

Chapter 6: Meeting our Housing Needs

6.1 This chapter sets out how we plan to deliver high quality housing which meets local needs.

6.2 The *National Planning Policy Framework (NPPF)* requires local authorities to plan for the size, type and tenure of housing needs of different groups within the community. This includes, but is not limited to, those who require affordable housing; families with children; older people (including those requiring retirement housing, housing-with-care or care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes.

POLICY HOU1: Size, Type and Quality of New Housing

1. Existing self-contained housing will be protected. The net loss of self-contained residential dwellings, and/or the loss of land previously used for residential purposes will only be permitted in exceptional circumstances and if the proposal can demonstrate that it furthers other sustainable development objectives.

2. All new housing will be required to provide a mix of different sizes and types of home, considering the most recent Housing Needs Assessment. Where a proposal deviates from this mix, the reasons must be justified and demonstrated to the satisfaction of the Council. Urban regeneration schemes should provide a housing mix which makes effective use of urban land.

3. The mix of affordable housing products, including the size and type of affordable homes, must meet the identified housing need of the Council's area as established by the most recent evidence of affordable housing need. Where a proposal deviates from this mix, the reasons must be justified and demonstrated to the satisfaction of the Council.

4. 100% of new dwellings should be constructed to meet the requirements of Part M4, Category 2 (Accessible and adaptable dwellings) (M4(2)) of Schedule 1 of the Building Regulations 2010 or any subsequent Government standard.

5. All developments delivering more than 100 dwellings will be required to provide 5% Part M, Category 3 (Wheelchair user dwellings) (M4(3)) dwellings of Schedule 1 of the Building Regulations 2010 or any subsequent Government standard. The tenure and size mix should reflect the most recent *Supported and Specialist Housing and Accommodation Needs Assessment*. Where the 5% requirement does not result in whole numbers of units, the number of dwellings required will be rounded up.

6. In order to ensure that new homes offer sufficient well-designed living space to meet the needs of future residents, all applications for new housing should comply with the most recent *Technical Housing Standards-Nationally Described Space Standard*.

7. Proposals that would sub-divide and under-develop sites will be refused permission unless sound planning reasons can be robustly justified.

Reasoned Justification

6.3 The Council needs to make provision for at least 27,918 homes by 2043. Conversion of existing homes into non-residential uses in all but the most exceptional circumstances will increase the need for new housing.

6.4 The *South Essex Housing Needs Assessment 2022* (SEHNA 2022) examined patterns of household growth expected to influence the demand for different sizes of housing over the period up to 2040. It compared these projections with the existing tendencies of various household types to occupy particular sizes of homes, producing an illustrative profile of the housing sizes likely to be required in the future. For Basildon Borough, this profile, as illustrated in the table below, closely aligns with that of South Essex as a whole. When determining if exceptional circumstances for deviation from this mix exist the Council will consider character. Proposals in town centre locations will be expected to deliver a higher proportion of smaller units through high-density, flatted development. In contrast, urban extensions will be expected to deliver a balanced mix of family-sized homes and smaller units, to support balanced communities, including provision for residents wishing to downsize.

6.5 To support the needs of an ageing population, and the specific needs of people with disabilities, the Council will expect all new homes to meet accessible and adaptable standards, except where it can be robustly demonstrated that this would restrict the re-use of urban land or empty buildings.

6.6 Developments shall provide 100% M4(2) accessible and adaptable dwellings and a minimum of 5% M4(3) wheelchair-user dwellings.

6.7 Applications for schemes of 300+ dwellings shall include an Accessibility Statement and demonstrate how additional M4(3) provision will be maximised, prioritising affordable tenure and ground-floor homes, to reflect evidence need in EEC's Supported and Specialist Housing and Accommodation Needs Assessment (SSHANA,2025).

6.8 The *Supported and Specialist Housing and Accommodation Needs Assessment 2025* estimates that, by 2044, Basildon Borough will require an additional 1,267 wheelchair-accessible homes. Of these, 540 are expected to be needed for residents under the age of 65, and 724 for residents aged 65 and over. The Assessment also identified the current tenure mix of households requiring wheelchair accessible accommodation as 58% owner-occupied and 42% rented housing, of which 34% is at social rent.

