Noak Bridge Neighbourhood Plan
Evidence Base

Community Facilities Assessment

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SUMMARY

This report has been prepared as part of the evidence base to assist in the preparation of the Noak Bridge Neighbourhood Plan ('the Plan'). The report seeks to assess the level of provision of community facilities within the Noak Bridge Neighbourhood Plan Area, and identify the value of each facility to the community. This report will be used to inform policies within the Plan relating to the provision, improvement and maintenance of community facilities.

Where possible this report has sought the first-hand knowledge and experience of the Neighbourhood Plan Steering Group and other contributors when describing the value of each facility.

The assessment of what makes a community facility has been informed through guidance set out in the National Planning Policy Framework (NPPF) and local policy contained in the Basildon District Local Plan Saved Policies 2007. These sources, explored within the document, highlight that local community facilities in the Noak Bridge Neighbourhood Plan area are wide ranging in their function and value. Community facilities can play an important role in supporting and helping develop sustainable communities and places that people want to live.

The community facilities assessment draws a number of conclusions with the most notable ones being the following:

1) The Noak Bridge Primary and Pre-School are currently at full capacity and their equipment is outdated. Their constrained location imposes significant challenges to any considerations for the expansion of the schools on site, and therefore infrastructure funding should be prioritised and sought from developers and allocated for the creation of new educational facilities within the Plan Area.

2) Whilst the village hall was found to be in relatively good visual and structural condition, it was concluded that it is currently operating at full capacity. Therefore, it is critical that any available funding is allocated towards the expansion of the building and the creation of new meeting halls for the local community.

3) The Noak Bridge Nature Reserve was assessed to be in satisfactory condition; however, it was noted that it is in need of several minor improvements. This is the most significant environmental feature within the Plan Area, and therefore it

was deemed vital to secure any available funding for its long term sustainability.

4) The existing Medical Centre building was identified to be in poor condition and to not fully meet the needs of the local community. Its extension or replacement was therefore agreed to be a high priority within the local community.

1 INTRODUCTION

1.1 Bluestone Planning has been commissioned by the Noak Bridge Neighbourhood Plan Steering Group ('the Steering Group'), to prepare a community facilities assessment (CFA) as part of the evidence base to assist in the preparation of the Noak Bridge Neighbourhood Plan.

1.2 This assessment was carried out in accordance to both local and national policies, as well as specific requirements/specifications set out by the Steering Group.

1.3 The aim of this report is to identify the existing facilities within the Neighbourhood Plan Area and their use, to evaluate their significance to the local community and to establish their current condition/state of repair. The facilities that were identified during the assessment fell into the following categories:

- Education facilities
- Public Land and Buildings
- Sports Facilities
- Places of Worship
- Outdoor Green Spaces
- Play Parks and Sports Equipment
- Health Facilities

1.4 A summary of the findings can be found in **Section 4** of this report, whilst the more detailed assessment can be seen at **Appendix E**. The purpose of the assessment is to determine whether the current community facilities meet the local needs of the area or whether there is a need for further improvements.

2 PLANNING POLICY CONTEXT

National Planning Policy Framework

2.1 The Government's policy on planning matters is primarily contained within the National Planning Policy Framework ("the NPPF"), the most recent version of which was updated in February 2019, with revisions in December 2023. The NPPF sets out the overall aims and objectives of the planning process, guidance for the preparation of development plan documents, and provides direct reference to community facilities.

2.2 The NPPF states that the role of the planning system is to contribute to the achievement of sustainable development. **Paragraph 8** highlights the significance of sustainable development and identifies three interdependent objectives that contribute towards achieving that:

- **An economic objective** – to build a strong, responsive and competitive economy. Specific mention is made to the importance of *"identifying and coordinating the provision of infrastructure"*
- **A social objective** – to support *"strong vibrant and healthy communities", and ensure the provision of "accessible services and open spaces that reflect current and future needs and supports communities' health, social and cultural well-being",* and
- **An environmental objective** – *"to contribute to protect and enhance our natural, built and historic environment",* including to *"improving biodiversity"*.

2.3 The NPPF emphasises that these objectives are not independent of one another, and that achieving one objective can help foster the achievement of both others. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly through the planning system.

2.4 In **section 3**, the NPPF outlines its guidance for the creation of development plans, stating that "the planning system should be genuinely plan-led". At **paragraph 15**, the NPPF urges that plans should provide a framework for addressing economic, social and environmental priorities, and that development plans should be a *"platform for local people to shape their surroundings".*

2.5 **Paragraph 16** states that plans should:

a) *"be prepared with the objective of contributing to the achievement of sustainable development;*
b) *be prepared positively, in a way that is aspirational but deliverable;*
c) *be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees".*

2.6 The purpose of this report is to provide realistic suggestions for improvements to the community facilities within Noak Bridge that are considered essential by the local residents.

2.7 The NPPF highlights the significance of neighbourhood plans and their role. At **Paragraph 29** the NPPF states that: *"neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development".*

2.8 **Paragraph 31** requires that the preparation of policies be supported by relevant and up-to-date evidence. This document seeks to inform policies within the Noak Bridge Neighbourhood Plan and will form part of the evidence base.

2.9 **Paragraph 86** specifies that development plan policies should encourage sustainable economic growth, and address potential barriers to investment, such as inadequate infrastructure.

2.10 Within Regulation 59a of The Community Infrastructure Levy (Amendment) Regulations 2013 (as amended by the 2019 regulations) – where a chargeable development is not in an area with a neighbourhood plan in place, the *"charging authority must pass 15 per cent of the relevant CIL receipts to the parish council"*. Conversely:

> *"where all or part of a chargeable development is within an area that has a neighbourhood development plan in place the charging authority must pass 25 per cent of the relevant CIL receipts to the parish council for that area".*

2.11 Therefore, where a Neighbourhood Plan is in place, the Parish is allocated more funds from CIL chargeable development within its boundary.

2.12 In **section 8** of the NPPF the government's position on promoting healthy and safe communities is set out. **Paragraph** 96 states that policies should: *"enable and support healthy lifestyles…for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling."*

2.13 **Paragraph 97** highlights the significance of community facilities, stating that:

"To provide the social, recreational, and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments:
b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community:
c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-by-day needs;
d) ensure that established shops, facilities and services are able to develop and modernise and are retained for the benefit of the community; and
e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services".

2.14 **Paragraph 102** specifies that *"access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities".*

2.15 **Paragraph 105** allows for the designation of Local Green Space through local and neighbourhood plans. This allows communities to identify and protect green areas of particular importance to them**.** Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

2.16 **Paragraph 123** highlights the significance of making effective use of land, stating that: "planning policies and decisions should promote an effective use of land in meeting the

need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions".

2.17 This assessment identifies a number of natural community facilities and encourages their protection through policies in the Neighbourhood Plan.

2.18 The Government's overall objective is to create strong, vibrant and healthy communities and encourages accessible local services which reflect the needs of the community and promote well-being.

2.19 Community facilities that are specifically mentioned to be prioritised for enhancement and protection include: local shops, meeting places, sports venues, open space, cultural buildings and places of worship. All of the above are carefully assessed within the Neighbourhood Plan area in this document.

Basildon's' Saved Local Plan

2.20 The Basildon District Local Plan Saved Policies was adopted by full Council in September 2007. There are no policies within this Local Plan which relate specifically to the protection of existing, or provision of new, community facilities.

