

**Basildon Borough Council**

**Publication Statement for the Noak Bridge  
Neighbourhood Area Application**

**November 2018**

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# 1. INTRODUCTION

## Background

- 1.1 The neighbourhood planning regime was introduced by Chapter 3 of the *Localism Act 2011* which amended the *Town and Country Planning Act 1990*, as a way for local communities to better guide the development and growth of the places where they live or do business. In August 2012, local councils (including town, parish and village councils) and new communities capable of becoming ‘neighbourhood forums<sup>1</sup>’ were given powers to prepare neighbourhood plans and neighbourhood development orders in accordance with the *Neighbourhood Planning (General) Regulations 2012 (as amended)*.
- 1.2 Neighbourhood plans and orders are not a legal requirement, but they are a right which local councils or neighbourhood forums can choose to apply, should they wish to. The decision to prepare a neighbourhood plan or neighbourhood development order (NDO) is one that only a Local Council or a community which could form a neighbourhood forum can make.
- 1.3 There are seven key stages in the neighbourhood planning process which must be fulfilled in order for a neighbourhood plan or order to be adopted. These are identified from the relevant regulations and the *Planning Practice Guidance (PPG)*, and are as follows:
- Stage 1: Designating a Neighbourhood Area and if appropriate, a Neighbourhood Forum
  - Stage 2: Preparing a draft Neighbourhood Development Plan or Order
  - Stage 3: Pre-Submission Publicity and Consultation
  - Stage 4: Submission of the draft Neighbourhood Development Plan or Order
  - Stage 5: Independent Examination
  - Stage 6: Referendum
  - Stage 7: ‘Making’ the Neighbourhood Development Plan or Order (bringing it into force)
- 1.4 The Council has a statutory duty as a local planning authority (LPA) to fulfil at each of the seven stages, whether that is to take a decision, to provide advice or assistance to local councils and neighbourhood forums, or to organise a certain stage such as the referendum.

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<sup>1</sup> An organisation or group empowered to lead the neighbourhood planning process in a neighbourhood area where there is no town or parish council.

## **Purpose of this Report**

- 1.5 This report sets out the Council's statutory duties in relation to stage one (designating a neighbourhood area), in accordance with Section 61G of the *Town and Country Planning Act 1990* (as inserted by Part 1 of Schedule 9 of the *Localism Act 2011*). There is no requirement to designate a neighbourhood forum, as the Parish Council is the only body authorised to act in relation to the proposed Neighbourhood Area as set out in Section 61F of the *Town and Country Planning Act 1990*.
- 1.6 The report provides information on the neighbourhood area application, the process of publicising the application, and the representations received.

## 2. THE COUNCIL'S STATUTORY DUTIES FOR STAGE ONE OF NEIGHBOURHOOD PLANNING

- 2.1 This section sets out in more detail, the statutory duties of the Council as the LPA, once a Neighbourhood Area application has been formally submitted.

### Validating an Application

- 2.2 Following receipt of a Neighbourhood Area application, the Council must first validate it. In order to do this, the Council must check that the application meets Regulation 5 of the *Neighbourhood Planning (General) Regulations 2012 (as amended)*:

*(1) Where a relevant body(1) submits an area application to the local planning authority it must include—*

*(a) a map which identifies the area to which the area application relates;*

*(b) a statement explaining why this area is considered appropriate to be designated as a Neighbourhood Area; and*

*(c) a statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.*

*(2) A local planning authority may decline to consider an area application if the relevant body has already made an area application and a decision has not yet been made on that application.*

### Publicising an Application

- 2.3 Once validated, the Council must publicise a Neighbourhood Area application and invite representations. For a Neighbourhood Area application, this is carried out in accordance with Regulation 6 of the *Neighbourhood Planning (General) Regulations 2012*, as amended by Regulation 2 of the *Neighbourhood Planning (General) (Amendment) Regulations 2015*:

*As soon as possible after receiving an area application from a relevant body, a local planning authority must publicise the following on their website and in such other manner as they consider is likely to bring the area application to the attention of people who live, work or carry on business in the area to which the area application relates—*

*(a) a copy of the area application;*

*(b) details of how to make representations; and*

*(c) the date by which those representations must be received, being—*

*(i) in the case of an application to which paragraph (2)(b) of regulation 6A applies, not less than four weeks from the date on which the area application is first publicised;*