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

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

6.9 Between 2016 and 2024, 34 households have joined the *Basildon Borough Self-Build and Custom House Building Register,* meaning an average of 4.25 households per annum. If this trend continues, the Borough can expect a demand for around 85 serviced plots for Self-Build and Custom House Building over the plan period. The *SEHNA* 2022 considered the demand for this form of housing in Basildon Borough. There was little demand in South Essex, equating to less than 0.1% of current households. Around 260 homes will be delivered through limited infill development in the Green Belt. Many of these will offer opportunities for Self-Build and Custom House Building.

Policy Links

- SG1 - Growth Needs
- SG2 - Settlement Hierarchy
- HOU2 - Affordable Housing
- HOU3 - Specialist Housing for Older People
- HOU6 - Houses in Multiple Occupation and the Subdivision of Family Homes
- D1: Design and Place Shaping Principles
- HC1 - Health and Well-being Strategy
- NE1 - Conserving and Enhancing the Natural Environment
- GB2 - New Development in the Green Belt

Evidence Links

- South Essex Housing Needs Assessment (2022)
- Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2024)
- Supported and Specialist Housing and Accommodation Needs Assessment (2025)

POLICY HOU2: Affordable Housing

1. For all sites delivering major development, where a) land has been made available through amendment to Green Belt boundaries, or b) development would utilise Green Belt and/or Grey Belt land, will be required to provide 50% affordable housing. To deliver mixed and balanced communities, all other sites will be expected to deliver 10% affordable housing.
2. The tenure split of these affordable homes will be 60% rent (25% of which is social rent, 35% affordable rent) and 40% affordable routes to home ownership.
3. Alternative tenure mixes are acceptable for specialist housing. Affordable housing should be agreed in discussion with Basildon Council having considered the most recent evidence base.
4. For all affordable housing, provision must be made for it to remain at an affordable price for future households, or for any receipts to be recycled for alternative affordable housing provision.
5. Where a development involves the loss of affordable housing, it must provide affordable housing with an equivalent amount of floorspace.
6. All housing developments must meet their affordable housing contribution on site unless off-site would result in public benefits. Where sound planning reasons can be demonstrated the following sequential test should be applied:
    a. Partial on-site provision and a proportionate financial contribution.
    b. Full off-site delivery via a donor site.
    c. A full financial contribution.
7. The Council will require all affordable housing to be:
    a. designed and built to the same standard as market housing;
    b. be indistinguishable from market housing in external appearance and have vehicle parking provided at the same ratio as for the development as a whole; and
    c. be integrated throughout the development except where it can be demonstrated that grouping together affordable dwellings is necessary to limit service charges and/or facilitate management of the units.
8. Viability assessments will not generally be accepted as a reason for lower provision of affordable housing for schemes on strategic housing allocations either in part or whole.
9. On all other sites, viability assessments will be considered on a case-by-case basis. Where a lower provision is justified:
    a. Affordable housing will be required at the level and tenure mix where the development becomes viable, and
    b. Early and/or Late-Stage reviews of viability up to policy compliance will be secured by the Council through legal agreement.

Reasoned Justification

6.10 Paragraph 67 of the *NPPF* (2024) sets out that as part of the 'Golden Rules' for development on land released from the Green Belt, or where development is permitted in the Green Belt, affordable housing requirement should be a) be set at a higher level than that which would otherwise apply to land which is not within or proposed to be released from the Green Belt; and b) require at least 50% of the housing to be affordable, unless this would make the development of these sites unviable.

6.11 Affordable housing is required to meet the definition set out in the glossary of the *NPPF*.

6.12 To deliver mixed and balanced communities, 10% affordable housing will also be required on other major developments.

6.13 The *South Essex Housing Needs Assessment 2022* (SEHNA) (table 6.2) identified that 57% of newly forming households in the Borough are unable to purchase entry level market housing and 37% are unable to afford to rent entry level market housing. This equates to a demand for a net need for at least 521 new affordable homes per annum or 10,420 new affordable homes over the plan period.

6.14 Since 2022 private rent levels in the Borough have generally increased.

6.15 Housing delivery on strategic housing allocations where the 'Golden Rules' apply can be expected to deliver around 9,096 affordable homes. To avoid limiting the location of new affordable housing to urban extensions, and to provide a buffer, affordable housing will also be required on other major developments.