2.21 The following saved policies can be considered of relevance and can be used as a guide to inform the assessment of the existing community facilities:

- **Saved Policy BAS R1: Open Space**
- **Saved Policy BAS TC1: District Wide Town Centre Policy**

2.22 It is important to note that based on the Supplementary Note published by the Council in October 2018, both of the above policies are considered to be compliant with the latest version of the NPPF, and thus can be given considerable weight.

2.23 Saved Policy **BAS R1** makes clear that *"within the urban areas, planning permission will not be granted for development of open space which would cause significant harm to the recreational or amenity value of the open space, or to the contribution which the open space makes to the character of the area within which it is located."*

2.24 The designated protected open spaces within the Neighbourhood Plan area are the sites at A176 Roundabout and at Wash Road.

2.25 Saved Policy **BAS TC1** provides guidance on district wide town centres that are designated on the proposals map. It is highlighted that *"development appropriate to a town centre, including retailing, offices* ***recreational or community facilities*** *and residential (where it forms an ancillary part of a mixed use scheme) will be encouraged."*

Emerging Local Plan

2.26 The revised version of Basildon Borough Emerging Local Plan 2014-2034 was submitted to the Secretary of State on the 28th March 2019 for Public Examination.

2.27 The council received a note from the Inspector, who is responsible for the examination of the Emerging Local Plan on February 2022. The Inspector requested that the Full Council proceeds with the consultation they required because otherwise they would be unable to continue with the examination

2.28 Following the request from the Inspector, the Council held a meeting on 10th February 2022 and it was concluded that the Emerging Local Plan would be withdrawn. However, following the meeting the Council's Monitoring Officer requested that the Council consider additional information before reconfirming the withdrawal of the Emerging Local Plan.

2.29 At a subsequent meeting held on 3rd March 2022, the Council reaffirmed their resolution to withdraw the Basildon Borough Local Plan.

2.30 The Council launched the Emerging Local Plan Regulation 18 Issues and Options Consultation on 27th June 2023. Local community, stakeholders and landowners were given the opportunity to submitted their comments by 5th September 2023.

2.31 On 20th March 2024, the Council published a Consultation Statement that included an analysis and review of all responses received to the Issues and Options consultation. Based on the latest Local Development Scheme (March 2024), the next public consultation for the Emerging Local Plan is scheduled for Winter 2024.

3 METHODOLOGY

3.1 Throughout the process, this assessment has benefitted from the input of the Noak Bridge Neighbourhood Plan ('NP') Steering Group with their local knowledge. A list of Community Facilities within the NP Area has been identified by both Bluestone Planning and the Steering Group (**Appendix B**).

3.2 The list of facilities has been mapped (**Appendix C**) according to boundaries created from available planning application histories or aerial images.

3.3 The Steering Group was initially asked to provide comments and elaborate on a draft list of community facilities within the NP Area, identified by Bluestone Planning. Information was then requested to help determine the value of each facility, under the following headings:

- Primary use
- Size of primary area
- Size of secondary area
- Open to public or private membership
- Opening hours
- Frequency of Use
- Primary user age group
- Age of facility
- Parking availability
- Accessibility
- Current state of repair
- Need for improvement / replacement

3.4 Where the Steering Group were unable to complete details for some sites, the data was completed where possible by looking at publicly available sources. For instance, where 'Age of Facility' was not known, some websites contained sufficient information for the length of time a facility had been operating at that location. Where the size of the primary and secondary areas was not known, measuring using online software and tools were used to create an estimated size.

3.5 These individual facility assessments are contained in **Appendix E**.

3.6 For information relating to Noak Bridge Primary School and Noak Bridge Pre-School, the school websites were viewed. Contact was also made with key figures within the school's organisational body to identify areas requiring improvement and other beneficial projects.

3.7 The criteria set out in paragraph 3.3 above have then been used to assess the facilities' importance to the community, with their frequency of use, age of facility and the primary / secondary uses being particularly important considerations. The assessment then considers which facilities should be prioritised as far as infrastructure funding is concerned, and which facilities are more in need of general protection. Some sites are also identified as not requiring any financial input or improvement.

4 ASSESSMENT

4.1 The Neighbourhood Plan Area boundary which forms the area of study for this assessment is identified on the plan shown at **Appendix A**. The aim of this section is to set out the existing provision of community facilities within the Neighbourhood Plan area and evaluate their value. They will be considered under the topics of:

- Education Facilities
- Public Land and Buildings
- Health Facilities
- Sports Facilities
- Religious Facilities
- Green Spaces and Play Areas

4.2 The community facilities will be outlined within this section and are included in full and mapped at **Appendix C**.

Education Facilities

Table 1 - Educational Community Facilities

Community Facility Reference	Community Facility
CF1	Noak Bridge Primary School and Noak Bridge Pre-school

4.3 The assessment area contains two education facilities: Noak Bridge Primary School and Noak Bridge pre-school.

4.4 The primary school is a state funded primary school and caters for children from reception to year 6. The school was constructed in 1982 and is a one-form entry school with an annual intake of 30. The school is considered as an essential educational asset to residents of Noak Bridge, with a current student count of 209 (early years to Year 6).

4.5 The pre-school is located in the grounds of the primary school. A pre-school has been in the community for 38 years and in the grounds of the Primary School for 15 years. The school offers Pre-school morning and afternoon sessions. In conjunction with the primary school it also offers a Breakfast Club, an Afterschool Club and a Holiday Club.

4.6 The pre-school covers age-groups between 2 to 4 yrs old and currently provides its services to 34 children in total. A representative of the pre-school was contacted by Bluestone Planning to determine the overall condition of the facilities and teaching equipment of the community facility. The following observations were provided:

- There are no future plans for any kind of improvements to the pre-school facilities.
- There is currently no land for the pre-school to expand to. This makes any potential expansion of the pre-school facilities impossible.
- The pre-school cannot meet the needs of the local community, which has grown considerably and keeps increasing till this day. The only options that were previously considered were the creation of new educational facilities.
- The pre-school equipment is considered outdated. This includes IT, sports and teaching equipment which was last upgraded in 2015.
- There is a lack of amenity facilities within the pre-school. Specifically, there is no kitchen, and no staff or office rooms.

4.7 The schools taken together provide a valued service and are considered by the community to be of high value. Given their significance to the local community, it is considered that both schools should be candidates for prioritised infrastructure funding where possible.

Public Land / Buildings and Commercial Facilities

Table 2 – Public Land / Buildings and Commercial Facilities

Community Facility Reference	Community Facility
CF2	Noak Bridge Village Hall
CF3	Noak Bridge Post Office

CF4	Essex Police Base
CF5	Noak Bridge Car Park
CF6	Noak Bridge Pub
CF7	Barleylands Recycling Centre

4.8 This group of community facilities consists of facilities that play an important role in the sustainability of the village and the protection of its local community.

4.9 The Noak Bridge Post Office is located in close proximity to the primary school on the edge of the village square. It provides essential financial, postal and other services to the local community. A Parish Council notice board is also situated next to its entrance and provides valuable information about the latest news in the Plan Area to the local residents. The Post Office is accessible from the road, with a small central informal car park providing approximately 17 spaces located nearby.

4.10 The assessment showed that the building is in relatively good condition, and therefore no improvements would be necessary in the near future.



