Basildon Borough Local Plan 2023-2043

Consultation Statement 2026

Volume 3 : Reg 18 Part 3



Basildon Council

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1. Introduction

1.1 This Statement of Consultation (SoC) forms Volume 3. This covers the Regulation 18 Part 3 consultation, which was held 28 November 2025 to 16 January 2026.

1.2 The third round of consultation was held to incorporate additional policies-based evidence documents and in response to a new National Planning Policy Framework (NPPF) which was published in December 2024.

1.3 The SoC Volume 1 covers the Issues and Options Regulation 18 consultation which was held 27 June 2023 to 5 September 2023.

1.4 The SoC Volume 2 cover the Regulation 18 Part 1 consultation which was held 18 November 2024 to 12 January 2025 and Regulation 18 Part 2 which was held 24 February 2025 to 14 April 2025.

1.5 This Statement of Consultation has been prepared in accordance with Regulation 18 of the Town and Country Planning (Local Development) (England) Regulations 2012 and summarises the responses received and the actions Basildon Council proposes to take to develop the next iteration of the Local Plan.

2. Draft Local Plan Regulation 18 Part 3 consultation

2.1 The Regulation 18 Draft Local Plan is the third consultation for the new Local Plan. The Draft Local Plan builds upon the feedback received during the previous rounds of Regulation 18 consultation. The Draft Local Plan Consultation ran for 7 weeks from 28 November 2025 to 16 January 2026.

Summary of Consultation Undertaken

2.2 The consultation purpose was to notify people that the Council are advancing the Local Plan, by asking for comments on draft policies and potential site allocations that will help shape the strategic direction of the borough.

2.3 The Draft Local Plan consultation material included the following documents:

- Basildon Borough Draft Local Plan 2023 – 2043
- Basildon Borough Council Regulation 18 Draft Local Plan Policy Map
- Draft Basildon Borough Local Plan Integrated Impact Assessment (IIA)
- Draft Basildon Borough Local Plan Habitats Regulations Assessment (HRA)
- Draft Basildon Borough Local Plan Infrastructure Delivery Plan (IDP)

Preparation for the Consultation

2.4 Prior to the consultation the Council sent approximately 2,712 letters by post and 3,606 emails to those households who had subscribed to the Planning Strategy and Implementation mailing list who wished to be updated on matters relating to the emerging Local Plan, which anyone can join upon request. An email was sent at the start and towards the closure of the consultation to 50 statutory consultees.

2.5 A launch email was sent via the consultation portal, Commonplace, to advise of the Draft Local Plan consultation to 2,927 recipients, including those who had subscribed to any

Basildon consultation.

2.6 Notice was provided to all interested persons and bodies (as addressed in Volume 1 - Chapter 2), this included residents, developers, statutory and non-statutory consultees.

2.7 Organised media releases on the Council Website, social media, reception screens at the Council Office and the Commonplace platform were timed to be released in key phases throughout the consultation (at the start, during, at the end of the consultation period). Please see Appendix 1 to view some of the consultation material that was publicised.

2.8 A statutory notice was published in the Basildon Echo which outlines where documents can be inspected and how residents can respond to the consultation.

2.9 In line with our Statement of Community Involvement (2023) reference copies of consultation documents were made available for display at the Basildon Borough's main deposit points throughout the period of consultation. The consultation documents included: 25 physical copies of the Draft Local Plan and supporting documents, such as 3,000 postcards, 50 posters and printed Q&A documents.

2.10 The Borough's main deposit points include: Basildon Council Office, Basildon Library, Billericay Library and Wickford Library. Promotional material were also available at: Laindon Library and Vange Library.

2.11 Promotional material such as postcards and posters was provided to all Town, Parish and Village Councils within the Borough, requesting that they display the material for residents to engage with if they have the facilities to do so, encourage residents to take part in the consultation process and to provide their own feedback and comments as a statutory consultee.

Engagement during the Consultation

2.12 During the Draft Local Plan Consultation, various in-person consultation events took place, called 'Local Plan Live' events.

Details of these are set out in Table 1 below. Information regarding the consultation events were publicised throughout the consultation on the Council's website, Commonplace platform, email notifications via Commonplace and through social media releases.

2.13 The Local Plan Live events were an opportunity for residents to gain insights into the Draft Local Plan, understand the consultation process and ask questions about how it impacts their local area. Questions were answered in a Q&A session with Senior Officers, and four Frequently Asked Questions (FAQ) documents were revised periodically throughout the consultation. The documents were published on the Council website, printed for residents to engage with at the consultation events and promoted through our consultation platform. The documents included an overall FAQ as well as three documents that cover the most common questions for the areas of Billericay, Wickford and Basildon.

2.14 The Council's Customer Contact Centre were also available to assist residents with using the Commonplace platform and book appointments for anyone who required additional assistance to take part in the consultation.

2.15 The Local Plan team were available for drop-in sessions at the Basildon Centre throughout the consultation period, excluding the Christmas period. The in-person drop-in sessions were to enable residents to ask questions to a planning officer and have support with accessing the consultation platform.

2.16 The Local Plan team were also available for phone calls and by email for those that wanted to speak to the team directly regarding the Local Plan.

Table 1: Basildon Borough Council Local Plan Live Events

Area	Location	Date	Time
Basildon	Eastgate Shopping Centre	01/12/2025	12:00pm – 3:00 pm
Pitsea	Chalvedon Community Centre	02/12/2025	3:30pm – 5:30pm
Langdon Hills	Women's Institute Hall	03/12/2025	3:30pm – 5:00 pm 5:30pm – 7:30pm
Wickford	Nevendon Centre	09/12/2025	4:00pm – 6:00pm 6:30pm – 8:30pm
Basildon	George Hurd Centre	10/12/2025	5:00pm – 8:00pm
Billericay	Chantry Centre	11/12/2025	3:30pm – 5:30pm 6:00pm – 7:30pm
Laindon	Laindon Community Centre	12/12/2025	3:30pm – 5:30pm 6:00pm – 7:30pm
Basildon	The Benbow Club	07/01/2026	5:30pm – 7:30pm

3 Summary of Representations

3.2 The consultation received 1,793 contributions from 993 respondents, with over 8,047 visitors to the platform throughout the consultation period. Over 1,451 visitors to the platform originated from media releases on Facebook. There are over 838 individuals subscribed to Commonplace receiving news updates.

3.3 186 responses were received by letter or email, with 183 by email and 3 by letter. 59 of these responses were from site promotors, developers or landowners, 27 were from Statutory Bodies, 93 from the general public and 7 from general consultation bodies.

3.4 Table 1 sets out the total number of responses received per chapter on the Commonplace portal.

3.5 Table 2 sets out the total number of responses received per draft site allocation on the Commonplace portal.

Table 2: The number of responses received on Commonplace per policy chapter

Chapter	Number of Responses
Chapter 3 – Spatial Vision & Strategic Objectives	108
Chapter 4 – Meeting our Growth Needs	87
Chapter 5 – Building a Strong Competitive Economy	17
Chapter 6 – Meeting our Housing Needs	97
Chapter 7 – Ensuring the Vitality of Town Centres	19
Chapter 8 – Meeting the Challenge of Climate Change	20
Chapter 9 – Achieving Well-Designed Places	15
Chapter 10 – Healthy Communities	27
Chapter 11 – Conserving & Enhancing the Local Environment	45
Chapter 12 – Conserving & Enhancing the Historic Environment	14

Chapter 13 – Improving Air Quality & Mitigating Pollution	16
Chapter 14 – Sustainable Transport & Infrastructure	58
For Developers	61

Table 3: The number of responses received on Commonplace per draft site allocation

Site Allocation	Number of Responses
H1 – South East Billericay	178
H2 – Land West of Great Burstead	111
H3 – Land South of Great Burstead	111
H4 – Land West of Laindon Road	91
H6 – Land adjacent to Tye Common Road & South of London Road	113
H7 – Land North of London Road, Billericay	71
H8 – Land West of Bowers Gifford	18
H10 – Land North of A13	7
H11 – Land West of West Mayne	4
H12 – Land adjacent to Dunton Road	35
H13 – Land north of London Road, Vange	7
H15 – Land adjacent to Nevendon Road	5
H17 – Land East of Wick Country Park	92
H18 – Land North of Southend Road, Shotgate	8
H19 – Land adjacent to Barn Hall, Wickford	13
H20 – Land North of London Road, Wickford	16
H21 – Land South of London Road, Wickford	13
H22 – Land North of Wash Road	13
H23 – Bowers Gifford including Plotlands	11
H24 – Land North of Dry Street	4
H25 – Gardiners Lane South	41
H26 – Land East of Noak Bridge	12
H27 – Land South of Crays Hill	15
H28 – Land West of Castledon Road	6
H29 – Ramsden Bellhouse Neighbourhood Area	10
H30 – Land West of Noak Hill Road	39
H31 – Land at Mountnessing Road	41
H32 – Potash Road	52

H33 – Land East of Bowers Gifford	34
GT1 – Land South of Harrow Road	5
E1 – Burnt Mills	6
E2 – Dunton Boot Sale	8
E3 – Land adjacent to Hovefields Avenue	3
E4 – Land West of Canvey Way	2
E5 – Friern Manor Farm	2
E6 – South of Nevendon Road	7
E7 – South of Fanton Hall Farm	5

3.6 From the 50 statutory consultees that were contacted, 27 provided a consultation response. The statutory consultees that provided a response are as follows:

- The Coal Authority
- Noak Bridge Parish Council
- Environment Agency
- Essex & Suffolk Water
- Historic England
- Great Burstead and South Green Village Council
- National Gas
- Essex Police
- Transport for London
- Castle Point Council
- Wickford Town Council
- Marine Management Organisation
- National Highways
- Anglian Water
- Chelmsford City Council
- NHS Mid and South Essex Integrated Care Board
- Ramsden Crays Parish Council
- National Grid
- Essex County Fire and Rescue Service
- Forestry Commission

- Ramsden Bellhouse Parish Council
- Billericay Town Council
- Essex County Council
- Natural England
- Southend City Council
- West Horndon Parish Council

3.7 All responses received by statutory consultees have been reviewed with their comments being taken into consideration, which will inform a revised Regulation 19 Local Plan. In general, comments related to outstanding and additional evidence base, such as the transport capacity modelling, Open Space Study and the draft Infrastructure Development Plan which are ongoing evidence base documents, which will continue to support the revision of the draft Local Plan. There will be a need for continued engagement with statutory consultees throughout the process of developing the new Local Plan.