6.16 Access to affordable housing is an important factor in ensuring key workers can be recruited within Basildon Borough.

6.17 The *SEHNA* also considered the role of different affordable housing products.

6.18 To help create mixed and balanced communities, affordable housing should generally be integrated, or 'pepper potted', throughout a development. However, in some cases it may be appropriate to group affordable homes together, where it can be evidenced that it is beneficial, to enable effective management by a Registered Provider, such as a Housing Association, and to facilitate keeping service changes at an affordable level. The external appearance of affordable homes should be indistinguishable from open market homes, and residents should have full access to communal gardens and children's play areas.

6.19 In exceptional circumstances a financial contribution for affordable housing will be considered. The following list is not considered to be exhaustive and does not preclude any decision the Council may make on whether a financial contribution would be acceptable on a case-by-case basis.

- There are demonstrable practical difficulties associated with providing affordable housing on-site that cannot reasonably be overcome.
- There is clear evidence that no Registered Provider would be interested in purchasing the affordable housing element of the scheme, and that there is no other feasible way of it being managed effectively on-site.

- Where an off-site contribution could secure a notably higher affordable housing contribution than could be secured on-site, that would better meet local needs as evidenced by the housing register.

6.20 Regeneration schemes may result in the loss of affordable housing. Generally, it is expected that equivalent affordable housing will be provided in replacement. However, where the size and type of existing affordable housing does not meet current needs, a different mix which provides the same number of bedrooms may be acceptable.

6.21 The *Basildon Local Plan Viability Assessment 2026* has identified significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition and benchmark land value. The appraisals indicate that on grey belt schemes and land released from the green belt 50% affordable housing should be viable, except where schemes are configured as flatted developments. Affordable housing will be more difficult to achieve on previously developed sites which have higher benchmark land values.

Policy Links

- SG1 - Growth Needs
- HOU1 - Size, Type and Quality of New Housing
- D1 - Design and Place Shaping Principles
- D2 - Major Developments - Design
- D3 - Design in Smaller Scale Projects
- GB2 - New Development in the Green Belt

Evidence Links

- South Essex Housing Needs Assessment (2022)

POLICY HOU3: Specialist and Supported Housing

1. Development proposals for new specialist and supported housing will be supported in principle where it can be demonstrated that it:
    a. Delivers high quality accommodation suitable for the needs of the intended occupiers.
    b. Is integrated into the local community with good access to public transport and local facilities and services.
    c. Meets a local need for the specified form of specialist accommodation.
    d. Is located in areas with the lowest risk of flooding in accordance with policy CC2.
2. The Council will seek to secure at least 3,532 units of additional sheltered housing for older people throughout the plan period and 2,456 units of additional extra care housing. This will be achieved by:
    a. Requiring 10% of new homes within larger development proposals delivering 600+ homes to be in the form of specialist accommodation for older people. Where this aligns with need, specialist accommodation may be required to form part of the affordable housing provision.
    b. Working with Registered Providers and Sempra Homes (Basildon Council's subsidiary housing arm) to secure specialist accommodation for older people within affordable housing proposals on suitable sites; and
    c. Supporting proposals by private sector specialist accommodation providers within appropriate, accessible residential locations within the Borough, subject to compliance with all other relevant policies within this plan.
3. For sheltered housing, 63% should be market housing for sale and 36% should be social or affordable rent. For Extra Care housing, 58% should be market housing for sale and 42% should be social or affordable rent.
4. The Council will also be seeking to secure at least 608 additional residential care/nursing beds for older people throughout the plan period. This will be achieved by:
    a. Working with those promoting large strategic housing sites to include provision on these sites; and supporting proposals by private sector residential care/ nursing home providers within appropriate, accessible residential locations within the Borough, subject to compliance with all other relevant policies within this plan.
    b. Where directed by the Council, discussion should also take place with the Integrated Care Board and Social Care to determine if any specialist affordable housing is required.
5. The Council will work with Social Care and the Integrated Care Board, in the delivery of specialist accommodation to meet the needs of people with disabilities and older people, as and when that need arises. Where appropriate, other partners including Registered Providers and Sempra Homes may be engaged to secure this

provision.

