move out of Noak Bridge. The most common answer was the desire or need to live independently (32%).

The greatest reason for wanting or needing to move out from adult couples or families with children was that their existing property was too small (32%). With regards to older people, the most common answers were that their existing property was too large (24%) or too difficult or costly to maintain (22%).

6.1.5. Proposals for new residential development will not only need to take into consideration the housing needs of the local community of the Plan Area, but will also need to demonstrate a clear understanding of the local context and respect the local character of the village.

6.1.6. The Basildon Annual Monitoring reports do not record significant levels of residential development within the Plan Area. This indicates that the Plan Area has relatively few opportunities for residential development / redevelopment other than on greenfield sites outside the built parts of the settlement.

6.1.7. Section 3 of the Character Appraisal shows how the growth of Noak Bridge settlement has been carefully planned, leading to limited opportunities for infill development given the planned street layouts and plot arrangements. Opportunities will continue to arise for brownfield redevelopment in the village, but outside the village those opportunities will be somewhat restricted by the Green Belt status of most of the remaining land in the Plan Area.

6.1.8. Figure 19 shows the built part of the settlement of Noak Bridge and its relationship with the Green Belt boundary. Within the built part of the village small scale infill development will be considered acceptable, provided it meets the Policy NB1 requirements and accords with the recommendations of the Noak Bridge Design Code. Any housing development outside the built part of the settlement will be resisted unless it is allocated in a development plan document or meets one of the exceptions in the NPPF.



Figure 19. Built Part of Village and Green Belt Boundary

Policy NB1 – Infill and Redevelopment to Provide New Housing

Infill housing development or redevelopment of previously developed land or buildings will only be considered acceptable within the built part of the settlement of Noak Bridge. The areas outside the built part of the settlement are considered to be open countryside.

All such proposals will only be supported where it is demonstrated that:

- The proposal is of high-quality design and respects the local character of the area, (having regard to the Noak Bridge Design Code);
- The proposed scheme is of an appropriate scale, bulk, height, density, plot coverage and mass in keeping with the local area (see Design Codes BF.01-BF.06);
- The development does not obstruct any important views and maintains appropriate gaps between buildings to ensure that it will not have an adverse impact on the residential amenity of the local residents including privacy and daylight / sunlight (see Design Codes BF.02, BF.07, HO.03);

- The development proposal provides suitably sized front and rear gardens together with adequate soft and hard landscaping works, (see Design Codes HO.04.1- HO.04.2, HO.05);
- The proposal provides appropriate hard and soft landscaping and boundary treatment (see Design Codes NB.01.1- NB.01.4, NB.04, PS.01-PS.07);
- The proposal provides solutions to ensure biodiversity net gain is achieved (see Design Codes NB.01.1- NB.04);
- The proposal provides an appropriate level of electric vehicle charging facilities (see Design Code MS.07.1).

Justification from Evidence Base	• Residents' Survey September 2019 • Neighbourhood Plan Policies and Options Survey April 2023 • Noak Bridge Character Appraisal • Noak Bridge Design Code • Basildon Annual Monitoring Reports • Net Zero: making Essex Carbon Neutral May 2023 • Essex Design Guide • SuDS Design Guide February 2020 • EPOA Parking guidance 2009 (see Section 10.4) • Draft Essex Electric Vehicle Charge Point Strategy June 2023
Core Objectives	H_1, H_2, EGS_1, EGS_6, DC_1, DC_3 and DC_4
Relevant policies	NPPF Paragraphs 8 (sustainable development), 60-73 (housing mix and affordability), 82-84 (rural housing), 123-125 (making effective use of land), 128-129 (density), 131-140 (design), 180 (landscape) and 135, 193 (amenity). BDLPSP BAS GB1, BAS GB5, BAS GB6, BAS GB7, BAS S2, BAS S3, BAS S5, BAS TC6, BAS BE12

6.2. Housing Extensions

6.2.1. Many types of housing extension do not require express planning permission because they benefit from 'permitted development rights', which allow the extensions to be carried out provided that certain criteria are met. These rights are granted by virtue of Article 3 of

the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). When the Council feels it is necessary to place tighter planning controls over a particular area, property or site, it has the power to withdraw these rights by issuing an Article 4 Direction.

6.2.2. Basildon Council issued an Article 4 Direction that affects the Noak Bridge Conservation Area in 1996. It removes permitted development rights and makes it necessary to obtain planning permission for works, including:

- Erection, alterations, or removal of chimneys
- Enlargement (ie extensions), improvement, or other alterations of a dwelling house including doors and windows
- Alterations to roof of dwelling house
- Erection of a porch
- Construction of pool or pool building
- Installation, alteration, or replacement of a satellite antenna
- Erection, construction, maintenance, improvement or alteration of a gate, fence, or wall
- Painting of exterior of any building
- Demolition of any boundary treatment

6.2.3. The text of the Article 4 Direction is set out in full, including a map indicating where it applies, in Appendix 2.

6.2.4. Any domestic extensions or similar within the Plan Area that do not benefit from Permitted Development Rights will need to accord with the recommendations set out in the Noak Bridge Character Appraisal and Design Code.

6.2.5. Extensions should be subordinate to the main dwelling in scale and design, and should avoid unsatisfactory visual relationships between the new and old building, especially where it can be seen from public viewpoints.

6.2.6. Applications for residential extensions will need to demonstrate that the proposed extension will not result in a significant loss of private amenity space and that it will be similar in composition and detailing as the existing dwelling to ensure that it will not result in an out-of-character feature.

Policy NB2 – Extensions to Existing Dwellings
Development proposals for residential extensions will be supported where they will not result in over-development of the site and subject to the following considerations: • the proposal is of an appropriate scale, size and mass and the materials proposed and design have regard to the Essex Design Guide and the standards as set out in the Noak Bridge Character Appraisal and Design Code (see Design Code HO.08); • extensions of contemporary and innovative design must be accompanied by adequate evidence and justified accordingly within the Design and Access statement to demonstrate how it accords with the character of the area; • the proposed extension(s) must demonstrate how the significance of any designated and non-designated heritage assets including their setting is preserved or enhanced where possible; • the proposed extension(s) must be subordinate to the original dwelling to ensure that the original dwelling can still be read; • there will be no adverse impact on the amenities of neighbouring properties; • all extensions which are within close proximity to habitable room windows of neighbouring dwellings should be supported by a daylight and sunlight assessment to ensure that there are adequate levels of light for existing occupiers.

Justification from Evidence Base	• Neighbourhood Plan Policies and Options Survey April 2023 • Noak Bridge Draft Conservation Area Appraisal and Management Plan 2023 • Noak Bridge Character Appraisal • Noak Bridge Design Code • Essex Design Guide • Net Zero: making Essex Carbon Neutral May 2023 • Levelling Up Essex January 2022 • Levelling Up Essex – One Year On: Impact Report February 2023
Core Objectives	H_1, DC_1, DC_2, DC_3 and DC_5
Relevant policies	NPPF Paragraphs 8 (sustainable development), 123-125 (making effective use of land), 128-129 (density), 131-140

	(design), 135, 193 (amenity) and 195-199 (conserving and enhancing the historic environment). BDLPSP BAS S2, BAS S3, BAS BE12, BAS GB1, BAS GB4, BAS GB5

6.3. Replacement Dwellings

6.3.1. Proposals for replacement dwellings should result in dwellings that are similar in scale to the dwelling they are replacing, and the new dwelling should not be of a size, scale or massing which dominates the existing buildings in the locality. The design of the replacement dwelling will be expected to have regard to the Noak Bridge Character Appraisal and Design Code and the Noak Bridge Draft Conservation Area Appraisal and Management Plan.

Policy NB3 – Replacement Dwellings

Proposals for the replacement of a dwelling will be supported, as long as they meet the following conditions:

- ensure that the replacement dwelling will be in keeping with the character of the area as highlighted in the Noak Bridge Character Appraisal and Design Code (see Design Code HO.07);
- ensure it does not harm the setting of the Green Belt;
- it will include sufficient landscaping to contribute positively towards the wider landscape character of the area;
- the dwelling to be replaced is not identified as a designated / non-designated heritage asset (see Figure 38 and Figure 39). The list with all identified heritage assets within the Neighbourhood Area can be seen in Appendix 1;
- the design, siting, appearance and materials proposed must accord with the recommendations presented in the Noak Bridge Design Code or justified in a Design and Access statement based on a contextual analysis of the area where they differ;
- the new dwelling must be positioned within the same location as the original property and face in the same direction, unless environmental and amenity factors prevent this.

Justification from Evidence Base	• Neighbourhood Plan Policies and Options Survey April 2023 • Noak Bridge Character Appraisal

	• Noak Bridge Design Code • Noak Bridge Conservation Area Appraisal and Management Plan 2023 • Net Zero: making Essex Carbon Neutral May 2023 • Levelling Up Essex January 2022 • Levelling Up Essex – One Year On: Impact Report February 2023
Core Objectives	H_1, EGS_1, EGS_5, DC_1, DC_2 and DC_3
Relevant policies	NPPF Paragraphs 8 (sustainable development), 123-125 (making effective use of land), 128-129 (density), 131-140 (design), 135, 193 (amenity), 180 (landscape) and 195-199 (conserving and enhancing the historic environment). BDLPSP BAS S2, BAS S3, BAS GB1, BAS GB3, BAS GB5, BAS BE12

6.4. Housing Mix

6.4.1. According to the June 2023 consultation document for the Local Plan Issues and Options, the 2021 census confirms that at present Basildon contains the following mix of dwelling types:

Bedroom Number	Percentage
I bedroom	12.6%
2 bedrooms	24.6%
3 bedrooms	40.2%
4+ bedrooms	22.6%

6.4.2. The current tenure position in the Borough, as set out in the Issues and Options consultation document, is 64.4% owned, 21.2% social rent from the Council or housing association, 14.3% private rented and 0.1% living rent free.

6.4.3. The Residents' survey 2019 showed that the three most required types of housing that were chosen by respondents were houses (29%), bungalows (29%) and flats/apartments (29%). A total of 15 respondents felt that sheltered/retirement housing or extra care housing was required, representing 10% of responses.

6.4.4. The most preferred options for single adults were flats or apartments (37%), houses (35%) and bungalows (20%). For adult couples, or families with children, the most preferred options were houses (38%), bungalows (33%) and flats or apartments (25%). For single older people or older couples, the most preferred options were bungalows (38%), flats/apartments (23%) and sheltered or retirement housing (21%).

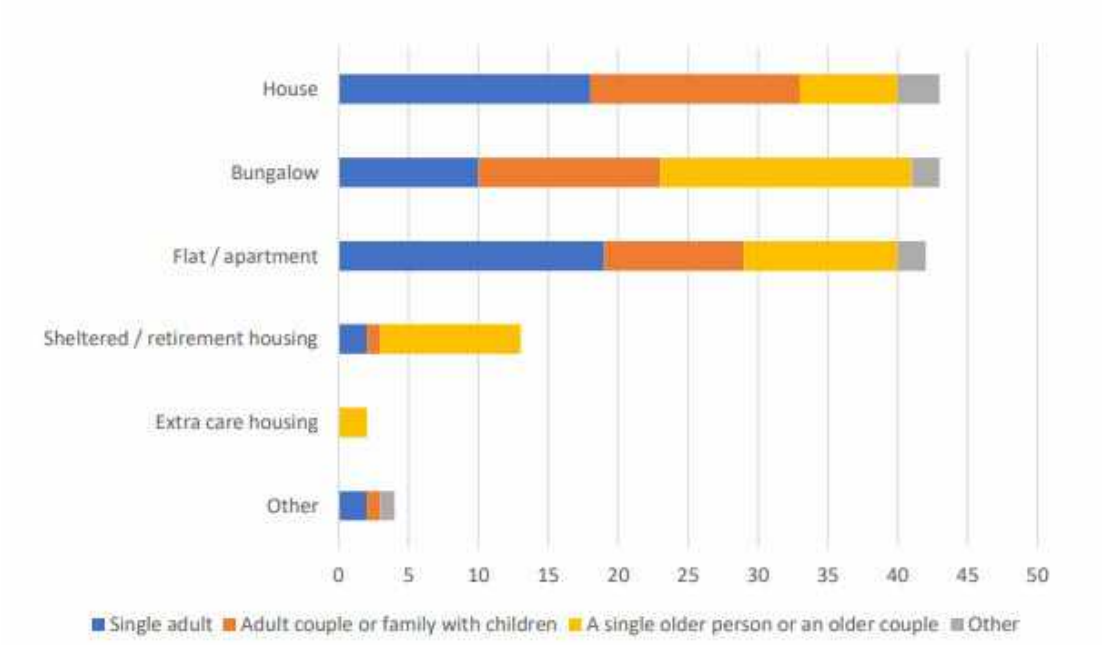


Figure 20. Types of property respondents found to be the most suitable

6.4.5. Within the 'open comments' section at the end of the survey, eight respondents felt that any new housing should be for the older generation or a retirement village. This is a form of accommodation that tends to have a lower car-usage profile.

6.4.6. In respect of affordable housing, 42% of respondents thought it was 'very important' that new houses 'are affordable for first time buyers'. In comparison, 18% of respondents felt that this was 'not important at all'. Basildon's Health and Wellbeing Strategy 2020-2025 highlights the significance of having a supply of good quality affordable housing and the benefits it has to mental health and wellbeing.

6.4.7. It is essential that new residential development proposals in the Plan Area help to address any affordable or market housing unmet need that has been identified by either the Basildon Council Housing Department or in an up to date Housing Needs Survey.

Proposals for housing development that fail to reflect the needs of current and future households in the Plan Area will be strongly resisted.

6.4.8. The South Essex Housing Needs Assessment 2022 identifies the following need in the Basildon Borough Council area between 2020 and 2040:

- Houses (70%) Flats (20%) Bungalows (10%) *(see table 5.3)*
- General need 1 bed (14%), 2 beds (26%), 3 beds (40%), 4+ beds (20%) *(see table 5.2)*
- Affordable need 1 bed (-2%), 2 beds (84%), 3 beds (10%), 4+ beds (9%) *(see table 9.2)*
- Net need for affordable dwellings up to 2040 is 970/yr (gross need) minus estimated supply of 449/yr = 521/yr *(see table 6.7)*[20]
- Care home bedspaces needed – 380 (19/yr) *(see table 7.3)*
- Specialist housing units needed – Sheltered housing (952), Enhanced sheltered (152), Extra care (190), Total (1,295), Annual (65) *(see table 7.4)*

6.4.9. Saved Local Plan policy BAS S5 seeks to procure provision of affordable housing on developments of 25 dwellings / 1 hectare or more. The national requirement reduces this threshold to 10 or more dwellings triggering the need for affordable housing provision. The policy goes on to indicate that the provision should be between 15% and 30% of total unit numbers, subject to negotiation. This is still being used as a reference point in applications and appeals.

6.4.10. The emerging Issues and Options Local Plan published in spring 2023 notes that affordability is a significant issue. It explains that in 1998 the average home cost 3.57 times the average salary, whereas today the same average local come costs 11.18 times the average salary[21]. This is a significant decrease in affordability in the last 25 years.

6.4.11. Data from the Borough Council's Housing Department indicates that at the time of writing there were nine people who live in Noak Bridge Parish and are on the Basildon Housing Register seeking affordable housing; and the accommodation needs of those people are for one, two and three bed units.

[20] However it has been agreed as common ground in a recent appeal in Basildon Borough that the affordable housing need in the Borough is actually 860 dwellings per annum. See appeal ref APP/V1505/W/22/3296116, Land at Maitland Lodge, Southend Road, Billericay CM11 2PT

[21] Figures taken from ONS Table 5c – Ratio of median house price to median gross annual (where available) workplace-based earnings by local authority district England and Wales 1997-2022

6.4.12. The above data generally supports that gleaned from the 2019 survey, although the need for houses in the Plan Area is much lower locally than is predicted in the Borough generally (29% as opposed to 70%), and the demand for bungalows in the Plan Area is much higher than is predicted for Basildon Borough generally (29% as opposed to 10%).

Policy NB4 – Housing Mix
On schemes of ten or more dwellings, proposals for residential development will be required to demonstrate that the mix of dwelling types, tenures and sizes are appropriate and relate to the needs of current and future households in the NDP area. This may include consideration of the need for specialist housing (bungalows, sheltered flats, older person homes etc), lower density larger family housing, affordable housing and First Homes (see Design Code HO.02).

Justification from Evidence Base	• Residents' Survey September 2019 • South Essex Housing Needs Assessment 2022 • Neighbourhood Plan Policies and Options Survey April 2023 • Noak Bridge Character Appraisal • Noak Bridge Design Code • Basildon Council's Housing Department • Issues and Options Local Plan 2023 • Levelling Up Essex January 2022 and One Year On: Impact Report February 2023
Core Objectives	H_1, H_2, H_3 and H_4
Relevant policies	NPPF Paragraphs 8 (sustainable development), 60-73 (housing mix and affordability), 82-84 (rural housing), 123-125 (making effective use of land), 128-129 (density) and 131-140 (design). BDLPSP BAS GB1, BAS GB5, BAS S2, BAS S3, BAS S5, BAS TC6, BAS BE12

7. Environment and Green Space

7.1. Development in the Green Belt

7.1.1. Paragraph 153 of the NPPF states that *"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."*

7.1.2. Paragraph 154 of the NPPF adds that *"A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:*

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- *not have a greater impact on the openness of the Green Belt than the existing development; or*
- *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority."*

7.1.3. A large proportion of the Plan Area lies in the Metropolitan Green Belt, other than the village area to the south of Wash Road and the plots surrounding Martindale Avenue. New development proposals will only be supported if they meet the criteria of paragraphs 152 and 154/155 of the NPPF in order to ensure that the openness of the Green Belt is maintained.



Figure 21. Extents of the Metropolitan Green Belt in Noak Bridge

Policy NB5 – Green Belt
The Green Belt is shown on Figure 21. The Green Belt will continue to be protected to maintain its openness and permanence. Development proposals in the Green Belt will be determined against principles set out in the policies of the development plan and NPPF. Proposals for inappropriate development will not be supported except in very special circumstances.

Justification from Evidence Base	• Neighbourhood Plan Policies and Options Survey April 2023 • Noak Bridge Character Appraisal • Noak Bridge Design Code • Basildon Health and Wellbeing Strategy 2020-2025 • Essex Healthy Places Guidance
Core Objectives	EGS_5

Relevant policies	NPPF Paragraphs 8 (sustainable development),131-140 (design), 142-156 (Green Belt) and 180 (landscape). BDLPSP BAS GB1, BAS GB3, BAS GB4, BAS GB5, BAS GB6, BAS GB7, BAS B12, BAS B19, BAS R1

7.2. Landscape

7.2.1. There are 159 National Character Areas (NCAs) in England in total. These relate to each unique landscape in England. Noak Bridge is situated within NCA 111: Northern Thames Basin[22], which is described as a diverse area with a large arable agriculture industry. The soilscape ranges from good to poor quality, depending on how close the area is located from a nearby river. This is primarily due to the alluvial deposits that can be found close to these areas. This is confirmed by the soilscapes map that can be seen on Figure 17.

7.2.2. Furthermore, it is highlighted that the NCA benefits from "*a wide variety of semi-natural habitats in the area and these support many important species. However, the habitats have become fragmented over time and a landscape-scale approach is needed to connect them so that they can be sustained and provide beneficial functions including; increasing pollinating insects, acting as flood defences and water storage areas, preventing soil erosion and helping to improve soil and water quality as well as maintaining the area's sense of place and history.*"

7.2.3. The Essex Landscape Character Assessment[23] (2003) provides an investigation of landscape character and aims to highlight the issues and raise the awareness of the people across the county of Essex. The landscape character areas that were identified to surround Noak Bridge are the following:

- London Clay Landscapes: South Essex Farmland (E1)
- Urban Landscapes: South Essex Coastal Towns (G3)

[22] Natural England (2013) *National Character Area profile: 111: Northern Thames Basin*. Available at: https://publications.naturalengland.org.uk/category/587130 [Accessed 11th August 2023]

[23] Chris Blandford Associates (2003) *Essex Landscape Character Assessment*. Available at: https://www.essexdesignguide.co.uk/media/2277/lca_essex_2002.pdf [Accessed 11th August 2023]

7.2.4. According to the Landscape Character Assessment[24] that was prepared by The Landscape Partnership, the Landscape Character of the Plan Area is a combination of Landscape Character Area (LCA) 8: Crays Hill Settled Claylands and LCA 9: Upper Crouch Valley Farmlands. The assessment provides the following descriptions for LC8 and LC9 respectively:

"Substantial area of surviving plotland of development and village of Crays Hill on the southern slopes of the raised landform known as Crays Hill. Area incorporates scattered historic farmsteads, mixed twentieth century residential development and a Gypsy and Travelers site. Area is bounded to the south by the A127, to the east by Gardiners Lane North, to the west by the village of Noak Bridge and by the built edge of Crays Hill (A129) along the northern edge. Area comprises narrow lanes enclosed by hedgerows with a dense pattern of small fields, plotlands and small woodland blocks. Presence of frequent tall hedgerows, woodland areas and frequent scattered mature trees (mainly oak) within private plots and long lanes gives much of the area a wooded feel."

"A low lying area of predominantly agricultural farmland centered on the upper reaches of the River Crouch. The area extends to the south-eastern edge of South Green and the lower slopes of the East Billericay wooded sloping farmland to the north, to the settlement of Ramsden Bellhouse to the east and Crays Hill to the south. A narrow finger of land extends along the majority of the course of the River Crouch to the south west, as well as continuing along Dunton Road to the north west of Basildon. The area is principally agricultural with a mix of large open arable fields to west and east and more intact areas of medium sized well hedged fields to the centre. There are also a number of urban fridge land uses including sports pitches and some intrusive modern structures."

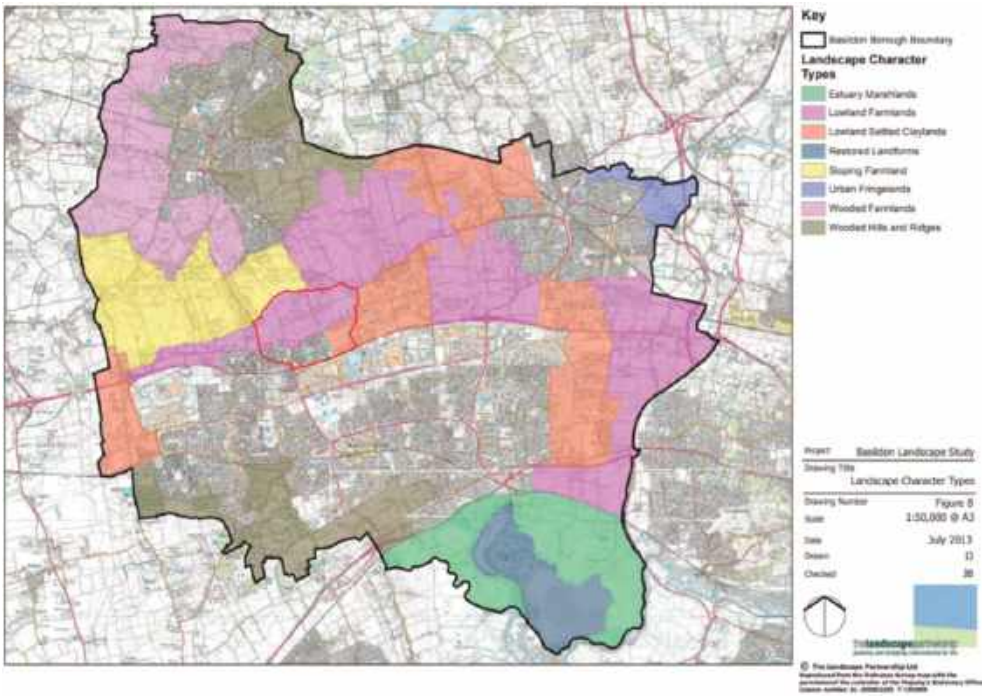


Figure 22. Landscape Character Types (source: Basildon Landscape Study

[24] The Landscape Partnership Ltd (2014) *Landscape Character and Green Belt Landscape Capacity. Volume One. Landscape Character Assessment of Basildon Borough*. Available at: https://www.basildon.gov.uk/media/6573/Basildon-Council-Landscape-Study-Volume-1-Landscape-Character-Assessment-Dec-2014/pdf/Basildon_Council_-_Landscape_Study_Volume_1_Landscape_Character_Assessment_-_Dec_2014.pdf?m=635894123807770000 [Accessed 11th August 2023]

7.2.5. LCA8: Crays Hill Settled Claylands - This character area covers the south eastern part of the Plan Area, which includes the Noak Bridge Nature Reserve and a few light industrial uses. This area is characterized by several small open agricultural fields that are contained by mature vegetation and native hedgerows. In addition, long distance views from the Nature Reserve towards the northern part of the Plan Area are highly valued by the local community.

7.2.6. LCA9: Upper Crouch Valley Farmlands - This landscape character covers the rest of the rural parts of the Plan Area. It is defined by open arable fields that allow for long distance views due to lack of boundary screening from tall hedgerows and sparse urban development. Other than some limited converted agricultural buildings that occupy the eastern part of the Plan Area, most of the remaining fields are used for either agricultural or recreational purposes. The panoramic views from the edge of the built-up area of the settlement towards the areas to the west and north of Noak Bridge are highly valued by the residents.

Policy NB6 – Landscape Character

Development proposals should demonstrate how they preserve or enhance the landscape character of the NDP area, taking into consideration the Landscape Character Appraisal in Appendix i of the Character Appraisal and the recommendations of the Noak Bridge Design Code.