3.8 The main themes raised from the consultation are set out below:

- Support for the Local Plan and its policies/chapters, the Vision and Strategic Objectives, and general opposition for the Local Plan.
- Concern policies set out in the draft Local Plan would not be delivered. Suggestion that measures need to be in place for monitoring whether proposed targets are being met, who is responsible and how mitigation measures will be paid for. Considered unclear how the amount of contributions required from developers will be decided and how the contributions will be used.
- Concerns relating to infrastructure provision and the level of detail included in the Local Plan. These include but are not limited to; health, emergency services, education, roads, recycling and utilities facilities. There is also concern that existing infrastructure needs improving before development progresses and that infrastructure should be delivered first before any housing.
- Concern around the loss and impact to the Green Belt, the need for its preservation, disagreement with the reclassification of Green Belt to Grey Belt and the outcomes of the Green Belt 2025 Study, including whether release of specific smaller parcels of Green Belt has been considered, emphasis on available brownfield land being developed before Green Belt and preference for densification of existing sites before building on Green Belt. There is support for infill development in the Green Belt.
- Concern around the number of homes required in the local plan period being too high, including with specific reference made to Billericay and Bowers Gifford. Concern over how the housing needs have been calculated using the Standard Method, which is felt to be unjustified. The Council's housing delivery test performance is poor along with its 5 year housing land supply. The use of a 20% housing buffer is not fully supported. Support and opposition for the 50% affordable housing target. Concern around the amount of accommodation required for Gypsy and Travellers and whether the Local Plan takes into account existing sites.

Suggestions for lower trigger points for providing accommodation for Gypsy and Travellers on allocations. Suggestions to extend the Local Plan period to account for adoption timescales, suggestions that sources like the Office For National Statistics, based on population growth and recent Census data, strongly suggests that the real local housing need a quarter of what the Government demands.

- Support for delivery of affordable housing, reuse of empty homes, encouragement to deliver more starter homes, lower cost housing rather than flats, sheltered housing and care homes and bungalows for the aging population. Specialist housing also needs to be affordable. Concern around the impact on viability of development from 50% affordable housing requirement and the lack of actual affordable housing, especially in Billericay. Requests to consider lower trigger points for specialist housing requirements, not allow any houses in multiple occupation (HMOs) and to ensure viability does not impact the provision of affordable housing. Support for increasing the percentage requirement to comply with Part M4 Category 2 of the Building Regulations.
- Climate change policies were generally supported, although some disagree that climate change is an issue. Support for delivering renewable energy and Passivhaus targets. Concern raised around the costs of mitigation measures making developments unviable, how climate change will have an impact 50-100 years from now and if it is being considered, suggestion that homes should be more energy efficient rather than reducing embodied carbon and that suitable locations for renewable and low carbon energy infrastructure are identified. Opposition to any wind farms on Green Belt, opinion that Building Regulations and not local plans should determine the construction standards of buildings and their subsequent energy and water use, support for solar panels on new and existing buildings. Concern around flood risk from new development and to existing properties from new developments. Proper evaluation needed of whether SuDS are viable in heavy clay soils. Views that the compliance and monitoring requirements add complexity and that there is limited current

guidance and lack of standardised metrics which may make compliance challenging.

- Support for high quality design of development. Concern that cumulative impacts on residential amenity, visual coherence, and local streetscapes may be overlooked, and smaller projects may still contribute to overdevelopment pressures. Concern around impact on local character, reduction in green spaces, and harm to the quality of streets and public realm. Support for art and sculpture around the borough and cultural vibrancy.
- Support for vibrant and adaptable town centres, including Basildon Town Centre improvements, maintaining primary shopping areas, provision of local centres in larger new developments and hotel provision in town centres. Not supportive of residential development opportunities in town centres, the proposed arena or out of town retail development. Concern around personal safety in town centres and the need to reduce the amount of unhealthy food places. Query over whether Billericay is a medium town, it does not service existing residents and needs regeneration. Request for further information on the requirements for local centres development and protection of markets, information on size and quality of hotel provision, as well as provision of master plans for other primary shopping areas/supporting town centres. Support for hotels in the main towns to encourage business and visitors.
- Concern around impacts on green vistas and green buffers between settlements, loss of woodland, trees and ancient woodland, protection of green spaces especially with their benefits to physical and mental health. Promotion of the protection of agricultural land for food security, recreation and protected species/habitats. Support for increased allotment provision, biodiversity net gain (BNG), as well as increasing the BNG requirement. Request for more detail to be provided around open spaces and quantity and quality. Avoid loss of existing sports facilities and if replaced, only with better facilities. Request that any land used for agriculture should be graded as 1-3a to ensure its protection.
- Suggestions that more employment development needed in Billericay as disproportionate to other areas in the Borough,

that employment land allocation should be in line with proposed housing provision, the need to improve employment opportunities for highly skilled and high paid roles and consideration should be given to vacant employment sites for housing. Concern around the amount of employment opportunities to be delivered, leading to out-migration for work and perception that policies in the Local Plan will contradict with the protection of rural employment areas.

- Support for improvements to public transport and active travel and improved active travel options. Digital infrastructure will be key to future proof developments. Request for detailed sustainable transport strategy. Opposition to overall proposed reduction in car use as some journeys are not suitable for walking/cycling. Concerns that the highway network is at capacity, that routes are not safe or suitable for cycling, loss of public rights of way (PRoW) and around air pollution from increased traffic. Concern around site access, need for joined up cycle routes and need for consideration to also be given to equestrians for the movement network.
- With regards to the allocations proposed, concern has been raised which includes the following, but is not limited to, flooding, climate change, mental health, physical health, traffic, road safety, parking, impact on wildlife/protected species and habitats, pollution (air, noise, light etc.), environmental protection and enhancement, loss of agricultural land, sports facilities, impact on the character of areas including historic character/environment, water supply and sewage provision, the amount of housing proposed and unsustainable development locations and viability of the Local Plan. Concern around Anglian Water's capacity for new housing. There is support for master planning of sites but also some oppose the requirement. Request for detail around the phasing of all the allocations and consideration of their cumulative impact.
- Query over some of the terminology used in the local plan, for example green and blue infrastructure, whether objectives will be measured and parking prices.

- Request for the Local Plan to conform with the Noak Bridge Neighbourhood Plan.
- Some comments were made on matters outside of the scope of the local plan which include, but are not limited to, business rates, encouragement for downsizing, land banking by developers and improvements needed to pavements and street lighting.

3.9 In response to the comments raised above, Basildon Council advises the following:

- Once the Local Plan is adopted it will require monitoring on an annual basis and reviewing at least every five years. The Submission Local Plan will be accompanied by a draft monitoring framework. The results will be published in an annual monitoring report.
- The Local Plan will be accompanied by an Infrastructure Delivery Plan which will set out what infrastructure needs to be delivered, when it is required and how it will be funded. The Draft Infrastructure Delivery Plan was published alongside this consultation.
- A Local Plan allows us to consider growth holistically and prepare a plan to deliver supporting infrastructure. It also means that we can set out a planned trajectory for growth over the twenty-year plan period to infrastructure providers to help them to plan expansion of their services.
- National Policy states that Green Belt boundaries should only be altered in exceptional circumstances that are fully evidenced and justified, through the preparation or updating of Local Plans. The Council is required to demonstrate that it has examined fully all other reasonable options for meeting its identified needs for development before releasing land from the Green Belt.
- The Council has undertaken a review of all available urban land in Basildon Borough and considered potential to increase density in highly sustainable locations such as Basildon Town Centre. The Council has also engaged with other Essex Local Authorities to establish if growth can be accommodated elsewhere.
- The definition of Grey Belt was introduced into the National Planning Policy Framework in December 2024. A new Green Belt Study 2025 has been published as part of the Local Plan evidence

base.

- Support for infill development in the Green Belt is noted. Draft policy GB2 sets out how infill development will be assessed.
- The Council is required to determine the minimum number of homes needed using the Standard Method in National Planning Practice Guidance. It is also required to provide a minimum 20% buffer for the first five years of the plan due to current and historic low housing delivery. The Basildon Borough Gypsy and Traveller Accommodation Assessment 2024 evaluated the need for additional pitches in the borough.
- There is a need to balance ensuring that sufficient affordable and specialist homes which ensuring the allocations are financially viable and, therefore, deliverable. The revised Local Plan will be subject to an independent whole plan viability appraisal. This will consider all development costs including the cost of complying with all Local Plan policies and providing necessary infrastructure.
- Policy HOU1 requires a mix of size and type of new homes. Generally, the Local Plan seeks to increase density of development which limits the amount of Green Belt land required.
- Residential development often plays an important role in ensuring the vitality of town centres.
- As set out in the Settlement Hierarchy Review Billericay meets the definition of a medium sized town.
- The Local Plan will be revised to provide greater protection for markets. Town Centre Masterplans are typically adopted as Supplementary Planning Documents. Policy R1 sets out requirements for the regeneration of town centres.
- The Local Plan evidence base identifies the need for significant additional employment land. Generally, repurposing employment sites for housing would worsen the need for employment land. Policy EMP4 protects existing rural employment sites with the addition of Barleylands Farm as a new rural employment site. Employment sites have been located key transport corridors (A127 and A13).
- Transport modelling has commenced and the Local Walking and Cycling Infrastructure Plan sets out how walking and cycling routes will be improved.
- Draft Local Plan allocations will be reviewed to consider the

consultation responses. Generally, proposals should come forward as part of a master-planned approach to the whole allocation, however, each allocation will be reviewed to ensure this is a proportionate requirement.