6. The Council will work with Social Care in the delivery of specialist accommodation for children in residential care placements and move on accommodation for care leavers.

7. Existing specialist and supported housing will be protected where it is considered suitable for its use and to meet relevant standards for this form of accommodation. The redevelopment of any site which includes specialist and supported housing is only considered acceptable where the existing provision is considered to be of low quality, a decanting strategy is provided, and:

   a. it has been demonstrated that there is no longer an identified need for its retention in the current format; or

   b. the needs met by this form of housing will be re-provided elsewhere within the Borough; or

   c. re-provision as part of the development proposal would result in improved standards and quality of accommodation.

Reasoned Justification

6.22 Specialist and Supported Accommodation is where housing, support and/or care services are provided to help people with a particular need to live as independently as possible. Supported accommodation provides homes for a wide range of people including older people, people with a disability or autism, people with mental health related needs, and vulnerable young people.

6.23 Extra Care housing comprises of self-contained homes with design features and support services available to enable self-care and independent living. Residential care is defined as long-term personal care provided in a care home instead of a person's own home. Nursing care also provides medical care in a care home.

6.24 The Essex Supported and Specialist Housing Accommodation Need Assessment 2025 estimated a need for 3,532 units of retirement/sheltered housing, and 2,456 units of Extra Care housing by 2044.

6.25 The Essex Supported and Specialist Housing Accommodation Need Assessment 2025 estimated a need for 608 additional care home beds by 2044. Planning permission has been granted for three new care homes delivering a total of 226 care home beds. This is expected to meet the need for additional care home beds until 2034.

6.26 The Council will seek provision of specialist housing for older people and supported living for adults with disabilities and mental health needs, in line with the evidence-base set out in ECC's Supported and Specialist Housing and Accommodation Needs Assessment (SSHANA). Affordable Extra Care schemes must demonstrate compliance with the ECC Extra Care Design Guide (2023) or any succeeding document. Proposals should also incorporate dementia inclusive design principles, including the HAPPI Standards, EADDAT (2024) dementia-inclusive principles, the Essex Design Guide (Inclusive Design), and relevant ECC guidance for supported living, including standards for adults with disabilities, learning disability complex needs, and mental health recovery and respond to guidance from Designing Out Crime Office.

6.27 Planning permission has been granted for three new care homes delivering a total of 226 care home beds. This is expected to meet the need for additional care home beds until 2034.

Year	Market Housing	Affordable/Social Housing	Total
2024	63	25	89
2029	287	115	402
2034	448	265	713
2039	604	378	1,018
2044	823	487	1,310
Total	2,225	1,270	3,532
Percentage	**63%**	**36%**	

Table 3: Estimated additional need for retirement/sheltered housing by tenure.
Source: Table 127 - Supported and Specialist Housing and Accommodation Needs Assessment

Year	Market Housing	Affordable/Social Housing	Total
2024	100	64	164
2029	202	128	330
2034	285	209	495
2039	379	277	656
2044	468	343	811
Total	1,434	1,021	2,456
Percentage	**58%**	**42%**	

Table 4: Estimated additional need for retirement/sheltered housing by tenure.
Source: Table 127 - Supported and Specialist Housing and Accommodation Needs Assessment

Year	Total adjusted estimated care home bed need
2024	28
2029	63
2034	153
2039	173
2044	191

Table 5: Adjusted estimated need for residential care home beds in Basildon to 2044.
Source: Table 138 - Supported and Specialist Housing and Accommodation Needs Assessment

6.28 The *Essex Supported and Specialist Housing Accommodation Need Assessment 2025* estimated a need for around 72 additional supported housing units for young people in the South Essex Quadrant (Basildon Borough, Castle Point Borough and Rochford District).

6.29 Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels are defined as more vulnerable uses in accordance with Annex 3: Flood risk vulnerability classification of the NPPF (2024). This form of accommodation is required to be directed to areas at the lowest risk of flooding and there is a presumption against permitting self-contained accommodation at ground floor level, if development of this nature has to be sited within an area at risk of flooding.