Proposals should reflect the characteristics which define the character of the wider landscape which is sited within the Metropolitan Green Belt or its setting including:

- Protecting the historic pattern of fields, watercourses, roads, rights of way and boundaries (hedgerows, trees, walls etc), as shown in Figure 25.
- Maintaining the role the landscape plays in underpinning the character, special qualities and openness of the Green Belt and its setting
- Preserving important views in and out of the settlement (as defined on Figure 28 and Appendix ii of the Character Appraisal)

- Protecting the rural character of highways and Public Rights of Way as shown in Figure 44.
- Maintaining a buffer to avoid the coalescence of built form between Noak Bridge and Crays Hill
- Minimising the impact of intensive uses on the landscape such as sports and recreation facilities, agricultural and equestrian development, camping facilities, employment facilities, and recycling facilities.
- Mitigating the harm to the landscape character arising from intensification of existing and new recreational uses located outside or on the edge of the settlement

Justification from Evidence Base	• National Landscape Character Area 111 Guide • Essex Landscape Character Assessment 2003 • Landscape Character Assessment of Basildon Borough 2014 • Residents' Survey September 2019 • Neighbourhood Plan Policies and Options Survey April 2023 • Noak Bridge Character Appraisal • Noak Bridge Design Code • Basildon Health and Wellbeing Strategy 2020-2025 • Essex Healthy Places Guidance
Core Objectives	EGS_1, EGS_3, EGS_5, DC_1 and DC_4
Relevant policies	NPPF Paragraphs 8 (sustainable development), 123-125 (making effective use of land), 131-140 (design), 142-156 (Green Belt),180 (landscape), 135, 191 (amenity) and 195-199 (conserving and enhancing the historic environment). BDLPSP BAS GB1, BAS GB3, BAS GB4, BAS GB5, BAS GB6, BAS GB7, BAS R1, BAS BE12, BAS C5, BAS BE19

7.3. Biodiversity

7.3.1. As part of the Residents' survey 2019, respondents were asked to make any comments regarding environmental issues that they have identified in the Plan Area. A total of 14 respondents raised their concerns about the environmental impact of any new development, citing concerns about the loss of countryside and Green Belt land, the irreplaceable harm to local wildlife and public health impacts. In addition, 49% of the

respondents highlighted that the thing they liked most about living in Noak Bridge is the feeling of 'living close to the countryside'.

7.3.2. NPPF paragraphs 124 and 185 – 188 deal with the effects of development on the landscape and biodiversity, establishing a wide range of criteria against which development will be assessed and also defining the means by which policies in development plan documents can protect these important assets. The adopted Local Plan policy BAS C1 focuses primarily on Sites of Special Scientific Interest (SSSI), but also highlights the significance of Local Nature Reserves and Sites of Importance for Nature Conservation (SINC).

7.3.3. Although the Plan Area contains the Noak Bridge Nature Reserve, which is an ecologically important natural feature and contributes positively towards the character of the village, there are no other national, European or internally designated sites within the Plan Area. The nearest SSSI is the Langdon Ridge SSSI, which is located approximately 2.3km to the south of the Parish.

7.3.4. In the Residents' survey of 2019, 88% of the respondents highlighted that they were very happy with the condition of the Reserve and believed that it met or exceeded their requirements. One of the respondents noted that the ponds in the Reserve required additional landscaping.

7.3.5. According to the Online survey that was carried out in 2021, the majority of the respondents indicated that the Reserve is particularly valued as both a community facility and an open space in the Plan Area. Respondents also noted that they would like to see the Reserve expanding towards the east and new street furniture, such as benches, for local people to use.

7.3.6. Trees have an important role to play in the natural and man-made environment. They provide shelter and contribute to reducing carbon emissions and cleaning the air. New development should be designed around existing trees as much as possible. Where trees are lost, they should be replaced in excess and by native species. Trees also play a role in screening and noise reduction and should be utilised to reduce noise or visual impacts where necessary. There are a number of protected trees in the Plan Area including those

that are protected by TPOs (see Figure 23) and those trees that are situated within the Conservation Area.

7.3.7. According to the online survey that was carried out in 2021, 85% of the respondents highlighted that there are trees and / or groups of trees and hedges that are important to them. These included the following:

- The Nature Reserve
- The Green
- Coppice Lane trees
- Trees at Bramble Tye
- The pathway area behind New Waverly Road
- Farmland hedgerows
- Trees along Wash Rd
- TPO trees

7.3.8. New development will also be expected to provide ecological enhancement measures such as owl, bird and bat boxes, brash piles, hibernacula and other features that benefit local biodiversity. New development should ensure that local habitats and wildlife corridors are not adversely affected by the development.

7.3.9. Figure 23 illustrates the location of the Reserve together with the Priority Habitat sites within and adjacent to the Plan Area. There are very few Priority Habitats, with these being solely a small copse of woodland to the east of the Plan Area, the area of woodland located on the Noak Bridge Village Green and the Noak Bridge Natural Reserve itself.

7.3.10. Furthermore, there are also a number of green spaces and large gardens, significant number of trees of landscape and ecological value, and small areas of scrub and extensive hedgerows, throughout the Plan Area (see Figure 25). These form significant 'green' wildlife corridors that provide an important contribution to the ecological value of the Plan Area. The areas comprising of the River Crouch and Basildon Brook with its banks, that run along the eastern and northern boundary of the Plan Area, also provide excellent opportunities for biodiversity and are important 'green' / 'blue' corridors (see Figure 25).

7.3.11. It is important to ensure that new development is designed around existing green and blue infrastructure. Wherever possible it should seek to enhance or repair connections

between these important biodiversity features. Hedgerows enable many species to navigate the built environment safely and they provide shelter for many species. Existing hedges should be maintained and enhanced, where necessary. New development should landscape proposals in a way that contributes to the character of the Plan Area and identifies opportunities to create biodiversity net gains.

7.3.12. New development will also be expected to provide ecological enhancement measures such as owl, bird and bat boxes, brash piles, hibernacula and other features that benefit local biodiversity. New development should ensure that local habitats and wildlife corridors are not adversely affected by the development.

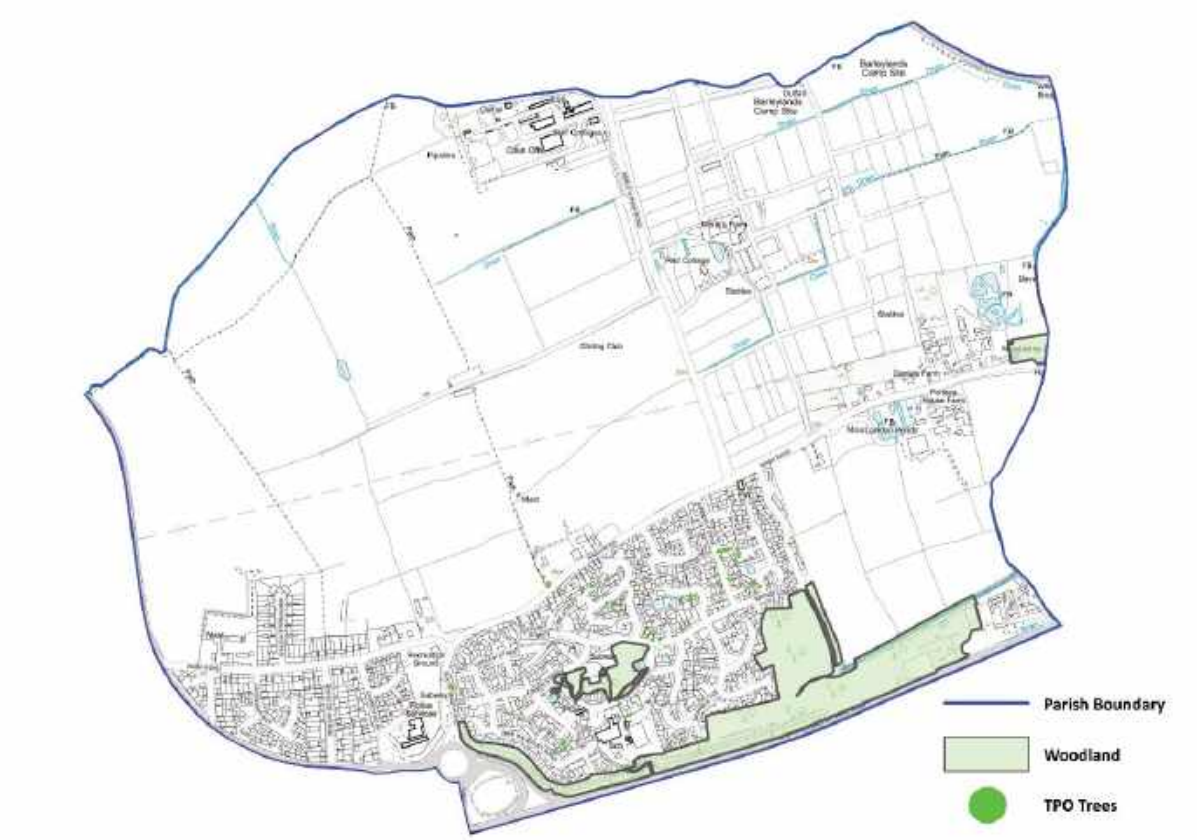


Figure 23. Priority Habitats and TPO trees

Policy NB7 – Biodiversity

Development proposals should maintain and enhance the local biodiversity of the NDP area including the maintenance and creation of wildlife corridors within the NDP Area, as shown on Figure 23.

Existing wildlife corridors in adjacent Parishes should be extended into the NDP area where appropriate. Proposals should be accompanied by surveys which assess the impact of the development on local biodiversity. All development proposals in the NDP area should seek to deliver a biodiversity net gain of at least 10% having regard to the requirements of Section 40 of the Natural Environment and Rural Communities Act 2006 and section 15 of the National Planning Policy Framework. Applicants should provide evidence of the means by which a net gain can be achieved through enhancement measures as part of their planning applications (see Design Codes NB.01.1 - NB.04).

Justification from Evidence Base	• Residents' Surveys September 2019 and July 2021 • Data provided by Government on https://magic.defra.gov.uk/ • Neighbourhood Plan Policies and Options Survey April 2023 • Noak Bridge Character Appraisal • Noak Bridge Design Code • Basildon Health and Wellbeing Strategy 2020-2025 • Essex Healthy Places Guidance
Core Objectives	EGS_1 and EGS_6
Relevant policies	NPPF Paragraphs 8 (sustainable development), 123-125 (making effective use of land), 180 (landscape) and 20, 96, 159, 181 and 192 (biodiversity / Net Gain / green infrastructure). BDLPSP BAS C1, BAS C2, BAS C5, BAS C13, BAS BE12

7.4. Noak Bridge Nature Reserve

7.4.1. Noak Bridge has a distinct landscape with a majority of the Plan Area being located within the Metropolitan Green Belt. It also contains a popular local Nature Reserve. New development in close proximity to the reserve has the potential to impact on the ecological value of the Reserve and so it will be important to ensure that any such development must avoid the loss of significant trees and vegetation on the edge of the Reserve, and it should

also set out how it is intended that recreational use of the Reserve by new residents will be managed for the benefit of the wildlife and natural areas within the Reserve.

7.4.2. The Noak Bridge Nature Reserve website describes the reserve as follows. It: "*…consists of 20 acres of mixed grassland, scrub, developing woodland and small ponds stretching along the northern side of the A127 with Noak Bridge village to the west. It is easily accessible and provides the local community with a unique facility for peaceful recreation and education.*"[25]

7.4.3. It is considered the most significant biodiversity feature within the Plan Area. There are several events and maintenance activities that take place each month and benefit both the environment and the local community. In addition, there are also a few ponds in the Reserve, which further enhance the ecological value of the area.

7.4.4. The Reserve plays an important role in defining the unique character of the village, and it is accordingly considered that its preservation and maintenance should be a top priority. The Reserve is owned and maintained by Basildon Council, with help and support from the Noak Bridge Nature Reserve Society, which is a local volunteering group.

7.4.5. In the Residents' survey of 2019, 88% of the respondents highlighted that they were very happy with the condition of the Reserve and believed that it met or exceeded their requirements. One of the respondents noted that the ponds in the Reserve required additional landscaping.

7.4.6. According to the Online Neighbourhood Plan survey that was carried out in 2021, the majority of the respondents indicated that the Reserve is particularly valued as both a community facility and an open space in the Plan Area. Respondents also noted that they would like to see the Reserve expanding towards the east and new street furniture, such as benches, for local people to use.

7.4.7. Furthermore, respondents highlighted that additional funding should be sought for the improvement and maintenance of existing facilities and services that are offered by the

[25] Noak Bridge Nature Reserve Society (no date) *Noak Bridge Nature Reserve*. Available at: https://www.nbnrs.org.uk/index.html [Accessed online 13 July 2023]

local volunteers that have currently been tasked with carrying out regular maintenance works in order to ensure that the quality of the Reserve is preserved.

7.4.8. A considerable number of respondents stated how invaluable the Reserve is for their every day life and expressed their concerns about its proximity to the A127 and the impacts new development could have on the local wildlife. It is accordingly considered essential that appropriate landscaping and ecological enhancement measures are incorporated in the design of any new development in proximity to the Reserve.

Policy NB8 – Noak Bridge Nature Reserve
In order to protect the Reserve from the adverse effects of development, proposals should in proximity to or affecting Noak Bridge Nature Reserve SINC visually or physically should: • prevent pollution and contamination of the Reserve; • protect the setting and landscape character of the Reserve; • support the maintenance and creation of wildlife corridors to and from the Reserve; and • provide for a suitably sized landscape buffer (see Design Code NB.04 for more information).

Justification from Evidence Base	Residents' Survey September 2019 Walking Workshop and Online Survey July 2021 Neighbourhood Plan Policies and Options Survey April 2023 Noak Bridge Character Appraisal Noak Bridge Nature Reserve website: https://www.nbnrs.org.uk/ Noak Bridge Nature Reserve Society Resources: https://www.nbnrs.org.uk/society.html Basildon Health and Wellbeing Strategy 2020-2025 Essex Healthy Places Guidance
Core Objectives	EGS_1, EGS_2, EGS_3, EGS_4 and EGS_6
Relevant policies	NPPF Paragraphs 8 (sustainable development), 180 (landscape), 20, 96, 159, 181 and 192 (biodiversity / Net Gain / green infrastructure) and 193 (pollution). BDLPSP BAS C1, BAS C2, BAS C5, BAS C13, BAS BE12

7.5. Green and Blue Infrastructure

7.5.1. The Plan Area comprises primarily large open agricultural land and playing fields, with a few areas of deciduous woodland located to the south and east of the Plan Area. The Noak Bridge Nature Reserve and the Village Green comprise the largest wooded areas in the Plan Area and they are considered to make a significant contribution to the setting and character of the area. Large pockets of deciduous woodland can also be identified to the east towards Crays Hill and along Wash Road.

7.5.2. Local Plan policy BAS C5 seeks to protect existing woodlands, especially Ancient Woodlands (which are statutorily protected). Policy BAS C13 protects water wildlife. It advises that the Council will not normally permit development which may adversely and materially affect any river, pond, lake or other important water feature or wildlife habitat of acknowledged importance.

7.5.3. The South Essex Green and Blue Infrastructure Strategy[26] which forms part of the South Essex Plan evidence base, establishes a series of policy recommendations designed to be a consistent consideration, incorporated into many different policy issues (design, transport, GI etc) instead of being considered only under a single policy. It is intended that the strategy be applied locally (see pages 95-99 of the Strategy). The recommendations include the following (*N.B. these have been set out in some detail below because of the relevance they have to the objectives of the Neighbourhood Plan)*:

Establish Regional Parkland

- Creation of green and open spaces to include multifunctional opportunities
- Connectivity between habitats and landscape across different boroughs
- Enhance current flood defences and provide flood storage, which complements and improves existing habitats
- Provide opportunities to enhance health and wellbeing
- Require the inclusion of biodiversity enhancements and the need for a biodiversity net gain
- Incorporate other nature recovery measures to avoid the most valuable existing habitat and focus habitat creation and improvement where it will achieve the most benefit

Build Landscape Connectivity

[26] *South Essex Green and Blue Infrastructure Strategy* (2020). Available at: https://ca1-jsp.edcdn.com/downloads/South-Essex-Strategic-Green-and-Blue-Infrastructure-Study.pdf [accessed online: 20 July 2023]

- Seek opportunities to improve the connectivity between new green spaces provided by the new development, the existing GBI network, and the wider countryside
- All major schemes must demonstrate analysis and links to the wider GBI network
- Require the creation of coherent, direct, safe, comfortable and attractive greenways and green corridors, linking to green spaces and green infrastructure as part of new developments
- Ensure the GBI network is accessible for all, including users who are disadvantaged, disabled or who have special mobility needs
- Encourage sustainable modes of transport, where possible

Integrate Water Management Systems

- Protect and enhance existing water courses and open bodies of water
- SUDS and water courses to incorporate natural solutions to design e.g. natural flood management techniques
- Systems should be designed to provide multi-functional GI, which enhances natural capital, provides safe public access, and complements the aesthetic and amenity value

Optimise Agricultural Land

- Encourage the restoration and enhancement of agricultural land to enable sustainable agricultural practices alongside the restoration and enhancement of habitat diversity
- Support the introduction of natural environment services on agricultural land in line with the Environment Bill 2020, such as maintaining waterways, reducing harmful emissions to reduce flooding, as well as public access to the countryside

Reveal Unique Landscape Features

- Protect and enhance the setting and access of heritage features, including industrial heritage
- Conserve and enhance the intrinsic value of the landmarks to provide a strong identity and encourage visitors to the area
- Ensure key landmarks are integrated within the GBI network by views, enhanced ecological settings and access
- Require LVIAs for all major development proposals
- Enhance and protect key views through the establishment of viewing corridors and vistas of key features and landmarks
- Consider the potential to preserve 'Dark Night Skies' to both observe the stars and ensure the proper function of natural ecosystems (for dark night skies see policy NB19 below)

Plan for Growth and Development

- Support the use of land and buildings as new allotments, orchards or community gardens for local food production and growing spaces
- Include the temporary use of vacant or derelict land or buildings and the use of incidental open space on housing estates and other open spaces
- Major development proposals should contribute to the urban greening of South Essex by including measures as a fundamental element of site and building design

- Measures should include – high quality landscape (including trees), green roofs, green walls, nature based SUDS
- Major development proposals should demonstrate how communities could be engaged in the management of green infrastructure with long term stewardship and community ownership models encouraged
- Require management plans for green spaces to look at multi-functional opportunities, including a focus on biodiversity enhancements
- Financial contributions should include the need to support maintenance of new green infrastructure assets on site, within a development scheme
- Secure provision for the future management and / or maintenance of green infrastructure via planning obligations, where appropriate

7.5.4. These are all considered to be relevant to the management of green and blue infrastructure in the Plan Area.

7.5.5. An extract of the Strategy's proposals for the Plan Area are set out in Figure 24 below. The extract shows the main physical green and blue infrastructure proposals for the area and the way in which they connect parts of the Plan Area with the surrounding parishes. It also shows a proposed development site on the eastern edge of the village. This is the former allocation site in the now withdrawn Basildon Local Plan and not a current allocation site.



Figure 24. Extract from Proposed GBI Layout, p.91 South Essex Green & Blue Infrastructure Strategy (2020)

7.5.6. The 2023 Draft Conservation Area Appraisal and Management Plan notes that trees play an important role in the Conservation Area character, stating (section 3.3): "*The planned*

irregular arrangement of Noak Bridge affords a varied street scene, enhanced by the use of trees and planting to successfully create an attractive composition."

7.5.7. It goes on (section 3.4) to advise that "*The use and placement of trees, hedges and green space are integral to Noak Bridge and its composition. The winding roads of Noak Bridge are derived from 'Informal Arcadia' within the Essex Design Guide and the manner in which it allows the green space to be the emphasis. Bridge Street, the main road through the village, has wide verges until it meets the Village Green, which is heavily wooded. The urban character area of Noak Bridge utilises that of 'Formal Arcadia', where trees are carefully positioned to contain spaces, to avoid monotony and enliven the street scene. Native varieties are seen throughout and individual house plots each have greenery to the front, in addition to rear gardens*."

7.5.8. Section 4.4 indicates opportunities for enhancement, advising that "*There are opportunities to enhance the verdant appearance of the Conservation Area along Bridge Street, in particular the ongoing maintenance of hedging and open grass verges would be an enhancement*."

7.5.9. In addition to its verdant character, Noak Bridge also benefits from large areas of recreation space (formal and informal) in the form of playing fields and play areas. Local play areas are generally found within the village itself in the residential areas, whilst the formal sports pitches are located in the north and north east parts of the Plan Area, to the west of Southend Road and west of Barleylands Road. These are all a great resource for the local community. There are public footpaths that connect the village to some of these facilities, although access for pedestrians along Barleylands Road is not particularly safe.

7.5.10. Turning to the blue infrastructure, Noak Bridge has a very close physical relationship with the River Crouch, which defines the northern boundary of the Plan Area. The River Crouch flows in a south-west to a north-east direction through the Borough and crosses the northern edge of the Plan Area. A number of tributaries also flow into the River Crouch including the Basildon Brook, which flows north through the centre of Basildon to join the River Crouch.

7.5.11. New development adjacent to these watercourses has an important role to play in enhancing their value as habitat, ecological corridors and natural assets. Where possible,

proposals should also explore opportunities to create new green spaces with ponds that will benefit both biodiversity and quiet recreational activities.



Figure 25. Green and Blue Infrastructure

Policy NB9 – Green and Blue Infrastructure, Landscaping and Planting

Proposals for the expansion of the network of the green and blue infrastructure in the NDP area will be supported (with regard to Design Code NB.01.2).

New development that could potentially result in the loss of or damage to existing watercourses, water bodies, trees and woodland (see Figure 25) will not be supported, unless appropriate justification is provided.

Proposals that affect protected trees or their setting shall be accompanied by a tree survey and arboricultural impact assessment which will provide information on how the development will affect tree root protection zones, crown spread, the setting of the affected trees, and how future

pressure to remove or alter the protected trees will be avoided (with regard to Design Code NB.01.3). Development proposals that would result in the removal of unprotected trees, will be expected to provide appropriate landscaping enhancements and replace those trees at a ratio of 2:1 and with new trees at 1,100 saplings per hectare (residential) and 2 trees per 50m^2 (non-residential)

Justification from Evidence Base	• Walking Workshop and Online Survey July 2021 • Noak Bridge Draft Conservation Area Appraisal and Management Plan 2023 • Neighbourhood Plan Policies and Options Survey April 2023 • Noak Bridge Character Appraisal • Noak Bridge Design Code • South Essex Green and Blue Infrastructure Strategy • Essex County Council's Neighbourhood Planning Guide September 2019 • Everyone's Essex Our Plan for Levelling Up the County 2021-2025 • Basildon Health and Wellbeing Strategy 2020-2025 • Essex Healthy Places Guidance • Net Zero: making Essex Carbon Neutral May 2023 • Levelling Up Essex January 2022 • Levelling Up Essex – One Year On: Impact Report February 2023
Core Objectives	EGS$_1$, DC$_4$ and EHS$_2$
Relevant policies	NPPF Paragraphs 8 (sustainable development), 180 (landscape), 20, 96, 136, 159, 180-186 and 192 (biodiversity / Net Gain / green infrastructure) and 193 (pollution) BDLPSP BAS C1, BAS C2, BAS C5, BAS C13, BAS R1, BAS BE12

7.6. Local Green Spaces

7.6.1. Paragraph 105 of the NPPF states that *"The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them."*

7.6.2. In the online survey that was carried out in 2021, respondents were asked to provide their opinion about the green spaces they considered contributed positively to the local area,

with a view to identifying them as Local Green Spaces in the draft Neighbourhood Plan. A variety of green spaces were identified by residents, indicating that the preservation and improvement of local green spaces is valued highly among the local population. The green spaces that were identified were:

1) the various ponds
2) the Nature Reserve
3) the fields behind Eastfield Road and on Wash Road
4) the footpath access to South Green
5) the Playing Field (near pub)
6) the Village Green
7) the Fore Street Green
8) the Children's Play Area and surrounding grass and woods
9) the Top Field

7.6.3. Paragraph 106 of the NPPF stipulates that *"The Local Green Space designation should only be used where the green space is:*

a. in reasonably close proximity to the community it serves;
b. demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
c. local in character and is not an extensive tract of land."

7.6.4. The above criteria were used to form the basis of the assessment that has been undertaken for each potential Local Green Space. There were a number of sites that were evaluated and assessed to determine whether they could be allocated as Local Green Spaces. Those that were eventually considered to be suitable, fell into one (or more) of four distinct categories that are shown below:

- Those relatively small open space areas located close to major and minor roads within the settlement of Noak Bridge, which are considered to be significant for the setting of the local area;
- Those sites that are used for a variety of recreational activities;
- Those located outside of the Noak Bridge 'built environment' but contributing positively to the wider character of the Parish; and
- Those which were considered after receiving the consultation responses of the local residents from the survey that was carried out.