4 Conclusion

What happens next?

4.1 The analysis of the responses we receive during the consultation used to inform a revised Draft Local Plan. This will then be subject to a Regulation 19 publication. This is version of the Local Plan Basildon Council proposes to submit to be examined by an independent Planning Inspector.

4.2 Regulation 19 is the final stage before the plan is sent to examination. We will be seeking your views on whether you feel the local plan is ‘legally compliant’ and meets the test of ‘Soundness’ as set out in the National Planning Policy Framework.

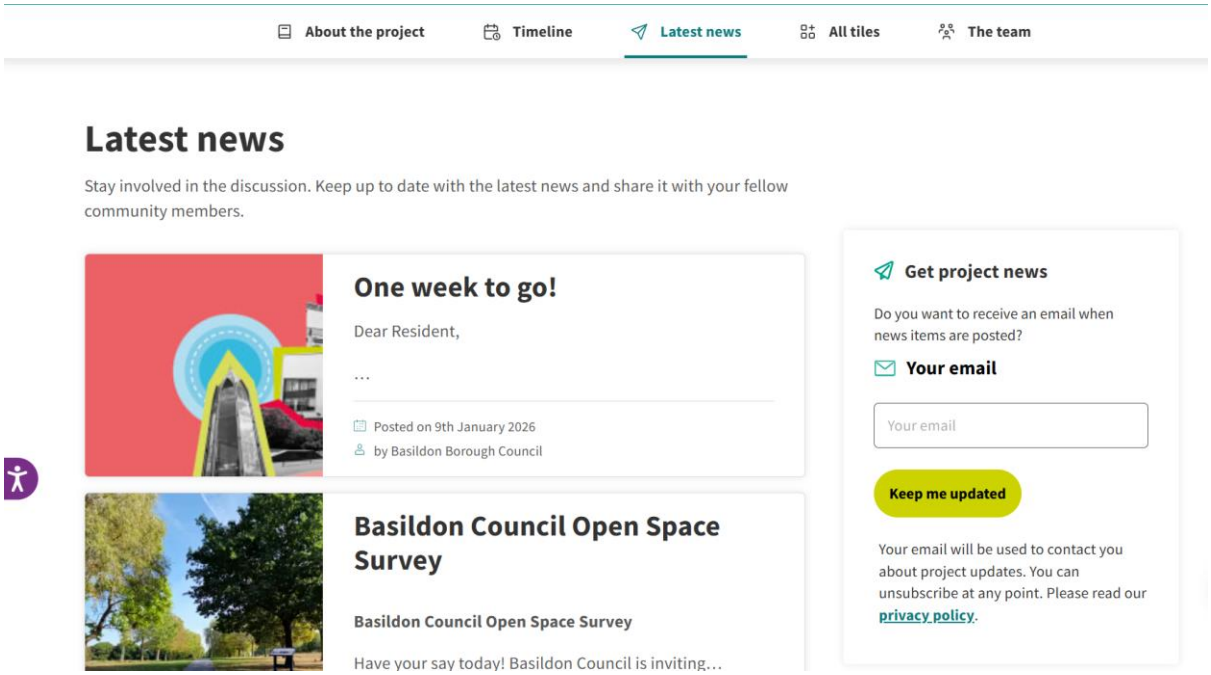
4.3 Once Regulation 19 is complete, an updated draft Local Plan is then submitted to the Secretary of State. They will then appoint an independent Planning Inspector to undertake a ‘public examination’ of the draft Local Plan.

4.4 During the examination process, the Secretary of State and the independent Planning Inspector will use the National Planning Policy Framework and comments submitted during the Regulation 19 consultation to determine whether a Local Plan is sound and legally compliant.

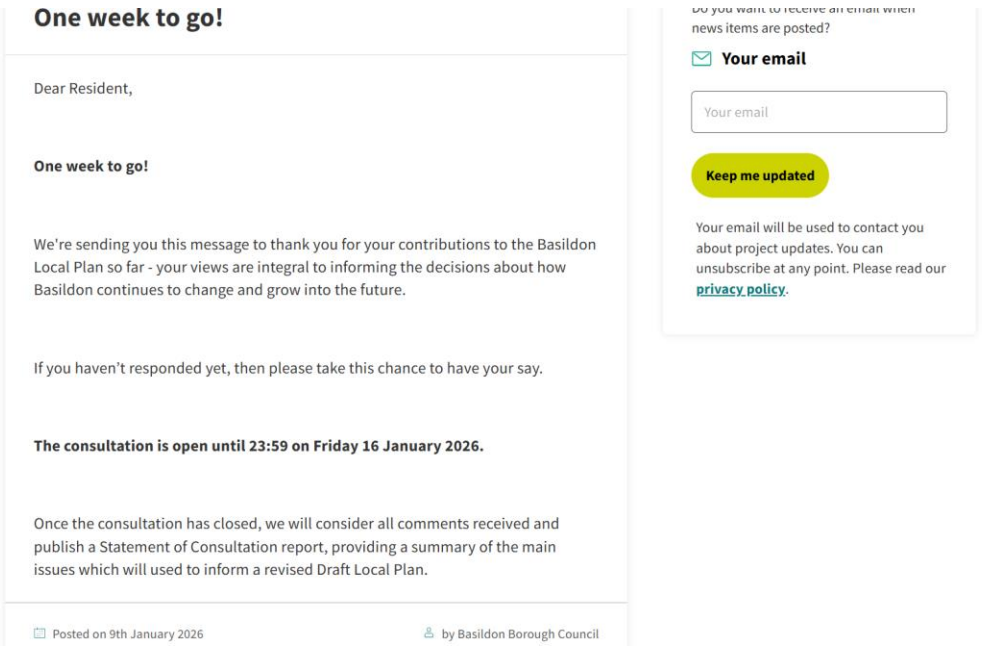
5 Appendix 1 - Consultation Material

This appendix provides some examples of press releases and social media posts that were published as part of the Council's consultation and engagement on the Reg 18 Part 3 consultation.

a. Project Latest News on Commonplace



b. News Post on Commonplace towards the end of the consultation



One week to go!

Dear Resident,

One week to go!

We're sending you this message to thank you for your contributions to the Basildon Local Plan so far - your views are integral to informing the decisions about how Basildon continues to change and grow into the future.

If you haven't responded yet, then please take this chance to have your say.

The consultation is open until 23:59 on Friday 16 January 2026.

Once the consultation has closed, we will consider all comments received and publish a Statement of Consultation report, providing a summary of the main issues which will used to inform a revised Draft Local Plan.

Posted on 9th January 2026 by Basildon Borough Council

news items are posted?

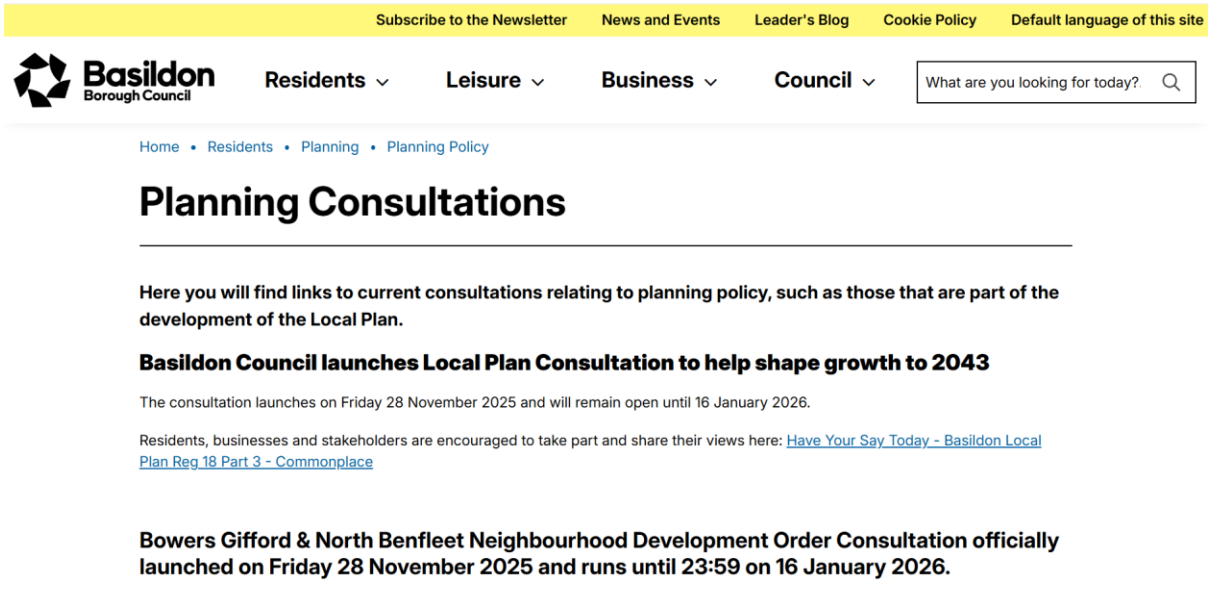
Your email

Your email

Keep me updated

Your email will be used to contact you about project updates. You can unsubscribe at any point. Please read our privacy policy.

c. Weblinks to the consultation platform provided via Council Planning Consultations webpage



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Planning Consultations

Here you will find links to current consultations relating to planning policy, such as those that are part of the development of the Local Plan.