Policy Links

- SG1 - Growth Needs
- HOU1 - Size, Type and Quality of New Housing
- Dx - Achieving Well Designed Places
- HC1 - Health and Well-being Strategy
- STAT1 - Strategic Transport

Evidence Links

- Supported and Specialist Housing and Accommodation Needs Assessment (2025)
- Housing our Ageing Population Panel for Innovation
- ECC Extra Care Design Guide (2023)
- Southend, Essex and Thurrock Dementia Strategy 2022 to 2026
- Essex Design Guide (Inclusive Design)
- Building for a healthy life (2020)

POLICY HOU4: Gypsy and Traveller Accommodation

The Council will make provision for the accommodation needs of Gypsies and Travellers who meet the national *Planning Policy for Traveller Sites* (PPTS) definition by ensuring that:

1. Proposals which fail to protect existing Gypsy and Traveller pitches or involve a loss of pitches will not be permitted unless it can be demonstrated that they are no longer required or equivalent alternative provision can be made within Basildon Borough.
2. The Council will make provision for at least 302 additional pitches over the Local Plan Period.

Period	2023-2028	2029-2034	2035-2039	2040-2043
Est. no of pitches delivered	144	328	0	0

To meet this need the following apply:

3. Within Strategic Housing Allocations, residential development proposals on strategic sites providing 400+ units will be required to provide a number of pitches. These should be provided within the strategic allocation site, or by the provision of pitches on alternative land within Basildon Borough that meets the criteria set out in policy HOU7.
4. The calculations for this policy will be two Gypsy and Traveller pitches per 100 units.
5. Proposals that would sub-divide or under-develop sites in order to avoid making the pitch contribution will be refused permission.
6. Pitches are required to be delivered in the phase set out in the relevant Strategic Allocation Policy.

Reasoned Justification

6.30 Planning Policy for Traveller Sites (PPTS) states that:

"For the purposes of this planning policy "Gypsies and Travellers" means:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Site refers to an area of land on which Gypsies, Travellers and Travelling Showpeople are accommodated in caravans, chalets, or vehicles. Can contain one or multiple pitches or plots. Pitch is an area of land on a 'Gypsy and Traveller Site' generally home to one household. They can be varying sizes and have varying caravan numbers. "

6.31 The *Basildon Gypsy Traveller Accommodation Assessment 2024* (GTAA 2024) identified that there will be a need for sufficient pitches to accommodate 302 households.

6.32 Basildon Borough currently contains one public Gypsy and Traveller Site - Hovefields, Courtauld Road - which contains 25 pitches.

6.33 A 'Call for Sites' for Gypsy Traveller and Travelling Showpeoples' sites was held, however no land was promoted for Gypsy and/or Traveller sites.

6.34 The Council considers that there are exceptional circumstances to justify releasing land in the Green Belt to meet these needs, including the unavailability of non-Green Belt land and the acute need for additional pitches.

6.35 Since 1/4/2023, planning permission has been granted for 31 new Gypsy and Traveller Pitches, set out in the table overleaf.

6.36 The Council will work actively to secure delivery under Policy HOU4 to meet local needs when land becomes available to meet the shortfall in pitch provision.

6.37 To further support an expanded provision of accommodation, the allocated and existing pitch supply will be protected. This will be achieved by retaining conditions relating to Gypsy and Traveller status on existing permissions and imposing new conditions limiting the use of the land to Gypsies and Travellers where new planning permissions are considered on this basis.

6.38 The GTAA found that 24 pitches were vacant or occupied by non-Gypsy and Traveller households. Therefore, potentially there are 24 private pitches which could contribute towards meeting

2023-2028	2029-2034	2035-2039	**2040-2043**	**Total**
214	30	32	26	**302**

Site	No. of Pitches granted planning permission (Net additional)
Land East of The Firs, Osborne Road, Bowers Gifford	2
Land North West of Hillview, Southend Arterial Road, Nevendon	6
Land between The Whisperings and Celandine, Osborne Road	1
The Paddocks, Grange Road	1
Land adj. Studland Avenue	1
Land West of The Ashes Meadow Way	1
Land South of Newlands Road	1
Land West of Sunset Strip Cornwall	1
The Field Lower Avenue Bowers	1
Land South of 1 Hillview Close	1
Land Rear of Sunnyside	4
Land South of Sunnyside Lower Avenue / Land Rear of Sunnyside Lower Avenue	1
Land East of 9 North Benfleet Hall Cottages	5
Land South of Lyn View	2
Land off Ramsden View Road	1
The Field Lower Avenue (Pitch 2)	1
The Chalet, Nethermayne	1
Total	**31**

the need for Gypsy and Traveller accommodation.