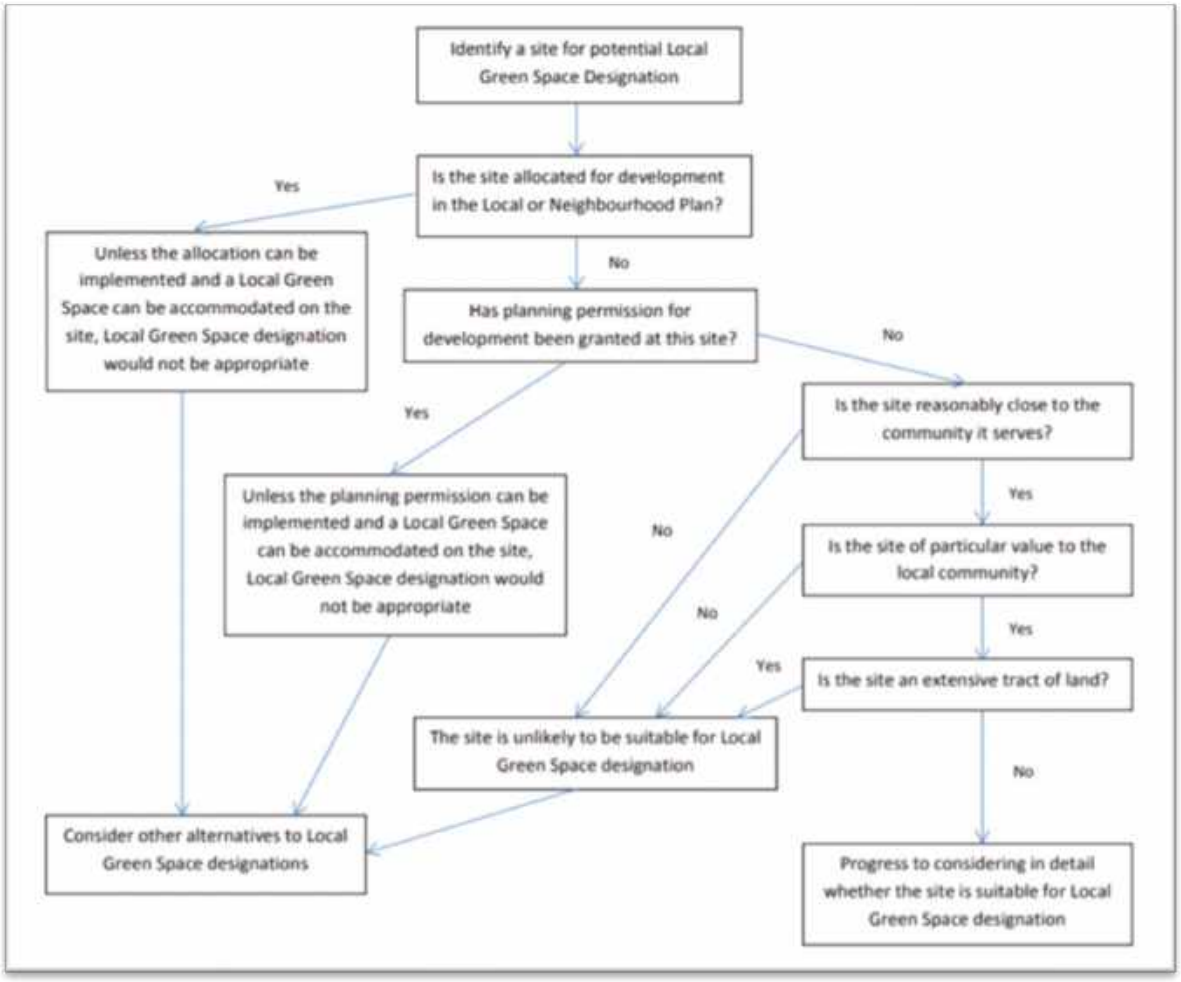


Figure 26. Designation Tree for Green Space

7.6.5. The open spaces that were assessed are the following:

1. The Noak Bridge Village Green
2. Noak Bridge Sports Field
3. The pond and green space at Durban Lane
4. The pond and green space at Handleys Chase
5. The green space at Fore Street
6. The green space at Cavendish Way
7. The playing field at Noak Bridge Primary School
8. The Noak Bridge Nature Reserve
9. The Willow Park
10. The site to the east of Martindale Avenue
11. The green spaces at Bridge Street
12. The open space at Hazel Close

13. The green space at Saling Green
14. The green spaces at Bridgecote Lane
15. The green space at A176 Roundabout
16. The Laindon Ponds
17. Green on corner of South Wash Road

7.6.6. It is significant to note that whilst many open spaces are considered important to the local community, not all meet the tests of paragraphs 105-106 of the NPPF, and therefore do not qualify for Local Green Space status. The detailed evidence for the identification and assessment of potential Local Green Space sites is set out in the 2022 Local Green Space Assessment document that forms part of the evidence base for this Neighbourhood Plan.

7.6.7. Figure 27 illustrates all the open spaces in this Neighbourhood Plan that are proposed for designation as Local Green Spaces. It should be noted that not all of the 17 sites listed above were deemed appropriate to be designated as Local Green Spaces. The assessment concluded that three of the sites proposed should not be allocated. The reasons for excluding them were as follows:

- the designation could restrict the potential future expansion of a community facility
- one of the sites was already protected from inappropriate development by a Local Plan policy
- the other site was found to be in private ownership with no public access.



Figure 27. Local Green Spaces Proposed for Designation

Policy NB10 - Local Green Spaces

The Neighbourhood Plan designates the following locations as Local Green Spaces:

LG-1	Noak Bridge Village Green
LG-2	Noak Bridge Sports Field
LG-3	The pond at Durban Lane
LG-4	The pond and green space at Handleys Chase
LG-5	Open Space at Fore Street
LG-6	Green Space at Cavendish Way
LG-7	Noak Bridge Nature Reserve
LG-8	Field to the east of Martindale Avenue
LG-9	Bridge Street Green Spaces
LG-10	Hazel Close Open Space
LG-11	Saling Green Open Space

LG-12	Bridgecote Lane green spaces
LG-13	Laindon Ponds
LG-14	Green Space at Eastfield Road
LG-15	Green Space South of Wash Road
LG-16	Medical Centre corner at Bridge St - Ladysmith Way
LG-17	Green on corner of South Wash Road

Proposals for development on these Local Green Spaces will only be permitted in very special circumstances as set out in the NPPF.

Justification from Evidence Base	Walking Workshop and Online Survey July 2021 Neighbourhood Plan Policies and Options Survey April 2023 Local Green Space Assessment 2022 Basildon Health and Wellbeing Strategy 2020-2025
Core Objectives	EGS_2, EGS_4 and EGS_5
Relevant policies	NPPF Paragraphs 8 (sustainable development), 20, 96, 136, 159, 180-186 and 192 (biodiversity / Net Gain / green infrastructure) and 102-107 (open space and recreation). BDLPSP BAS GB1, BAS C5, BAS C13, BAS R1, BAS BE12

7.7. Key Views and Vistas

7.7.1. Noak Bridge is characterised by a wide variety of long-range key views, which are described in greater detail in the Noak Bridge Character Appraisal (Appendix ii). The important views that have been identified, as shown on Figure 28, reflect both the character of the Noak Bridge Conservation Area and the strong connection of the village with the surrounding countryside and specifically the Green Belt.

7.7.2. In the 2021 online survey, half of the respondents indicated that there are certain views both into and out of the Plan Area that are of particular value to them. These were the key views identified by the respondents:

1) The views North into the fields as you leave the built-up area
2) Wash Road fields to Barleylands / Views over Benson Farm
3) The green at Fore Street
4) The ponds around Noak Bridge

7.7.3. These have been incorporated into the work undertaken to inform the Character Appraisal that supports this Plan, and a lengthier list of key views has been identified for the whole of the Plan Area.

7.7.4. The association of the village with the surrounding Green Belt has resulted in several long-range key views that provide a strong linkage between the built-up area of the village and the countryside. The views that have been identified relate primarily to views towards the open fields and recreational fields that are used by a large number of sports clubs from either public footpaths or from the edge of the village.

7.7.5. The views that have been taken from various points within the built-up area of the village can be seen in greater detail on Figure 29 below. These views have been determined to be important to the local community and their protection and, where appropriate, their enhancement is considered critical, as they contribute significantly towards defining the rural character and setting of the village.

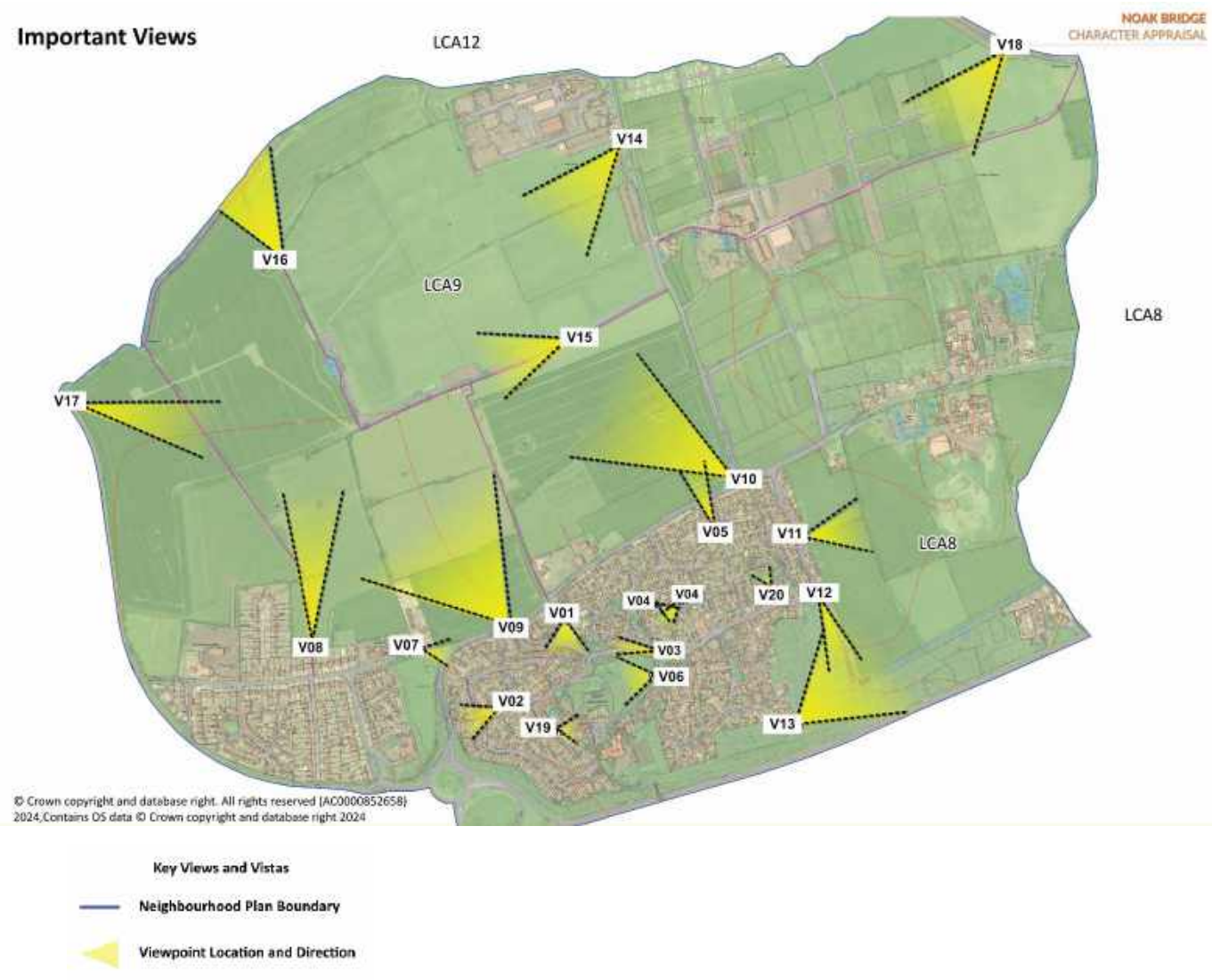


Figure 28. Wider Views and Vistas Within the Plan Area

7.7.6. The Noak Bridge Conservation Area consists of well-crafted street vistas that contain a range of buildings that echo traditional English building styles. There are a number of representative views that highlight and reinforce these features.

7.7.7. Similarly, the village benefits from a variety of environmental features, such as the Noak Bridge Nature Reserve to the south east, the Village Green at the centre of the Conservation Area, and the ponds dotted around the village. Views of these features are also important, as they create interesting street views and help to further reinforce the feeling of Noak Bridge being a charming traditional English village.



Figure 29. Key Views and Vistas Associated within the Village of Noak Bridge

Policy NB11 – Important Views

The Neighbourhood Plan identifies the following Important Views on Figure 28. These views are drawn from the Noak Bridge Character Appraisal (Appendix ii).

- View 01: South towards Noak Bridge Village Green from Bridge Street
- View 02: Vista from Lower Street to New Waverley Road
- View 03: View along Bridge Street adjacent to village green
- View 04: Around the ponds from Durban Lane
- View 05: Northern views over the Green Belt from Kimberley Drive
- View 06: Views towards the Noak Bridge Village Green from Coppice Lane
- View 07: Views towards the Conservation Area from the north west near the Noak Bridge Sports Field
- View 08: Northern views over the Green Belt from the field to the east of Martindale Avenue
- View 09: Views towards the Green Belt from the field opposite the roundabout of Wash Road and Bridge Street
- View 10: North towards the Green Belt from the field at the Barleylands Road and Wash Road roundabout

- View 11: Eastern views towards the Green Belt from the bus stop at Eastfield Road
- View 12: Southern views towards the Noak Bridge Nature Reserve from Eastfield Road
- View 13: Views in and out of the Noak Bridge Nature Reserve
- View 14: Southern views towards the football pitches adjacent to the Barleylands Recycling Centre
- View 15: West along the sport pitches towards the Gliding Club
- View 16: Northwards towards Great Burstead Church
- View 17: East from the edge of Noak Hill alongside the River Crouch
- View 18: South towards the sports pitches from Southend Road
- View 19: Kenilworth Place
- View 20: View over the pond and Handleys Court from Handleys Chase

Development proposals should preserve or enhance the local character of the landscape and through their design, height and massing should recognise and respond positively to the various Important Views. Development proposals which would have a significant adverse impact on an identified Important View will not be supported.

Justification from Evidence Base	• Walking Workshop and Online Survey July 2021 • Neighbourhood Plan Policies and Options Survey April 2023 • Basildon Landscape Character Assessment 2014 • Noak Bridge Character Appraisal • Noak Bridge Draft Conservation Area Appraisal and Management Plan 2023 • Neighbourhood Plan Important Views assessment work
Core Objectives	EGS_2
Relevant policies	NPPF Paragraphs 8 (sustainable development), 131-140 (design), 142-156 (Green Belt), 180 (landscape) and 191(c) (dark landscapes). BDLPSP BAS GB1, BAS R1, BAS BE12

7.8. Flood Risk and Sustainable Drainage

7.8.1. The NPPF (paragraph 165) states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. It is the aim, in the future, to minimise the likelihood of flooding and drainage overflow problems by all practical means; particularly to prevent new developments from exacerbating the situation. Plans should apply a sequential risk-based approach to the

location of development to avoid flood risk to people and property and manage any residual risk, taking account of the impacts of climate change (paragraph 167).

7.8.2. Essex County Council, as the Lead Local Flood Authority (LLFA) and as a statutory consultee is responsible for the management of Local Flood Risk, which is defined as surface water flooding, ordinary watercourse flooding and groundwater flooding. The LLFA has confirmed that there are no Critical Drainage Areas located within the Plan Area.

7.8.3. Figure 30 below shows the predicted 1 in 1000 year (Flood Zone 2) and 1 in 100 year (Flood Zone 3) flood outlines, which cover the northern and eastern part of the Plan Area. These areas are particularly vulnerable to flooding due to their association with the River Crouch and its tributaries.

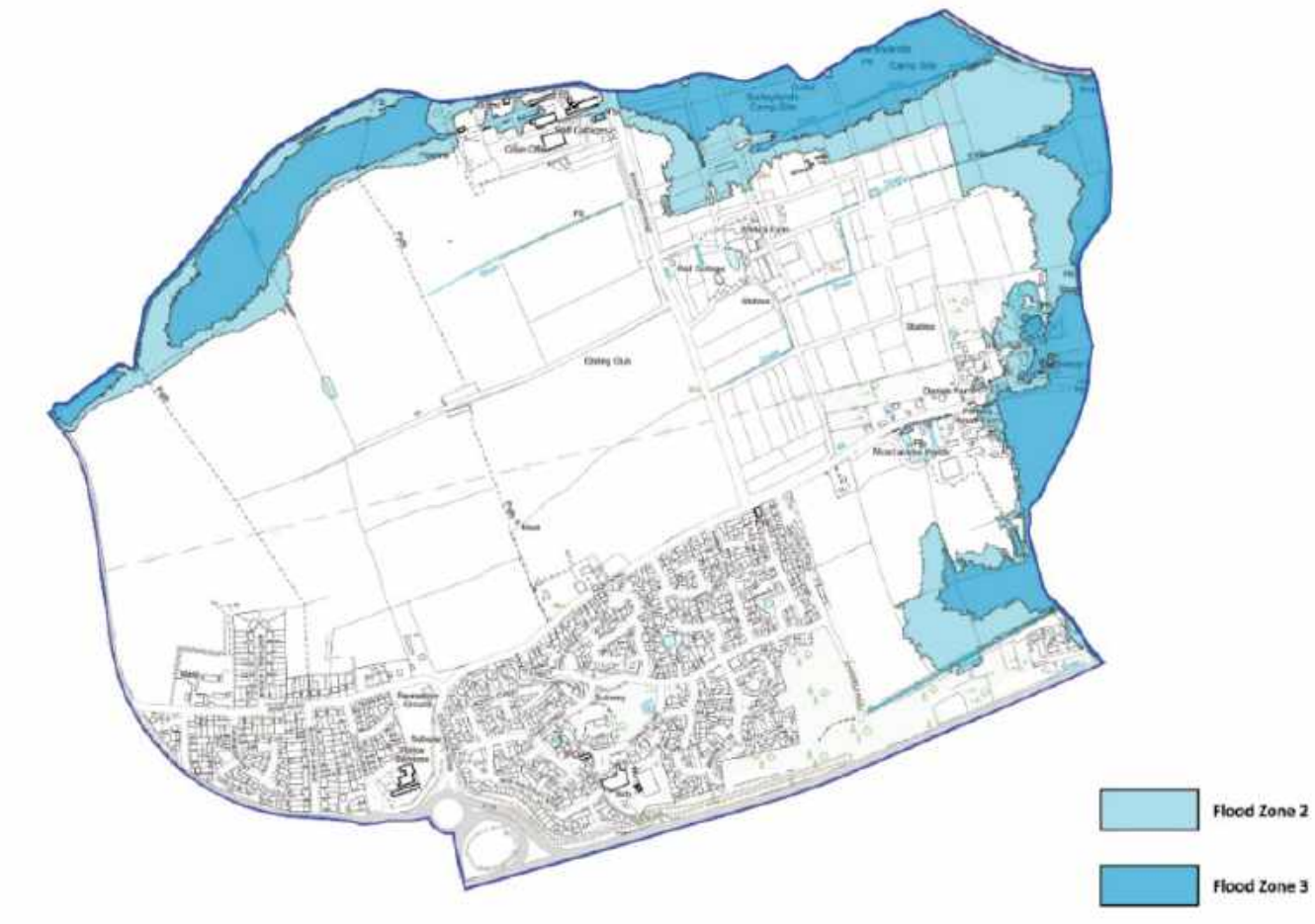


Figure 30. Flood Map. Source: Environment Agency

7.8.4. Figure 31 below depicts the areas, where Flood Warnings have been issued. There is one EA Flood Warning Area in the Plan Area and it is in respect of fluvial flooding from the

River Crouch. It is significant to note that the Noak Bridge Village Hall serves as an Emergency Rest Centre[27].

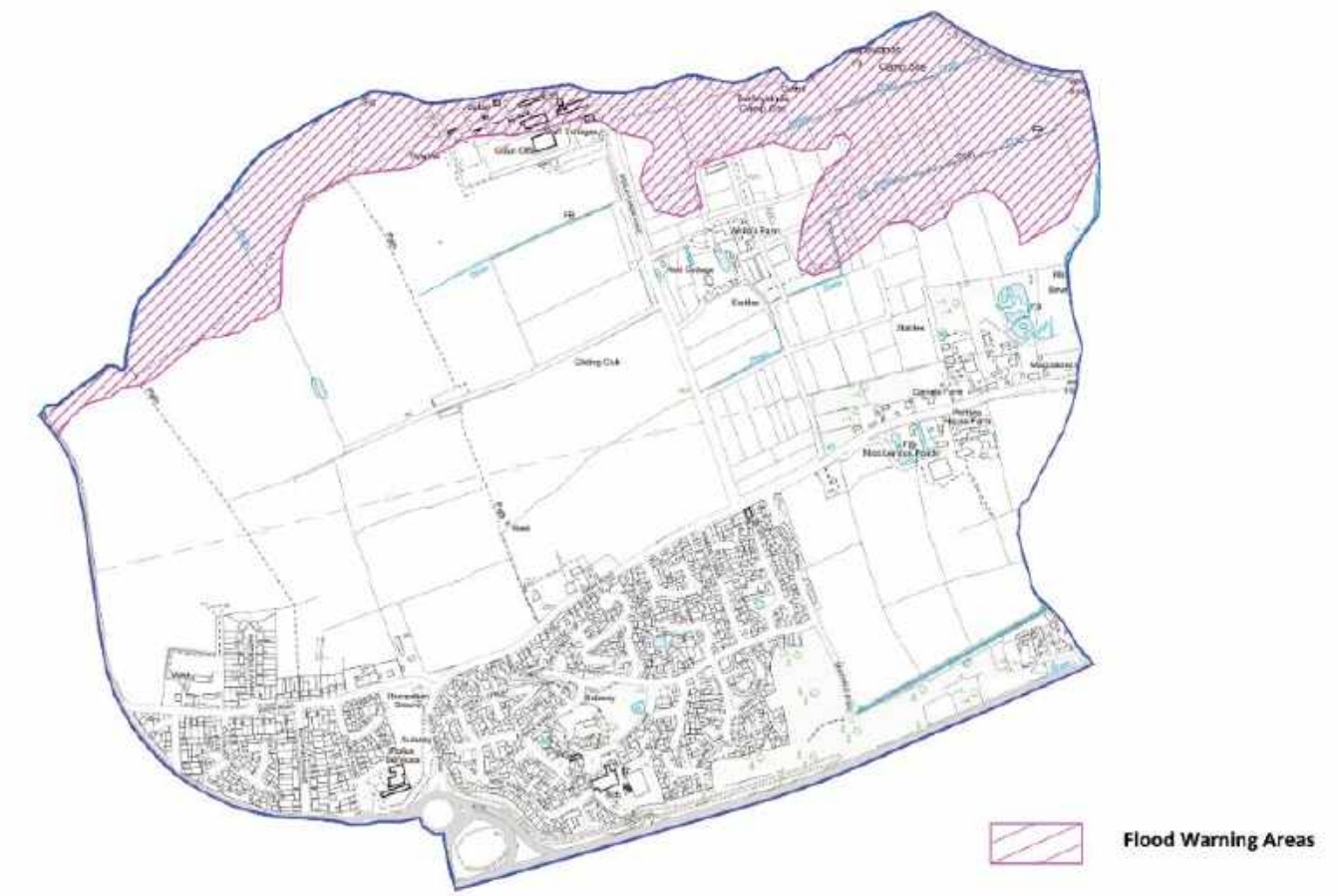


Figure 31. Map of Flood Warning Areas. Source: Environment Agency

Source: Environment Agency

7.8.5. The surface water flood map of the EA, as shown on Figure 32 below, illustrates that surface water flooding issues occur in a wider area within the Plan Area. The most vulnerable areas at highest risk of flooding from surface water include the A127 corridor, in and around the Noak Bridge Nature Reserve and the northern and eastern edges of the Plan Area. A significant part of the Plan Area to the north of the built part of Noak Bridge and east of Barleylands Road is also at risk of surface water flooding.

[27] An Emergency Rest Centre is a safe temporary shelter or haven for evacuees in case there is a fire, bomb or flood warning.