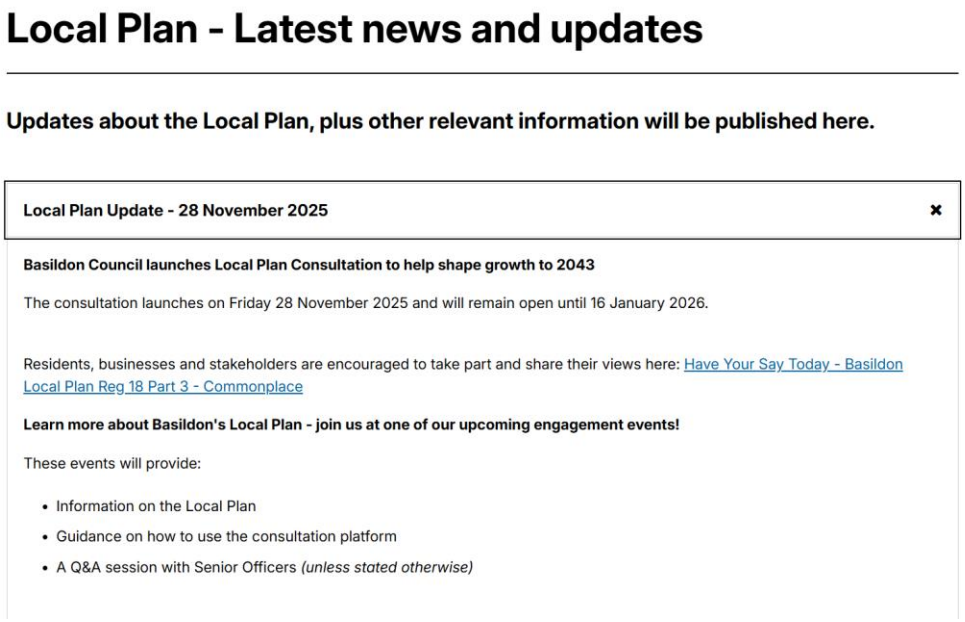
Basildon Council launches Local Plan Consultation to help shape growth to 2043

The consultation launches on Friday 28 November 2025 and will remain open until 16 January 2026.

Residents, businesses and stakeholders are encouraged to take part and share their views here: Have Your Say Today - Basildon Local Plan Reg 18 Part 3 - Commonplace

Bowers Gifford & North Benfleet Neighbourhood Development Order Consultation officially launched on Friday 28 November 2025 and runs until 23:59 on 16 January 2026.

d. Consultation Launch Post Latest News on Council Local Plan webpage



Local Plan - Latest news and updates

Updates about the Local Plan, plus other relevant information will be published here.

Local Plan Update - 28 November 2025 ✖

Basildon Council launches Local Plan Consultation to help shape growth to 2043

The consultation launches on Friday 28 November 2025 and will remain open until 16 January 2026.

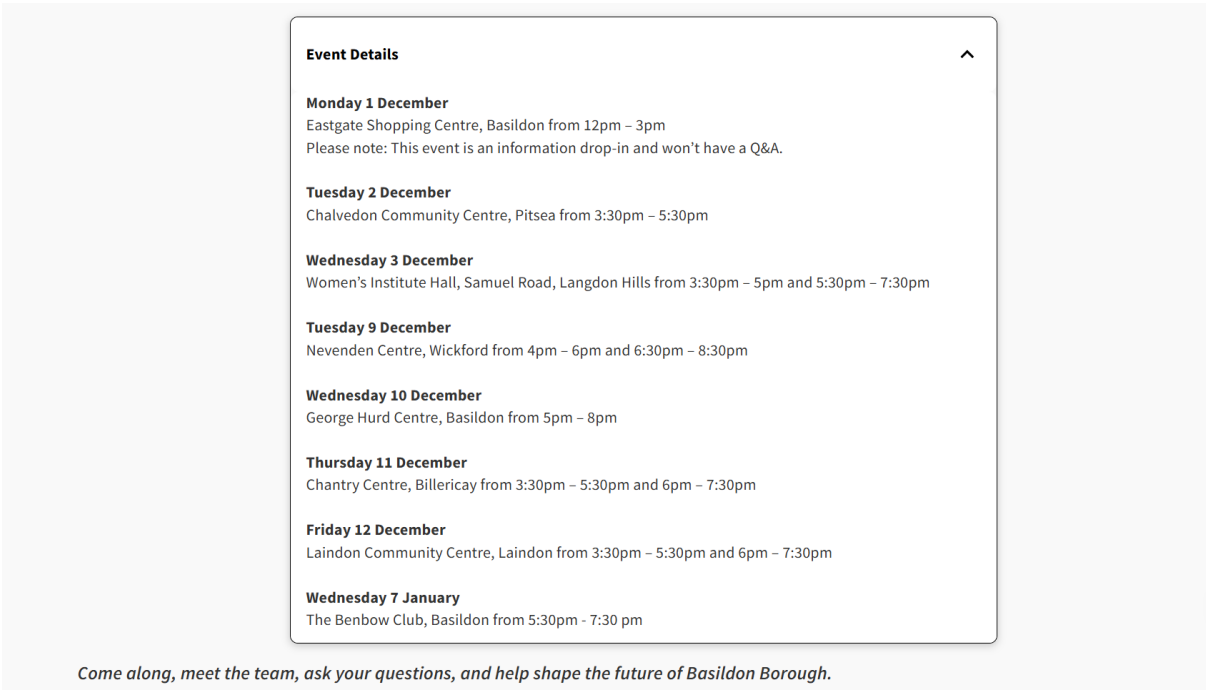
Residents, businesses and stakeholders are encouraged to take part and share their views here: Have Your Say Today - Basildon Local Plan Reg 18 Part 3 - Commonplace

Learn more about Basildon's Local Plan - join us at one of our upcoming engagement events!

These events will provide:

- Information on the Local Plan
- Guidance on how to use the consultation platform
- A Q&A session with Senior Officers *(unless stated otherwise)*

e. Engagement Events publicised on Commonplace



Event Details ^

Monday 1 December
Eastgate Shopping Centre, Basildon from 12pm – 3pm
Please note: This event is an information drop-in and won't have a Q&A.

Tuesday 2 December
Chalvedon Community Centre, Pitsea from 3:30pm – 5:30pm

Wednesday 3 December
Women's Institute Hall, Samuel Road, Langdon Hills from 3:30pm – 5pm and 5:30pm – 7:30pm

Tuesday 9 December
Nevenden Centre, Wickford from 4pm – 6pm and 6:30pm – 8:30pm

Wednesday 10 December
George Hurd Centre, Basildon from 5pm – 8pm

Thursday 11 December
Chantry Centre, Billericay from 3:30pm – 5:30pm and 6pm – 7:30pm

Friday 12 December
Laindon Community Centre, Laindon from 3:30pm – 5:30pm and 6pm – 7:30pm

Wednesday 7 January
The Benbow Club, Basildon from 5:30pm - 7:30 pm

Come along, meet the team, ask your questions, and help shape the future of Basildon Borough.

f. Engagement Events publicised on Latest News on Council Local Plan webpage

Monday 1 December

Eastgate Shopping Centre, Basildon from 12pm - 3pm

Please note: This event is an information drop-in and won't have a Q&A.

Tuesday 2 December
Chalvedon Community Centre, Pitsea from 3:30pm - 5:30pm

Wednesday 3 December
Women's Institute Hall, Samuel Road, Langdon Hills from 3:30pm - 5pm and 5:30pm - 7:30pm

Tuesday 9 December
Nevenden Centre, Wickford from 4pm - 6pm and 6:30pm - 8:30pm

Wednesday 10 December
George Hurd Centre, Basildon from 5pm - 8pm

Thursday 11 December
Chantry Centre, Billericay from 3:30pm - 5:30pm and 6pm - 7:30pm

Friday 12 December
Laindon Community Centre, Laindon from 3:30pm - 5:30pm and 6pm - 7:30pm

g. Consultee Letter for the launch of the consultation

Date: 28th November 2025
Department: Planning Strategy and Implementation
Tel. No: 01268 533333 (Option 6)
Email: localplan@basildon.gov.uk

Dear Consultee,

THIRD CONSULTATION ON THE REGULATION 18 DRAFT LOCAL PLAN AND REGULATION 13 PUBLICATION OF BASILDON TOWN CENTRE MASTERPLAN–
28th NOVEMBER 2025 TO 16th JANUARY 2026

Draft Local Plan

The Council is now holding a third Regulation 18 consultation. The consultation period runs from Friday, 28th November 2025 to midnight Friday, 16th January 2026. The Local Plan looks ahead to 2043 and identifies where the main developments will take place, and how places within the Borough will change over that period. The views of the community are at the heart of the planning process, and we would like to hear your thoughts on the draft Local Plan. This consultation is open to everyone.

What are we consulting on?
The third Regulation 18 consultation is a focused consultation on matters relating to new evidence and changes arising from the recently published National Planning Policy Framework (NPPF) (December 2024), as well as an opportunity to comment on the draft policies and allocations. The consultation documents can be viewed via: Have Your Say Today - Document Library - Basildon Local Plan Reg 18 Part 3

The website also provides more information about the Local Plan process, including the Local Development Scheme timetable, as well as links to various other supporting and evidence base documents which underpin the Local Plan. There will also be in-person consultation events which you are welcome to attend, the date and time for these events will be published on the Commonplace platform.