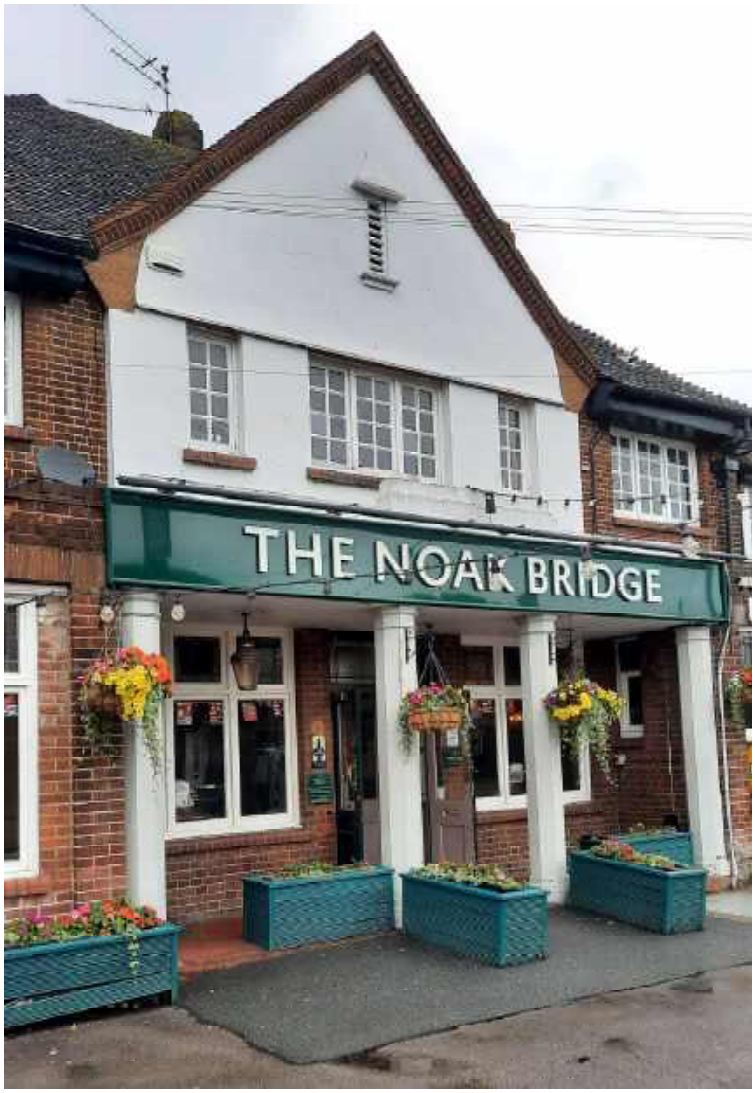
4.11 The Noak Bridge Village Hall is located on Coppice Lane. The village hall provides a central meeting space for private functions, groups and special events. Groups that meet there include weight loss groups, baby and toddler groups, sports groups (eg Ju-Jitsu) etc. There is parking for approximately 22 vehicles. Outside of the village hall is a small play area, Pétanque court and gated car park, all accessed from the road. There is also a small recycling area for glass and clothing/shoes, on the road. It is understood that it is not fully accessible for the less able. Given the degree to which the community values the hall, it is considered that any repairs or improvement for DDA compliance, should be given priority from any available funding.

4.12 The assessment concluded that the building is in relatively good condition, albeit it was accepted that significant improvements would be necessary in the future for the long term maintenance of the building and to ensure that it will meet the needs of the local community.



4.13 The Noak Bridge Pub serves as an important gathering place for the local community to socialize. The Pub offers a variety of food and drinks together with the option to watch sport events. In addition, there is also a playground to the back of the building where young children can go and play.

4.14 Whilst the building appears to originate pre- WWII, where it was known as The Prince of Wales, the assessment showed that it is in good condition, and as a consequence no immediate improvements are required to secure its long term viability.



4.15 The Barleylands Recycling Centre is located in the northern part of the NP area with access off Barleylands Road. The facility is operated by Basildon Council and is generally open from 9.00am to 4.30pm weekdays and 5pm on weekends (from February to October). It provides the parish and wider area with the opportunity to recycle a variety of household items. The protection of the environment and mitigation measures to reduce the effects of climate change are important objectives, and consequently it will be important to ensure that the Recycling Centre continues to operate.

4.16 During the assessment, it was determined that the facility is in relatively good condition; however, some minor improvements to the existing equipment could be beneficial to the local community. Nonetheless, these were agreed with the Steering Group to not be a priority as the Council would also have to be involved in any discussions.

4.17 The Laindon Traffic Police Headquarters is a police station that is located to the western

part of the village and incorporates both offices and workshops. It is considered to be an essential facility the Plan Area, as it provides both necessary services and learning facilities that can help people prepare for the role of being a police officer.

4.18 The assessment concluded that the headquarters building together with its ancillary buildings and parking area are in relatively good condition, and as a consequence any future improvements were not considered to be a high priority at this moment.

4.19 The Noak Bridge Car Park lies opposite the local pharmacy and post office and comprises a short-stay car parking area that is considered essential for the long term sustainability of the local services and facilities of the village.

4.20 The assessment showed that the car park cannot currently meet the needs of the local community. During the day of the assessment, the car park was at full capacity and there were also several vehicles that had parked on-street blocking access to the public highway. This was understood to be the case for most of the time during the week.

4.21 Whilst the expansion of the car park would be viewed in a positive light by the Steering Group, the car park lies in a constraint location with no available space to expand to and with existing trees making such an option challenging.

4.22 The relocation of the car park was also considered to not be an appropriate solution, as it is currently located in the centre of the village and is used regularly by the primary and pre-school's staff. Therefore, its loss could have an adverse impact on either important community facilities which are located close by.

Sports Facilities

Table 3 – Sports Facilities

Community Facility Reference	Community Facility
CF8	Pro – Goal Keeping Academy (The Barn, Wash Road)
CF9	FC Redwing – FA Charter Standard Football Club
CF10	Barleylands Sports and Social Club

CF11	Forest Glade FC
CF12	Perry Street FC

4.23 Table 3 shows a list of all of the main sport facilities that operate within the Plan area. These facilities are considered to be highly important for the local community as they promote physical and mental wellbeing together with social and community cohesion.

4.24 The Goal Keeping Academy at Wash Road is for both young people and adults who wish to improve their skills. During the site visit, the building was found to be in poor condition and possibly abandoned. The building comprises a converted barn at Benson's Farm and during its visual inspection evidence of potentially asbestos was found on the building's metal roofing. The Steering Group confirmed that no member of the public had previously raised a complaint in relation to the loss of the services that are being advertised, and therefore it was agreed that the replacement or improvement of the building is not a priority.



4.25 The Forest Glade and Perry Street Football Clubs are located to the north and north east of the Plan area respectively, and also provide sport facilities and services for young people, ages 4-18.

4.26 The Redwing Football Club is a youth club that provide sports facilities and services to

children aged 5 to 17. The courses are run by a team of qualified volunteers who aim to promote sport activities to the whole Plan area.

4.27 The assessment exercise has concluded that the fields and facilities for the aforementioned football clubs are maintained regularly and are in good condition.

4.28 The Barleylands Sports and Social Club is a venue that provides the local community with a place where they can meet, watch sports games or organize to join one and socialize. The venue is accessible only for people over 21.

4.29 The assessment showed that the building is in fair condition, but due to its location and age restrictions that apply, its renovation does not constitute a priority at this point of time.

4.30 It is vital for the local community to have access to sports and recreational facilities and opportunities, as it helps with building stronger communities and combating mental and physical illnesses. Therefore, support for all sports clubs in the Neighbourhood Plan Area should be prioritized and given the appropriate tools to ensure their long term sustainability.