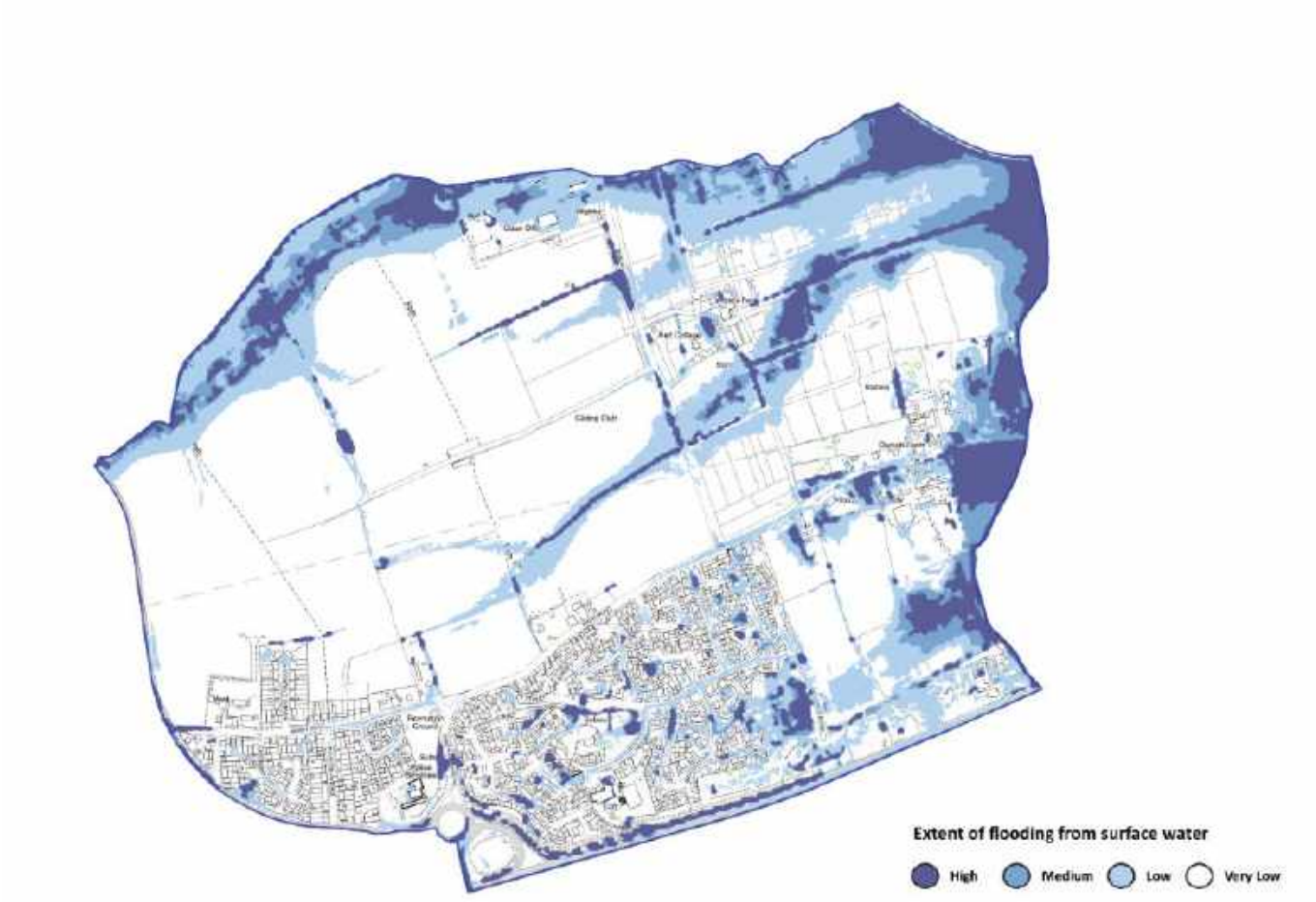


Figure 32. Surface Water Flood Map. Source: Environment Agency

7.8.6. According to the South Essex Level 1 Strategic Flood Risk Assessment[28] (SFRA) report of 2018, at that time no groundwater flooding incidents had been reported by the Environment Agency (EA), Basildon Council, Essex Fire and Rescue Service or the Parish Council within the Plan Area.

7.8.7. The map with the EA dataset that indicates where groundwater may emerge due to geological and hydrogeological conditions (see Figure 33) shows that the built-up area of the Plan Area is at very low risk of groundwater flooding (<25%), the areas to the north and north west are at low risk of groundwater flooding (25%-50%) and the areas along the eastern boundary of the Plan Area are at medium risk of groundwater flooding (50%-75%).

[28] South Essex Level 1 Strategic Flood Risk Assessment (2018). Available at: https://www.castlepoint.gov.uk/south-essex-strategic-flood-risk-assessment/ [Accessed online 25 June 2023]

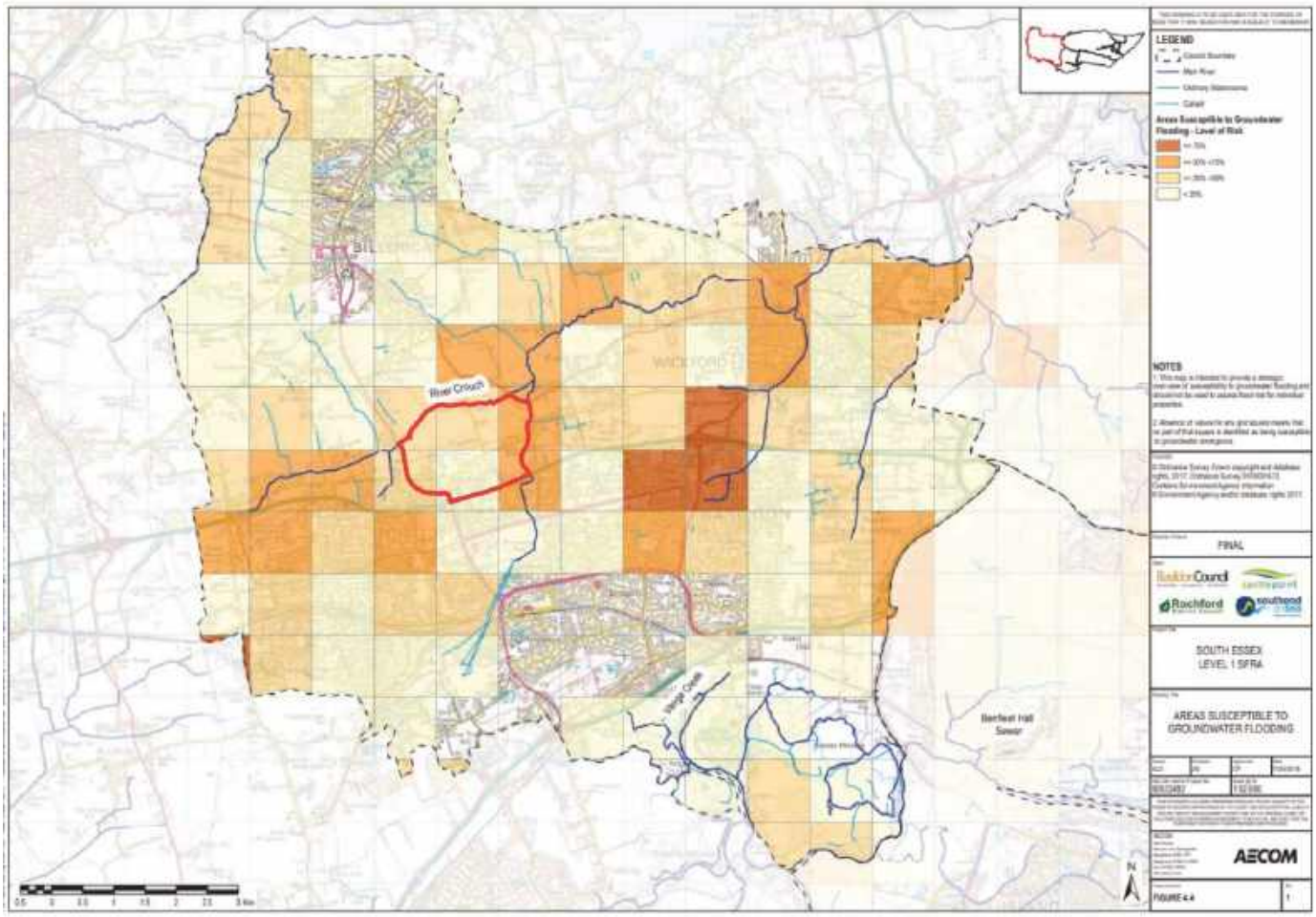


Figure 33. Areas Susceptible to Groundwater Flooding. Source: South Essex Level 1 SFRA 2018

7.8.8. Sewer flooding can occur when intense rainfall overloads the sewer system capacity (surface water, foul or combined), and/or when sewers cannot discharge properly to watercourses due to high water levels. Sewer flooding can also be caused when problems such as blockages, collapses or equipment failure occurs in the sewerage system.

7.8.9. The South Essex Level 1 SFRA 2018 indicates that at the time of writing that report, no sewer flooding incidents had been reported in Noak Bridge. However in 2019/20 a man hole in the nature reserve by one of the ponds flooded and this was reported to the EA. It is essential to ensure that new housing development, in combination with the effects of climate change, will not increase pressure on the efficiency of the existing sewer system in the Plan Area.

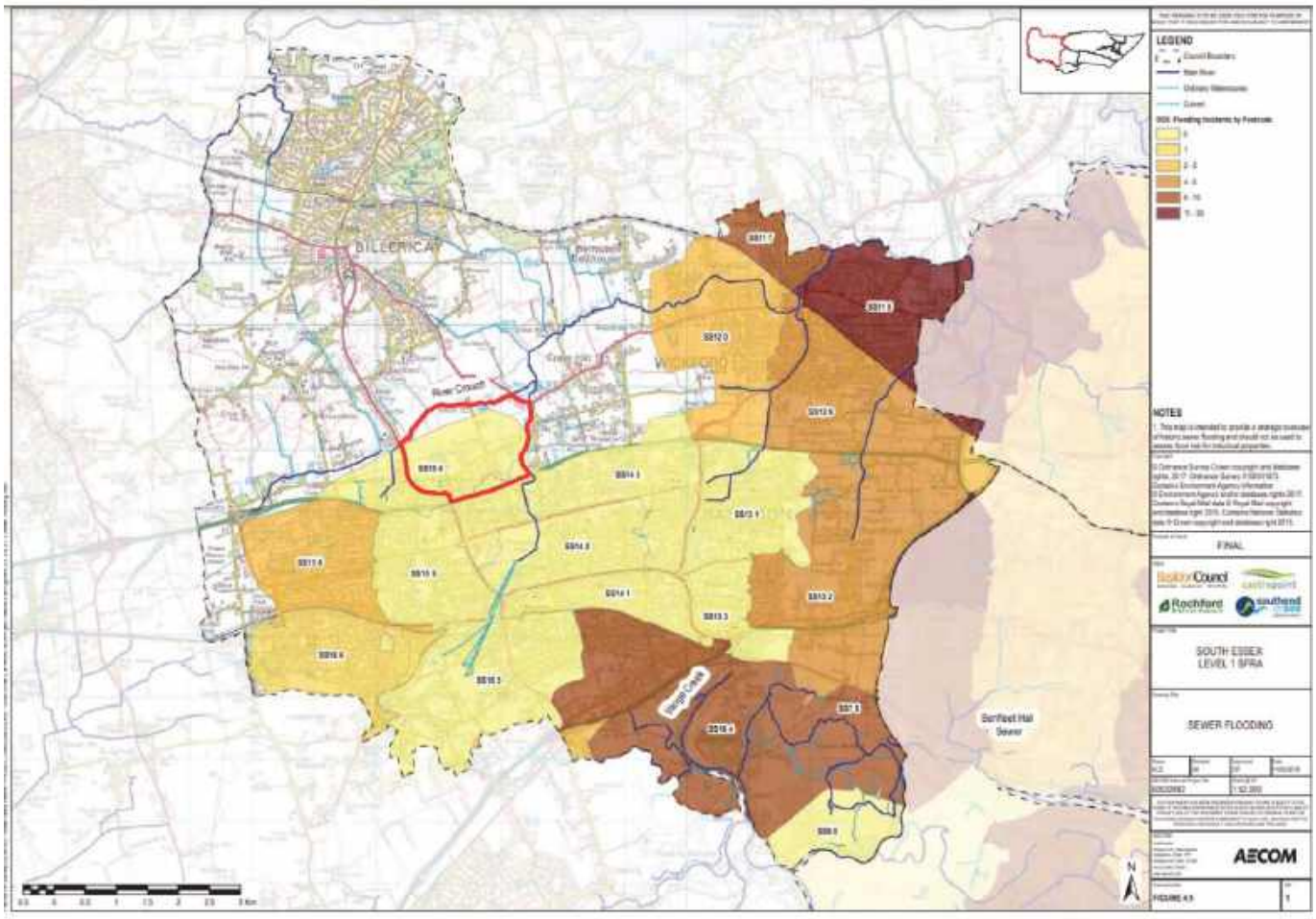


Figure 34. Sewer Flooding Map

Source: South Essex Level 1 SFRA 2018

7.8.10. Turning to flooding from artificial sources (i.e. reservoirs), the Level 1 SFRA explains (section 2.6.1) that the "…*failure of a reservoir has the potential to cause catastrophic damage due to the sudden release of large volumes of water. The NPPG encourages LPAs to identify any impounded reservoirs and evaluate how they might modify the existing flood risk in the event of a flood in the catchment it is located within, and / or whether emergency draw-down of the reservoir will add to the extent of flooding*."

7.8.11. The EA Reservoirs map, as shown on Figure 35, shows the areas within the Plan Area that could be flooded if a large reservoir were to fail and release the water it holds. The areas that are at risk from reservoir flooding are located along the course of the River Crouch, to the northern and eastern part of the Plan Area.

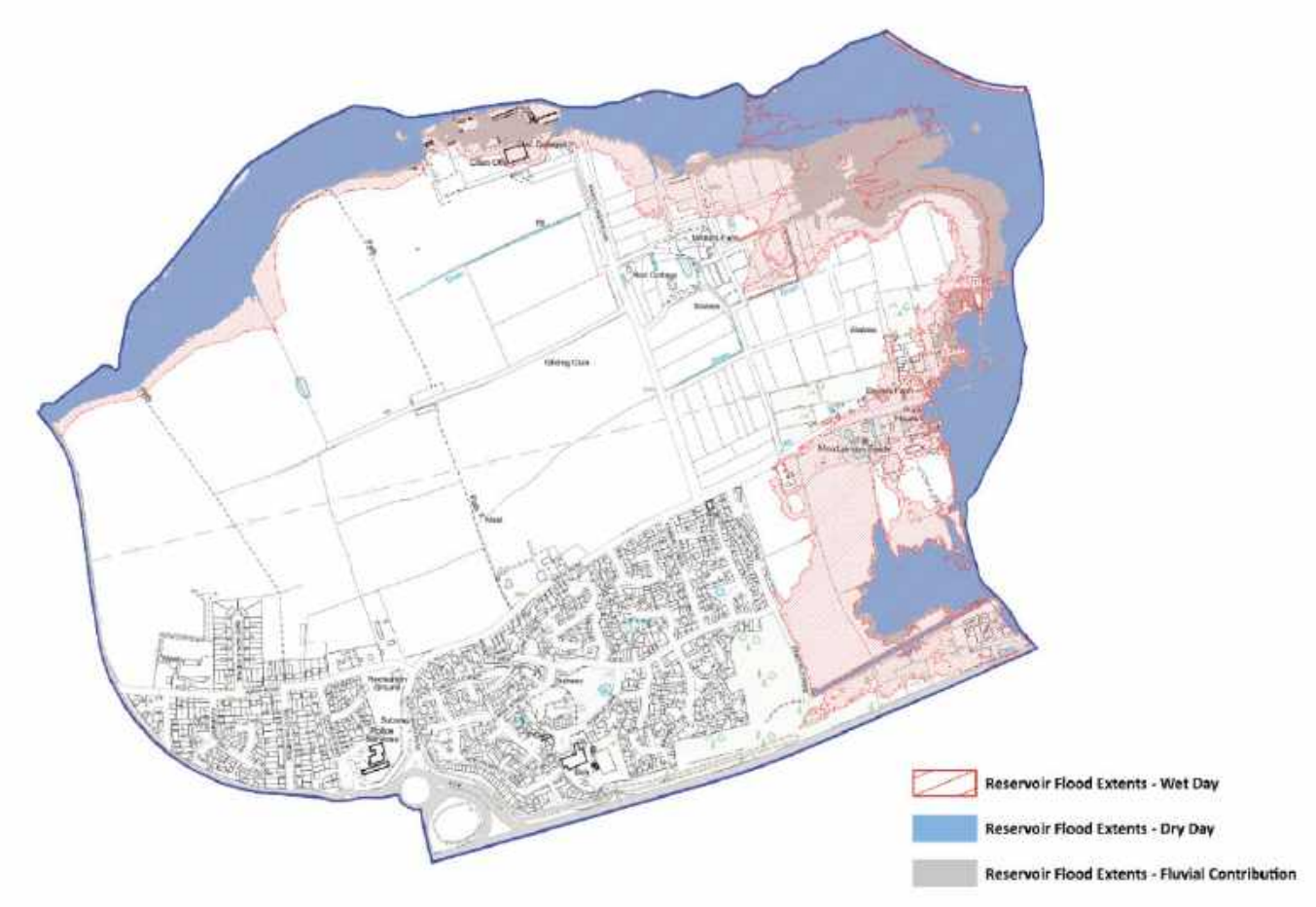


Figure 35. Areas susceptible to reservoir flooding

Source: Environment Agency

7.8.12. Having regard to all of the above factors it is important that sustainable drainage systems are designed to reduce the rainwater run-off rate, which will in turn reduce the risk of flooding and increase the biodiversity, water quality and amenity of the Plan Area. New development, especially large development, should seek to capture rainwater for use on site and if this is not possible, then it should aim for water to infiltrate into the ground or gradually release into a body of water.

Policy NB12 – Flooding and Drainage
Development will be supported where it is demonstrated that surface water drainage will not add to the existing site runoff or cause any adverse impact to neighbouring properties and surrounding environment. This should be demonstrated through a detailed flood risk assessment in respect of sites that fall within Flood Zones 2 and 3, sites at risk of surface water flooding, sites

of 1 hectare or larger, sites that have been identified to be at risk of groundwater flooding and sites at risk of reservoir flooding (see Figures 30, 31, 32, 33, 34, and 35).

The following areas have been identified as particularly vulnerable to flooding:

Fluvial Flooding

- The River Crouch corridor
- Land to the north of the Noak Bridge Nature Reserve (the former Local Plan policy H10 site)
- The watercourse corridor to the west of Pipps Hill Road / Harding's Elms Road

Surface Water Flooding

- Part of the A176 underneath the A127 suffers from surface flooding and at times is closed off and traffic is redirected
- Land to the north of the Noak Bridge Nature Reserve (the former Local Plan policy H10 site)
- The eastern edge of the Plan Area can be affected by flooding in the adjacent Parish.

Groundwater Flooding

- To the eastern parts of the NDP area that are adjacent to the Basildon Brook.

Reservoir Flooding

- To the northern and eastern parts of the NDP area, adjacent to the River Crouch and the Basildon Brook.

In order to sustainably manage flood risk on site and to ensure flood risk is not increased elsewhere, development will be required to incorporate a Sustainable urban Drainage Systems (SuDS) scheme, which follows the drainage hierarchy. Schemes will be detailed within a site-specific flood risk assessment and designed to current policy and best practice, including taking account of climate change, to manage rainfall run-off rates and volumes to existing pre-development rates and mimic the natural drainage regime of the site.

Where possible, SuDS schemes should be designed so as to contribute towards the landscaping and biodiversity of the development site and provision should be made for their future maintenance (with regard to Design Codes NB.02.2 and R.05).

Justification from Evidence Base	• South Essex Level 1 SFRA 2018 • Neighbourhood Plan Policies and Options Survey April 2023 • NPPG sections on flood risk and climate change • • Environment Agency Flood Maps • Basildon Health and Wellbeing Strategy 2020-2025 • Essex County Council's Neighbourhood Planning Guide September 2019 • Essex Healthy Places Guidance • South Essex Surface Water Management Plan • SuDS Design Guide for Essex February 2020 • Net Zero: making Essex Carbon Neutral May 2023 • Levelling Up Essex January 2022 • Levelling Up Essex – One Year On: Impact Report February 2023
Core Objectives	EGS_6, EGS_7 and DC_5
Relevant policies	NPPF Paragraphs 8 (sustainable development), 165-175 (flood risk) and 186 (natural environment). BDLPSP BAS GB5, BAS BE12

8. Design and Conservation

8.1. Sustainable Development

8.1.1. In July 2019, Basildon Borough Council agreed to develop a Climate Strategy[29] that would seek to reduce the carbon emissions from the Council's operations to zero by 2030 and from the Borough's operation to zero by 2050.

8.1.2. A Climate Change Policy was adopted in March 2021 setting out the Council's over-arching approach to combatting climate change in Basildon. Following on from this, a Climate Strategy and Action Plan was adopted in July 2021 and it sets out a number of action plans that are intended to assist both the Council and the whole Borough in achieving the aforementioned net-zero carbon emission targets. As a consequence of this initiative and in recognition of the significance of climate change and its effects to the public health and environment, sustainable development is a key focus of this Neighbourhood Plan.

8.1.3. Residential buildings are responsible for 46% of the carbon emissions in the Borough, whilst 34% come from commercial buildings. These come primarily from the use of gas heating, cooking and the use of electrical lighting and appliances. 19% of the Borough's carbon emissions come from transport and specifically from petrol and diesel cars and other road vehicles.

8.1.4. The Climate Strategy sets out a number of actions that home owners and landlords will need to adopt to ensure that the net-zero carbon emission targets for the Borough will be met. These include:

1) Refurbishment of homes to ensure they are highly energy efficient
2) Replacement of natural gas central heating and cooking with low carbon alternatives, such as heat pumps and electric cookers.
3) Maximisation of renewable energy that is generated by introducing solar PV and battery storage capacity to properties
4) Switch to alternative renewable sources for the generation of electricity

[29] Basildon Borough Council (2021) *Climate Strategy & Action Plan.* Available at: https://www.basildon.gov.uk/article/8579/Climate-Change-Basildon-2030 [Accessed 11th July 2023]

5) Reduction in energy consumption, by investing in energy efficient appliances and the installation of smart meters

8.1.5. Furthermore, it is highlighted that by 2025 all new buildings should be capable of operating at net-zero carbon emissions, minimise carbon emissions from construction methods and materials used and be designed to reduce the risk of overheating and flooding, as well as minimising water use.

8.1.6. The use of Secured by Design (SBD)[30] preferred security products, such as doors, windows, locks and cycle storage, are also considered critical in improving the health and wellbeing of the community in Noak Bridge. These products have been proved to deter criminal activity, reduce crime and also support sustainability agendas, due to their durability. As a consequence, they can significantly reduce the carbon footprint of developments.

8.1.7. It will be important to ensure that measures to mitigate the effects of climate change are incorporated into the design new development in the Plan Area, as this will help the Borough with meeting their net-zero carbon emission targets. Notwithstanding this, special consideration should also be given to the design of new development when it is located within the Conservation Area or could affect the setting or significance of a historic asset. This is to ensure that the Plan Area will continue to flourish in the future and the significance of the special character of the village of Noak Bridge will be protected for future generations to enjoy.

Policy NB13 – Sustainable Development

All new development proposals should incorporate measures that will mitigate the effects of climate change (with regard to Design Codes NB.02.2 and R.01-R.05, HO.06, MS.01, MS.06, MS.08). Proposals which achieve the following will be supported:

- reduction of carbon consumption
- use of grey water recycling and rainwater harvesting, and application of SuDS having regard to the SuDS Design Guide for Essex

[30] Police Crime Prevention Initiatives, (n.d) "Secured By Design (SBD) Guides. Available at: https://www.securedbydesign.com/guidance/design-guides [Accessed 18th April 2024]

- include renewable energy generation measures
- use of energy efficient materials and sustainable construction techniques
- the design and standard of any new development should aim to meet a high level of sustainable design and construction including measures which minimise waste reduction, re-use and recycle minerals, and use sustainable materials, including in relation to their procurement and be optimized for energy efficiency, targeting net-zero carbon emissions
- maximisation of the supply of energy from renewable sources
- nutrient neutrality
- access to high speed communications infrastructure
- accessibility to local facilities and services

Proposals should highlight in the Design and Access Statement how they contribute to the vitality and viability of the NDP Area.

Justification from Evidence Base	• Noak Bridge Character Appraisal • Noak Bridge Design Code • Neighbourhood Plan Policies and Options Survey April 2023 • Basildon Climate Strategy and Action Plan 2021 • Secured By Design Guides • Essex County Council's Neighbourhood Planning Guide September 2019 • Everyone's Essex Our Plan for Levelling Up the County 2021-2025 • Essex Healthy Places Guidance • Net Zero: making Essex Carbon Neutral May 2023 • Essex Climate Action Plan November 2022 • SuDS Design Guide for Essex February 2020 • Essex Design Guide – Net Zero • Levelling Up Essex January 2022 • Levelling Up Essex – One Year On: Impact Report February 2023 • Digital Strategy for Essex 2022
Core Objectives	DC_5
Relevant policies	NPPF Paragraphs 8 (sustainable development), 131-140 (design) and 158-164 (climate change). BDLPSP BAS GB3, BAS GB4, BAS GB5, BAS GB6, BAS GB7, BAS E4, BAS E7, BAS E10, BAS SH6, BAS BE12, BAS BE21, BAS BE22

8.2. Air Quality

8.2.1. The roadside data that have been recorded and published by the Department for Environment Food and Rural Affairs (Defra) in the past years indicate that the southern part of Noak Bridge and specifically the areas adjacent to A127 and A176 suffer from poor air quality due to high volumes of traffic and congestion. Defra uses a collection of models, which is known as the Pollution Climate Mapping[31] (PCM) model, to assess a range of pollutants at different spatial levels. The model is designed to fulfil part of the UK's EU Directive (2008/50/EC) requirements to report on the concentrations of particular pollutants in the atmosphere.

8.2.2. The Air Quality Standards[32] that have been published by the European Union set out the legal limits for nitrogen dioxide (NO_2) that need to be achieved to ensure that there is no adverse impact on public health. The legal limit value that has been set for NO_2 emissions is 40 µg m^{-3}.

8.2.3. Essex County Council and Basildon Borough Council had previously been directed by the Government to improve air quality on the A127 and as a consequence, a new 50mph speed limit was introduced in 2020 to tackle this issue[33]. Figure 36 below shows the total concentration of NO_2 that has been recorded for the sections of A127 and A176 that lie within the Plan Area in the 5 years to 2021. The roadside data that have been collected suggest that the situation has slightly improved.

