Appendix C to the North Benfleet Plotlands Neighbourhood Development Order
July 2025

North Benfleet Plotlands Neighbourhood Development Order (NDO) Infrastructure Requirements

1. This note is intended to set out the financial contributions expected to be reflected in legal agreements secured for each future Confirmation of Compliance Application submitted. The NDO requires a legal agreement to be secured and lists the relevant contributions.

2. Assumptions have been made that the majority of the new homes delivered as part of the NDO proposals will be houses, not flats. Calculations have therefore adopted a cautious approach in this respect and predicted that all new homes will be houses.

Education

3. Essex County Council (ECC) has indicated that contributions should be sought to address the cumulative impact of the proposed development across the NDO site towards Early Years and Childcare (EYCC), Primary and Secondary education.

4. In terms of EYCC, ECC estimates that the child yield from qualifying houses is nine children per 100 homes. As the NDO development is likely to consists of 250 new homes (with two or more bedrooms) it is likely to generate 22-23 children requiring an early years place in total over ten years.

5. The NDO proposal makes provision for an EYCC use to be accommodated within the local centre as part of Phase 1 of the Mini Masterplan. There are specific requirements set out by ECC for the provision of such facilities which will need to be complied with in any future proposal. Further details are contained within ECC's Developer's Guide to Infrastructure Contributions. If an EYCC scheme cannot meet ECCs requirements as part of Phase 1 of the Mini Masterplan, the NDO allows flexibility to accommodate other community uses in this location.

6. The NDO may generate a need for contributions to additional Primary and Secondary school places where it can be demonstrated that the number of pupils generated by a development is greater than the surplus capacity in permanent accommodation in a suitable school(s). ECC estimates that the child yield from qualifying houses is thirty pupils per 100 homes for primary school places, and twenty pupils per 100 homes for secondary school places. As the NDO development is likely to consists of 250 new homes (with two or more bedrooms) it is likely to generate 75 children requiring a primary school place, and 50 children requiring a secondary school place in total over ten years.

7. ECC guidance states that Special Education Needs (SEN) contributions will be sought for significant development and defines this in the case of SEN requirements as development of more than 1000 dwellings. The NDO proposals will generate no more than 250 dwellings over a ten year period. It is therefore

not proposed to seek contributions from future Confirmation of Compliance applications at this stage. However, the NDO makes provision for ECC to reevaluate this finding when negotiating specific contributions at the Confirmation of Compliance application stage.

8. The NDO may generate a need for Post 16 education contributions. ECC estimates that the yield from qualifying houses is 0.04 qualifying post 16 students per house. As the NDO development is likely to consist of 250 new homes (with two or more bedrooms) it is likely to generate 10 post 16 students in total over ten years.

School Transport

9. The nearest primary schools to the NDO site are St Margaret's CE Academy (approximately 1.3 miles away) and Eversley Primary (approximately 2.2 miles away). The nearest secondary schools are Appleton School (approximately 2.2 miles away), Basildon Upper Academy 14+ (approximately 2.4 miles away), Basildon Lower Academy 11-13 (approximately 3.6 miles away, Cedar Hall School (approximately 3.6 miles away), Castledon School (approximately 4 miles away), King John School (approximately 4.1 miles away), and Pioneer School (approximately 4.3 miles away). Glenwood Special School is also approximately 1.6 miles away. According to ECC's guidance there is therefore likely to be little need to fund school transport to primary schools unless ECC has demonstrated that these schools are operating at capacity at the time of future Confirmation of Compliance application. ECC's guidance indicates that the calculation of school transport contributions is based on 190 days per year over 7 years for primary school children and 190 days per year over 5 years for secondary school children.

Employment and Skills Plans

10. Residential sites with 50 dwellings or more are usually required to provide an Employment and Skills Plan (ESP). As most of the infill development is likely to generate smaller schemes coming forward on a plot by plot basis, the requirement has been focussed on the Mini Masterplan areas. An ESP will need to be developed in accordance with ECC's Developer's Guide to Infrastructure Contributions.

Highways and Transportation

11. Each Mini Masterplan Confirmation of Compliance Applications (3 in total) will need to be supported by a full Transport Assessment (TA). Requirements of ECC's Developer's Guide to Infrastructure Contributions on Highways and Transportation will apply to all Confirmation of Compliance Applications (Infill Consents and Mini Masterplans). Each Mini Masterplan scheme will also deliver its part of the Loop Road as required by the NDO.

Sustainable travel planning

12. Each Mini Masterplan Confirmation of Compliance Applications (3 in total) will need to be supported by Residential Travel Plans as per ECC's Developer's Guide to Infrastructure Contributions. Each Infill Consent Confirmation of

Compliance Application will require a Residential Travel Information Pack purchased from the Sustainable Travel Planning Team at ECC as per ECC's Developer's Guide to Infrastructure Contributions. The NDO and accompanying Design Codes also make provision for LTN 1/20 guidance on active travel.

Passenger transport

13. Infill consents are likely to generate up to 80 dwellings and will therefore need to make appropriate contributions expected from small scale developments up to 100 dwellings as per ECC's Developer's Guide to Infrastructure Contributions. The Mini Masterplan area is likely to generate up to 170 dwellings and will therefore need to make appropriate contributions expected from moderately sized development of between 100 and 500 dwellings as per ECC's Developer's Guide to Infrastructure Contributions.