Religious Facilities

Table 4 – Religious Facilities

Community Facility Reference	Community Facility
CF13	Noak Bridge Christian Centre

4.31 The Noak Bridge Christian Centre is located to the north east edge of the village. It provides significant socializing benefits to the local community, including weekly gatherings, events and courses for all people who wish to participate. It is one of the oldest buildings in the village, dating back to 1905.

4.32 The assessment exercise showed that the building is in fair condition and could benefit from some minor improvements to its external appearance.



4.33 Places of worship are important to the social development of the local community of the Plan area, and thus it is considered important to support Centre where possible through NP policy and aspirations.

Green Spaces and Play Areas

Table 5 – Green Spaces and Play Equipment

Community Facility Reference	Community Facility
CF14	Noak Bridge Nature Reserve (20 acres)
CF15	Noak Bridge Central Green and Play Area
CF16	Wash Road Open Space and Play Area

4.34 The Noak Bridge Nature Reserve is the most significant environmental feature within the NP 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 number of ponds all over the village, which visually improve the local character of the wider area and the residential amenity of the local community.

4.35 With regards to the Noak Bridge Nature Reserve, several minor improvements were also identified during the assessment, including its entrance gates, steps, pathways and other street furniture. Whilst the wildlife in the Nature Reserve was well preserved and any complementary equipment was found to be in satisfactory condition, their regular maintenance relies on volunteers, and therefore it was agreed with the Steering Group that it is vital to prioritise the enhancement of its environmental, educational and recreational values and the provision of improved access.



4.36 The Central Green and Play Area is located to the heart of the village and provides good quality and well-used recreational facilities, such as playgrounds and sport courts. It serves as one of the most important recreational facilities in the Plan area.

4.37 The Noak Bridge Village Green was found in fair condition and in need of several improvements to its play equipment, soft and hard play areas; however, the Steering Group confirmed that it is their intention that the play equipment will be replaced in 2025/26 to ensure that it accords with the latest playground equipment safety standards.




4.38 The open space and play area near Wash Road is also valued highly by the local community, as it provides good quality recreational opportunities for the residents of the that part of the Plan area.




4.39 The assessment revealed that this community facility does not require any significant improvements in the near future and it is in relatively good condition.

4.40 The local green spaces and play areas play an important role in defining the unique character of the Plan area. These places are frequently visited by the local community and are highly valued. Their protection and maintenance should be given high priority in the NP.

Health Facilities

Table 6 – Health Facilities

Community Facility Reference	Community Facility
CF17	Noak Bridge Medical Centre
CF18	Noak Bridge Pharmacy

4.41 There are two health facilities in the Neighbourhood Plan Area. These are the Noak Bridge Medical Centre and Noak Bridge Pharmacy.

4.42 The Noak Bridge Medical Centre is located to the heart of the Conservation Area of the village and provides necessary health services to the local community. There are a few parking spaces available to the side of the building. The practice consists of 12 staff members, including two doctors and one nurse. It provides a range of medical services, including:

- Chronic Disease Management
- Asthma/ Heart Disease/ Diabetes/ COPD
- Hypertension/ Rheumatology/ Mental Health
- Antenatal Clinic. (Once Weekly)
- Vaccinations & Immunisation
- Stop Smoking Clinic
- Advice on contraception and HRT
- Travel Clinic

4.43 The staff and owner of the Medical Centre were not available at the time the site visit took place; however, discussions with the Steering Group confirmed that the medical services that are provided from this building do not currently meet the needs of the local community. In addition, the building was also found to be in a poor state of repair, and as a consequence, its refurbishment or replacement was set to be a high priority by the Steering Group.



4.44 The Noak Bridge Pharmacy is operated by NHS Pharmacy Services and is located 270m to the south west of the Medical Centre and adjacent to the local Post Office. It provides supplementary health services to the local community.

4.45 Discussions with the Pharmacy have confirmed that the building is in relatively good condition and the needs of the local community are largely met.



4.46 Both health facilities are determined to be essential for the sustainability of the Neighbourhood Plan Area and the wellbeing of the local community. High priority should

be given towards maintaining both facilities and (where appropriate) their expansion to accommodate the needs of new people who move to the area.

5 OTHER FACILITIES

5.1 There are a number of businesses within the Plan Area which provide either services, or retail. Some of these are small businesses operating from private addresses, whilst others operate from established centres such as Daniels Farm Industrial Estate, Whites Farm and Watch House Farm.

5.2 These are not considered community facilities, as they are commercial enterprises. However, they are included in this report due to their importance in providing employment and commercial services to the community of the Plan area.

5.3 The full list of these facilities can be seen in **Appendix D**.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 Having regard to the foregoing, the following observations can be made.

6.2 There are several community facilities within the Neighbourhood Plan area which are considered vital to the residents living in the Plan area. The local community keeps growing, but there are no present or future plans for expansion of the existing community facilities listed in this report.

6.3 Furthermore, the current condition of these facilities can be described as satisfactory, but there are various improvements which will be needed looking to the future, to ensure they continue to retain their community value.

6.4 Policy H10 of the Emerging Local Plan, which was eventually withdrawn by the Council on 4th March 2022, made provision for a number of facilities that would have assisted with the growth of the village. Specifically, draft Policy H10 supported the creation of the following infrastructure:

- Requirement for a contribution towards the expansion of GP services within the area to serve the residents of this site.
- Expansion of Noak Bridge Primary School to meet the local educational needs of the area.

6.5 Regarding the condition of both the Noak Bridge Primary School and Noak Bridge Pre-School, the building was found to be in mediocre condition with the Steering Group noting during the assessment that it had already been expanded twice. Following conversations with the Pre-School's representative, it was made clear that the educational facilities in the Plan Area are currently operating at full capacity and require to expand in order to meet the needs of the local community. Due to the constrained location of both Schools, their expansion is considered difficult to be achieved and therefore it is recommended that infrastructure funding is prioritised for the creation of a new educational facility in another location within the Plan Area.

6.6 With regard to public land and buildings, these were all found to be in satisfactory condition and in no need of any immediate improvements. The only exception to this applies to be the Noak Bridge Village Hall, which is a building that is valued highly by the local community due to the community-related services and recreational activities that are currently being provided from there. It was highlighted by the Steering Group that the

current building is small in size and does not meet the needs of the local community, and therefore they would wish for the extension of the building to allow the creation of new meeting hall rooms. Therefore, this facility is recommended to receive infrastructure funding priority.