*(i) in all other cases, not less than six weeks from the date on which the area application is first publicised.*

## **Determining an Application**

2.4 Following the end of publicising a Neighbourhood Area application, the Council is required to determine the application within a set timeframe. This is in accordance with Regulation 6A of the relevant regulations:

*(1) Where a local planning authority receive an area application from a relevant body the authority must determine the application by the date prescribed in paragraph (2).*

*(2) The date prescribed in this paragraph is—*

*(a) in a case where the area to which the application relates falls within the areas of two or more local planning authorities, the date 20 weeks from the date immediately following that on which the application is first publicised;*

*(b) in other cases, where the relevant body is a parish council and the area to which the application relates is the whole of the area of the parish council, the date eight weeks from the date immediately following that on which the application is first publicised;*

*(c) in all other cases, the date 13 weeks from the date immediately following that on which the application is first publicised.*

### **3. SUBMISSION OF THE NOAK BRIDGE NEIGHBOURHOOD AREA APPLICATION**

- 3.1 Noak Bridge Parish Council submitted an application to the Council on 19 September 2018, to designate the parished area of Noak Bridge in Basildon Borough as a Neighbourhood Area.
- 3.2 On receipt of the Neighbourhood Area application, the Council checked its validity in accordance with the requirements set out in Regulation 5(1) of the *Neighbourhood Planning (General) Regulations 2012 (as amended)*, and was satisfied that the application met the requirements. The Council then began arranging the publication of the application.

## 4. PUBLICISING THE NEIGHBOURHOOD AREA APPLICATION

- 4.1 On 2 October 2018, the Council publicised the application for a statutory four-week consultation period which closed on 30 October 2018. In order to bring the application to the attention of people who live and work within the Noak Bridge area, the Council sent a letter to every address within the parished area informing them of the consultation, where to view the applications, and how to respond. A map of the proposed Neighbourhood Area was also enclosed to illustrate where it related to.
- 4.2 Another letter of notification was sent to addresses within the surrounding area which covered areas west of the parish boundary, most notably, Steeple View in Laindon, Basildon. Copies of the letters are shown in *Appendix 1* of this report. The statutory consultation bodies were also notified in writing.
- 4.3 The application, including its supporting documents, was published on the Council's website, and reference copies of the application were made available at the main Basildon Council Offices, and at Basildon, Billericay and Wickford Libraries during the four-week consultation period.
- 4.4 In addition, the Council published two press releases during the consultation period. The consultation was also promoted through the *@BasildonCouncil* Twitter account which has 10,200 followers, and the Basildon Council Facebook page which has 3,562 followers. The consultation was shared on other local Facebook groups including the 'Billericay Discussion Page' with 28,661 members, and Noak Bridge Parish Council with 136 members.
- 4.5 To further ensure that as many residents and businesses were aware of the consultation, the Council sent A4 posters to the Parish Council and main borough libraries for display. Noak Bridge Parish Council also published links to the consultation on their website. Copies of these are shown in *Appendix 2* of this report.
- 4.6 Representations could be submitted in writing by post, email or through the Council's Local Plan online consultation portal.

## 5. REPRESENTATIONS

- 5.1 A total of thirty seven representations were received during the four-week consultation period. Of these, thirty two were from residents within and around the parish area; two were from developers with land interests in the proposed Neighbourhood Area; and three were submitted by statutory consultees, including a neighbouring Parish Council. These are set out in *Table 1*.
- 5.2 To summarise, twenty three representations fully supported the designation of the Neighbourhood Area.
- 5.3 One representation from a statutory consultee stated 'no objection'. Two of the statutory consultees and one land promoter provided advice and guidance on the preparation of Neighbourhood Plans, specific to their field of expertise. The advice provided would be more applicable to the Parish Council, should they proceed with plan preparation, and will therefore be forwarded on to them.
- 5.4 Six representations objected to the Neighbourhood Area application, and four representations expressed concerns about the application. The majority of the concerns/objections expressed were however not relevant to the consultation, as they made references to emerging development proposals for the area, and/or potential impacts from neighbourhood development plan proposals. Such concerns are more likely be addressed through neighbourhood plan policies prepared in the future. Some of these comments include concerns about:
- Providing accommodation needs for the elderly;
  - Affordable housing provision in the area;
  - Potential impacts of new development on infrastructure, services and utilities;
  - Potential impacts of development on residential amenity;
  - Dissatisfaction with the parish council's operation;
  - Development on Green Belt; and
  - A desire to extend the proposed Neighbourhood Area boundary to include Steeple View in Basildon, which sits to the west of the parish boundary.