Public rights of way

14. There is a public right of way within or adjoining the NDO site as a whole. As per the ECC Developer's Guide to Infrastructure Contributions, a financial contribution may be sought to accommodate additional use new residents will generate. The NDO and accompanying Design Codes also make provision for LTN 1/20 guidance on active travel.

Libraries

15. Residential sites with 20 dwellings or more are usually required to provide a contribution to library services. Whilst most of the infill development are is likely to generate smaller schemes coming forward on a plot by plot basis, the cumulative effect of 80 new homes should be calculated and apportioned appropriately. The requirement will also apply to all Mini Masterplan areas. Contributions will be sought in accordance with ECC's Developer's Guide to Infrastructure Contributions.

Flood and water management and Sustainable Drainage Systems (SuDS)

16. The NDO site falls within a Critical Drainage Area. ECC's provisions in the Developer's Guide to Infrastructure Contributions indicate that these contributions are related to major sites. As most of the infill development is likely to generate smaller schemes coming forward on a plot by plot basis, the requirement has been focussed on the Mini Masterplan areas. Contributions will be sought in accordance with ECC's Developer's Guide to Infrastructure Contributions.

Monitoring Costs

17. ECC will seek a charge towards the cost of monitoring all S106 agreements in accordance with ECC's Developer's Guide to Infrastructure Contributions. Contributions are likely to be sought for all Confirmation of Compliance applications with S106 agreements.

Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)

18. The NDO site falls within the Zone of Influence for the Essex Coast RAMS. Contributions will therefore be sought as per the adopted Essex Coast RAMS SPD.

Affordable Housing

19. Residential sites with 10 dwellings or more, or on land of more than 0.2 ha, is usually required to provide 36% affordable housing contributions subject to viability appraisals as per the adopted Planning Obligations SPD. As most of the infill development is likely to generate smaller schemes coming forward on a plot by plot basis, the requirement has been focussed on the Mini Masterplan areas. The NDO therefore makes provision for development coming forward in the mini masterplan development areas to submit an affordable housing/viability statement, as well as affordable housing contributions to be agreed, during the post-NDO process.

Conclusion

20. Set out below is a summary of the contributions to be sought in Confirmation of Compliance applications to ensure that the impacts of the NDO development on infrastructure are comprehensively dealt with:

Plot Infill – total of 80 dwellings

- EYCC – Contributions will be sought for 7 places overall (0.09 per dwelling) (unless EYCC facility delivered as part of Phase 1 in which case no additional EYCC contributions will be sought)
- Primary – Contribution will be sought for 24 places overall (0.3 per dwelling)
- Secondary – Contribution will be sought for 16 places overall (0.2 per dwelling)
- Post 16 – Contribution will be sought for 3 places overall (0.04 per dwelling)
- School transport – Contribution will be sought for transport to secondary schools
- Highways and Transportation including Residential Travel Information Pack and associated contributions
- Passenger Transport contributions
- Public Rights of Way contributions
- Library contributions
- Monitoring costs
- Essex Coast RAMS contributions

Mini Masterplan Phase 1 – 58 dwellings

- EYCC – Contributions will be sought for 5.22 places
- Primary – Contribution will be sought for 17.4 places
- Secondary – Contribution will be sought for 11.6 places
- Post 16 – Contribution will be sought for 2.32 places
- School transport – Contribution will be sought for transport to secondary schools
- Employment and Skills Plan and associated contributions
- Highways and Transportation including Residential Travel Plan and associated contributions
- Passenger Transport contributions
- Public Rights of Way contributions

- Library contributions
- Flood and water management and Sustainable Drainage Systems (SuDS) contributions
- Monitoring costs
- Essex Coast RAMS contributions
- Affordable housing contributions subject to viability

Phase 2 – 88 dwellings

- EYCC – Contributions will be sought for 7.92 places
- Primary – Contribution will be sought for 26.4 places
- Secondary – Contribution will be sought for 17.6 places
- Post 16 – Contribution will be sought for 3.52 places
- School transport – Contribution will be sought for transport to secondary schools
- Employment and Skills Plan and associated contributions
- Highways and Transportation including Residential Travel Plan and associated contributions
- Passenger Transport contributions
- Public Rights of Way contributions
- Library contributions
- Flood and water management and Sustainable Drainage Systems (SuDS) contributions
- Monitoring costs
- Essex Coast RAMS contributions
- Affordable housing contributions subject to viability

Phase 3 – 25 dwellings

- EYCC – Contributions will be sought for 2.25 places
- Primary – Contribution will be sought for 7.5 places
- Secondary – Contribution will be sought for 5 places
- Post 16 – Contribution will be sought for 1 place
- School transport – Contribution will be sought for transport to secondary schools
- Employment and Skills Plan and associated contributions
- Highways and Transportation including Residential Travel Plan and associated contributions
- Passenger Transport contributions
- Public Rights of Way contributions
- Library contributions
- Flood and water management and Sustainable Drainage Systems (SuDS) contributions
- Monitoring costs
- Essex Coast RAMS contributions
- Affordable housing contributions subject to viability