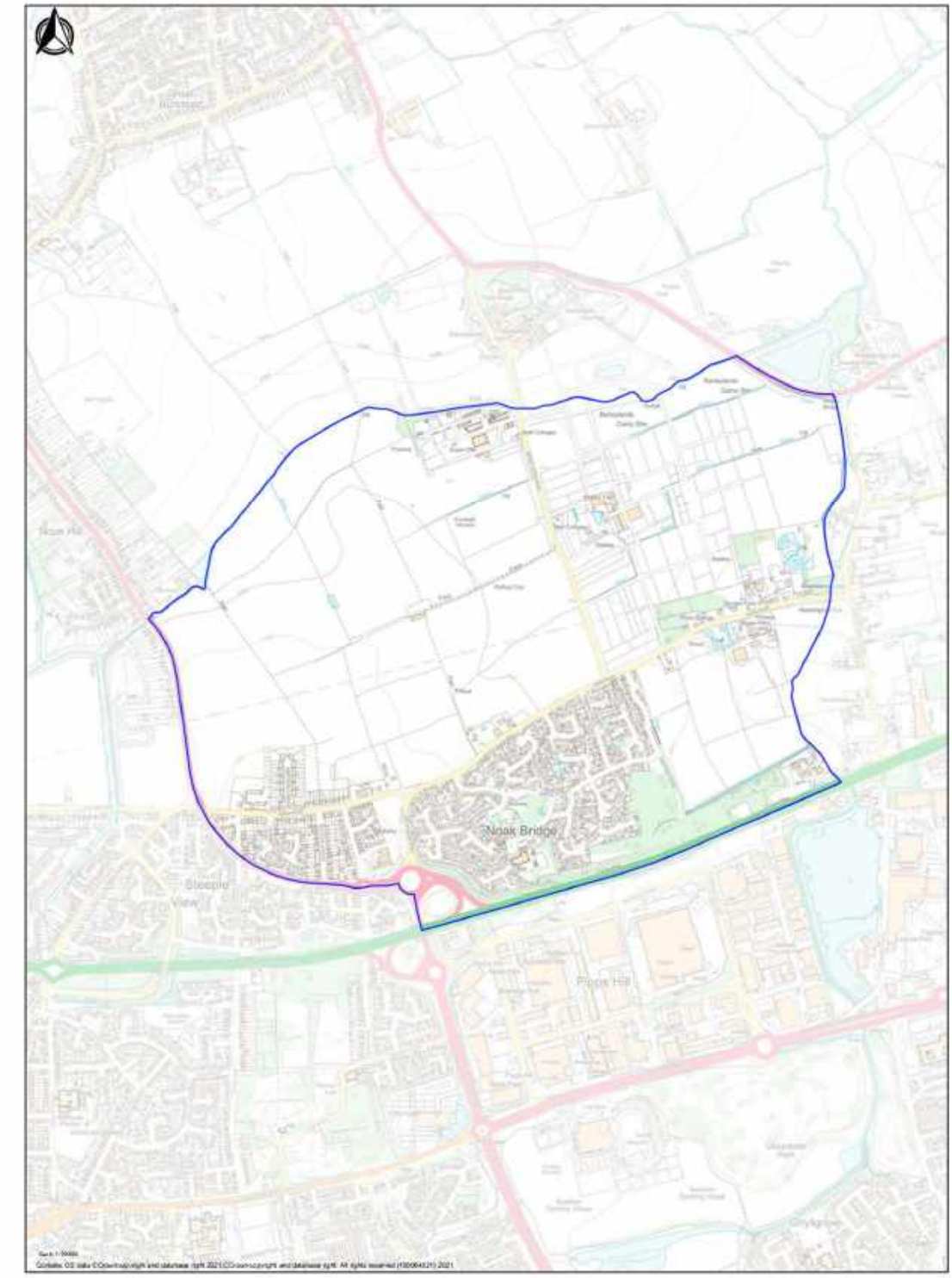
6.7 The sports facilities within the Plan Area, with the exception of the Goal Keeping Academy, were found to be in good condition and without needing any immediate improvements. The Steering Group have also confirmed that they have not received any complaints from the local community about the state or the range of services provided by the existing sports facilities, and as a consequence it is considered that they do not require any financial input or improvement.

6.8 With regard to green spaces and play areas, these were all found to be in satisfactory condition. The Wash Road Open Space and play area was assessed to not be in need of any improvements in the near future. The Noak Bridge Village Green requires several improvements to its play facilities; however, the Steering Group confirmed that funding had already been allocated towards the improvement of this community facility, and therefore it is not considered necessary to be prioritised for infrastructure funding. The Noak Bridge Nature Reserve was determined to also require several minor improvements to its existing features, as these are currently being regularly maintained only by volunteers. This is the most significant environmental feature within the Plan Area, and therefore it is considered essential to be prioritised for infrastructure funding.

6.9 With regard to religious facilities, the Noak Bridge Christian Centre was found to be in fair condition and in need of some minor works to the external fabric of the building. Notwithstanding this, it was agreed with the Steering Group that any future infrastructure funding that is received would be better used towards other community facilities that are valued more by the local community and are in worse state. Therefore, it is not considered to be a candidate for prioritised infrastructure funding.

6.10 Lastly, the lack of a suitable range of medical services was also made evident during the assessment. Whilst the Noak Bridge Pharmacy was found to be in good condition and to meet the needs of the local community, the Noak Bridge Medical Centre was found to be in a deteriorating state and in immediate need of significant alterations, including its expansion to facilitate the create of new medical and treatment rooms. Therefore, it is considered essential that the improvement of the health facilities in the Plan Area is prioritised.

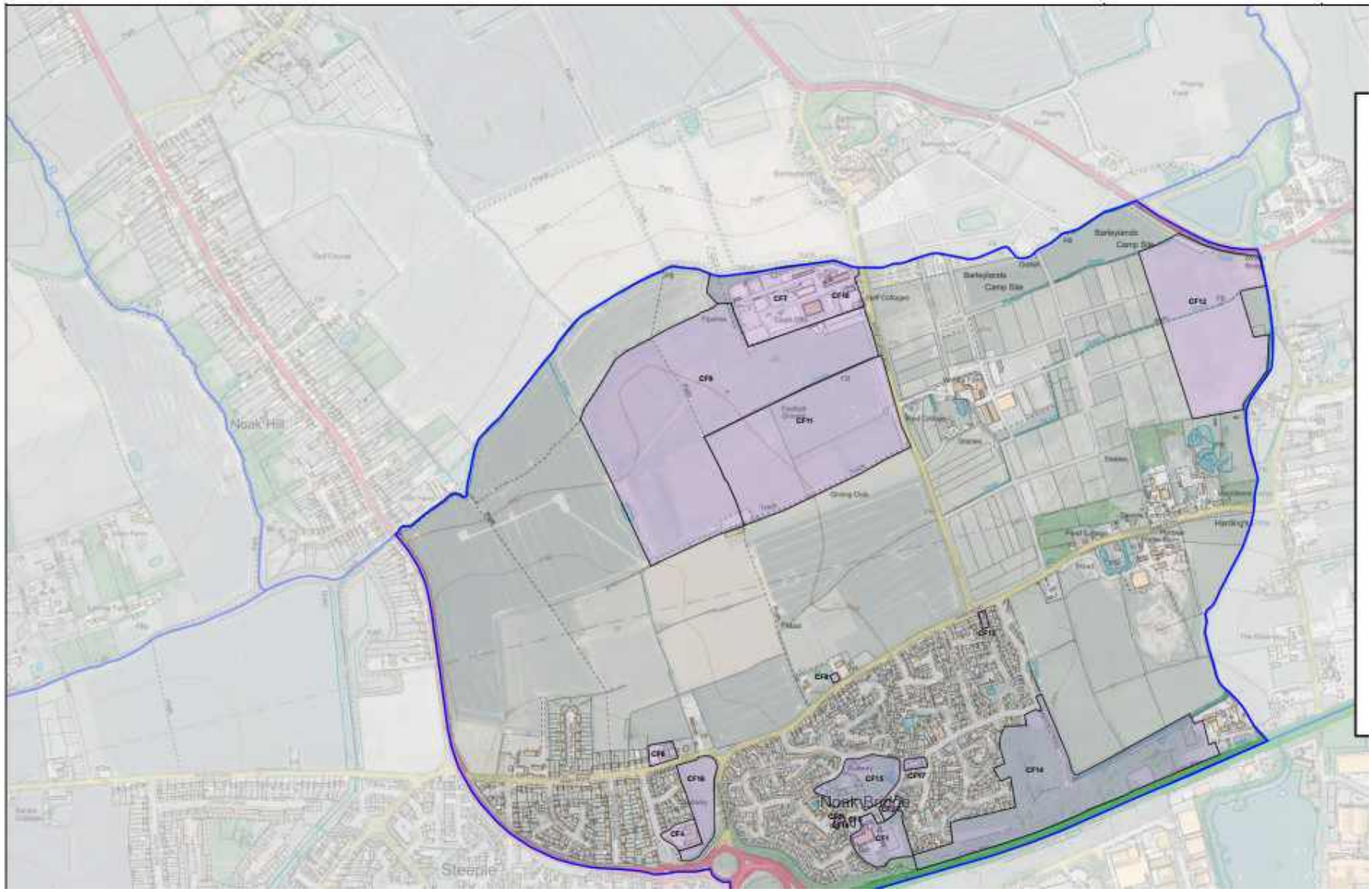
APPENDIX A: Map of Neighbourhood Plan Area