How to respond?
You can respond in the following ways:

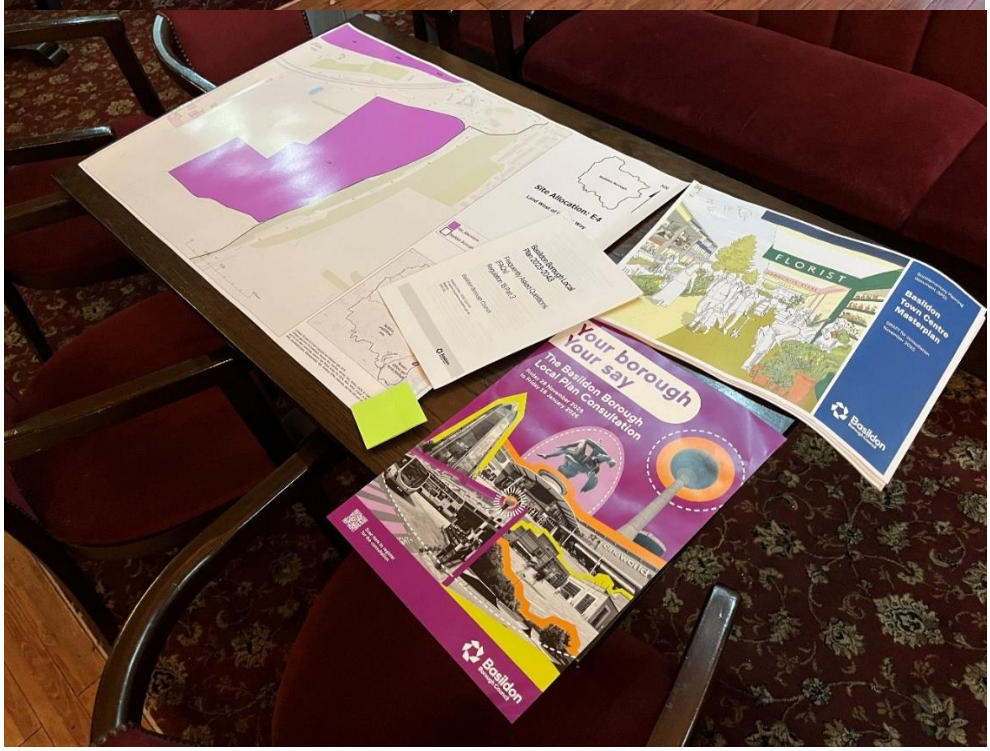
- Online through the consultation portal: https://basildonlocalplan.commonplace.is/
- Email comments to: localplan@basildon.gov.uk
- Write to: Local Plan Consultation, Basildon Borough Council, The Basildon Centre, St. Martins Square, Basildon, Essex, SS14 1DL

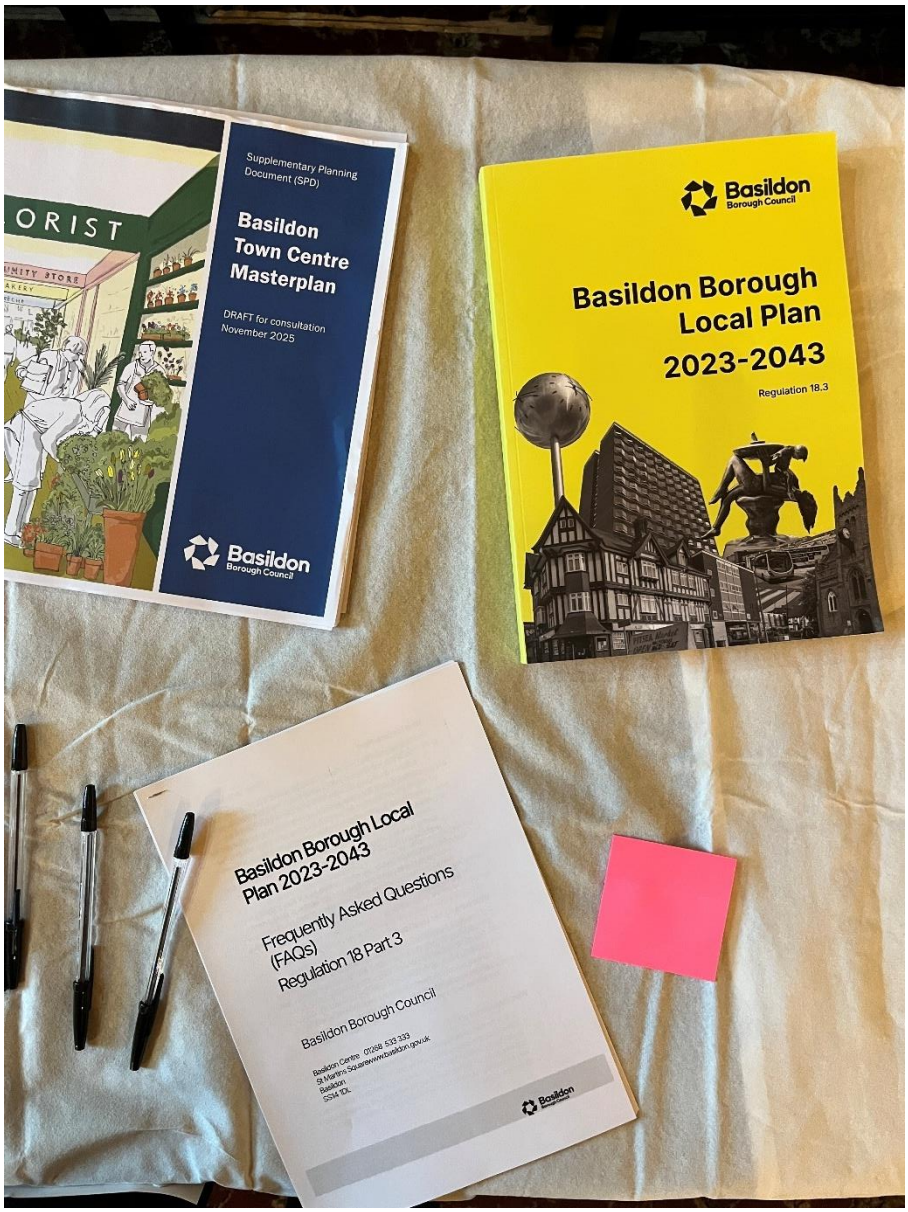
We would be grateful if you could respond electronically through the online Consultation Portal. All responses must be received by 23:59pm on 16th January 2026. Please note that responses will not be treated as confidential and those submitted anonymously will not be accepted.

For statutory consultees, developers and other bodies wishing to submit a more

h. Photographs showing the promotional materials at the Consultation Events






Supplementary Planning Document (SPD)
Basildon Town Centre Masterplan
DRAFT for consultation November 2025
Basildon Borough Council
Basildon Borough Local Plan 2023-2043
Regulation 18.3
Basildon Borough Local Plan 2023-2043
Frequently Asked Questions (FAQs)
Regulation 18 Part 3
Basildon Borough Council

i. Media posts on Facebook



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Our Local Plan consultation is now in progress and it's going brilliantly so far! Thank you to everyone who's already shared their views. ... **See more**