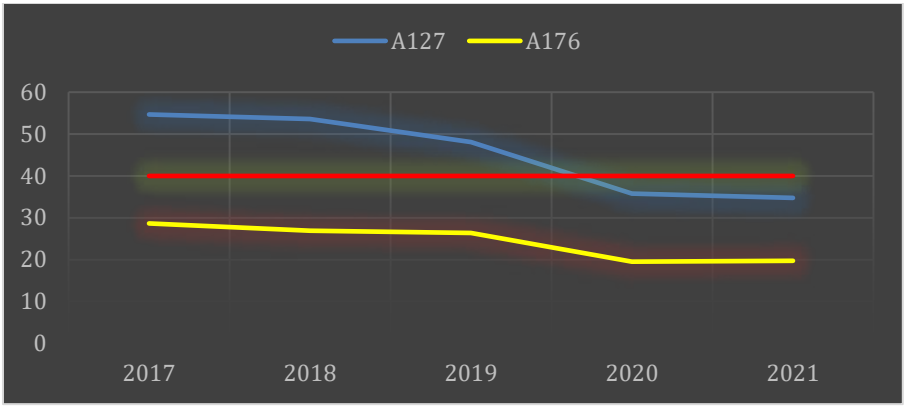


Figure 36. Annual Mean of Nitrogen dioxide (NO2) (µg m-3). N.B. the red line represents the 40 µg m-3 limit. Source: https://uk-air.defra.gov.uk/

[31] Defra (no date) *Air Modelling for Defra.* UK AIR Air Information Resource. Available at https://uk-air.defra.gov.uk/research/air-quality-modelling?view=modelling [Accessed 12th July 2023]
[32] European Commission (no date) EU Air Quality Standards, Environment. Available at https://environment.ec.europa.eu/topics/air/air-quality/eu-air-quality-standards_en [Accessed 6th July 2023].
[33] Basildon Council and Essex County Council (2020) *Our journey to cleaner travel in Basildon.* Essex Highways. Available at https://www.essexhighways.org/uploads/docs/basildon_air_brochure_digital.pdf [Accessed 12th July 2023]

Policy NB14 – Air Quality
To protect air quality where it is of high standard and to improve it elsewhere, particularly in areas close to the A127 and busy road junctions, development proposals will only be supported provided they meet the following conditions: 1. Proposals that are likely to have a significantly harmful impact on local air quality will be encouraged to provide an Air Quality Assessment (AQA). Where the AQA shows that constructional or operational characteristics of the development would cause harm to air quality, including cumulatively with other planned or committed development, planning permission will be refused unless measures are adopted to acceptably mitigate the impact. Similarly, developments that introduce sensitive receptors (such as housing, schools, care homes and hospitals) in locations of poor air quality will not be acceptable unless designed to mitigate the impact. 2. Development that is likely to produce an odour should demonstrate that there will be no negative effect on residential development in the area. 3. Consideration should be given to the role of tree planting in improving and maintaining air quality (with regard to Design Code NB.01.3). 4. New developments should have regard to Air Quality Management guidance 'Land-Use Planning and Development Control: Planning for Air Quality (2017) and the Essex Design Guide Air Quality

Justification from Evidence Base	• Residents' Survey September 2019 • Neighbourhood Plan Policies and Options Survey April 2023 • UK Air Information Resource • Essex Healthy Places Guidance • Essex Design Guide Air Quality • Land-Use Planning and Development Control: Planning for Air Quality 2017 • A127 Corridor for Growth - An Economic Plan 2014 • Strategic Outline Case - Air quality Management Plan A127 (March 2018) • Air Quality Management guidance 'Land-Use Planning and Development Control: Planning for Air Quality' (2017) • Essex Design Guide – Air quality

Core Objectives	EGS_3) To conserve and enhance the natural environment by reducing noise, water, air and traffic pollution DC_4) To enhance and preserve the peaceful and pleasant nature of the Plan Area as a place to live TR_3) To mitigate the impact of new development on local transport networks
Relevant policies	NPPF Paragraphs 8 (sustainable development), 109 (promoting sustainable transport), 180-184 (natural environment) and 192 (pollution). BDLPSP BAS GB5, BAS E4, BAS E10, BAS BE12, BAS BE21

8.3. Design Principles

8.3.1. The Essex Design Guide was first published in 1973 by the Essex County Council as a means to manage development in Essex. It represented an exemplar model in urban design principles and served more widely as a general textbook for good urban design. Since its first publication, the design guide has been updated several times and now exists as a website[34].

8.3.2. The Essex design guide explores design details with overarching themes in mind that are relevant to modern day living in Essex. These themes are the following:

- Active Design Principles
- Ageing Population
- Health and Wellbeing
- Digital and Smart Technology
- Garden Communities

8.3.3. The National Design Guide[35] was published in 2019 and sets out the characteristics which when combined create the physical character of an area and create a sense of place and community. These characteristics are:

- Context – enhances the surroundings

[34] Essex County Council (2018) *The Essex Design Guide.* Available at: https://www.essexdesignguide.co.uk/ [Accessed 6th July 2023]
[35] Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2019) *National Design Guide.* Available at: https://www.gov.uk/government/publications/national-design-guide [Accessed 6th July 2023]

- Identity – attractive and distinctive
- Built form – a coherent pattern of development
- Movement – accessible and easy to move around
- Nature – enhanced and optimised
- Public spaces – safe, social and inclusive
- Uses – mixed and integrated
- Homes and buildings – functional, healthy and sustainable
- Resources – efficient and resilient
- Lifespan – made to last

8.3.4. The National Model Design Code[36] was published in July 2021 and provides detailed guidance on the production of design codes, guides and policies to promote successful design.

8.3.5. All of the aforementioned documents should be viewed in conjunction with the Character Appraisal and Design Codes that has been prepared in support of the Noak Bridge Neighbourhood Plan. Together, these documents form the Design Principles for each of the Character Areas that have been identified in Noak Bridge, and which are set out below in Policy NB16.

Policy NB15 – Design Principles

New development should contribute to the creation of high-quality places through a design-led approach to development underpinned by good practice principles and reflecting a thorough site appraisal and demonstrate how it preserves and enhances features that define the character of the individual area, as set out in the Noak Bridge Design Code.

All development will be expected to show how careful consideration has been given to the following matters (with regard to the Noak Bridge Design Code as a whole):

- The height of proposed buildings (with regard to Design Code BF.06);

[36] Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2021) *National Model Design Code.* Available at: https://www.gov.uk/government/publications/national-model-design-code [Accessed 6th July 2023]

- The scale, massing, layout, landscaping and appearance should be modest and reflect the prevailing character and attributes that are specific to the individual Character Area (with regard to Design Codes BF.01-BF.05, HO.03);
- The use of locally specific materials and colour palette, in addition to local building styles, forms and detailing. Proposals incorporating building materials and styles that are not mentioned in the Design Code will need to be justified (with regard to Design Codes I.01-I.05, BF.08, HO.01-HO.02) ;
- Provision of gardens and private amenity space which is appropriately landscaped and is of a size suitable for the intended occupants (with regard to Design Codes HO.04.1-HO.06);
- Ensuring adequate mitigation of adverse impacts on narrow rural lanes;
- The integration, retention and enhancement of natural landscaping features including trees and hedgerows (with regard to Design Codes NB.01.1- NB.1.4, NB.02.1- NB.04);
- Improving connectivity between the development and existing walking and cycling routes (with regard to Design Codes MS.01-MS.04, MS.06, PS.05-PS.07);
- Protection of designated and non-designated heritage assets and their wider setting, eg the conservation area (with regard to Design Codes IH01.1-IH01.3) ; and
- Provision of appropriate levels of cycle and vehicle parking for new residential, commercial and community uses, including sufficiently wide roads to accommodate on-street parking where necessary for residential and commercial vehicles without dominating the streetscene and broken up by landscaping, as set out in the Design Code (with regard to Design Codes MS.06.1- MS.07.1).
- Meeting the principles set out in Secured by Design (SBD) guidance (with regard to Design Code PS.06) as well as accessibility and inclusivity (with regard to Design Code PS.04, PS.05, PS.07)

Justification from Evidence Base	• Essex Design Guide • National Design Guide • National Model Design Code • Noak Bridge Draft Conservation Area Appraisal and Management Plan 2023 • Noak Bridge Character Appraisal • Noak Bridge Design Code • Neighbourhood Plan Policies and Options Survey April 2023

	• SuDS Design Code for Essex February 2020 • Secured By Design Guidance • EPOA Parking Guidance 2009 • Essex County Council's Neighbourhood Planning Guide September 2019 • Everyone's Essex Our Plan for Levelling Up the County 2021-2025 • Essex Healthy Places Guidance • Net Zero: making Essex Carbon Neutral May 2023 • Levelling Up Essex January 2022 • Levelling Up Essex – One Year On: Impact Report February 2023 • Sports England Active Design Guidance
Core Objectives	H_1, DC_1, DC_2, DC_3, DC_4 and TR_5
Relevant policies	NPPF Paragraphs 8 (sustainable development), 114-117 (transport), 123-125 (making effective use of land), 128-129 (density), 131-140 (design), 142-156 (Green Belt), 180 (landscape), 135, 193 (amenity) and 195-199 (conserving and enhancing the historic environment). BDLPSP BAS GB3, BAS GB4, BAS GB5, BAS GB6, BAS GB7, BAS SH1, BAS R1, BAS BE12, BAS BE21, BAS BE22, BAS E4, BAS E7, BAS E10, BAS SH6

8.4. Settlement Character

8.4.1. The Noak Bridge Character Appraisal identifies nine Character Areas that may be found within the Plan Area, and each Area is defined by the geographical features, design patterns and historical links that make it distinct. A short summary of each Character Area can be seen in the table below, whilst full details can be found in the Noak Bridge Character Appraisal. The map below shows the location of the Character Areas as taken from the Character Appraisal document:



1. Southwest of Bridge Street
2. North of Bridge Street
3. Gatelodge Estate
4. School and Green
5. East of the village
6. West of South Wash Road
7. Pre- 1900 farmsteads and historic buildings
8. Recreational / commercial buildings
9. Open countryside, recreation and equestrian uses

Figure 37. Character Areas (as taken from Character Appraisal document)

Character Area	Description of Character (*please refer to Character Appraisal Document for Detailed Photographs of Each Area*)
1. Southwest of Bridge Street	Central part of village, containing a wealth and variety of architectural detailing which contribute to the attractiveness of the street scene.





2. North of Bridge Street

Predominantly residential in character, crossed by footpaths and served primarily off Bridge Street and Wash Road. There is significant street greening in most areas, this ranges from dense street trees and hedges, boundary hedges and shrubs.

The majority of dwellings in this character area are detached, closely followed by semi-detached. There are a few terraced housing and flats located predominately along Bridge Street, and an assisted living development occupies one of the landmark buildings the Octagon.

The architectural detailing and materials in the majority of the character area reflect a traditional English cottage. There are a number of landmark buildings which have more elaborate architectural designs and details.





3. Gatelodge Estate

The Gatelodge Estate is built around a cul-de-sac connected to other streets via footpaths only. This street pattern creates a covert and well enclosed development, which is subjected to lower traffic, yet is still connected to the rest of the village.

There is a small square towards the southern part of the Area. Unique to Gatelodge Estate, there is a sense of shared space through street design which is attractive and practical for an area with the absence of through traffic.

In comparison to earlier development the properties are larger and laid out more formally along a straight building line. The buildings at the entrance to estate are designed to look like lodge houses.





4. School and Green

The central green sits at the heart of the village running alongside Bridge Street, and is one of the key focal points in the settlement. It is accessible from eight separate pedestrian and cycle access points, effectively and sustainably linking the space to the surrounding areas.

Originally planned as a traditional ‘open’ village green, it is now a mature wooded area due to the level of tree cover and passage of time. Whilst this reduces the visual connection to other areas of the village, instead, it has enabled the space to become secluded and tranquil location in some areas.

It is now a much valued space for its trees and wildlife, rather than the village green as originally intended.. It allows for quiet contemplations, particularly within the seating areas by the Coppice Lane village pond.

The green space contains facilities for organised sports and community activities. There is a permanent semi-enclosed multi-sports court, informal football areas and a semi- enclosed area with children's play equipment.

The character area extends southwards, encompassing the village hall and beyond to the Primary School and it’s grounds. It also encompasses the medical centre to the east. Acting as one large cluster of community facilities. The aforementioned, are the only buildings within the Character Area.

The area is visually dominated by trees and mature planting, with any buildings integrated within this setting.




5. East of the village

In this mainly residential area (other than the Christian centre on Wash Road) the street pattern is mostly irregular with branched cul-de-sacs creating pockets of quieter areas.

The cul-de-sacs encourage people to build relationships with their immediate neighbours through grouping a small number of dwellings which share the same street. There is a varied mix of different types of dwellings in this character area. The detached and semi-detached are mostly north of bridge street although there are many to the south too. All apartments are south of Bridge Street apart from one at Handleys Chase.

The shared parking courts and shared driveways also create more opportunities for social interaction between neighbours.




6. West of South Wash Road

This Area is also mainly residential in nature but includes the Noak Bridge Pub. Compared with the older areas of Noak Bridge the street pattern is much more linear, however cul-de-sacs are still present.

Nearly all the dwellings are detached or semi-detached. Moderate street greenery occurs throughout this character area. Along the footpaths there are many small grass verges in front of the plot boundaries which often have grass beyond or are defined by hedgerows.

There are a few terraced properties along Cavendish Way. This character area provides a palette of some desirable architectural detailing and materials that are representative of Noak Bridge.




7. Pre- 1900 farmsteads and historic buildings

Character area 7 consists of irregular forms and patterns predominately outside of the village settlement area.

These are clusters of mostly commercial or farm related buildings, with a few residential dwellings which are detached or semi-detached. Where there are residential, buildings plots tend to be larger and more irregular than plots inside the main village settlement.

8. Recreational / commercial buildings

To the north and southeast of the parish within the open countryside are a number of commercial areas and buildings used for recreational purposes. There is some overlap here with character area 7, where there are also commercial activities taking place, however this character area focuses upon areas with largely more modern and recent buildings and developments.

The area includes the Barleylands Equestrian Centre buildings and the sports and social club to the northwest. The Barleylands Farm Park however is just outside the NP area to the north.

Further various commercial uses also take place within the industrial units in this location. Similarly, the array of commercial buildings and uses on Goodview Road are also included.

The character area comprises many light industrial buildings which are functional in design and generally built relating to their intended use.

These sites have evolved haphazardly over time rather than conform to a specific layout or design. They generate large amounts of visitors and traffic, with poor accessibility for pedestrians and cyclists.

9. Open countryside, recreation and equestrian uses

The final character area contains the open countryside, recreation and equestrian uses. These include the Barleylands Campsite, the equestrian paddocks and outdoor arena, the numerous club football pitches and agricultural land.

The land is generally open, with few hedgerows boundaries or trees, resulting in expansive field patterns. The exception being the equestrian uses, which although also have few natural features, the paddocks are subdivided by equestrian fencing into small parcels.

There are long ranging views over this area and it is highly visible from the Public Rights of Way network and local roads.

The land ranges from approximately 36m Above Ordnance Datum (AOD) in the south west of the area down to 19m AOD in the east. Much of the area is low lying and susceptible to surface water or fluvial flooding.

8.4.2. These Areas (which broadly coincide with the areas defined in the Noak Bridge Draft Conservation Area Appraisal and Management Plan) each have distinct characteristics

which require different approaches to treatment of materials, landscaping and design when considering how to design new development in those areas. The Design Codes that accompany this Neighbourhood Plan provide detailed guidance to inform the approach to this exercise.

Policy NB16 - Character Areas

Where planning permission is required, development (including extensions, alterations, and redevelopment) within the following Character Areas as identified on Figure 37:

1. Southwest of Bridge Street
2. North of Bridge Street
3. Gatelodge Estate
4. The School and Green
5. East of the village
6. West of South Wash Road
7. Pre-1900 farmsteads and historic buildings
8. Recreation / commercial buildings
9. Open Countryside recreation and equestrian uses

will be permitted provided that:

- the resulting sizes of plots when sub-divided, are not significantly smaller than those in the immediate vicinity; and
- the size, scale, layout, form, siting, detailed design and appearance of the development are compatible with the special character of that Area in terms of the features, characteristics or elements which are particularly distinctive to that Area.

Planning applications which better reveal key features or landmarks in these areas, as identified in Figures 38 and 39 of this NDP and which enhance the roadside landscape without reducing personal security or privacy, shall be supported.

Proposals that use native species landscaping including hedge and tree planting which reflects the character of the area shall be supported.

Any application which results in the loss of frontage trees or hedgerows in an identified Character Area (see Figure 37) will not be supported unless a clear justification is presented which explains how the benefits would outweigh the loss or harm.

Justification from Evidence Base	• Noak Bridge Character Appraisal • Noak Bridge Design Code • Noak Bridge Draft Conservation Area Appraisal and Management Plan 2023 • Neighbourhood Plan Policies and Options Survey April 2023 • Essex Healthy Places Guidance
Core Objectives	H_1, EGS_1, DC_1, DC_3 and DC_4
Relevant policies	NPPF Paragraphs 8 (sustainable development), 123-125 (making effective use of land), 128-129 (density), 131-140 (design), 142-156 (Green Belt), 158-164 (climate change), 180 (landscape), 135, 193 (amenity), 188-188 (natural environment) and 195-199 (conserving and enhancing the historic environment). BDLPSP BAS GB3, BAS GB4, BAS GB5, BAS GB6, BAS GB7, BAS SH1, BAS R1, BAS BE12, BAS BE21, BAS BE22, BAS E4, BAS E7, BAS E10, BAS SH6

8.5. Historic Environment

8.5.1. An overview of the heritage assets within Noak Bridge is provide below, albeit more detailed information is set out in the Noak Bridge Character Appraisal and Design Codes.

8.5.2. Basildon Council has also appointed Place Services to prepare a Draft Conservation Area Appraisal and Management Plan for the Noak Bridge Conservation Area. That document is in draft at the time of writing but once adopted, it will provide further evidence to assist applicants in ensuring that the design of their proposals respects the special character of the Conservation Area.

8.5.3. The construction of Noak Bridge commenced in 1979, with its Conservation Area being officially designated in 1996. The Conservation Area comprises the settlement of Noak Bridge to the east of Wash Road (South), excluding areas to the east of Littlehurst Lane and some to the south of Bridge Street (see Figure 38 for map of conservation area).

8.5.4. The Plan Area contains only two listed buildings in total (see Figure 38). These are located to the south of Wash Road towards the east of the Plan Area. The Historic England listings can be summarised as follows:

- Laindon Ponds, Grade II – A timber-framed and plastered house built in the early 17th Century
- Daniels Farm, Grade II – A timber-framed and plastered house built in the late 17th Century

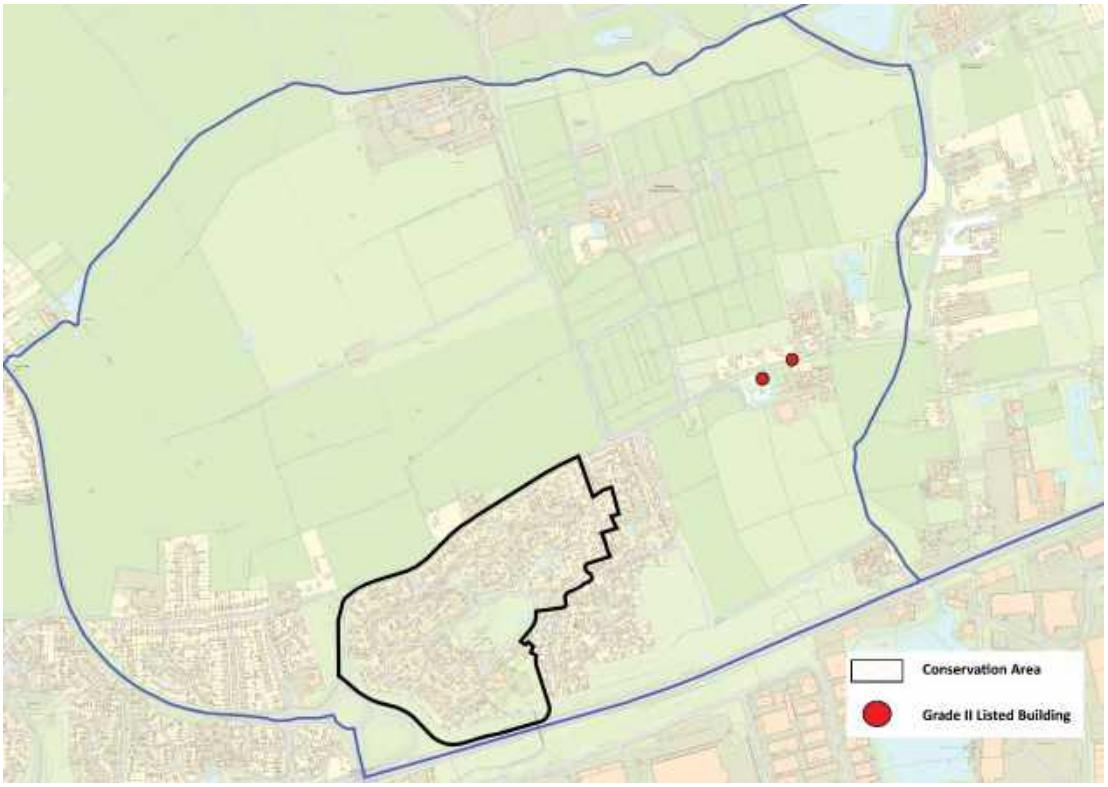


Figure 38. Noak Bridge Listed Buildings and Conservation Area

8.5.5. The Noak Bridge Draft Conservation Area Appraisal and Management Plan 2023 highlights that there is limited archaeological potential within the Conservation Area of Noak Bridge. This is primarily due to the absence of any archaeological work undertaken in the past and in more recent time.

8.5.6. With regards to the archaeological potential of the rest of the Plan area, it is unclear as to whether there are any significant archaeological findings as archaeological investigations have not been carried out on the land. Notwithstanding this, it is believed that Laindon ponds (where the listed buildings are located), Daniels Farm, Whites Farm, Harding Elms

Farm and the area around Benson Farm have the potential to contain archaeological findings.

8.5.7. Whilst the Conservation Area contains no statutorily protected listed buildings, there are many landmark buildings which stand out from their immediate surroundings as a result of architectural styling or physical presence in the street scene. Figure 39 identifies the location of all of these landmark buildings in the Plan Area. They are also identified in the Noak Bridge Character Appraisal and are proposed to be identified as non-designated heritage assets due to their significant contribution to the character of the village.

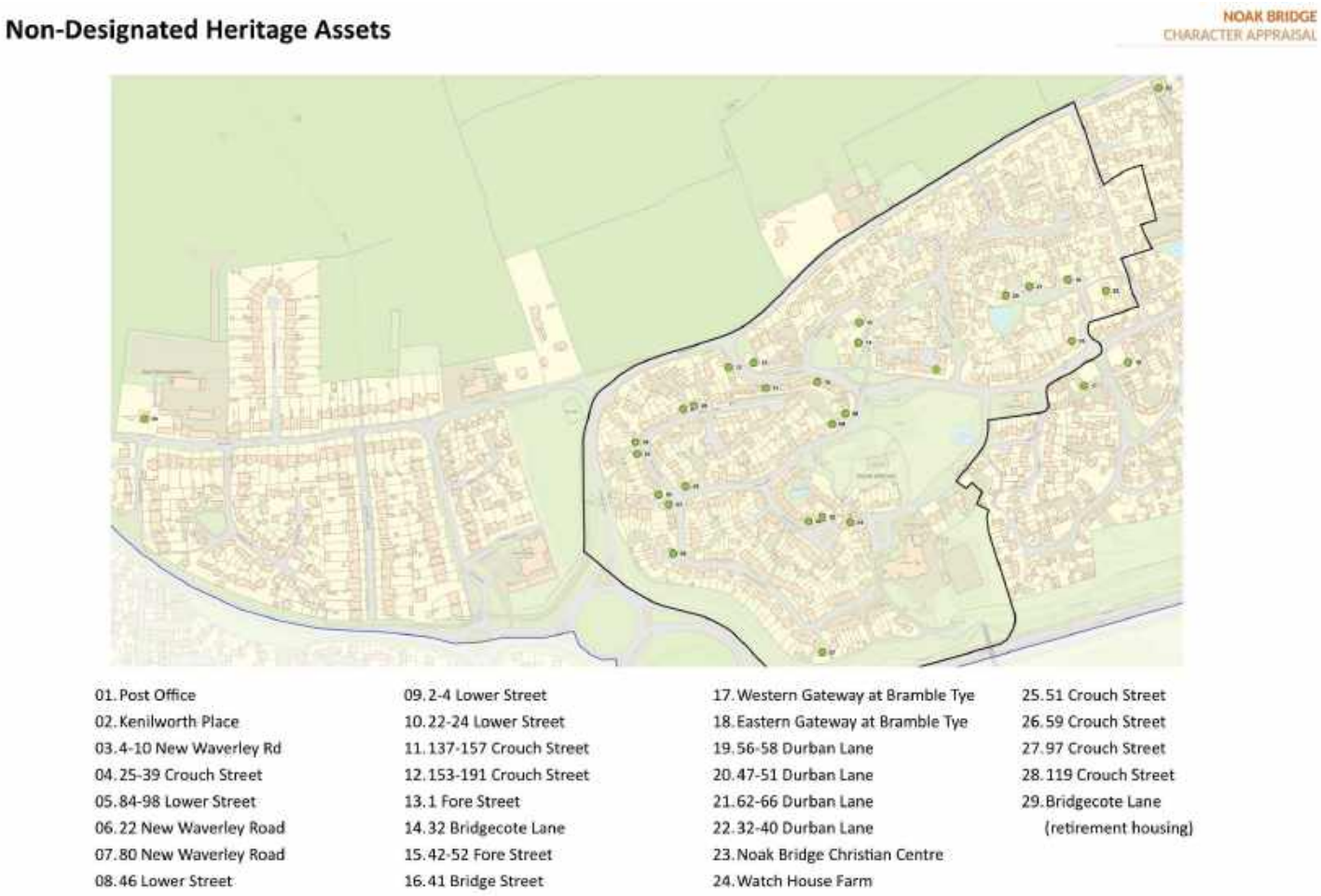


Figure 39. Non-Designated Heritage Assets in Noak Bridge (from Character Appraisal)

Policy NB17 – Designated and Non-Designated Heritage Assets (including the Conservation Area)
The NDP Area's designated heritage assets and their settings, both above and below ground including the Conservation Area, listed buildings and archaeological sites (as shown on plan

38 and described in Appendix 1) will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place. Proposals for development that affect non-designated heritage assets in the NDP area (see Figure 39 and Character Appraisal Appendix iii) will be considered, taking account of the scale of any harm or loss and the significance of the heritage asset. Proposals to review the Noak Bridge Conservation Area Appraisal will be strongly supported.