**Table 1: Representations**

Comment ID	Full Name	Organisation (if applicable)	Type of response	Comment	Council Response
NBAA1	Mr Daniel Driscoll		In support		Support noted.
NBAA2	Mrs Tina Driscoll		In support		Support noted.
NBAA3	Mrs Tina Driscoll		In support	I am in support.	Support noted.
NBAA4	Mrs Tracey Knight		In support	I would like to support the proposal to become a Neighbourhood Area as I think it will make it easier for the residents of Noak Bridge to have an input into shaping the development of our area in an appropriate way. I also think it would make the sharing of information more effective.	Support noted.
NBAA5	Mrs Anne McGaughin		In support	If I have understood the information correctly, I as a local resident am in favour of this proposal. It makes sense that those living and directly affected by development have some influence. That they are involved in the planning and implementation stages. Every day I look around this very beautiful part of the town and I reaffirm how lucky I am to live here. People that visit are often surprised by Noak Bridge and how close it is to amenities, but how secluded and special it feels. For those that live outside of Noak Bridge the ability to come and spend time in this area on the footpaths, the pumpkin patch and enjoy Barleylands, must not be underestimated. I Believe we owe it to ourselves and to future generations to retain its special nature, to take care of this place as somewhere that all residents of Basildon can come to enjoy. Having a Noak Bridge Neighbourhood Area should give us the opportunity to do this. Therefore I am in favour.	Support noted.
NBAA6	Mr Ron Scott		An objection	As a resident of Noak Bridge for 22 years we would like our views noted with regard to the neighbourhood area. We feel that accommodation for the older generation needs to be addressed releasing houses that already exist in the area. A certain positive levels of affordable houses to be built for the younger generation in this area also not forgetting the provision of a school & doctors clinic too. The volume of cars with each	Noted. There is no requirement at this stage in the process for the applicant to state what issues it is intended that the Neighbourhood Plan would cover, as this application is

Comment ID	Full Name	Organisation (if applicable)	Type of response	Comment	Council Response
				property will overload our residential roads regards to parking & volume of movement to & fro to shops, train stations etc. With residents for older generations less vehicles would evolve too. Pollution would go up with the overcrowding of the village, taking in the amount of re-construction that would take place, the breaking down of trees & open spaces around, which we are just about holding onto at this present time, with Nature Reserve.	purely the geographic area to which neighbourhood plan or order would apply. However the concerns raised will be shared with the parish council.
NBAA7	Mrs Laura Wright		In support	I think it's a good idea for Noak parish Council to be in charge of plan, as proposed.	Support noted.
NBAA8	Miss Mia Wooldridge		An objection	Having lived in this area for nearly 5 years and having had dealings with neighbours who I believe to be on the parish council. I feel this would be an abuse of power. And rather than this being a democratic planning vote. I feel it would be used to bully and dictate to ordinary people who would just like to better their homes and the area they live in.	A parish council is authorised to initiate a process to act in relation to a Neighbourhood Area, and Basildon Council has a statutory duty to determine such applications in line with legislation. The Council will consider the issues raised and will refer to legislation and the Planning Practice Guidance for direction.
NBAA9	Mr Graham Foxhall		In support	I 100% support the Neighbourhood Area Application	Support noted.
NBAA10	Mr Ron Scott		An objection	As a resident of Noak Bridge for 22 years we would like our views noted with regard to the neighbourhood area. We feel that accommodation for the older generation needs to be addressed releasing houses that already exist in the area. A certain positive levels of affordable houses to be built for the younger generation in this area also not forgetting the provision of a school & doctors clinic too. The volume of cars with each property will overload our residential roads regards to parking & volume of movement to & fro to shops, train stations etc. With residents for older generations less vehicles would evolve too. Pollution would go up with the overcrowding of the village, taking in the amount of re-construction that would take place, the	Noted. There is no requirement at this stage in the process for the applicant to state what issues it is intended that the Neighbourhood Plan would cover, as this application is purely the geographic area to which neighbourhood plan or order would apply. However the concerns raised will be shared with the parish council.