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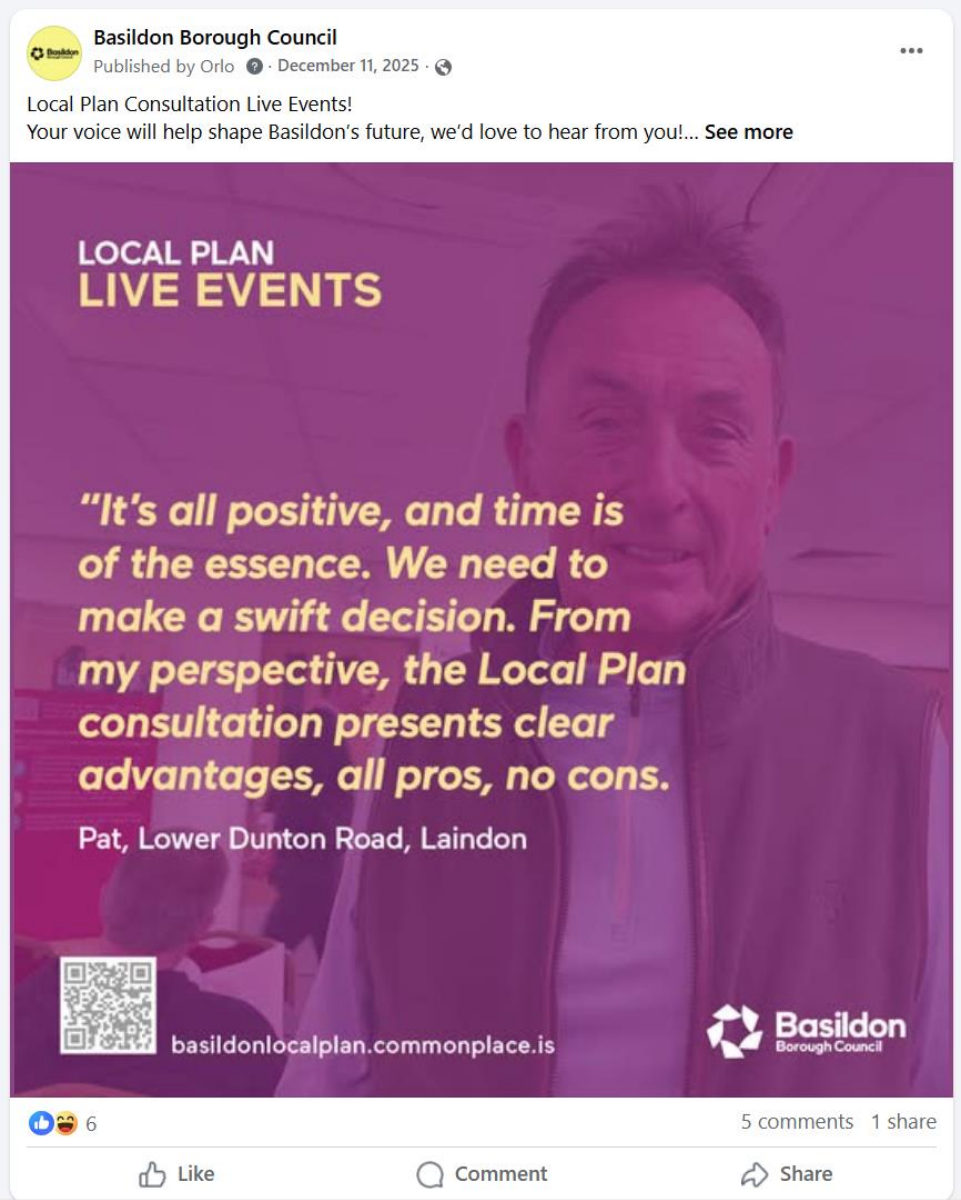
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"It's all positive, and time is of the essence. We need to make a swift decision. From my perspective, the Local Plan consultation presents clear advantages, all pros, no cons.
Pat, Lower Dunton Road, Laindon
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day 10 December
Hurd Centre, Basildon
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ntry Centre, Billericay
– 5:30pm and 6pm – 7:30pm
2 December
Community Centre, Laindon
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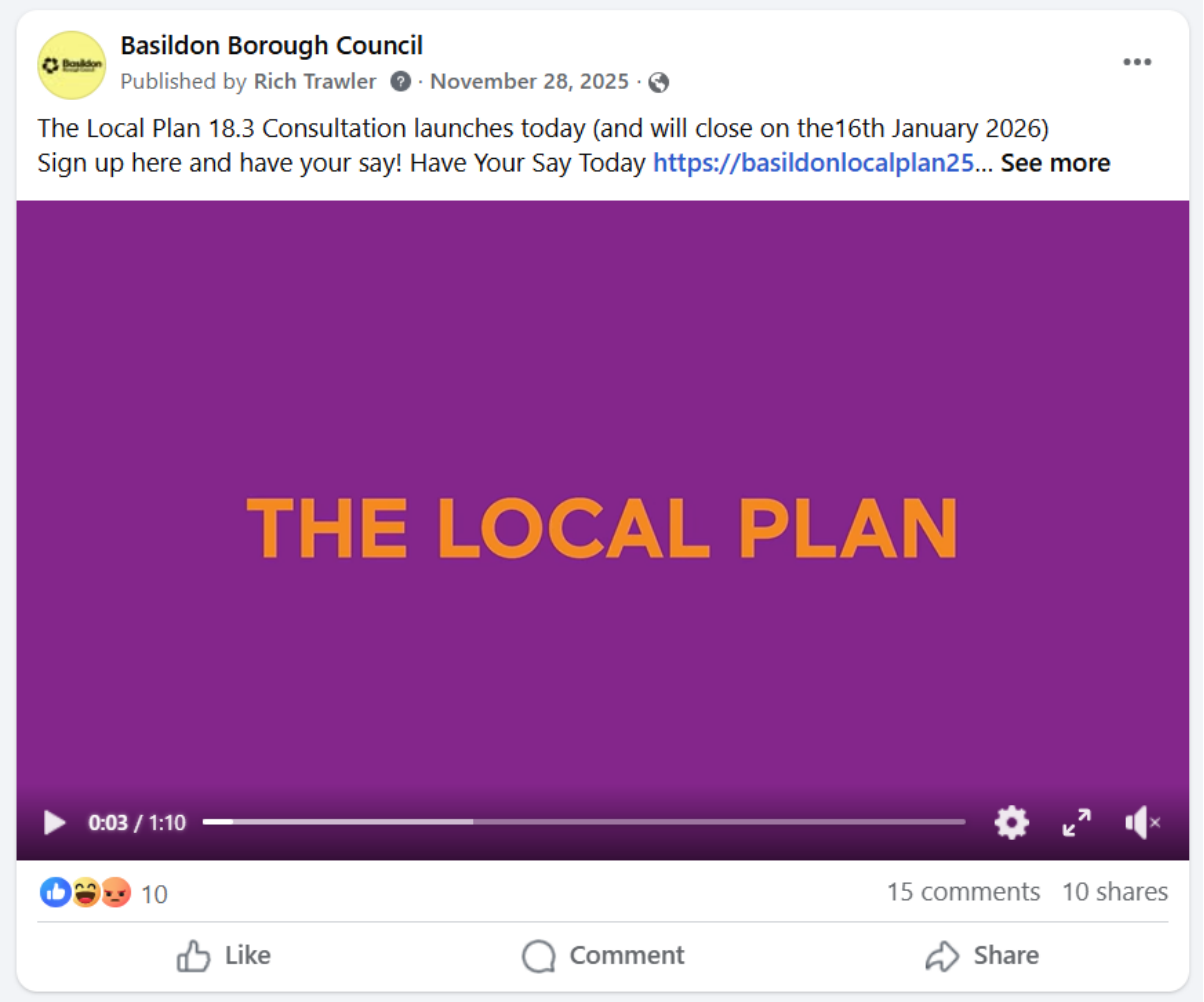
Basildon Borough Council
Published by Rich Trawler · November 28, 2025 ·
The Local Plan 18.3 Consultation launches today (and will close on the16th January 2026)
Sign up here and have your say! Have Your Say Today https://basildonlocalplan25... See more
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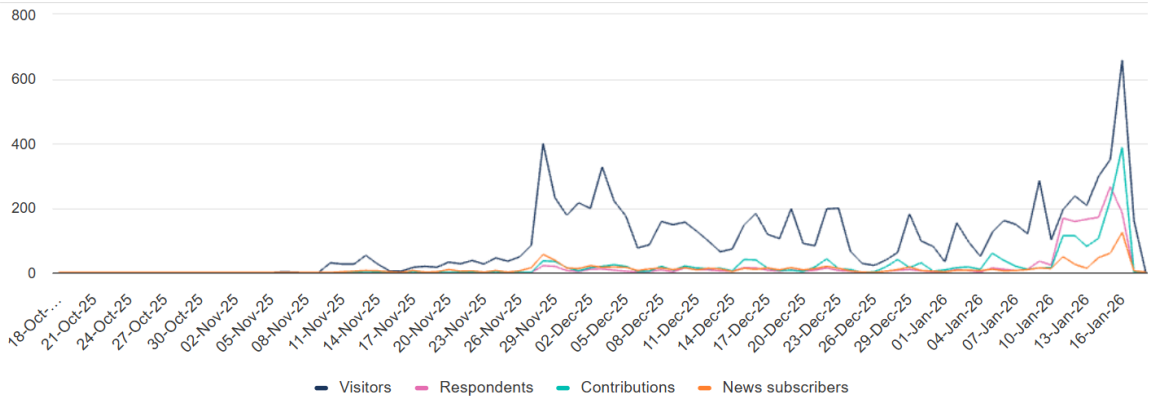
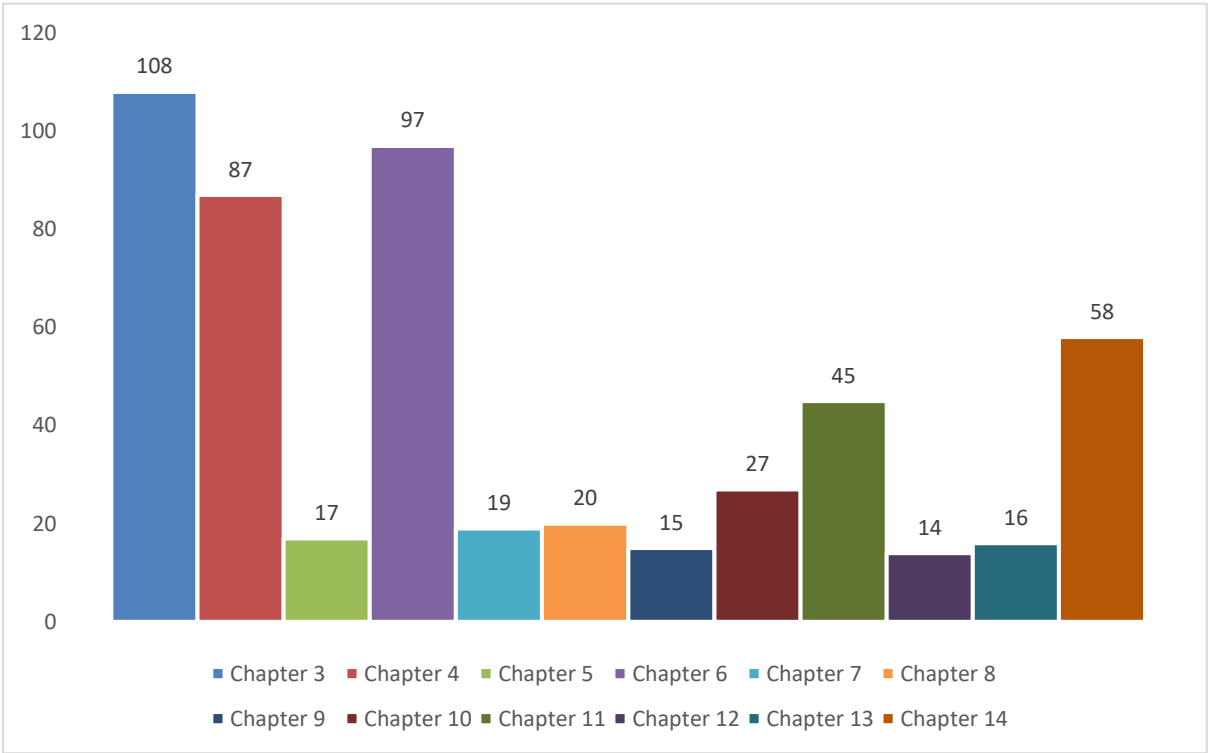
Appendix 2 – Respondents Graphs