Noak Bridge

APPENDIX B: List of Community Facilities

Education Facilities
CF 1 Noak Bridge Primary School and NB Pre-school
Public Land and Buildings
CF2 Noak Bridge Village Hall
CF3 Noak Bridge Post Office
CF4 Essex Police Base
CF5 Noak Bridge Car Park
CF6 Noak Bridge Pub
CF7 Barleylands Recycling Centre
Sports Clubs
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
Religious Facilities
CF13 Christian Centre
Green Spaces and Play Areas
CF14 Noak Bridge Nature Reserve – 20 acres
CF15 Noak Bridge Central Green and play area
CF16 Wash Road Open Space and play area
Health Facilities
CF17 Noak Bridge Medical Centre
CF18 Noak Bridge Pharmacy

APPENDIX C: Maps of Community Facilities

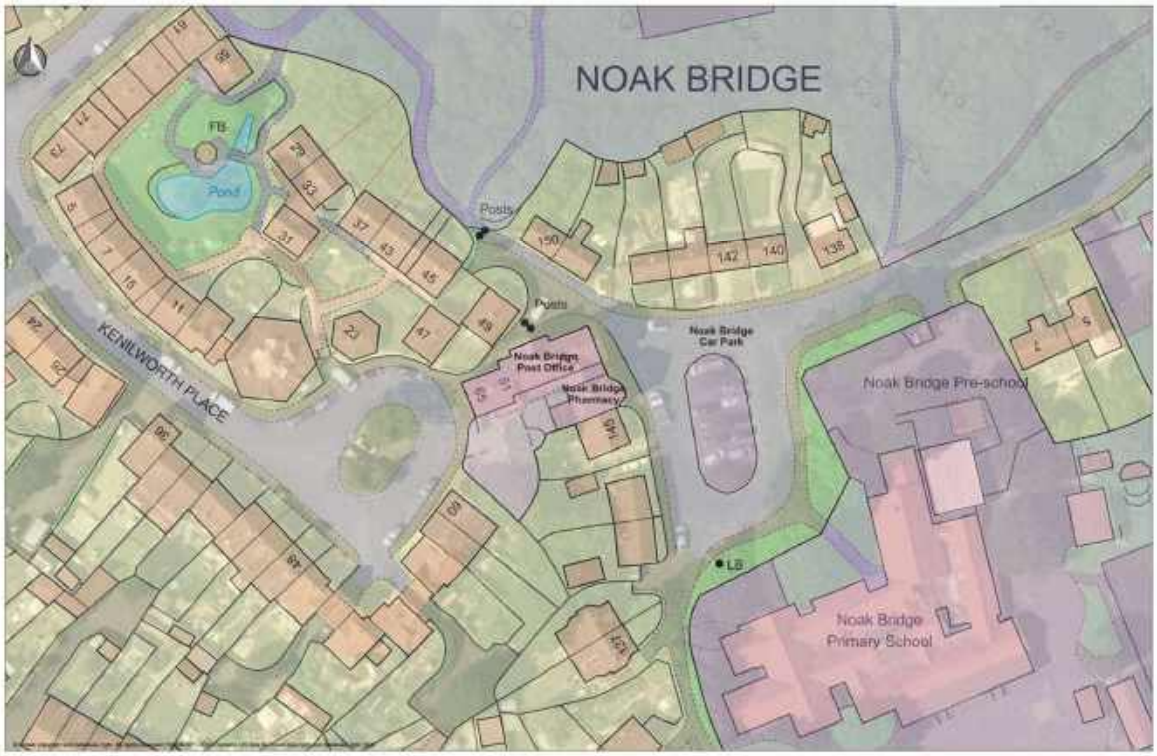

CF7
CF10
CF9
CF11
CF12
CF6
CF16
CF15
CF17
CF14
CF1
Noak Hill
Steeple


Barleylands Recycling Centre
Barleylands Sports & Social Club
Council Depot


F.C Redwing - FA Charter Standard Football Club
Forest Glade F.C


Perry Street F.C


Noak Bridge Open Space
&
Play Area
Essex Police Base


NOAK BRIDGE
FB
Pond
Posts
Posts
KENILWORTH PLACE
Noak Bridge
Post Office
Noak Bridge
Pharmacy
Noak Bridge
Car Park
Noak Bridge Pre-school
LB
Noak Bridge
Primary School


Noak Bridge Medical Centre
Medical Centre
SMITH WAY
Shelter


WASH ROAD
Christian Centre
United Free Church
CALVINIA CLOSE
20.1m
20.1m


Benson's Farm
Pre - 1 Goalkeeping Academy
Collinwood
SALING


Tail Fire
Prince of Wales
Noak Bridge Pub


Noak Bridge Central
Green and play area
NOAK BRIDGE
Noak Bridge
Village Hall
Noak Bridge Primary
School and Pre-
School


Noak Bridge
Nature Reserve

APPENDIX D: List of Other Services

Business Reference	Name of Services
B1	Abbeyfield Basildon - Octagon
B2	Billericay Dog Training Centre The Green Barn (Wash Road)
B3	Feelgood Fitness and Wellness Centre
B4	Hair Refined
B5	Barleylands Campsite
B6	Barleylands Equestrian Centre
B7	Keen Drivers
B8	S&J Self Drive Hire
B9	Rudbyrn Mechanical Ltd
B10	He Sprays Cars
B11	AJ Automotive
B12	Riverside Truck Rental & MOT test centre (Basildon Council Depot) Barleylands Road
B13	Nashrock Recruitment (Watch House Farm)
B14	Chic Photographers – all events Flat 1 Daniels Farm
B15	SMS Services – Unit 11 Daniels Farm (Electric Roller Shutter Doors)
B16	AML Facilities & Security Management – Installers of CCTV and other security items Unit 6 Farm

Shops/Retail References	Shops/Retail
SR1	Foxes Farm Shop
SR2	Sea Food shop
SR3	Scw Coachworks
SR4	Blooms of Essex
SR5	Flowers Forever & Ever
SR6	Billericay Fireplaces
SR7	Rip Funeral Flowers
SR8	Office Installs
SR9	Bex and Ruby's Boutique
SR10	White Lace Events – Unit 1
SR11	Sophisticated Entertainment – Unit 1
SR12	Ellie Lowe singing lessons – Unit 2
SR13	M2M Distribution – Unit F1 Daniels Farm
SR14	Red Recovery
SR15	AM PM Steel Fabricators Unit 3
SR16	Taylored Trim Canine Spa (unit 8) Daniels Farm

