

PART 1:

Context

Foreword

Basildon Borough is a vibrant and growing community, and this Local Plan sets out how we will manage that growth and development through to 2043. It represents a significant milestone in shaping the future of our borough, ensuring that development is sustainable, infrastructure is resilient, and opportunities are maximised for all who live and work here.

Guided by the National Planning Policy Framework (NPPF), this Plan is both aspirational and realistic in its approach. It clearly outlines what is acceptable in planning terms, and just as importantly, what is not. It is built on a robust foundation of evidence, commissioned and developed by the Council, to ensure that our policies reflect the needs of our residents and the ambitions of our borough.

Basildon's population has grown by over 6% since the last Census, with a notable increase in residents aged 25–34. This is a clear signal that Basildon is a place where people want to build their lives. Our Local Plan must respond to this demand, providing affordable homes, supporting economic growth, protecting our environment, and delivering the infrastructure that underpins a thriving community.

Planning is a powerful tool in shaping the places we live, and this Plan will provide clarity and certainty about where development is appropriate. It will help us protect what matters most while enabling progress where it is needed.

As we move through each stage of consultation, it is vital that our residents, businesses, and stakeholders engage with the process. Your input will help ensure that the final Plan reflects our shared priorities and aspirations, complies with national policy, and delivers the best possible outcomes for Basildon.

Together, we can shape a future that works for everyone.

Gary Jones
Chief Executive





Chapter 1: Introduction

1.1 The Local Plan sets out the vision for future development in the Borough of Basildon. National policy requires every area in England and Wales to have an up-to-date Local Plan in place, and for it to be reviewed at least every five years.

1.2 It also establishes the policies that will guide development proposals of all scales, ensuring they contribute positively to the delivery of the Local Plan.

1.3 This Local Plan forms the Development Plan for Basildon Borough Council. Its policies will replace the 2007 Saved Policies from the Basildon District Local Plan, originally adopted in 1998.

What is a Local Plan and How to Use It

1.4 Local Plans are used to inform planning related decisions, including the determination of planning applications. In effect, they serve as the local guide to what can be built and where, shaping infrastructure investment and determining the future pattern of development in the Borough.

1.5 This document covers all planning matters except those relating to waste disposal and mineral extraction.

1.6 Essex County Council is the Minerals and Waste Planning Authority. It is responsible for preparing planning policies and assessing applications for mineral and waste management development. The *Essex Minerals Local Plan (MLP) (2014)* and *The Essex and Southend-on-Sea Waste Local Plan (WLP) (2017)*, both form part of the statutory Development Plan and should be read alongside the Basildon Borough Local Plan.

1.7 This version of the Local Plan is being published for consultation in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

1.8 This document comprises the full suite of Strategic Policies Allocation Policies and Development Management policies.

1.9 A **Vision** and **Objectives** for future development and inclusive growth within the Borough are supported by policies that sets out a strategic approach of how sustainable development will be achieved to ensure benefits for existing communities and new ones for.

1.10 As set out in Paragraph 21 of the *NPPF* (2024), the Local Plan must clearly distinguish between strategic policies and non-strategic planning policies. As such, this document will be structured in the following Parts:

- **Part 2 – Spatial Strategy** sets out the Spatial Portrait, the Spatial Vision and Strategic Objectives.
- **Part 3 – Themed Planning Policies:**
    - **Strategic** policies guide broader large-scale development of the Borough as a whole and in the wider context of South Essex; including how large-scale developments will be brought forward in sufficient time and quantity over the plan period.
    - **Development Management** policies guide assessment of smaller-scale developments bespoke to our Borough. It was appropriate to place these policies under the relevant policy themes to make the Local Plan easier to follow and to ensure that all development contributes effectively to the delivery of our Local Plan's Vision and Objectives.
- **Part 4- Site Allocation Policies** identifies specific locations for development. The Strategic Policies provide the

wider framework for how the Council, working in partnership with others, will respond to the vision and objectives for development and change within the Borough over the Plan Period. These policies establish the basis for joint working, managing development and supporting service provision. They also set out a borough-wide approach for guiding development to designated parts of the Borough, and include mechanisms for delivering infrastructure, as well as protecting and enhancing the built and natural environment, including the Green Belt. The Allocation Policies identify the specific locations where development and change will occur. To ensure that development supports the vision and objectives of the Local plan, a *Vision and Core Principles* for each allocation has been created, setting out the types of development which the Council will support and encourage, along with any mitigation measures including infrastructure provision, phasing for delivery.

- **Part 5 – Delivery and Monitoring:** sets out how the Local Plan will be delivered and how we will measure the impact of our policies.

1.11 The policies in the Local Plan may be supported by Supplementary Planning Documents (SPDs) which will provide further local guidance on specific elements of development. This could include the application of vehicle parking standards; design in plotland sites or the use of nature-based solutions for climate resilience. SPDs may also assist in coordinating or managing development in specific areas, such as town centres or conservation areas. An SPD can be prepared at any time to supplement the Local Plan and support its delivery.

1.12 Furthermore, the Local Plan can be supplemented by *Neighbourhood Plans* or *Neighbourhood Development Orders*, prepared by Local Councils or Neighbourhood Forums, in accordance with the Localism Act 2011. These could establish additional planning policies for managing development within smaller, distinctive localities, consistent with the Local Plan. Once "made" (adopted), Neighbourhood Plans/Orders are part of the statutory Development Plan for the Borough.

1.13 Currently, the only "made" Neighbourhood Plan for the Borough is the Noak Bridge Neighbourhood Plan which was made on 30 January 2026.

1.14 This Local Plan has been prepared in the context of ongoing joint working across South Essex to address strategic cross-boundary matters. A Joint Strategic Plan for The South Essex is being developed. As such, the proposals in this Local Plan contribute to the shared ambitions for inclusive growth supported by infrastructure set out in that Strategy.

1.15 To ensure that this Local Plan is robust and effectively addresses local issues, all policy preparation has been supported by an evidence base. This evidence includes studies and assessments undertaken to understand both the need for development and growth, their likely impacts, and the physical constraints on development and growth in the Borough.

1.16 As part of the evidence base, an *Infrastructure Delivery Plan* (IDP) has been prepared. The IDP identifies the additional infrastructure that may be required to support the growth being allocated in the Local Plan. The IDP is an evolving document, which is regularly refined and updated to provide the most current information on infrastructure requirements across the Borough, and therefore is subject to change and amendment as the emerging Plan progresses towards adoption.

Plan Period

1.17 Basildon Borough Council is currently preparing the new Local Plan for the period 2023 to 2043. This will set out how the borough should be developed over the next 20 years, in line with national policy and legislation.


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