6.39 55 pitches are located within Provisional Draft Strategic Allocations where it is proposed to amend the Green Belt boundary to meet housing need. If Green Belt boundaries are amended through the plan making process, the status of these sites could be regularised, subject to meeting the criteria set out in point 3 of HOU4.

6.40 This means that the Council is dependent upon strategic housing allocations being released from the Green Belt to deliver the scale of new Gypsy and Traveller sites required. Consequently, a large portion of the required sites can only be delivered later in the plan period.

6.41 In total the need for Gypsy and Traveller Housing would be met as in the table below.

6.42 Proposals for Gypsy and Traveller pitches outside of the allocated sites will be determined in accordance with national policy, and considering relevant material considerations, including recognising the importance of meeting any remaining unmet Gypsy and Traveller site needs. Permission will be granted on a permanent basis wherever possible, subject to the local design and location criteria set out in point 3 of Policy HOU4.

6.43 The Council will also continue to work with neighbouring authorities to identify a strategic approach to meeting the needs of Gypsies, Travellers and Travelling Showpeople in accordance with the requirements of national policy.

6.44 The design of new or expanded Gypsy and Traveller sites should respond to the Essex Design Guide Gypsy, Traveller and Travelling Showpeople Guidance and consultation with Designing out Crime Office (generally at RIBA Stage 2).

Source of supply	No. of pitches	2023-2028	2029-2034	2035-2039	2040-2043
Delivery and planning consents granted in plan period	31	31	0	0	0
Unauthorised and tolerated sites located in draft strategic allocations	55	55	0	0	0
Unauthorised and tolerated sites which would potentially meet the definition of 'Grey Belt' land	33	33	0	0	0
Potential new sites on strategic housing allocations (two pitches per 100 dwellings on sites delivering 400+ dwellings)	Up to 353	25	328	0	0
Total potential capacity	**472**	**144**	**328**	**0**	**0**

Policy Links

- SG1 - Growth Needs
- HE1 - Conserving and Enhancing the Historic Environment
- STAT1 - Strategic Transport

Evidence Links

- Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2024)
- Gypsy, Traveller and Travelling Showpeople Topic Paper (2024)

POLICY HOU5: Travelling Showpeople Accommodation

1. The Council will make provision for the accommodation needs of Travelling Showpeople who meet the national Planning Policy for Traveller Sites (PPTS) definition, through allocated sites within the Local Plan.
2. Proposals which fail to protect existing Travelling Showpeople sites or involve a loss of plots will not be permitted unless it can be demonstrated that these are no longer required, or equivalent alternative provision can be made.
3. The Council will secure a minimum of 14 new plots for Travelling Showpeople through Local Plan Strategic Employment Allocations.
4. Any applications for planning permission for Travelling Showpeople sites must meet the following local design and location criteria:
    a. be reasonably accessible to community services and facilities;
    b. if located in the Green Belt, make use of previously developed land and/or Grey Belt Land;
    c. be of sufficient size to accommodate the proposed number of caravans, vehicles, and ancillary areas with adequate provision for storage, recreation space, amenity provision, and utility services;
    d. allow for a mixed-use yard with separate areas for residential and the storage, repair, and maintenance of equipment to protect residential amenity.
    e. would not lead to the loss of, or adverse impact on, important historic and natural environment assets;
    f. ensure that future occupiers would not be subject to significant adverse environmental impacts including no significant risk of land contamination or poor air quality or located in flood Zone 3, areas of “high risk” of surface water flooding (in accordance with policy CC2);
    g. have or be provided with safe and convenient vehicular access to the local highway network;
    h. have essential services (water, electricity, and foul drainage) available on-site or able to be made available on-site. Foul drainage to a public sewer should be provided where possible. Where it is not, evidence will need to be provided showing that suitable alternative facilities can be provided;
    i. any permission granted for a Travelling Showpeople development will be subject to a condition limiting occupation be subject to a condition limiting occupation to Travelling Showpeople.