Justification from Evidence Base	• Walking Workshop and Online Survey July 2021 • Noak Bridge Character Appraisal • Noak Bridge Design Code • Noak Bridge Draft Conservation Area Appraisal and Management Plan 2023 • Neighbourhood Plan Policies and Options Survey April 2023 • Neighbourhood Plan Non-Designated Heritage Assets Assessment • Essex County Council's Neighbourhood Planning Guide September 2019 • Essex Healthy Places Guidance
Core Objectives	DC_1, DC_2 and DC_3
Relevant policies	NPPF Paragraphs 8 (sustainable development), 131-140 (design), 135, 193 (amenity) and 195-214 (conserving and enhancing the historic environment). BDLPSP BAS GB3, BAS GB4, BAS GB5, BAS GB6, BAS GB7, BAS E4, BAS E7, BAS E10, BAS SH6, BAS BE12, BAS BE17, BAS BE18

8.6. Conversion of Rural Buildings

8.6.1. The majority of the commercial and farm buildings in the Plan Area are located in the countryside beyond the village, which is also designated as the Metropolitan Green Belt and is some distance from the built-up area of the village.

8.6.2. Proposals for the conversion of an existing rural building to residential use should demonstrate that the building is structurally suitable for the converted use and will not result in loss of residential amenity or create overlooking issues. In addition, it is critical to

ensure that an appropriate amount of private or communal amenity space is available to the converted use (unless specifically restricted, e.g. under the GPDO Schedule II Part 3, Class Q – agricultural buildings to dwellings).

8.6.3. Other factors that will need to be taken into consideration include biodiversity, sustainable drainage / flood risk, accessibility, trip generation and landscape / visual impacts.

Policy NB18 – Re-use of Rural Buildings
The conversion of rural buildings should be informed by the Noak Bridge Design Code as set out in Design Code HO.09.

Justification from Evidence Base	• Noak Bridge Character Appraisal • Noak Bridge Design Code • Neighbourhood Plan Policies and Options Survey April 2023 • Essex Healthy Places Guidance • Net Zero: making Essex Carbon Neutral May 2023 • Levelling Up Essex January 2022 • Levelling Up Essex – One Year On: Impact Report February 2023
Core Objectives	DC_1, DC_2 and DC_3
Relevant policies	NPPF Paragraphs 8 (sustainable development), 82-84 (rural housing), 123-125 (making effective use of land), 131-140 (design), 142-156 (Green Belt), 180 (landscape), 135, 193 (amenity) and 195-214 (conserving and enhancing the historic environment). BDLPSP BAS GB5, BAS GB7, BAS E4, BAS E7, BAS E10, BAS SH6, BAS BE12

8.7. Dark Night Skies

8.7.1. The Noak Bridge Neighbourhood Plan area can be characterised as being severely affected by light pollution. As can be seen on Figure 40, the levels of radiant light being emitted into the night sky are quite high and they reach between 16 and 32 nanowatts/cm^2/sr within the settlement, and between 2 and 16 nanowatts/cm^2/sr in the rest of the Plan Area. This may lead to night time light intrusion into the more rural parts

of the Plan Area, and it indicates that the majority of the Plan Area does not benefit from dark skies at night.

8.7.2. The increased levels of light pollution in the Plan Area were also highlighted by some of the respondents to the Parish surveys. The responses indicated that a lack of street lighting appears to be an issue only within the Noak Bridge Nature Reserve and on a few of the footpaths, primarily during winter months.

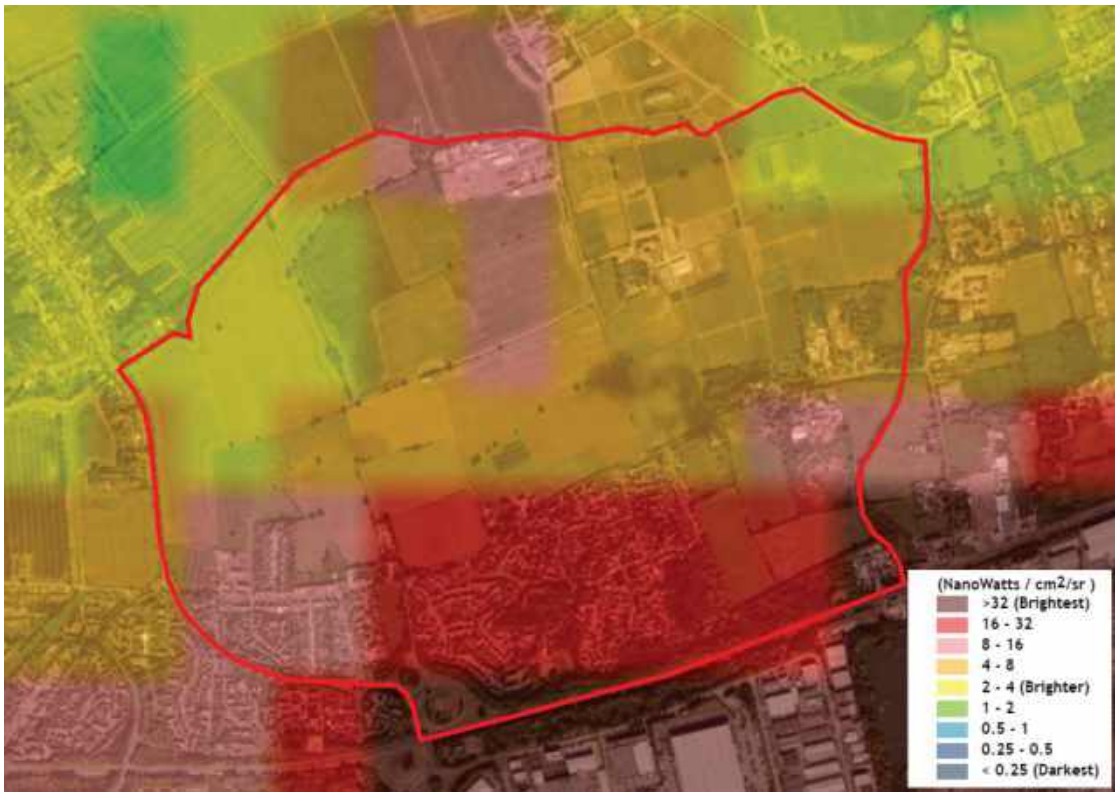


Figure 40. Light Pollution and Dark Night Skies Map for Noak Bridge

Source: © Natural England copyright 2016. Contains Ordnance Survey data © Crown copyright and database right 2016 Earth Observation Group, NOAA National Geophysical Data Center. Developed by LUC. ESRI World Imagery. Available at: https://www.nightblight.cpre.org.uk/maps/

8.7.3. Figure 41 further demonstrates that the Plan Area suffers from a very poor level of visibility at night time, with radiance levels varying between 3.2 and 22.3 nanowatts/cm^2/sr. As can be seen from the graph, the general levels of light pollution have varied over the last 10 years (2012-2022). The Plan Area appears to have benefitted from relatively good levels of visibility at night time between 2012 and 2013, but experienced greater light pollution from 2014 to 2019. The Plan Area continues to suffer from increased levels of light pollution, and consequently new development will need to designed accordingly, to

ensure that the tranquil character of Noak Bridge can be protected and that night skies can be enjoyed by both visitors and the local community.

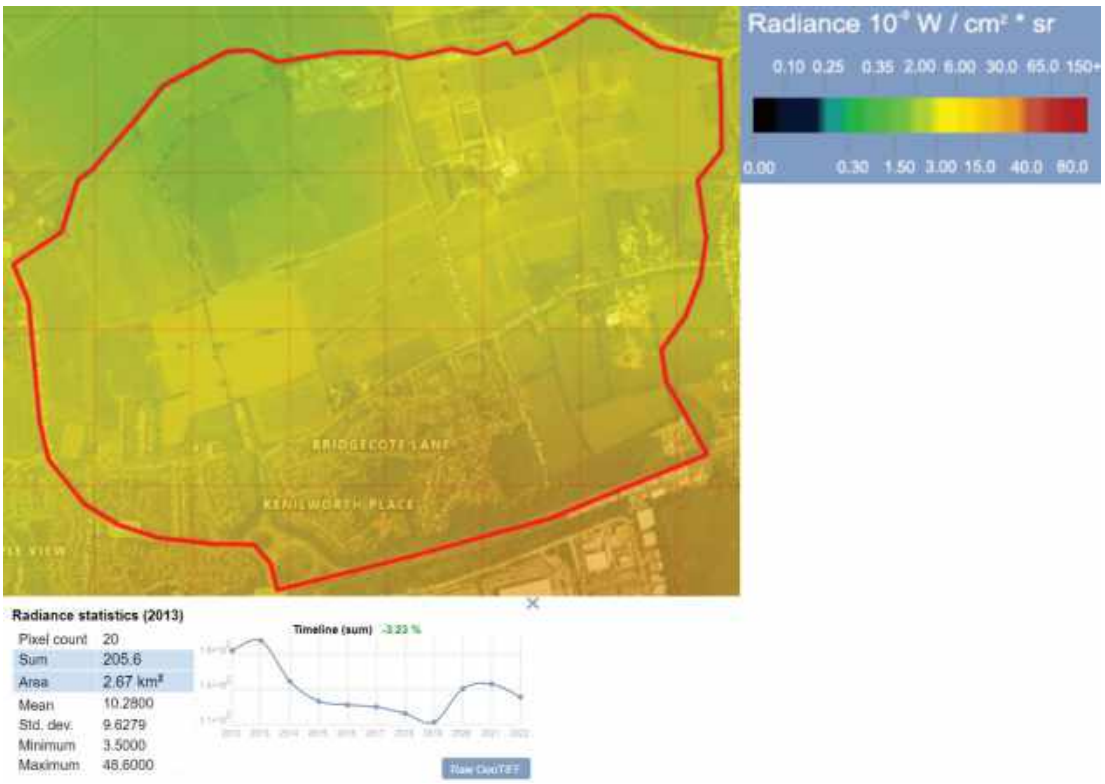


Figure 41. Light Pollution Levels for Noak Bridge

Source: © 2023 Microsoft Corporation © 2023 TomTom Terms of Use. Jurij Stare, www.lightpollutionmap.info (v2.8.20). VIIRS – NASA'S VIIRS/NPP Lunar BRDF-Adjusted Nighttime Lights Yearly

Policy NB19 – Dark Night Skies

1. Development proposals that conserve and enhance relative tranquillity, in relation to light pollution and dark night skies, and comply with other relevant policies will be permitted, provided it can be demonstrated that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance (CIE 150:2003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, or any equivalent replacement/updated guidance) for lighting within environmental zones, and have regard to the following hierarchy:

a) The installation of lighting is avoided;
b) If lighting is installed it is necessary for its intended purpose or use and any adverse impacts are avoided; and
c) If it is demonstrated that (a) or (b) is not achievable, then adverse impacts are appropriately mitigated.

2. To be appropriate, lighting for development proposals should ensure that:

- The measured and observed sky quality in the surrounding area is not reduced;
- Lighting is not unnecessarily visible in nearby designated and key habitats;
- The visibility of lighting from the surrounding Green Belt landscape is avoided; and
- Future building design that results in increased light spill from internal lighting is avoided, unless suitable mitigation measures are implemented.

Justification from Evidence Base	• Noak Bridge Character Appraisal • Residents' Survey September 2019 • Light pollution map • Natural England Dark Skies Mapping • Walking Workshop and Online Survey July 2021 • Neighbourhood Plan Policies and Options Survey April 2023 • Essex Healthy Places Guidance
Core Objectives	DC_4
Relevant policies	NPPF Paragraphs 8 (sustainable development), 123-125 (making effective use of land), 131-140 (design), 142-156 (Green Belt), 180 (landscape), 191(c) (dark landscapes) and 135, 193 (amenity). BDLPSP BAS R1, BAS R15, BAS BE12, BAS BE24, BAS GB1, BAS GB3, BAS GB4, BAS GB5, BAS GB6, BAS GB7, BAS C1, BAS C2, BAS E7

9. Local Economy, Education, Health and Other Local Services

9.1. Local Economy

9.1.1. The 2019 Residents' Survey demonstrated that 86% of the respondents indicated that the local shops and retail facilities in Noak Bridge meet or exceed their local needs. When asked about the facilities that they would like to see in the village, respondents stated that they would be happy to see additional coffee shops and take-away restaurants.

9.1.2. In the 2021 census, only 2.5% of the population living in Noak Bridge was recorded to being unemployed. This percentage is significantly lower than the percentage that was reported for Basildon Borough (3.3%) and for England & Wales (3.4%).

9.1.3. The Communities Facilities Assessment that supports this Neighbourhood Plan has assessed all of the shops and services in the Neighbourhood Plan Area. As can be seen on Figure 42, the majority of employment opportunities are concentrated outside the physical limits of the village. There are two employment areas to the north east of the Plan Area, known as White Hills Farm and Daniels Farm, where most of the services offered in the village can be found. The services in the village include the Noak Bridge Post Office and Pharmacy.

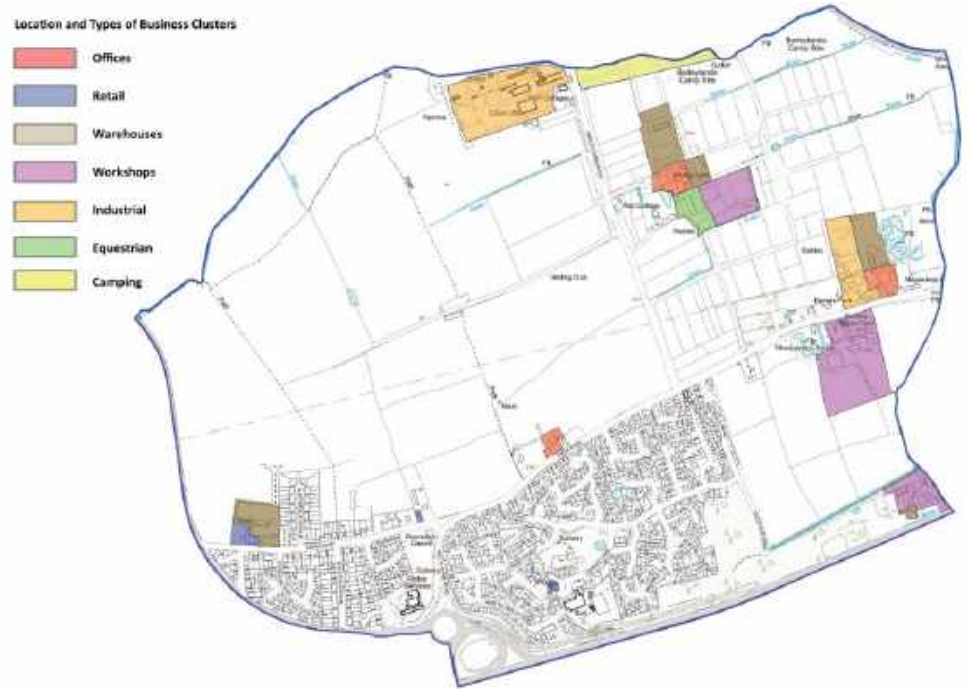


Figure 42. Location and Type of Employment Clusters

Policy NB20 – Rural Economy
New employment development should be focused upon providing workspace for existing or new small-scale businesses. Proposals should: a. Be appropriate to the local economy and sustainably located so that they are accessible by non-car modes; and b. Avoid harm to the openness of the Green Belt; and c. Avoid harm to heritage / local biodiversity / local landscape assets; and d. Not be located on the best and most versatile agricultural land (except where it forms part of the conversion of existing buildings), and e. Not involve the loss of a residential dwelling, unless appropriately justified; and f. Not unacceptably impact on the amenity of neighbouring properties or other Parishioners by way of noise, vibration, light, visual impact or smell; and g. Not lead to a harmful increase in traffic (particularly HGV or other commercial traffic) on narrow rural roads and lanes. Given the constrained road network in the NDP area, it is anticipated that major development proposals should be accompanied by a Transport Statement and Travel Plan. Applicants will be expected to enter into lorry routing agreements where appropriate to ensure that the rural road network is not adversely impacted. Commercial activities that require 24-hour operation / lighting will not be supported unless it can be demonstrated that there will be no adverse impact to the community.

Justification from Evidence Base	• Community Facilities Assessment 2023 • Residents' Survey September 2019 • Neighbourhood Plan Policies and Options Survey April 2023 • 2021 Census Data • Essex County Council's Neighbourhood Planning Guide September 2019 • Everyone's Essex Our Plan for Levelling Up the County 2021-2025 • Essex Healthy Places Guidance • Net Zero: making Essex Carbon Neutral May 2023 • Levelling Up Essex January 2022 • Levelling Up Essex – One Year On: Impact Report February 2023

Core Objectives	EGS_5, EGS_6, DC_2, EHS_3 and TR_1
Relevant policies	NPPF Paragraphs 8 (sustainable development), 85-89 (economy), 108-117 (transport), 123-125 (making effective use of land), 142-156 (Green Belt), 180 (landscape), 135, 193 (amenity) and 195-214 (conserving and enhancing the historic environment). BDLPSP BAS E4, BAS E6, BAS E7, BAS E10, BAS SH1, BAS SH6, BAS BE12, BAS GB1, BAS GB7, BAS C1, BAS C2, BAS R1

9.2. Education

9.2.1. The education facilities based in Noak Bridge consist of the Noak Bridge Primary School and Noak Bridge pre-school that is located in the grounds of the Primary School.

9.2.2. A significant percentage (40%) of the local community who took part in the Residents' Survey in 2019 indicated that the Primary School did not meet their needs, with several responses highlighting that there were children who were unable to get a place at the school. Respondents were also concerned that the Primary School would be unable to cope with the uplift of school-age children, should a substantial new housing development come forward.

9.2.3. The Essex County Council Local and Neighbourhood Planners' Guide to School Organisation[37] explains how the County Council will interact with and support neighbourhood planning, stating:

"*Neighbourhood Plans also play a key role in safeguarding and improving the environment around schools. The following issues may potentially be considered:*

- *Establishing and improving walking and cycling routes to schools;*
- *Reducing school run traffic and dispersing it away from school entrances;*
- *Enforcing low traffic speeds around schools and the walking routes pupils use;*
- *Ensuring pavements around schools are clear and wide enough for parents with pushchairs to pass;*

[37] Essex County Council. *Local and Neighbourhood Planners' Guide to School Organisation* (2018, revised 2020). Available at: https://www.essex.gov.uk/sites/default/files/migration_data/files/assets.ctfassets.net/knkzaf64jx5x/64wpmMGfhiSgaDs7bc2f2B/95972b3171202201d57a514ed2501318/ECC_Local_and_Neighbourhood_Planners_Guide_to_School_Organisation.pdf [Accessed 28 June 2023]

- *Providing public art, nature areas and local history information boards, in the immediate area, to offer learning opportunities;*
- *The planting of trees and / or hedges to enhance air quality / reduce exposure to poor air quality;*
- *The use of landscaping and carefully selected street materials to reduce noise.*

Head Teachers and school governors may have a number of ideas in addition to those listed above that can benefit their individual school. Essex County Council encourages direct contact with schools regarding such issues. Where concerns regarding the availability of school places are raised, the School Organisation team should be contacted to ensure a joined-up approach is taken."

9.2.4. The Essex County Council 10 Year Plan Meeting the Demand for Mainstream School Places in Essex 2023-2032[38] (January 2023) sets out the place planning for school places over the 9 years of the plan.

9.2.5. It explains that in the Basildon central and west area, Noak Bridge primary will be within a school grouping where the numbers on roll are expected to increase quite significantly over the period 2023-28 from 9,498 to 9,681. This is an increase of 183 pupils.

9.2.6. School building projects in the area are identified as being a new 2FE primary school at Dry Street with a Pupil Admission Number (PAN) of 30 pupils planned for 2024/5 (and a capacity of 420); and a 1FE expansion of a new primary scheduled for 2026/7 with 30 places.

9.2.7. Secondary school provision is expected to see an increase in numbers on roll from 5,259 to 5,988 over the period 2023-28, with a 1FE expansion planned (school TBC) scheduled for 2027/8.

9.2.8. Members of the Steering Group met with senior County Council Education staff and Portfolio Holder in late 2021 as part of the preparatory work for this Neighbourhood Plan to discuss the opportunities to provide a new school should a large new housing development come forward within the Plan Area during the life of the Neighbourhood Plan.

[38] Essex County Council. *10 Year Plan Meeting the Demand for Mainstream School Places in Essex 2023-2032* (2023). Available at: https://www.essex.gov.uk/sites/default/files/migration_data/files/assets.ctfassets.net/knkzaf64jx5x/5ChkxQBsJ08ZWapW7Q7a36/b1883b28c45b761dfdbe3c4947d132ef/10_Year_Plan_2023-2032.pdf [Accessed 26 June 2023]

It was confirmed following that meeting that the primary school was not capable of being extended on its own site due to the constrained size of the site.

9.2.9. The possibility of converting the school to a Forest School was also suggested by the Neighbourhood Plan steering group. However, ECC confirmed that its position was that the school was not capable of expansion and that whilst the Forest School concept worked for some pre-schools it was not something that operated at a primary school level within Essex.

9.2.10. The Neighbourhood Plan Steering Committee subsequently engaged with the Primary School's staff, who also confirmed that the Primary School is at full capacity and with limited further opportunity to expand on site.

9.2.11. Both of the educational facilities in Noak Bridge provide an important service and are considered by the local community to be of high value. Given their significance to the local community, it is crucial that proposals for new major housing development fully mitigate the impact through the provision of education facilities on a new site serving the development or the enhancement of existing facilities.

Policy NB21 – Noak Bridge Primary School
Noak Bridge Primary School is at full capacity in most year groups and with limited further opportunity to expand on site. Therefore all major residential developments should mitigate the impact of the development on existing education services and facilities serving the NDP area, including in particular the Noak Bridge Primary School and the Pre School that is located in the grounds of the Primary School. Mitigation should take the form of provision of education facilities on a new site serving the development or the enhancement of existing facilities.

Justification from Evidence Base	• Essex County Council Local and Neighbourhood Planners' Guide to School Organisation 2018 • Essex County Council 10 Year Plan Meeting the Demand for Mainstream School Places in Essex 2023-2032 • Noak Bridge Community Facilities Assessment 2023 • Residents' Survey September 2019

	• Neighbourhood Plan Policies and Options Survey April 2023 • Essex County Council's Neighbourhood Planning Guide September 2019 • Everyone's Essex Our Plan for Levelling Up the County 2021-2025 • Essex Childcare Sufficiency Assessment 2021 • Essex County Council Developers' Guide to Infrastructure Contributions 2020 • Basildon Borough Council Planning Obligations Strategy SPD 2015 • Essex Healthy Places Guidance • Levelling Up Essex January 2022 • Levelling Up Essex – One Year On: Impact Report February 2023
Core Objectives	EHS_4 and EHS_5
Relevant policies	NPPF Paragraphs 8 (sustainable development), 34 (development contributions), 99-100 (promoting healthy and safe communities), 127 (viability) and 135, 193 (amenity). BDLPSP BAS S5, BAS BE12

9.3. Health

9.3.1. There are currently limited local health/GP facilities operating in the Plan Area. These primarily consist of the Noak Bridge Medical Centre and the Noak Bridge Pharmacy. They are both located to the heart of the village. The pharmacy is operated by NHS Pharmacy Services and provides supplementary health services to the local community.

9.3.2. In the Residents' Survey 2019, 34% of the respondents indicated that the existing health facilities in the village did not meet their needs, as they had to wait for a considerable amount of time before receiving a GP appointment. Respondents also highlighted the need for additional health facilities, such as a local dentist, as they currently have to travel to larger settlements for dental treatment.

9.3.3. There are several health and social care organisations[39] operating in the region that can provide other health-related services, such as the Essex Safeguarding Adults Board, the

[39] *Health and Social Care Service Providers.* Available at: https://www.basildon.gov.uk/article/7991/Health-and-social-care-service-providers [Accessed 30th June 2023]

Integrated Care Alliance and Integrated Care Board, the Living Well Essex and the Essex Partnership University NHS Foundation Trust.

9.3.4. The majority (86%) of the local community highlighted in the 2019 survey that it is essential that new major residential development provides improved access to the existing facilities and contributes financially towards their expansion, as the existing facilities will not be able to cope with additional housing otherwise.

Policy NB22 – Health Facilities
All major residential developments should be informed by discussions with the health authority, GP practice(s) and the local planning authority to ensure that the impact of the development on existing health care services and facilities serving the NDP are is mitigated.