a. Activity on Commonplace across the consultation period

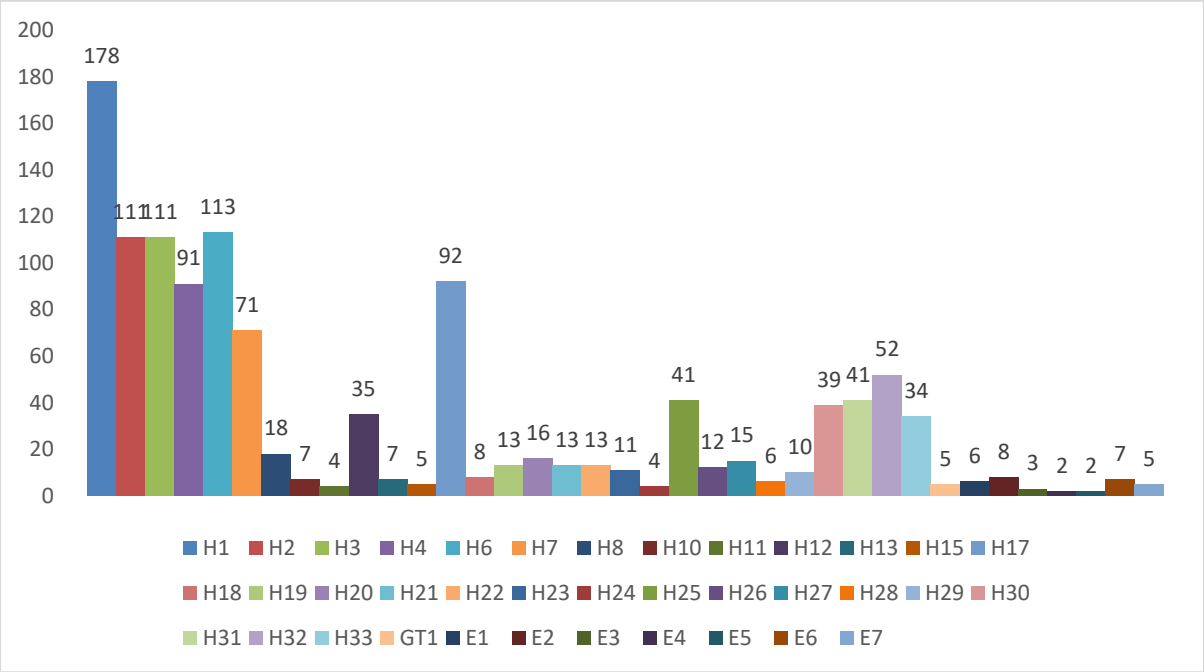


All numbers and percentages are calculated on the total number of answers to the question.

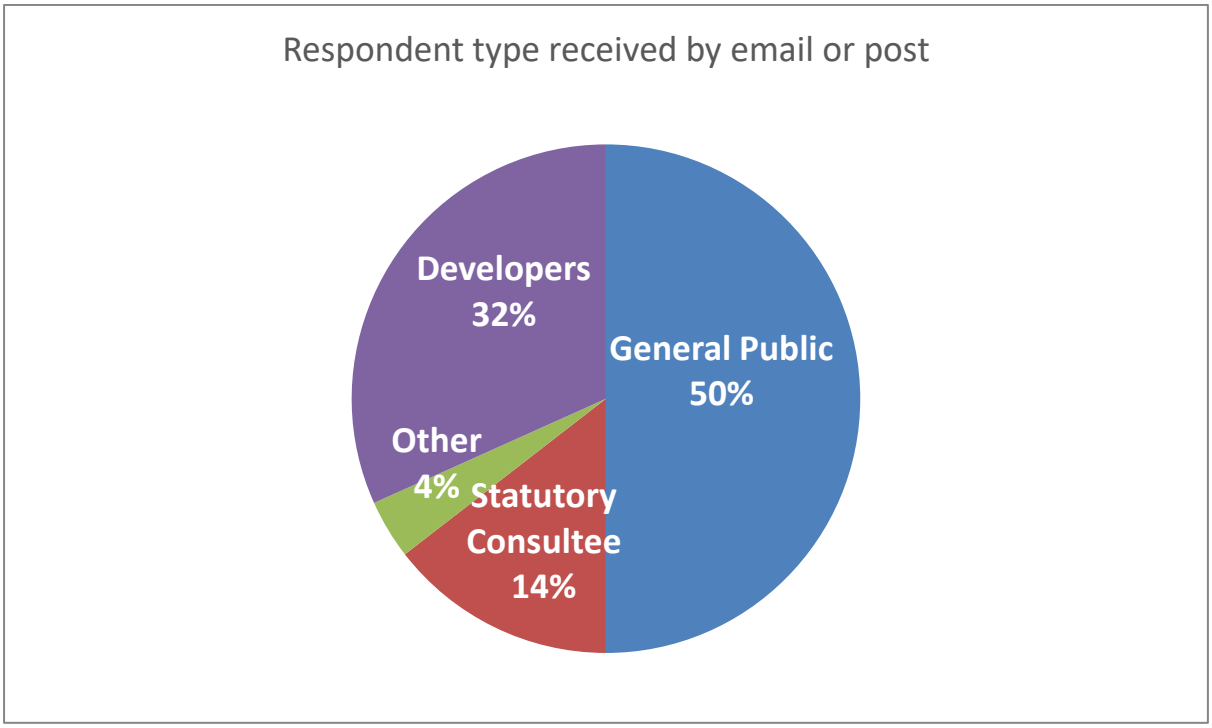
b. The number of contributions per chapter received on Commonplace:



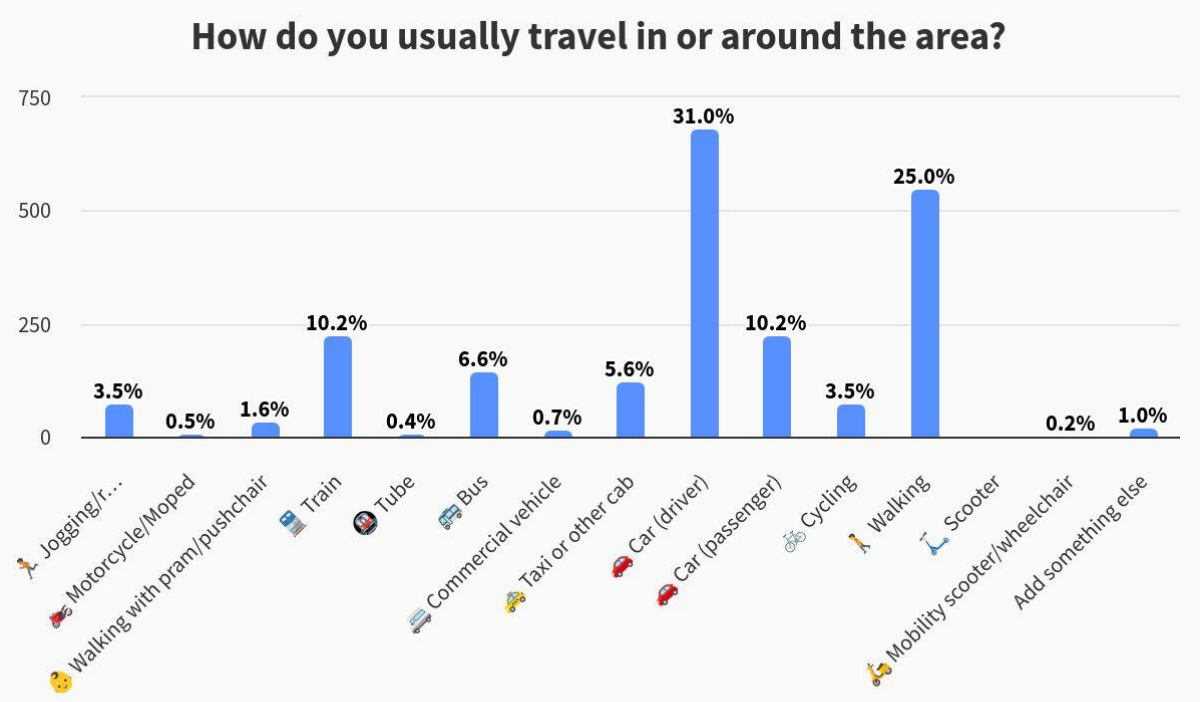
c. The number of contributions per draft site allocation received on Commonplace:



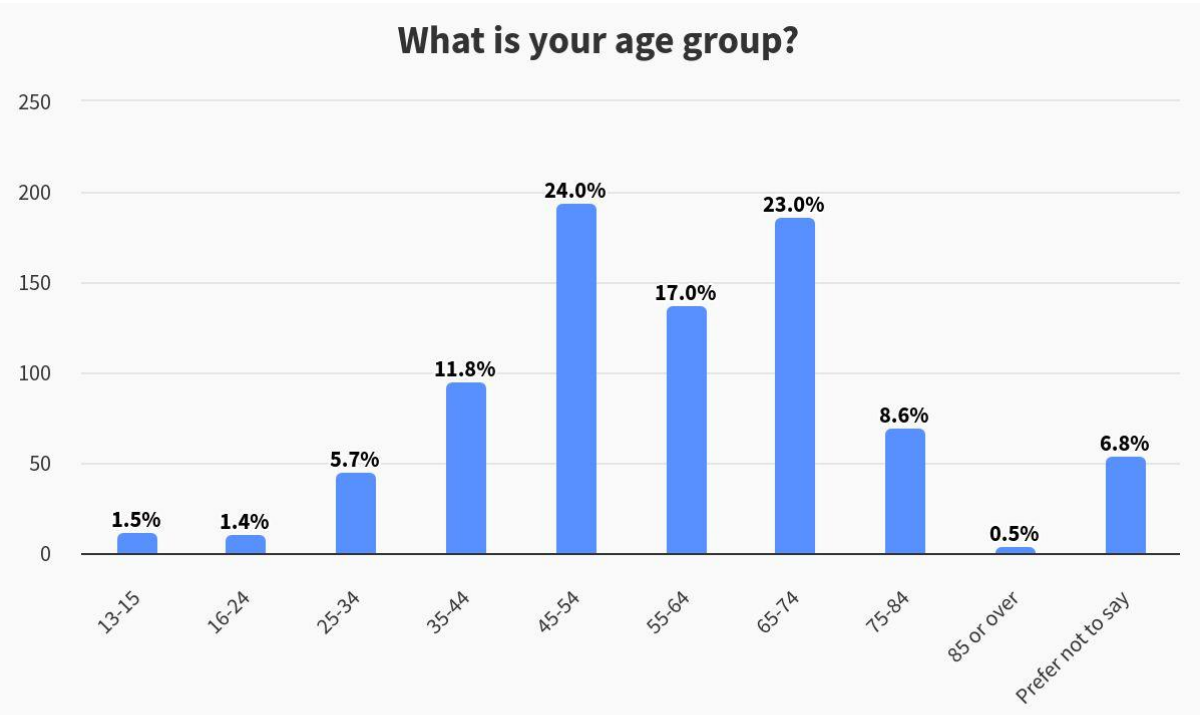
d. Respondent type received by Email or Post:



e. Respondent demographics:

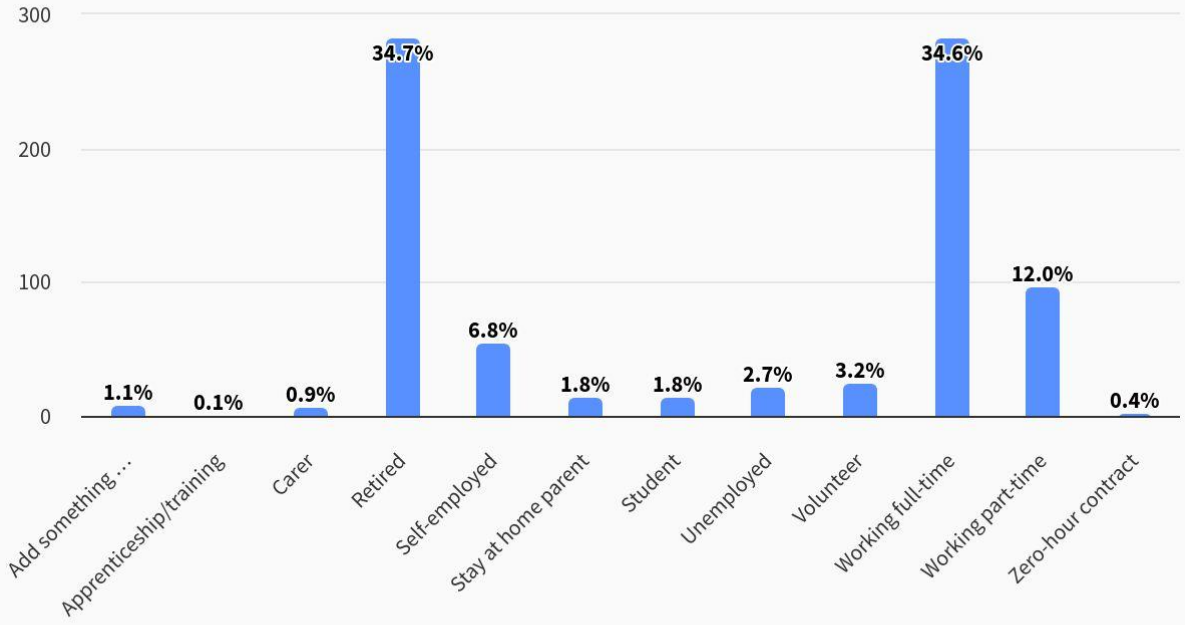


All numbers and percentages are calculated on the total number of answers to the question.



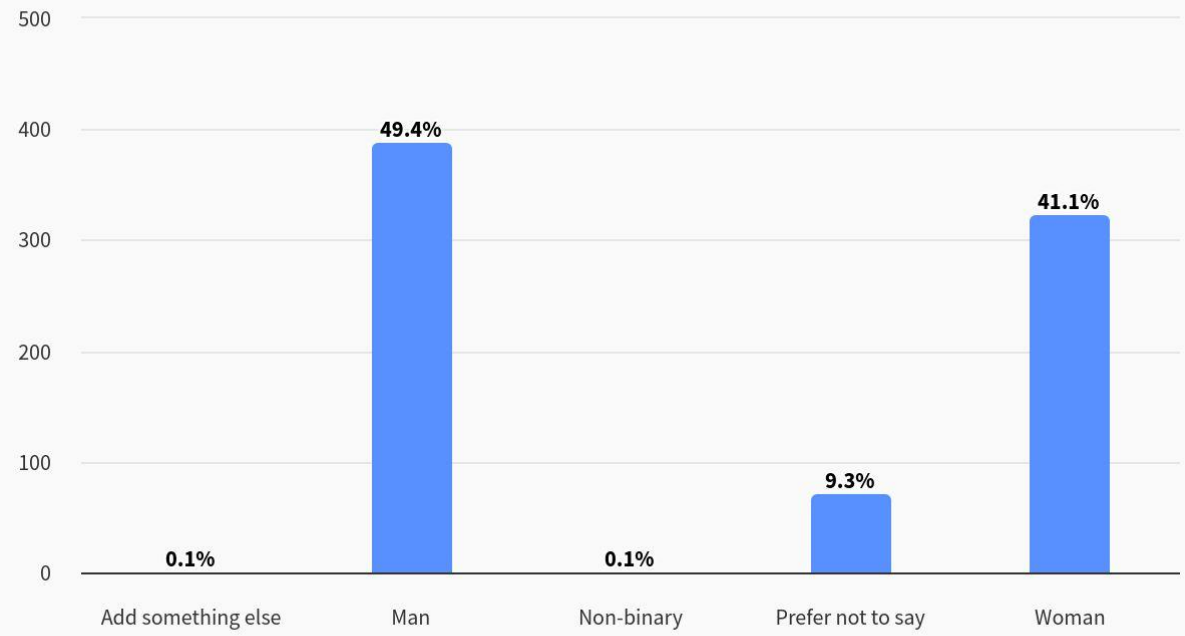
All numbers and percentages are calculated on the total number of answers to the question.

What is your employment status?

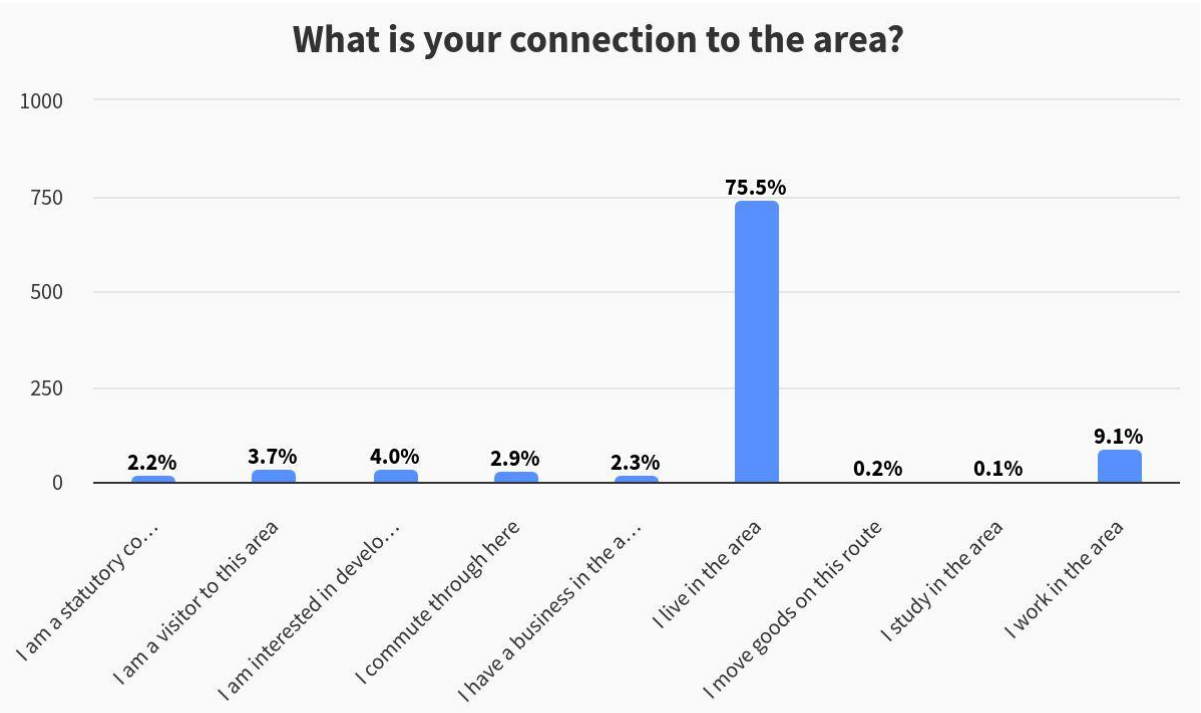


All numbers and percentages are calculated on the total number of answers to the question.

What is your gender?



All numbers and percentages are calculated on the total number of answers to the question.



All numbers and percentages are calculated on the total number of answers to the question.