Period	2023-2028	2029-2034	2035-2039	2040-2043
No. of pitches delivered	0	3	6	7

Reasoned Justification

6.45 Planning Policy for Traveller Sites (PPTS) states that:

"For the purposes of this planning policy "travelling showpeople" means:

'Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently but excludes Gypsies and Travellers.'

"Plot" means a pitch on a "travelling showpeople" site (often called a "yard").

6.46 The GTAA 2024 identified 3 existing Travelling Showpeople's yards in Basildon Borough, and a need for 14 additional plots.

2023-2027	9
2028-2032	3
2033-2037	1
2038-2040	1
Total	**14**

This was predominantly to meet the needs of households currently concealed or 'doubled up' on existing yards (7) with the remaining expected to meet the needs of future households (7).

6.47 A 'Call for Sites' for Gypsy Traveller and Travelling Showpeople's sites was held, and land was promoted for 3 pitches for Travelling Showpeople. This was within the draft emerging strategic employment allocation Burnt Mills.

6.48 This means that the Council is dependent upon strategic housing allocations being released from the Green Belt to deliver the new Travelling Showpeople plots required. Consequently, a large portion of the required sites can only be delivered later in the plan period.

6.49 The design of new or expanded Travelling Showpeople sites should respond to the Essex Design Guide Gypsy, Traveller and Travelling Showpeople Guidance and consultation with Designing out Crime Office (generally at RIBA Stage 2).

Policy Links

- SG1 - Growth Needs
- GB2 - New Development in the Green Belt
- HE1 - Conserving and Enhancing the Historic Environment
- AQMP1 - Mitigating Air Quality and Wider Environmental Pollution Issues
- AQMP2 - Contaminated Land
- STAT1 - Strategic Transport

Evidence Links

- Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2024)
- Gypsy, Traveller and Travelling Showpeople Topic Paper (2024)

POLICY HOU6: Protecting Existing Housing

1. Development involving the conversion of houses into HMOs, will be permitted provided that:
    a. the accommodation provided is of a high standard and does not harm the visual amenity of the area;
    b. the accommodation provides an acceptable living environment for future occupants including meeting the Essex HMO Amenity Standard 2019 (or any superseding document), adequate outdoor amenity space, car parking, secure and covered cycle parking and refuse and recycling storage;
    c. the location is well-served by local services and accessible by sustainable transport modes;
    d. the number of HMOs would not exceed one out of a row of five units.
2. Development involving the subdivision of family homes into self-contained flats will be permitted provided that:
    a. they meet an identified need for smaller accommodation;
    b. the accommodation provided is of a high standard and does not harm the visual amenity of the area;
    c. the internal layout would minimise possible noise disturbance and/ or overlooking to immediate neighbours;
    d. the accommodation provides an acceptable living environment for future occupants including meeting the Essex HMO Amenity Standard 2019 (or any superseding document), adequate outdoor amenity space, car parking, secure and covered cycle parking and refuse storage;
    e. the location is well-served by local services and accessible by sustainable transport modes.

Reasoned Justification

6.50 A property is defined as a House of Multiple Occupation (HMO) if both:

- at least 3 tenants live there, forming more than one household; and
- toilet, bathroom or kitchen facilities are shared.

6.51 A HMO must have a licence if it is occupied by 5 or more people. A council can also introduce licencing for other types of HMOs.

6.52 The General Permitted Development Order (GDPO) makes it possible to change the use of a dwelling house (use class C3) to C4 HMO for up to six unrelated individuals. Planning permission is not required.

6.53 Larger HMOs are properties occupied by more than 6 unrelated individuals who share basic amenities such as a kitchen or bathroom facilities. The construction or conversion of a property into a large HMO requires planning permission.

6.54 An Article 4 Direction can remove the permitted development right for the change of use from C3 (dwellinghouse) to C4 (house in multiple occupation) for three to six unrelated persons. Planning permission would be required for all development and changes of use which create an HMO. This is not designed to prevent HMOs as a form of housing, rather to maintain an element of control so that high concentrations of HMOs do not arise.