Justification from Evidence Base	• Noak Bridge Community Facilities Assessment 2023 • Residents' Survey September 2019 • Neighbourhood Plan Policies and Options Survey April 2023 • Essex County Council's Neighbourhood Planning Guide September 2019 • Everyone's Essex Our Plan for Levelling Up the County 2021-2025 • Basildon Borough Council Planning Obligations Strategy SPD 2015 • Essex County Council Developers' Guide to Infrastructure Contributions 2020 • Basildon Health and Wellbeing Strategy 2020-2025 • Essex Healthy Places Guidance • Levelling Up Essex January 2022 • Levelling Up Essex – One Year On: Impact Report February 2023
Core Objectives	EHS_1 and EHS_6
Relevant policies	NPPF Paragraphs 8 (sustainable development), 55, 57-58 (planning obligations), 96-101 (promoting healthy and safe communities) and 135, 193 (amenity). BDLPSP BAS BE21, BAS BE12, BAS BE22

9.4. Community Assets

9.4.1. The Residents' Survey recorded a broad level of satisfaction with community facilities within the Plan Area, with 67% of respondents feeling that they met or exceeded their needs.

9.4.2. In the online survey that followed the walking workshop in the summer of 2021, the following community facilities were identified to be of particular value to the local community:

- Open spaces / playing fields / basketball court / playground
- Local shop
- GP surgery
- The ponds
- Dog agility area
- Pub
- Nature Reserve
- School
- Village Hall
- Pharmacy

9.4.3. A Community Facilities Assessment was undertaken by Bluestone Planning on behalf of the Noak Bridge Parish Council and its aim was to identify the facilities that lie at the heart of the community and are considered valuable to the local community, to assess their existing condition and to identify necessary improvements. In addition, the assessment included a list of other facilities and services that make a significant contribution to the general sustainability of the village and the quality of life for local residents and visitors, including local shops and businesses.

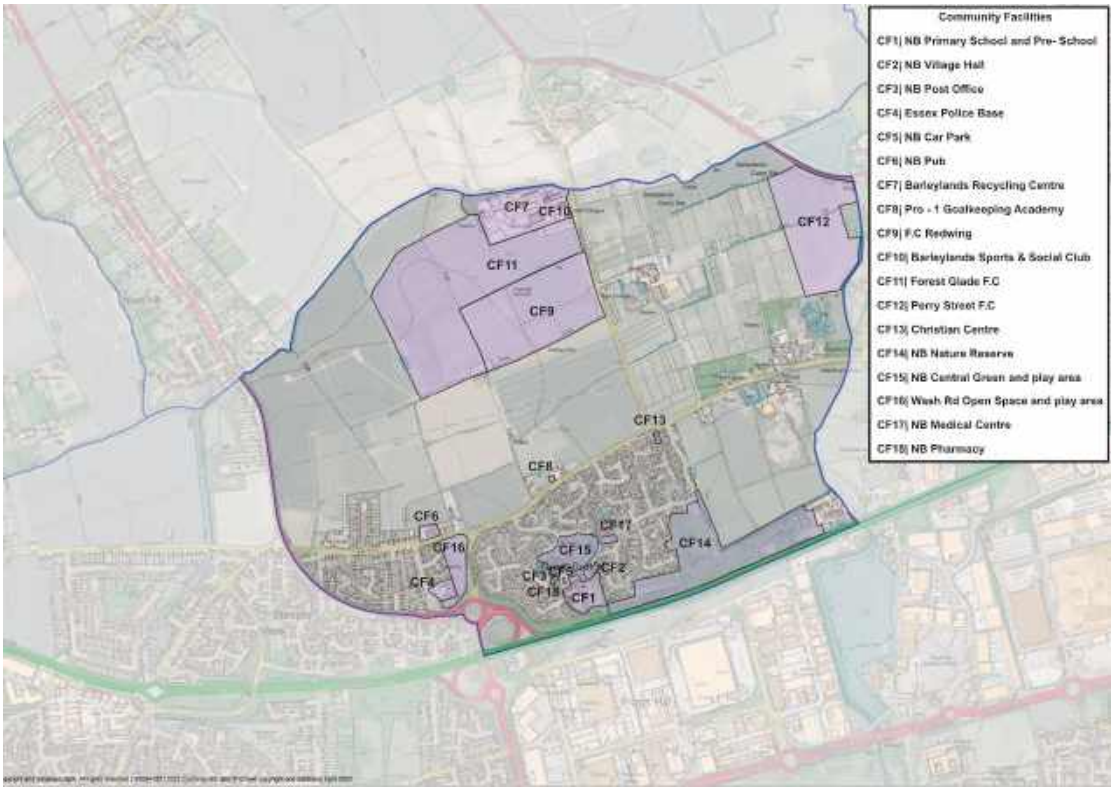


Figure 43. List of Community Facilities in Noak Bridge

Policy NB23 – Community Facilities

The following community facilities have been identified and depicted on Figure 43 as playing an important role in the sustainability of the NDP area and the wellbeing of the local community:

1) Noak Bridge Primary School and Noak Bridge Pre-school
2) Village Hall
3) Shop and post office
4) Essex Police Base
5) Car park
6) The Noak Bridge Pub
7) The Barleylands Recycling Centre
8) Sports Clubs
9) Christian Centre
10) Green Spaces and Play Areas
11) Medical Centre
12) Pharmacy
13) Nature Reserve

Proposals that improve the condition of the above community facilities and do not result in harm to the amenity of the surrounding areas will be supported.

Proposals for the change of use or loss of the above facilities will be resisted and only allowed in specific circumstances including where:

- Evidence demonstrating that the current location or operation of the community facility is not economically viable; and
- The facility is no longer needed or has been replaced by a facility of equal size and value to the community, in an equally accessible location; or
- The proposals are permitted under the General Permitted Development Order 2015 (as amended)

Applicants will need to demonstrate that development proposals located in close proximity to or forming part of an identified community facility will not adversely affect the viability, utility or amenity of the community facility.

Justification from Evidence Base	• Noak Bridge Community Facilities Assessment 2023 • Residents' Survey September 2019 • Walking Workshop and Online Survey July 2021 • Neighbourhood Plan Policies and Options Survey April 2023 • Essex County Council's Neighbourhood Planning Guide September 2019 • Basildon Borough Council Planning Obligations Strategy SPD 2015 • Essex County Council Developers' Guide to Infrastructure Contributions 2020 • Everyone's Essex Our Plan for Levelling Up the County 2021-2025 • Basildon Health and Wellbeing Strategy 2020-2025 • Essex Healthy Places Guidance • Levelling Up Essex January 2022 • Levelling Up Essex – One Year On: Impact Report February 2023 • Sport England Playing Fields Policy and Guidance March 2018 • Sport England Active Design Guidance
Core Objectives	EHS_2)

	EHS3, EHS6, EHS7 and EHS8
Relevant policies	NPPF Paragraphs 8 (sustainable development), 55, 57-58 (planning obligations), 85-89 (economy), 96-97, 99 (healthy / safe communities), 102-103 (open space / recreation), 127 (viability) and 193 (pollution). BDLPSP BAS R1, BAS R16, BAS BE12, BAS BE21, BAS BE22

9.5. Infrastructure Funding

9.5.1. It is essential that new development mitigates its impacts on existing facilities and infrastructure and, where appropriate, provide financial contributions towards their improvement. Local planning authorities are usually able to ensure that new development will provide financial contributions towards the creation or improvement of community facilities or social and physical infrastructure either by entering into a Section 106 legal agreement with the developer or through the imposition of a planning charge known as Community Infrastructure Levy (CIL).

9.5.2. Basildon Borough Council has yet to adopt a CIL charging schedule that will set out the Infrastructure Levy that will be chargeable for each area within the Borough, including the NP area. In the latest LDS 2022-2027 it was highlighted that Basildon Borough Council has no plans to adopt a CIL in the immediate future and it is likely that a CIL may be introduced after the Emerging Local Plan has been adopted.

9.5.3. Basildon Borough Council has also published a Supplementary Planning Document (SPD)[40] that sets out the Council's approach and procedures in respect of the use of any planning obligations. As a service and infrastructure provider ECC has its own thresholds and processes for planning obligations as set out in the ECC Developers Guide to Infrastructure Contributions (2020). Planning obligations may be required for the following service areas:

- Early years and childcare
- Schools
- School transport and sustainable travel

[40] Basildon Borough Council (2015) *Basildon Borough Council Planning Obligations Strategy.* Available at: https://www.basildon.gov.uk/article/5516/Basildon-Borough-Planning-Obligations-Strategy-SPD-2015 [Accessed 20th June 2023].

- Employment and Skills Plans
- Highways and transportation
- Sustainable Travel Planning
- Passenger Transport
- Public Rights of Way
- Waste Management
- Libraries
- Flood and Water Management and Sustainable Drainage Systems (SuDS)

These will need to be negotiated on a site by site basis to ensure that infrastructure improvements are provided to make a development acceptable. The planning obligations that will be contained within a Section 106 need to meet the tests that are set out in paragraph 57 of the NPPF in order to considered appropriate. These are as follows:

- necessary to make the development acceptable in planning terms
- directly related to the development
- fairly and reasonably related in scale and kind

9.5.4. Noak Bridge Parish Council has created a list of the local community facilities and social and physical infrastructure that may be used by residents of new housing development in the area, and the impact of which use may therefore need to be mitigated through Section 106 contributions, where the above tests are met. The list is contained at Appendix 3 to this Plan. This list seeks to highlight existing local infrastructure deficiencies and encourage new development to address them before its commencement.

Policy NB24 – Funding New Facilities / Infrastructure
Active support will be given to development which is consistent with the other policies in this Neighbourhood Plan where it secures the provision or funding of infrastructure that directly mitigates the effects of the development, through Section 106 agreements or the Community Infrastructure Levy. A list of the funding priorities is set out in Appendix 3 of this Neighbourhood Plan.

Justification from Evidence Base	• Walking Workshop and Online Survey July 2021 • Community Facilities Assessment 2023 • Neighbourhood Plan Policies and Options Survey April 2023 • Basildon Borough Council Planning Obligations Strategy SPD 2015 • Essex County Council Developers' Guide to Infrastructure Contributions 2020 • Essex County Council's Neighbourhood Planning Guide September 2019 • Everyone's Essex Our Plan for Levelling Up the County 2021-2025 • Basildon Health and Wellbeing Strategy 2020-2025 • Levelling Up Essex January 2022 • Levelling Up Essex – One Year On: Impact Report February 2023 • Sport England Playing Fields Policy and Guidance March 2018 • Sport England Active Design Guidance
Core Objectives	EHS_1, EHS_2 and EHS_5
Relevant policies	NPPF Paragraphs 8 (sustainable development), 55, 57-58 (planning obligations), 96-97, 99 (healthy / safe communities), 127 (viability) and 193 (pollution). BDLPSP BAS S5; BAS BE12; BAS BE21; BAS BE22

10. Transport and Roads

10.1. Road Safety

10.1.1. The Residents' Survey that was carried out in September 2019 revealed that 64% of the respondents indicated that there are serious traffic and congestion issues in the area and the situation needs to be improved. In addition, 66% of the respondents expressed their concerns about road safety, with 97% of them highlighting their fears of increased traffic being generated from new housing development in Noak Bridge. The greatest road safety issue raised by respondents was speeding vehicles.

10.1.2. As identified on Figure 44, the most severe accidents that have been reported in the last 20 years in Noak Bridge have occurred in primary roads that consist of Noak Hill Road, Wash Road, and the A176. The causes of these accidents can be attributed particularly to the lack of appropriate signage, excessive speeding and careless parking of vehicles close to busy junctions. Other secondary roads within Noak Bridge are Bridge St and Eastfield Road, which however have had far fewer and less severe accidents reported.

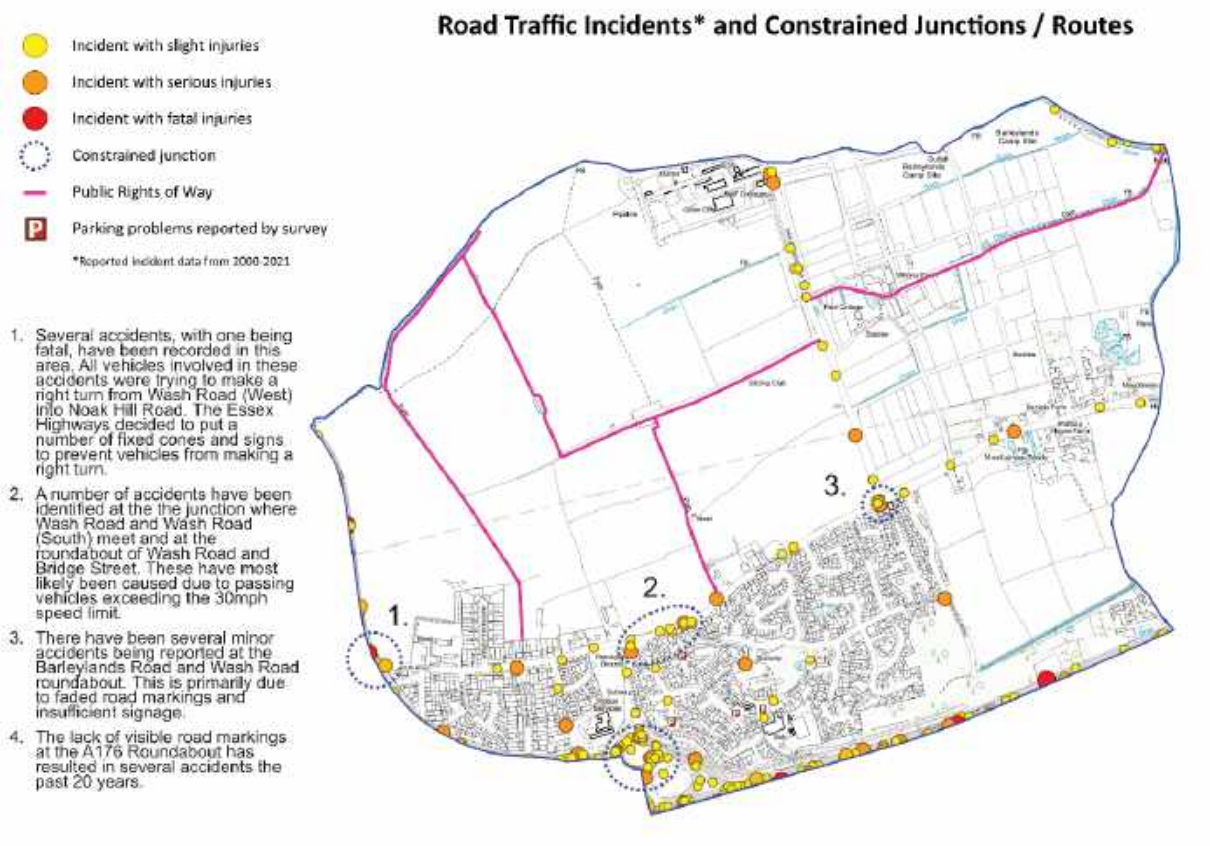


Figure 44. Transport Issues in Noak Bridge

10.2. Public Transport

10.2.1. General satisfaction with public transport in Noak Bridge was reported in the Residents' Survey 2019. Only 22% of respondents indicated that the local public transport links need improvement.

10.2.2. Noak Bridge is serviced by 4 bus services in total. The number 300 bus service from Chelmsford to Basildon bus station is the most reliable service in the village, as there is a bus service approximately every 20 minutes at peak times.

10.2.3. There are 5 bus stops within the village. The primary bus stop is considered to be the one located at Wash Road (South), as there are 3 bus services that travel through that direction and, as shown on Figure 45, and it is conveniently located in the centre of the village.

10.2.4. The bus services provide access for residents of Noak Bridge to towns and villages in the surrounding area including Wickford, Crays Hill, Ramsden Heath, Laindon, Langdon Hills, Basildon, Billericay, Chelmsford, Galleywood, Rayleigh, Rawreth, Shotgate and Southend-on-Sea.

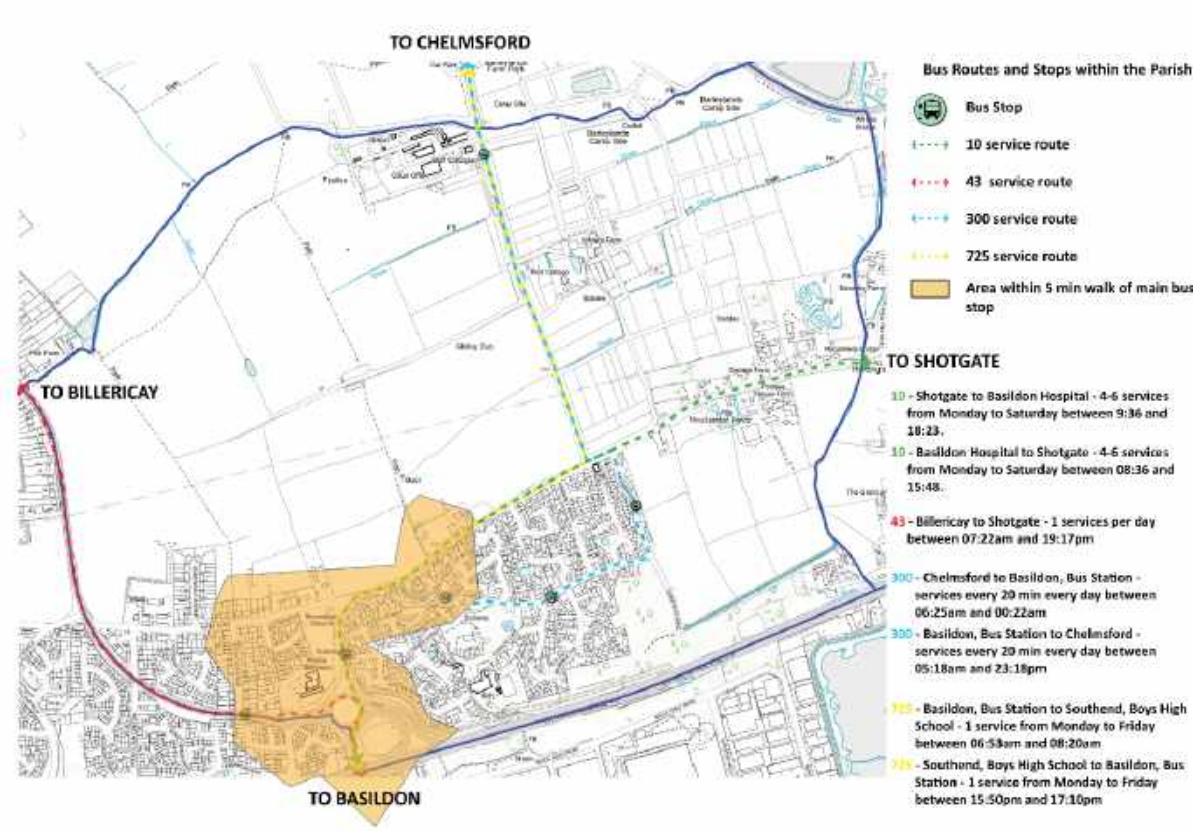


Figure 45. Bus Routes and Stops in Noak Bridge

10.3. Public Rights of Way

10.3.1. Noak Bridge benefits from a large network of public rights of way as shown on Figure 44 that connect the village with other neighbouring settlements in the area, such as Noak Hill and Great Burstead to the north.

10.3.2. During the walking workshop and via the completion of another online survey that was conducted in July 2021, residents were also provided with the opportunity to express their views on the state of the local public rights of way and whether they would prefer to see new infrastructure that would support sustainable modes of travel.

10.3.3. Most respondents commented that both roads and local paths are in poor condition and require immediate maintenance and repair works. A lot of the respondents also indicated that additional routes that connected to existing footpaths and new cycle paths would be welcomed in Noak Bridge.

10.3.4. Where development impacts on the existing rights of way network improvements to the infrastructure will be sought via Section 106 contributions where the NPPF Paragraph 57 tests are met.

10.4. Road Noise

10.4.1. Figure 46 below depicts the annual average noise levels in a 16-hour period, 24-hour period and overnight between 2300 – 0700 that were recorded for Noak Bridge in 2017. This assessment forms part of the strategic noise map data that was published by Defra and give a snapshot of the estimated noise that was generated from major roads in 2017. The study identified that the highest levels of noise within the Plan Area are generated by Noak Hill Road, the A176, A127 and A129.

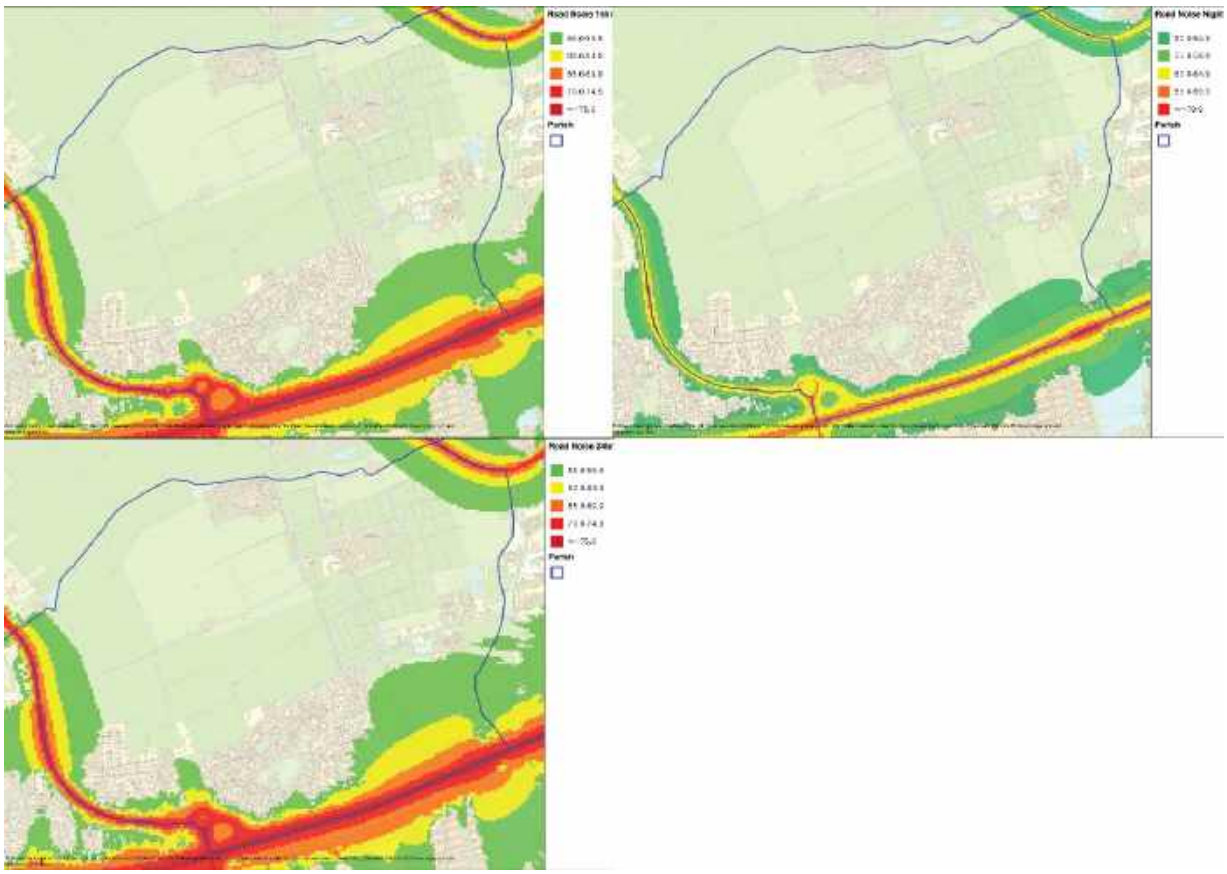


Figure 46. Strategic Noise Mapping for Noak Bridge

Source: © Crown Copyright. Contains public sector information licensed under the Open Government Licence v3.0.

10.4.2. DEFRA has also prepared and adopted a Noise Action Plan (2019)[41] that seeks to address the management of noise issues and effects from road and railways in 65

[41] Defra, (2019) *Noise Action Plan: Agglomerations (Urban Areas).* Government of England and Wales. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/813663/noise-action-plan-2019-agglomerations.pdf [Accessed 5th July 2023].

agglomerations[42] in England. As it can be seen on Figure 47, there are three Important Areas with regard to road traffic noise that were identified in the Plan Area (and one other that is partially in the Plan Area). Future proposals within these areas should seek to ensure that the levels of noise from road traffic is not increased.



Figure 47. Noise Action Planning Important Areas - Noak Bridge

Source: © Crown Copyright. Contains public sector information licensed under the Open Government Licence v3.0.

10.5. Active Travel

10.5.1. Cycling Route 5 of the Local Cycling and Walking Infrastructure Plan goes through Noak Bridge, connecting Billericay School to Basildon Town Centre through Wash Road and Bridge Street, using the A127 overpass.

10.5.2. Increased cycling, walking and wheeling can contribute to a reduction in private vehicle usage, reducing congestion and issues around parking. New developments should show how they encouraging modal shift: Gear Change, a Department for Transport Strategy[43],

[42] An area having a population in excess of 100,000 persons and a population density equal to or greater than 500 people per km^2 and which is considered to be urbanized.

[43] Department for Transport, (2020) *Gear Change A bold vision for cycling and walking*. Available at: https://assets.publishing.service.gov.uk/media/5f1f59458fa8f53d39c0def9/gear-change-a-bold-vision-for-cycling-and-walking.pdf Accessed [22nd April 2024]

outlined a vision for 50% of all journeys in urban-areas to be made via walking or cycling by 2030 (see the 'Vision' on p.12 of that document). Encouraging active travel will also contribute to the Basildon Council Climate Change Strategy and the Active Environments Strategy.