APPENDIX E: Detailed Assessment Spreadsheets

Site Name	**Noak Bridge Primary School and Noak Bridge Pre-school**
Site ID	**CF1**
Location	135 Coppice Lane
Summary Value	Educational facility which is considered essential for the residents of Noak Bridge. There are also additional services provided, such as a Breakfast Club, an Afterschool Club and a Holiday Club.
Primary Use	Education Facility
Size of Main Area	12,491 m^2
Size of secondary Area	
Open to public or private Membership	Open to only staff, attending children and their parents only
Frequency of use	Weekdays 8:45am – 4:15 pm
Trading Hours	N / A
Main User Age	Children aged 2 – 4 (Pre school) and Children aged 4 – 11 (Primary School)
Age of Facility/Business	Primary School was constructed in 1982, it became an Academy in 2005. The pre- school moved on the ground floor of the building in 2015.
Parking availability	Private Car Park for staff only.
Accessibility -DDA and non car modes	Surrounded by local services, easily accessible on foot, within 150m from a Bus Stop
State of Repair	Mediocre condition
Need for Improvement/Replacement	Expanded twice already. Need for new IT equipment, New School equipment, New play equipment, staff facilities (Kitchen, offices, etc)

Site Name	**Noak Bridge Village Hall**
Site ID	**CF2**
Location	5 Coppice Lane
Summary Value	A charitable community facility that is available to the public for community-related recreational activities
Primary Use	Community related activities
Size of Main Area	356.2 m^2
Size of secondary Area	
Open to public or private Membership	Accessible to everyone
Frequency of use	Open All year (except Bank Holidays)
Trading Hours	N/A
Main User Age	All
Age of Facility/Business	1981
Parking availability	22 Parking spaces are available to the rear of the building to staff members and local councillors. Visitors can also use the parking spaces, if needed.
Accessibility -DDA and non car modes	In close proximity to local services
State of Repair	Good condition
Need for Improvement/Replacement	The building is small in size and as a consequence, there is a need for its extension to facilitate the creation of new rooms that will be used as meeting places by the local community.

Site Name	**Noak Bridge Post Office**
Site ID	**CF3**
Location	149 Coppice Lane
Summary Value	Essential community facility which provides postal services, financial services and licensing services. It also serves as a convenience store selling a range of goods and providing a significant economic boost to the local community.
Primary Use	Parcel pick up and drop off, Cash deposit / withdrawal and selling of essential everyday products
Size of Main Area	67.66 m^2
Size of secondary Area	
Open to public or private Membership	All
Frequency of use	All days
Trading Hours	N/A
Main User Age	All
Age of Facility/Business	1982
Parking availability	Limited parking across the street
Accessibility -DDA and non car modes	Wheelchair accessibility
State of Repair	Good condition
Need for Improvement/Replacement	None identified

Site Name	**Laindon Traffic Police Headquarters**
Site ID	**CF4**
Location	Chaplin Close, Church Road
Summary Value	The Laindon Traffic Police Headquarters is a police station that incorporates both offices and workshops. It is an essential facility to the NP area as it provides both necessary services and learning facilities that can help people prepare for the role of being a police officer.
Primary Use	Workshop and Traffic Offices
Size of Main Area	4,762.66 m^2
Size of secondary Area	
Open to public or private Membership	Open to a specific group of people
Frequency of use	Open All Year (Except Bank Holidays)
Trading Hours	N/A
Main User Age	All
Age of Facility/Business	1966
Parking availability	40 – 50 vehicular car parking spaces for staff.
Accessibility -DDA and non car modes	Bus stop within 150m
State of Repair	Good condition
Need for Improvement/Replacement	None identified

Site Name	**Noak Bridge Car Park**
Site ID	**CF5**
Location	139 Coppice Lane
Summary Value	Short-stay car parking facility in the centre of the village. It is essential for the long term sustainability of the local services and facilities of the village.
Primary Use	Car Park
Size of Main Area	238.6 m^2
Size of secondary Area	
Open to public or private Membership	Accessible to everyone
Frequency of use	Open All Year (Except Bank Holidays)
Trading Hours	N/A
Main User Age	All
Age of Facility/Business	1982
Parking availability	16 vehicle parking spaces and 1 disable space
Accessibility -DDA and non car modes	Adjacent to important community facilities, Bus stop within 150m
State of Repair	Good condition
Need for Improvement/Replacement	Existing physical constraints, such as trees, limit any options for future expansion

Site Name	**Noak Bridge Pub**
Site ID	**CF6**
Location	45 Wash Road, Laindon, Basildon
Summary Value	Provides a gathering place for the local community, supporting socializing activities and events. In addition, supports the local economy and provides local residents and visitors with valuable services and information.
Primary Use	Community pub
Size of Main Area	2,966.08 m^2
Size of secondary Area	
Open to public or private Membership	All
Frequency of use	Open at all time (Except Bank Holidays)
Trading Hours	12:00pm – 12:00am
Main User Age	All
Age of Facility/Business	1934
Parking availability	30 vehicular parking spaces and 2 disable parking spaces
Accessibility -DDA and non car modes	Disabled facilities Bus stop within 150m
State of Repair	Good condition
Need for Improvement/Replacement	None identified

Site Name	**Barleylands Recycling Centre**
Site ID	**CF7**
Location	Barleylands Road CM11 2UF
Summary Value	Provides the parish and wider area with the opportunity to recycle a variety of household items.
Primary Use	Recycling of Household Items
Size of Main Area	49,277.44 m^2
Size of secondary Area	
Open to public or private Membership	All
Frequency of use	Open at all time (Except Bank Holidays)
Trading Hours	N/A
Main User Age	All
Age of Facility/Business	1965
Parking availability	There are 5 visitor parking spaces and 1 disable parking space at the entrance
Accessibility -DDA and non car modes	None
State of Repair	Good condition
Need for Improvement/Replacement	There is a need for minor improvements, but this is primarily a local authority matter

Site Name	**Pro – 1 Goalkeeping Academy**
Site ID	**CF8**
Location	Wash Road, Basildon SS15 4BP
Summary Value	Goalkeeping academy for young and adult people who wish to focus on improving their skills Classes are organized by accomplished and qualified professionals.
Primary Use	Goalkeeper's Club
Size of Main Area	373.91 m^2
Size of secondary Area	N/A
Open to public or private Membership	Private Lessons
Frequency of use	Weekends closed
Trading Hours	
Main User Age	All ages
Age of Facility/Business	2015
Parking availability	Parking space available to staff and visitors
Accessibility -DDA and non car modes	Footpath within 100m On the outskirts of the village
State of Repair	Poor condition
Need for Improvement/Replacement	Building appeared abandoned and may be unsafe for use (due to presence of asbestos?). It is also in private ownership and therefore it is considered that there is no need for improvement/replacement.