6.55 HMOs and small flats have a role to play in sustainable and inclusive communities. They provide accommodation for single people on low incomes, for example, and can also be the accommodation of choice for young professionals moving to an area for work, be this on a permanent or temporary basis. The *Census 2021* found that 24% of the population of Basildon Borough were aged between 15 and 34 years and 28% of households comprise of a single person. Basildon Borough has 286 licenced HMOs with a total capacity for 1,036 households. This accounts for about 1% of the dwellings in Basildon Borough.

6.56 This policy aims to minimise the loss of larger family housing, which is often used for HMOs and prevent excessive concentration of HMOs in a single street, creating amenity issues including parking and waste collection issues.

6.57 Planning applications for HMOs will be assessed according to their impact on the character and street-scene of the area in which they are situated. A row is defined as five or more adjacent dwellings (terrace, semi-detached or detached) whose frontages face the same continuous section of highway.

6.58 It is also important to ensure that HMOs provide a standard of accommodation equivalent to that enjoyed by other residents.

6.59 The Council will also require the level of parking to support such proposals to be in accordance with the *2024 Essex Parking Guidance*, and any future iterations of this guidance.

Policy Links

- SG1 - Growth Needs
- HOU1 - Size, Type and Quality of New Housing
- STAT1 - Strategic Transport

Evidence Links

- South Essex Housing Needs Assessment (2022)

Development Management Policies

POLICY HOU7: Gypsy and Traveller and Travelling Showpeople Accommodation

1. Any applications for planning permission for Gypsy and Traveller and Travelling Showpeople pitches must meet the following local design and location criteria:

    a. be reasonably accessible to community services and facilities;

    b. be of sufficient size to safely accommodate the proposed number of caravans, vehicles, and ancillary areas with adequate provision for storage, recreation space, amenity provision and utility services;

    c. would not lead to the loss of, or adverse impact on, important historic and natural environment assets;

    d. ensure that future occupiers would not be subject to significant adverse environmental impacts including no significant risk of land contamination, excessive noise, poor air quality;

    e. should be located in areas with lower risk of flooding in accordance with policy CC2;

    f. have or be provided with safe and convenient vehicular access to the local highway network and not prejudice active travel connections;

    g. have essential services (water, electricity, and foul drainage) available on-site or can be made available on-site in accordance with relevant service provider standards;

    h. any permission granted for a Gypsy and Traveller development will be subject to a condition limiting occupation to Gypsies and Travellers and/or Travelling Showpeople; and

    i. for Travelling Showpeople accommodation allow for a mixed-use yard with separate areas for residential and the storage, repair, and maintenance of equipment to protect residential amenity.

2. The sub-division of authorised gypsy and traveller and travelling showpeople pitches will only be permitted where all of the following criteria are met:

    a. there would be no significant impact on the living environment of residents on the proposed plots and neighbouring plots;

    b. enable the creation of additional pitches of sufficient size to safely accommodate the proposed number of caravans, vehicles, and ancillary areas with adequate provision for storage, recreation space, amenity provision and utility services;

c. there is no significant loss of soft landscaping and amenity provision within the existing site; and

d. there is no adverse impact in terms of highways access and vehicle movement.

Reasoned Justification

6.60 Caravans, mobile homes and park homes intended for permanent residential use are defined as highly vulnerable use as defined by Annex 3: Flood risk vulnerability classification of the NPPF (2024).

6.61 The design of new or expanded Gypsy and Traveller sites should respond to the Essex Design Guide Gypsy, Traveller and Travelling Showpeople Guidance and consultation with Designing out Crime Office (generally at RIBA Stage 2).

Policy Links

- SG1 - Growth Needs
- HE1 - Conserving and Enhancing the Historic Environment
- AQMP1 - Mitigating Air Quality and Wider Environmental Pollution Issues
- STAT1 - Strategic Transport
- CC2 - Addressing Flood Risk

Evidence Links

- South Essex Housing Needs Assessment (2022)
- Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2024)
- Gypsy, Traveller and Travelling Showpeople Topic Paper (2024)


HAIR CUTS
HAIR PATTERNS
BEARD STYLING
GIFT VOUCHERS
2.75 EACH
2.50
1.99
1.75 EACH
1.00 EACH