

By email to: planning.policy@tendringdc.gov.uk

Date	26 th July 2017
Department	Planning Policy Team
Tel. No	[REDACTED]
E-mail	planningpolicy@basildon.gov.uk

Dear Sir or Madam,

Formal Response to: Tendring District Council Publication Draft Local Plan (Regulation 19)

I am writing on behalf of Basildon Borough Council in respect of the Tendring Publication Local Plan Regulation 19 Consultation. The matters set out in this letter represent Basildon Borough Council's consultation response as agreed at the meeting of the Infrastructure, Growth and Development Committee on the 19th July 2017.

SECTION 1

In relation to Section 1 of the Tendring District Council Publication Draft Local Plan, Basildon Borough Council wishes to offer support to Tendring District and its neighbouring authorities in pursuing the strategic approach to growth involving the extension of existing settlements in accordance with the settlement hierarchy, and in delivering three new garden communities in North Essex over the period to 2033 and beyond.

However, Tendring District Council is advised that unmet need for housing may arise from the South Essex Housing Market Area (HMA). The Objectively Assessed Housing Need (OAHN) in South Essex is for between 3,750 and 4,000 homes per annum. This equates to 80,000 homes over a 20 year period. There is currently a concern that there may be insufficient capacity to deliver this quantum of housing in the South Essex HMA, although at this time the full scale of any unmet need has not been quantified. However, as work in South Essex is progressed, any gap between the OAHN and potential supply will become clear, and the need may arise for the South Essex authorities to make a request of other authorities in different HMAs within Essex to assist in meeting that unmet need.

Basildon Borough Council does not wish to delay the north Essex authorities in progressing their plans to take into account these concerns. However, it is noted that Section 1 of the Tendring Publication Local Plan does not include a mechanism for its review in light of any such requests. In order for Tendring to be able to consider such requests it is considered that a review mechanism should be introduced within Section 1. Basildon Borough Council would be satisfied that this concern could be overcome by a modification to the Publication Local Plan to this effect, but would wish to attend the Examination in Public in relation to this matter to ensure that it is adequately addressed, and is sufficiently robust.

Tendring District Council is advised that this same representation has been made in respect of Section 1 of the Braintree District Publication Local Plan and the Colchester Borough Publication Local Plan.

SECTION 2

In relation to Section 2 of the Tendring District Council Publication Draft Local Plan, Basildon Borough Council has two objections in relation to policy LP9 regarding Traveller Sites.

It is noted that Tendring District Council is proposing to meet its full need for pitches for both travelling Traveller who meet the definition in the PPTS 2015, and also for Travellers who do not fulfil the definition but nonetheless require culturally appropriate accommodation. However:

- a) Policy LP9 is not sufficiently clear in the level of need it is intending to meet, or how this will be achieved. Policy LP9 needs to be reviewed to ensure that it is clear; and
- b) Tendring District Council has not had any regard to the potential for unmet need to arise within other authorities within Essex, that will need to be addressed through the Duty to Cooperate process. Basildon Borough has an unmet need which it is formally requesting Tendring District Council to consider meeting, at least in part, through its Local Plan.

In relation to point a) above, Basildon Borough Council would expect policy LP9 to be modified to make it clear as the level of provision being made, and the approach being put forward for meeting that need. Basildon Borough Council would wish to review these modifications before any objection could be overcome in this regard.

In relation to point b) above, the evidence in relation to the need for Traveller Accommodation is derived from the Essex wide Gypsy and Traveller Accommodation Needs Assessment (GTAA). Historically, GTAA's have been prepared at an Essex wide level, and prior to that at a regional level. They have not been carried out at a Housing Market Area level given different factors tend to influence the need for Gypsies and Traveller pitches. There is therefore a precedent for considering need at a wider than local level, and indeed the now revoked East of England Plan sought to redistribute provision at a wider than local level recognising pressures in some locations such as Basildon. There is currently no method for distributing such need across Essex, and therefore it is a matter for considering as part of the Duty to Cooperate.

It is noted that the Essex wide GTAA is still emerging, having been subject to delays arising from the capacity of the consultants. Similarly, the Basildon GTAA, being prepared by the same consultants, has also been delayed. However, in both cases results are now emerging, and it is these emerging results which have informed the Tendring Publication Local Plan, subject to the amendment requested above.

As has historically been the case, the need for Traveller sites for both those Travellers that meet the definition in the PPTS 2015, and those that do not, but nonetheless require culturally appropriate accommodation within Basildon Borough, is significantly higher than the need seem for most other authorities in Essex, including Tendring.

The emerging work indicates a need within Basildon Borough for up to 73 pitches for those Travellers that meet the definition in the PPTS 2015 and a further 51 pitches for those who do not meet the definition, but nonetheless require culturally appropriate accommodation. This creates a total need for a further 124 pitches on top of those which already have planning consent, or are tolerated in planning terms within Basildon Borough.

The *Basildon Gypsies, Travellers and Travelling Showpeople Sites Study – Site Provision Study 2015* appraised the suitability and availability of sites for the provision of pitches for Travellers following a call for sites process. This identified a maximum capacity for accommodating such needs in Basildon Borough of 72 pitches. It should however be noted that this work occurred prior to the publication of the PPTS 2015, and many of the sites promoted and found to be suitable were single or small sites

within Basildon Borough's Green Belt plotland areas. It is not therefore known if these sites were intended by the promoters for travelling Travellers or Travellers who do not meet the definition in the PPTS 2015, but require culturally appropriate accommodation. Work is underway to update the Site Provision Study in this regard and also to identify if any other potential sites are available, although the initial work was fairly exhaustive in this regard. Therefore, at this time it remains the case that Basildon Borough is unable to meet its full, objectively assessed need for pitches to accommodate Gypsies and Travellers, whether they fall within the definition of the PPTS 2015, or whether they have a requirement for culturally appropriate accommodation. As it currently stands this unmet need is 52 pitches.

Tendring District Council is therefore requested to give serious consideration to this formal request for assistance in meeting this unmet need for Traveller pitches prior to progressing their Local Plan to submission, and Basildon Borough Council would be pleased to meet and engage with Tendring District Council in working towards a solution to this objection.

Given the seriousness of these concerns, Basildon Borough Council would wish to appear at the Examination in Public in relation to the matters raised in respect of Gypsy and Traveller Accommodation.

Tendring District Council are advised that similar concerns have been raised with Braintree Borough Council and Colchester Borough Council.

ONGOING ENGAGEMENT

Basildon Borough Council recognises that the concerns it has raised in respect of both Section 1 and Section 2 of the Tendring District Councils Publication Draft Local Plan require ongoing engagement to be appropriately resolved. As stated earlier in this letter, Basildon Borough Council is prepared to work with Tendring District Council and the other authorities in north Essex to identify solutions to these objections prior to these plans being progressed to submission.

If you wish to engage with Basildon Borough Council on these matters please contact Amanda Parrott (email: [REDACTED]) or Matthew Winslow [REDACTED] to make arrangements.

Yours Sincerely,



Matthew Winslow
Service Manager – Strategic Planning and Regeneration Strategy