Site Name	**FC Redwing**
Site ID	**CF9**
Location	Barleylands Rd, Billericay, Basildon CM11 2UD
Summary Value	FC Redwing is a youth football club that serves the wider NP area. It is run by a team of qualified volunteers who provide free football sessions to children of ages 5 to 17.
Primary Use	Football Club
Size of Main Area	88,614.76 m^2
Size of secondary Area	N/A
Open to public or private Membership	Free Sessions to young children (4-6).
Frequency of use	Thursdays, Saturdays, Sundays
Trading Hours	N/A
Main User Age	6-17
Age of Facility/Business	2000
Parking availability	Free informal parking available to both staff and visitors at the entrance
Accessibility -DDA and non car modes	Accessible only by private vehicle
State of Repair	Good condition
Need for Improvement/Replacement	None identified

Site Name	**Barleylands Sports and Social Club**
Site ID	**CF10**
Location	Barleylands Rd, Billericay, Basildon CM11 2UF
Summary Value	A Venue that provides social benefits to the NP area. It includes a bar and a music stage for its members and those that decide to visit. The venue can also be booked for a fee by people that are above the age of 21.
Primary Use	Social Club
Size of Main Area	2,727.64 m^2
Size of secondary Area	N/A
Open to public or private Membership	Fee required to book the venue to organize events, open to public
Frequency of use	All week, specific times
Trading Hours	N/A
Main User Age	Over 21
Age of Facility/Business	Unknown
Parking availability	Parking available to people of Basildon Parish council and visitors and staff of the venue. 62 vehicular parking spaces
Accessibility -DDA and non car modes	Bus Stop within 20m
State of Repair	Fair condition
Need for Improvement/Replacement	None identified

Site Name	**Forest Glade FC**
Site ID	**CF11**
Location	Barleylands Rd, Billericay, Basildon CM11 2UD
Summary Value	Football club that provides sport facilities for young children (4-18). Special female only teams are also included.
Primary Use	Football Club
Size of Main Area	96,500.74 m^2
Size of secondary Area	N/A
Open to public or private Membership	Free services provided to young children
Frequency of use	Weekends
Trading Hours	N/A
Main User Age	Ages from 4 to 18
Age of Facility/Business	1992
Parking availability	Free informal parking available to both staff and visitors
Accessibility -DDA and non car modes	Bus Stop within 300m Accessible mainly by private vehicle
State of Repair	Good condition
Need for Improvement/Replacement	None identified

Site Name	**Perry Street FC**
Site ID	**CF12**
Location	Southend Road, Billericay, CM11 2UL
Summary Value	Football club that provides sport facilities and services to young children. Teams are run by qualified professionals.
Primary Use	Football Club
Size of Main Area	93,199.17m^2
Size of secondary Area	N/A
Open to public or private Membership	Seasonal Fee
Frequency of use	Weekends
Trading Hours	
Main User Age	4-18
Age of Facility/Business	1987
Parking availability	Parking space available to staff and visitors
Accessibility -DDA and non car modes	Footpath passing through the middle of the field Bus stop within 250m
State of Repair	Good condition
Need for Improvement/Replacement	None identified

Site Name	**Noak Bridge Christian Centre**
Site ID	**CF13**
Location	Wash Road SS15 4BE
Summary Value	The Christian Centre serves as a place where people of the same religion can meet, socialize and organize events that promote the unity of the village's local community.
Primary Use	Religious Place of Worship / Socializing
Size of Main Area	728.61 m^2
Size of secondary Area	
Open to public or private Membership	All
Frequency of use	Every Sunday 11am – 1pm
Trading Hours	N/A
Main User Age	All
Age of Facility/Business	1905
Parking availability	Private Parking available to the rear of the property
Accessibility -DDA and non car modes	Bus stop within 150m
State of Repair	Fair condition
Need for Improvement/Replacement	Building would benefit from renovation

Site Name	**Noak Bridge Nature Reserve**
Site ID	**CF14**
Location	Eastfield Rd, SS15 4JE
Summary Value	The nature reserve consists of mixed grassland, scrub, developing woodland and small ponds. It is the most significant environmental feature within the NP area. Several socializing events and work activities take place each month which benefit both the local community and the preservation of the environment.
Primary Use	Preservation and enhancement of biodiversity and character of the local area
Size of Main Area	80937m^2
Size of secondary Area	
Open to public or private Membership	Free for people to visit. The Noak Bridge Nature Reserve Society and volunteers help Basildon Council to take care of the nature reserve's maintenance. To become member of the society, an annual fee would be required.
Frequency of use	Open All Year
Trading Hours	
Main User Age	All
Age of Facility/Business	1995
Parking availability	Off site parking nearby for visitors
Accessibility -DDA and non car modes	Easy access gates (including for disable people) Bus stop within 100m
State of Repair	Maintained regularly, satisfactory condition
Need for Improvement/Replacement	One path, High Ridge, needs improvement, initial plans are in progress

Site Name	**Noak Bridge Village Green**
Site ID	**CF15**
Location	5 Coppice Ln SS15 4JS
Summary Value	The village green is located to the heart of the village and provides significant recreational facilities, such as playgrounds for younger children and sport courts for older ones. A variety of environmental features were also identified, including a pond, large dense wooded areas and a number of different plants and hedges.
Primary Use	Recreational area and valued habitat
Size of Main Area	17,000 m^2
Size of secondary Area	
Open to public or private Membership	Free to the public
Frequency of use	Always open
Trading Hours	
Main User Age	All ages
Age of Facility/Business	N/A
Parking availability	Off site parking nearby for visitors
Accessibility -DDA and non car modes	Within the centre of the village Bus stops within close proximity
State of Repair	Fair condition
Need for Improvement/Replacement	Play equipment was found to be outdated and not in great condition. The hard surfaced play areas together with a few trees were also found to be in poor condition. There are already plans for the replacement of the children's sitting area and play equipment in 2025/26. Further improvements may be required in the future.

Site Name	**Wash Road Open Space and play area**
Site ID	**CF16**
Location	Land off Wash Rd
Summary Value	An open space that is protected by planning policies and is valued highly by the local community. There a number of sport fields that are located to the northern part of the area.
Primary Use	Recreational area
Size of Main Area	17,600 m^2
Size of secondary Area	
Open to public or private Membership	Free to the public
Frequency of use	Always open
Trading Hours	
Main User Age	All ages
Age of Facility/Business	N/A
Parking availability	Off site parking nearby for visitors
Accessibility -DDA and non car modes	Bus stops adjacent to the land
State of Repair	Good condition
Need for Improvement/Replacement	None identified

Site Name	**Noak Bridge Medical Centre**
Site ID	**CF17**
Location	Bridge Street
Summary Value	This practice provides NHS services to the village. It is a necessary facility to ensure the wellbeing of the local community.
Primary Use	Healthcare Services
Size of Main Area	1,531.68 m^2
Size of secondary Area	
Open to public or private Membership	All
Frequency of use	Weekdays 8:00am-6:30pm
Trading Hours	N/A
Main User Age	All
Age of Facility/Business	1993
Parking availability	Vehicular parking spaces (12) for staff and visitors to the side of the property
Accessibility -DDA and non car modes	Bus Stop within 150 m
State of Repair	Poor condition
Need for Improvement/Replacement	Expansion of building to allow for the creation of new treatment rooms

Site Name	**Noak Bridge Pharmacy**
Site ID	**CF18**
Location	147 Coppice Lane
Summary Value	Provides significant healthcare services, such as medication to the local community.
Primary Use	Medicine Distribution and General Healthcare Services
Size of Main Area	74.28 m^2
Size of secondary Area	
Open to public or private Membership	All
Frequency of use	Open every day, except Sunday
Trading Hours	9am – 1pm, 2 – 6:45pm weekdays / 9am – 1pm weekends
Main User Age	
Age of Facility/Business	1982
Parking availability	Limited parking nearby
Accessibility -DDA and non car modes	In close proximity to local services, Bus stop within 150m
State of Repair	Good condition
Need for Improvement/Replacement	None identified