10.5.3. In order to increase the uptake of active travel then consideration should be given towards cycle parking at destinations, such as green spaces and local facilities. Consideration should also be given towards opportunities for linear play along key walking routes, helping to create a more engaging and fun walking experience for families.

Policy NB25 – Highways, Safety and Sustainable Travel

All new development will be required to:

- Submit a Transport Assessment or Statement as appropriate
- Prioritise active and sustainable travel for walking and cycling and secure road safety improvements particularly for pedestrians and cyclists (with regard to Design Codes MS.01 to MS.06.1).
- Maximise opportunities for active and sustainable transport both within and between Noak Bridge and the surrounding settlements
- Incorporate safe and convenient walking and cycling routes to schools and local services from new residential developments which encourage active travel
- Provide safe and convenient vehicular and pedestrian access with visibility splays consistent with current standards
- Promote travel plans for new commercial, community or residential developments where required
- Be accompanied by sufficient information to demonstrate how an increase in traffic (including HGV movements) which may be generated by a proposal has been taken into consideration; and
- Limit additional businesses from locating on Wash Road and Barleylands Road due to traffic generation / safety issues

Where traffic calming measures are proposed, these should be designed to reduce speed whilst not increasing noise or having an adverse impact on residents or users of the route.

Justification from Evidence Base	• Residents' Survey September 2019 • Walking Workshop and Online Survey July 2021 • Neighbourhood Plan Policies and Options Survey April 2023 • Basildon Local Cycling & Walking Infrastructure Plan Plus June 2021 • Essex County Council Local Cycling and Walking Infrastructure Plan Proposals for Basildon, Braintree, Chelmsford & Colchester March 2021 and August 2022 Update • Noise Action Plan 2019 • Department for Transport Gear Change A bold vision for cycling and walking 2020 • Essex County Council's Neighbourhood Planning Guide September 2019 • Everyone's Essex Our Plan for Levelling Up the County 2021-2025 • Net Zero: Making Essex Carbon Neutral May 2023 • Transport East: Transport Strategy 2022 • Levelling Up Essex January 2022 • Levelling Up Essex – One Year On: Impact Report February 2023 • Local Transport Plan 2011 (LPT3) • The Essex Electric Vehicle Charge Point Strategy • The EPOA Essex Parking Standards (2009)
Core Objectives	TR_1, TR_2, TR_3 and TR_4
Relevant policies	NPPF Paragraphs 8 (sustainable development), 96, 101 (healthy communities), 108-117 (transport), 131-140 (design) and 193 (pollution). BDLPSP BAS T5

10.6. Parking

10.6.1. Vehicle parking issues were raised by the majority of respondents in both the surveys that were undertaken in 2019 and 2021. The local community highlighted that there is insufficient vehicle parking in Noak Bridge to cope with the existing number of vehicles, which has resulted in people leaving their vehicles parked on pavements or close to roundabout junctions. As noted above, this can give rise to road safety issues.

10.6.2. The largest percentage of respondents indicated that vehicle parking is an issue due to the lack of public car parks and allocated car parking spaces in some residential areas of

the village. Specifically, off street vehicle parking has been highlighted to be an issue in Crouch Street, Lower Street, Kenilworth Place. and Coppice Lane and around the Noak Bridge Primary School, during pupil drop off and pick up hours. These areas can be seen on Figure 44.

10.6.3. Notwithstanding the issues identified above, it is also considered critical to ensure that an adequate number of cycle parking is available in Noak Bridge for both local residents and visitors. This is emphasised in both the Essex Design Guide as well as the cycle infrastructure design document LTN1/20[44], which comprises guidance provided by the government to assist local authorities with the delivery of high quality cycle infrastructure. Specifically, LTN1/20 recommends that developments should aim to provide a minimum 5% of the total parking spaces as accessible cycle parking for people with a disability or a mobility impairment. It should be noted that this also aligns with the expectations for the provision of disabled car parking bays.

10.6.4. It is also significant to note that development proposals for the provision of Electric Vehicle charging points have led to new types of criminal activity, such as theft of core cabling. Therefore, proposals for EV charging should aim to incorporate crime prevention measures at the earliest stages to minimise opportunities for crime.

Policy NB26 – Parking

Development proposals must make adequate provision for vehicle and cycle parking and access for deliveries, service vehicles, tradesmen working on-site and social visitors as well as for residents or workers. Regard must be had to the Noak Bridge Design Code, (in particular Code MS.06.1 to Code MS.07.1, as well as other movement, services and sustainability codes).

Development proposals must, whenever possible, provide adequate vehicle and cycle parking on-site and not rely on on-street parking. Development that includes a reliance on vehicle parking on existing streets shall not be permitted where the streets are narrow, already heavily trafficked, have identified parking issues (see Figure 44), or where such on-street vehicle parking would impact on the safety of road users or adversely impact the character of the area.

[44] Department for Transport, (2020) *Cycle infrastructure design (LTN1/20)*. Available at: https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120 Accessed [18th April 2024]

Justification from Evidence Base	• Residents' Survey September 2019 • Walking Workshop and Online Survey July 2021 • Neighbourhood Plan Policies and Options Survey April 2023 • Secured By Design Guidance • Cycle infrastructure design (LTN1/20) • Essex County Council's Neighbourhood Planning Guide September 2019 • Everyone's Essex Our Plan for Levelling Up the County 2021-2025 • Net Zero: making Essex Carbon Neutral May 2023 • Local Transport Plan 2011 (LTP3) • Transport East: Transport Strategy 2022 • Basildon Local Cycling and Walking Infrastructure Plans (LCWIPs) June 2021 and Essex CC LCWIP March 2021 and August 2022 update • Essex Electric Vehicle Charge Point Strategy June 2023 • EPOA Essex Parking Standards 2009 • Levelling Up Essex January 2022 • Levelling Up Essex – One Year On: Impact Report February 2023
Core Objectives	TR_5
Relevant policies	NPPF Paragraphs 8 (sustainable development), 96, 101 (healthy communities), 108-117 (transport), 131-140 (design) and 193 (pollution). BDLPSP BAS T5

11. Community Aspirations

11.1.1. A number of desirable community aspirations have emerged as a result of producing this Neighbourhood Plan, several of which are detailed in the sections above. These are generally non-land use issues, but they are nevertheless important to the community and warrant mention in this Plan. In particular the following non-land use aspirations have emerged from the various conversations with the community over the last three years:

- Support for local projects and new facilities
- Provision for safe use of E Scooters including a management strategy for safe use, charging and storage of E-Scooters on the public highway
- A limit on the parking of commercial vehicles to no more than 3500 kg weight limit
- Consistently ensure LPA enforce Conservation Area Appraisal requirements in design, materials etc.
- Explore opportunities to encourage local residents to work together in order to enhance the character of Noak Bridge, for example via new planting initiatives or restoration of existing hedgerows.
- Work with interested parties to support the agricultural businesses of the Plan Area
- Encourage local residents to regularly check on the state of roadside ditches and ensure they are cleaned to prevent future flooding accidents
- Improve travel safety by aiming to maintain, and when possible improve, the condition of the pavements in Noak Bridge.
- Improve the condition of community buildings, by seeking support from private developers / CIL or other interested parties.
- Improvement to existing sports facilities
- Modernization of existing facilities to include more local users
- Additional street-furniture, such as benches and bins and street lighting.
- Create more options for people who work remotely / from home
- Create special enclosed areas for dog walking
- Improve the landscaping around features of high ecological value, such as the Reserve and ponds
- Increase amount of play equipment within parks and their regular maintenance
- Creation of new local coffee shop
- Creation of new take-away outlets or restaurants

- Opportunities for the creation of more local shops
- Improve accessibility to local health/GP facilities
- Increase the number and range of activities that are held in the village hall
- Explore opportunities for more community events
- Creation of new sports facilities
- Identify land to be provided for community use as allotments
- Work with the local police force to ensure that more police officers are stationed in around the village in order to reduce antisocial behaviour and improve public safety
- Opportunities to reduce on-street parking
- Provide a new public car parking area to serve the local community in Noak Bridge
- Introduce 20mph speed limit in areas of the village, where people have been noticed speeding
- Work to ban HGVs from all roads in the village, except for access or reduce the number entering the village
- Explore opportunities to reduce the amount of traffic in the area around the school and create improved facilities for pedestrians
- Ensure the condition of local footpaths is improved and regularly maintained
- Introduce cycle paths in the village
- Explore ways to expand and improve the bus network serving the village
- Work to improve signposting in the village

11.1.2. These are all important to the community and a number have the potential to be delivered outside of the Neighbourhood Plan process. Not all may be consistent with the overall strategy of the Neighbourhood Plan but all are worthy of recording.

12. Delivery, Review and Monitoring

12.1. Introduction

12.3.1. To be effective, the Noak Bridge Neighbourhood Plan must be deliverable and be capable of being monitored. This chapter sets out the delivery and monitoring strategy and plans that support the Neighbourhood Plan and its delivery over time. It also sets out guidance for the regular review of the Neighbourhood Plan from time to time.

12.3.2. There are specific rules in place as to how the various responsibilities and initiatives identified and the policies may be implemented and managed.

12.3.3. This document therefore must be seen as work in progress and will develop and evolve as the key responsibilities and issue arise. However, following initial dialogue with the Parish Council, it wishes to continue taking a pro-active approach in monitoring delivery of the policy objectives.

12.3.4. What is clear is that implementing the provisions of the Neighbourhood Plan, monitoring the success, reviewing the Plan and ensuring issues are addressed and followed up will require resources.

12.2. Ongoing Policy Management / Review & Monitoring

12.2.1. The details below set out the proposed arrangements for monitoring the effectiveness of the policies in this Neighbourhood Plan, as well as details of those best placed to undertake the monitoring. This will rely upon sharing of data between the LPAs and Parish Council in order for the monitoring and review process to operate efficiently.

12.2.2. It is envisaged that a yearly review of effectiveness should be undertaken by the Parish Council at the Parish Annual Meeting. It is considered that the following sources will inform the potential need for any review and act as a performance indicator:

- Planning history records
- Delegated reports for applications
- Review information initially submitted with a planning application - upon receipt of application / officer reports / applicant submissions

- Site by site assessment as applications are submitted
- Parish Public Rights of Way, footways and cycle way updated survey
- Review of emerging Local Plan
- Adoption of a new Local Plan
- Changes to the NPPF
- Changes to National Design Guidance
- Changes to Local Design Guidance at LPA
- Changes to the Conservation Area or its associated Character Appraisal / Management Plan

13. Abbreviations and Definitions

13.1. List of Abbreviations / Acronyms

ALC - Agricultural Land Classification
AOD – Above Ordnance Datum
BREEAM - Building Research Establishment Environmental Assessment Method
CIL - Community Infrastructure Levy
Defra - Department for Environment Food and Rural Affairs
DPA - Dwellings per Annum
DPH - Dwellings per Hectare
EA – Environment Agency
EIA – Environmental Impact Assessment
GBI - Green and Blue Infrastructure
GPDO – General Permitted Development Order
HE – Historic England
HGV - Heavy Goods Vehicle
HNA - Housing Needs Assessment
HNS - Housing Needs Survey
HRA – Habitat Regulations Assessment
LCA - Landscape Character Assessment
LCAs - landscape character areas
LCT - Landscape Character Types
LDS – Local Development Scheme
LGS - Local Green Space
LLFA – Lead Local Flood Authority
LPA - Local Planning Authority
NE – Natural England
NCA – National Character Area
NDHA – Non-Designated Heritage Asset
NDP - Neighbourhood Development Plan (also NP)
NP - Neighbourhood Plan (also NDP)
NPPF - National Planning Policy Framework
NPPG - National Planning Policy Guidance
PCM - Pollution Climate Mapping
SAC - Special Area for Conservation
SBD – Secured By Design
SEA – Strategic Environmental Assessment
SFRA - Strategic Flood Risk Assessment
SHMA - Strategic Housing Market Assessment
SINC - Sites of Importance for Nature Conservation
SPA - Special Protection Area
SPD - Supplementary Planning Document
SSSI - Sites of Special Scientific Interest
SuDS - Sustainable Urban Drainage Scheme

13.2. List of Definitions

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Including affordable housing for rent, Discounted market sales housing and Other affordable routes to home ownership.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and Plantations on Ancient Woodland Sites (PAWS).

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification. https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land#alc

Brownfield land: See Previously developed land (PDL).

Call for Sites: A consultation exercise run by the Local Planning Authority (LPA) asking landowners and developers to identify parcels of land that they consider may be suitable for development of one type or another (typically for housing, employment, recreation space etc).

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Design code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Design guide: A document providing guidance on how development can be carried out in accordance with good design practice.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force.
Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Environmental impact assessment (EIA): A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Essential local workers: Public sector employees who provide frontline services in areas including health, education and community safety – such as NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers.

Existing Dwelling: see original dwelling

Green and Blue infrastructure (GI): A network of multi-functional green and blue spaces (waterways, bodies of water) and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Habitats site: Any site which would be included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations,

including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Landscape character: Distinct pattern or combination of elements that occur consistently in parts of the landscape.

Landscape quality: Term used to indicate value based on character, condition and aesthetic appeal.

Local housing need: The number of homes identified as being needed through the application of the standard method set out in national planning guidance.

Local Green Space (LGS): A designation providing special protection against development for green areas of particular importance to local communities and close to the community it serves. The spaces are considered demonstrably special to the local community.

Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners.

Local planning authority (LPA): The public authority whose duty it is to carry out specific planning functions for a particular area.

Major development: means development involving any one or more of the following -

a) the winning and working of minerals or the use of land for mineral-working deposits;
b) waste development;
c) the provision of dwellinghouses where -
    (i) the number of dwellinghouses to be provided is 10 or more; or
    (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
e) development carried out on a site having an area of 1 hectare or more

National Planning Policy Framework (NPPF): The revised National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

National Planning Policy Guidance (NPPG): The National Planning Practice Guidance adds further context to the National Planning Policy Framework (NPPF) and it is intended that the two documents should be read together. It is an online resource which is continually updated.

Original Dwelling (for the purposes of extensions and replacement dwellings):

- The existing dwelling means the dwelling as it existed on 1 July 1948, or as the dwelling was originally built or legally established, if the residential use postdates 1 July 1948
- References to a dwelling with a gross internal floor space of 100 sq. metres is as it existed on 1 July 1948, or as the dwelling was originally built or legally established, if the residential use post-dates 1 July 1948

- The floorspace of original, existing and small dwellings will be measured as the total internal habitable floorspace of the dwelling but will not include floorspace within conservatories attached outbuildings and detached outbuildings (irrespective of whether the outbuilding's current use is as habitable floorspace)
- The floorspace of proposed extensions will include conservatories and attached outbuildings and any habitable floorspace provided within a detached outbuilding
- A conservatory is defined as having not less than three-quarters of the area of its roof and not less than one-half of the area of its external walls made of clear or translucent material

Neighbourhood Plan (NP or NDP): A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Non-designated heritage asset (NDHA): Locally-identified buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets

Non-strategic policies: Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Older people: People over or approaching retirement age (although planning conditions often relate to those over 55), including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation (can be known as a S106 agreement): A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Previously developed land (PDL) (see also Brownfield land): Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Priority habitats and species: Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and

also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Special Areas of Conservation (SAC): Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Areas (SPA): Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Site of Special Scientific Interest (SSSI): Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Strategic environmental assessment (SEA): A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic policies: Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.

Transport assessment (TA): A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

Transport statement (TS): A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Travel plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

Visual impact: change in the appearance of the landscape as a result of development. This can be positive (improvement) or negative (detraction).
Wildlife corridor: Areas of habitat connecting wildlife populations.
Windfall sites: Sites not specifically identified in the development plan

14. APPENDICES

Appendix 1 – Listed buildings and Non-Designated Heritage Assets

(Please note that these can be seen on Figures 38 and 39)

Listed Buildings
Laindon Ponds – Grade II
Daniels Farm – Grade II
List of properties proposed to be identified as Non-Designated Heritage Assets
Post Office
Kenilworth Place
4-10 Crouch Street
25-39 Crouch Street
84-98 Lower Street
22 New Waverley Road
80 New Waverley Road
46 Lower Street
2-4 Lower Street
22-24 Lower Street
137-157 Crouch Street
153-191 Crouch Street
1 Fore Street

32 Bridgecote Lane
42-52 Fore Street
41 Bridge Street
17 Western Gateway at Bramble Tye
Eastern Gateway at Bramble Tye
56-58 Durban Lane
47-51 Durban Lane
62-66 Durban Lane
32-40 Durban Lane
Noak Bridge Christian Centre
Watch House Farm

For details on each of the NDHA, please see Appendix iii of the Character Appraisal

Appendix 2 – Article 4 Direction

(made 20th February 1996)

BASILDON DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995

DIRECTION MADE UNDER ARTICLE 4(2)

WHEREAS the Council of the District of Basildon, being the appropriate local planning authority within the meaning of article 4(6) of the Town and Country Planning (General Permitted Development) Order 1995 are satisfied that it is expedient that development of the description(s) set out in the Schedule annexed hereto should not be carried out on land within the Conservation Area at Noak Bridge, Basildon, being the land shown within the dotted line on the plan annexed hereto, hereinafter referred to as "the said land", unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990.

NOW THEREFORE the said Council in pursuance of the powers conferred on them by Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description(s) set out in the Schedule annexed hereto.

THIS DIRECTION is made pursuant to paragraph 6(7) of the Order, and shall remain in force for six months unless confirmed by the said Council before the end of that period.

Dated this 20th day of February 1996

THE COMMON SEAL of)
BASILDON DISTRICT COUNCIL)
was hereunto affixed by Order:)

DC14

CHIEF EXECUTIVE



SCHEDULE

Development not permitted unless planning permission granted.

1. The erection, alteration or removal of a chimney on a dwellinghouse, being development comprised within Class A of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Order.

2. The enlargement, improvement or other alteration of a dwellinghouse where any part of the enlargement, improvement or other alteration would front a relevant location, being development comprised within Class A of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

3. Alterations to the roof of a dwellinghouse, where the alteration would be to a roof slope which fronts a relevant location, being development comprised within Class C of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

4. The erection or construction of a porch outside any external door of a dwellinghouse where the external door in question fronts a relevant location, being development comprised within Class D of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

5. The provision within the curtilage of a dwellinghouse, of a building, enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure where the building or enclosure, swimming or other pool to be provided would front a relevant location or where the part of the building or enclosure maintained improved or altered would front a relevant location, being development comprised within Class E of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

6. The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of a dwellinghouse where the hard surface would front a relevant location, being development comprised within Class F of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

7. The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse where the part of the building or other structure on which the satellite antenna is to be installed altered or replaced fronts a relevant location, being development comprised within Class H of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.

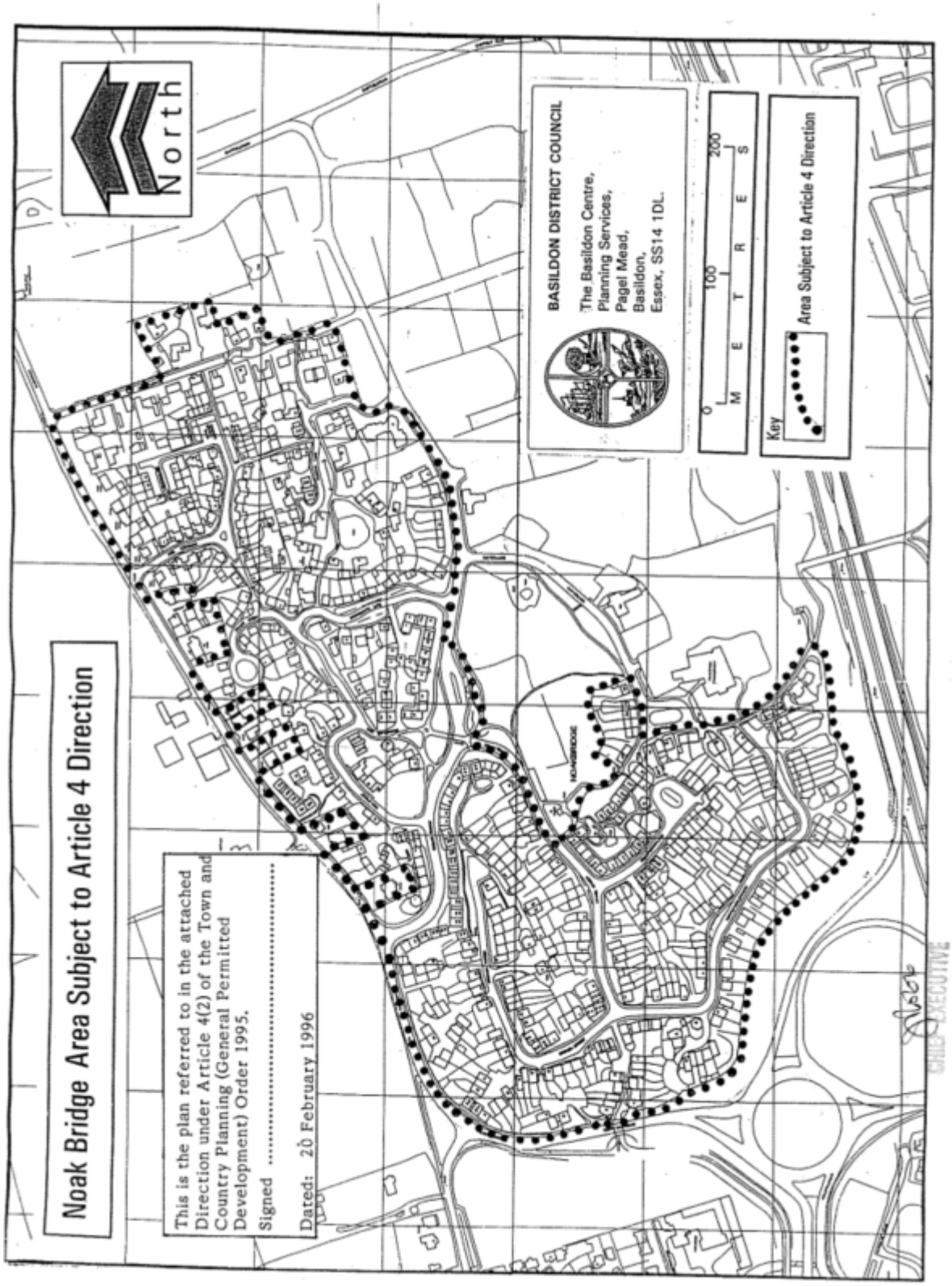
8. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwellinghouse and would front a relevant location, being development comprised within Class A or Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class.

9. The painting of the exterior of any building or work, consisting of the painting of the exterior of any part which fronts a relevant location of a dwellinghouse or any building or enclosure within the curtilage of a dwellinghouse, being development comprised within Class C of Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class.

10. Any building operation consisting in the demolition of the whole or any part of any gate, fence, wall or other means of enclosure, where the gate, fence, wall or other means of enclosure is within the curtilage of a dwellinghouse and fronts a relevant location, being development comprised within Class B of Part 31 of Schedule 2 to the said Order and not being development comprised within any other Class.

In the above items 2 to 10, "relevant location", means a highway, waterway or open space.

DC14


Noak Bridge Area Subject to Article 4 Direction
North
BASILDON DISTRICT COUNCIL
The Basildon Centre,
Planning Services,
Pagel Mead,
Basildon,
Essex, SS14 1DL.
0
100
200
METRES
Key
Area Subject to Article 4 Direction
This is the plan referred to in the attached Direction under Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995.
Signed .....
Dated: 20 February 1996

Appendix 3 – List of Community Facilities, Social and Physical Infrastructure (See Community Facilities Assessment for Further Details)

N.B. areas of potential funding of improvements to facilities that were specifically identified during the compilation of the community facilities assessment are set out below.

Education Facilities
CF 1 Noak Bridge Primary School and Noak Bridge Pre-school - Secure funding to ensure the improvement and expansion of Noak Bridge Primary School and Pre-School.
Public Land / Buildings and Commercial Facilities
CF2 Noak Bridge Village Hall - Secure funding for the renovation of Noak Bridge Village Hall and its expansion in order to increase capacity and allow for a larger number and range of community events to take place.
CF3 Noak Bridge Post Office
CF4 Essex Police Base - Secure funding to improve the services that are provided by the Essex Police Base in order to reduce antisocial behaviour.
CF5 Noak Bridge Car Park - Secure funding to create new Public Car Parks that will reduce on-street parking.
CF6 Noak Bridge Pub
CF7 Barleylands Recycling Centre
Sports Facilities
CF8 Pro -1 Goalkeeping Academy
CF9 FC Redwing – FA Charter Standard football club
CF10 Barleylands Sports & Social Club
CF11 Forest Glade FC

CF12 Perry Street F.C
Secure funding to improve and maintain existing recreational and sports fields and for the creation of new facilities that will meet the local needs of existing and new residents.
Religious Facilities
CF13 Christian Centre
Green Spaces and Play Areas
CF14 Noak Bridge Nature Reserve
CF15 Noak Bridge Central Green and play area
CF16 Wash Road Open Space and play area
Secure funding for the maintenance of the play equipment of existing play areas and the introduction of new one.
Secure finding to improve the condition of existing open spaces and play areas by making them safer and more accessible to the local community.
Secure finding for the creation of new public open spaces and play areas that will be located in close proximity to the local community.
Health Facilities
CF17 Noak Bridge Medical Centre - Secure finding for the expansion of the Noak Bridge Medical Centre and the improvement of its services. Secure finding for the creation of new health facilities in Noak Bridge that will meet the needs of the local community.
CF18 Noak Bridge Pharmacy