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				breaking down of trees & open spaces around, which we are just about holding onto at this present time, with Nature Reserve.	
NBAA11	Mrs Paula Hornett		In support	I feel strongly that planning should be localised, therefore I am in favour of this application	Support noted.
NBAA12	Mrs Paula Hornett		In support		Support noted.
NBAA14	Mr Terence Wood		In support	I support the application, I can only see it being beneficial to the area I live in.	Support noted.
NBAA15	Natural England	Natural England	A technical comment	Thank you for your letter dated 02/10/2018 notifying Natural England of the above Neighbourhood Planning Area Natural England does not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body. However we would like to take this opportunity to provide you with information sources the neighbourhood planning body may wish to use in developing the plan, and to highlight some of the potential environmental risks and opportunities that neighbourhood plans may present. We have set this out in the annex to this letter. Natural England's role Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. The local planning authority will be aware and should advise the neighbourhood planning body when Natural England should be consulted further on the neighbourhood plan. Planning policy for the natural environment Neighbourhood plans and orders present significant opportunities, but also potential risks, for the natural environment. Proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraph 109: The planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in	Advice for neighbourhood plan preparation and request for further engagement noted.

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				<p>biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; The neighbourhood planning body should also consider the natural environment policies in the area's Local Plan. The neighbourhood plan or order should be consistent with these, and the neighbourhood planning body may decide that the emerging Neighbourhood Plan should provide more detail as to how some of these policies apply or are interpreted locally. The attached annex sets out sources of environmental information and some natural environment issues you may wish to consider as the neighbourhood plan or order is developed. Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities Natural environment information sources The Magic website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones). Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available here 2. Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found here 3. Most of these will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites . Your local planning authority should be able to supply you with the locations of Local Wildlife Sites. National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found here 4. There may also be a local landscape character assessment covering your area. This is a tool to help</p>	

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				<p>understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online. If your neighbourhood planning area is within or adjacent to a National Park or Area of Outstanding Natural Beauty (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website. General mapped information on soil types and Agricultural Land Classification is available (under landscape) on the Magic 5 website and also from the LandIS website 6, which contains more information about obtaining soil data. Natural environment issues to consider</p> <p>The National Planning Policy Framework sets out national planning policy on protecting and enhancing the natural environment. Planning Practice Guidance 8 sets out supporting guidance. Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments. Landscape Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness. If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.</p> <p>Wildlife habitats Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed here),</p>	

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				<p>such as Sites of Special Scientific Interest or Ancient woodland 10 . If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for. Priority and protected species</p> <p>You'll also want to consider whether any proposals might affect priority species (listed here) or protected species. To help you do this, Natural England has produced advice here 12 to help understand the impact of particular developments on protected species. Best and Most Versatile Agricultural Land Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication Agricultural Land Classification: protecting the best and most versatile agricultural land. Improving your natural environment Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:</p> <ul style="list-style-type: none"> <li>· Providing a new footpath through the new development to link into existing rights of way.</li> <li>· Restoring a neglected hedgerow.</li> <li>· Creating a new pond as an attractive feature on the site.</li> <li>· Planting trees characteristic to the local area to make a positive contribution to the local landscape.</li> <li>· Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.</li> <li>· Incorporating swift boxes or bat boxes into the design of new buildings.</li> <li>· Think about how lighting can be best managed to encourage wildlife.</li> <li>· Adding a green roof to new buildings.</li> </ul> <p>You may also want to consider enhancing your local area in other ways, for example by: Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your</p>	

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				community. Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Identifying green areas of particular importance for special protection through Local Green Space designation (see Planning Practice Guidance on this 14). Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency). Planting additional street trees. Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links. Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).	
NBAA16	Georgina Bassett	Clerk to the Council & Responsible Financial Officer Ramsden Bellhouse Parish Council	A technical comment	The Parish Council has no objection on the Neighbourhood Development Plan proposed by Noak Bridge Parish Council.	No objection to application noted.
NBAA17	Mr Nick Mander		A technical comment	I received a letter dated 2nd October inviting me to respond to a consultation about the Noak Bridge neighbourhood plan. The letter stated the consultation was seeking views on whether the boundary of the proposed neighbourhood area is suitable for the purpose of neighbourhood planning. I am a lay person and I am unfamiliar with Localism and Neighbourhood planning, so I am unsure of how to express opinions that fit with this Localism process. I am a local resident who is opposed to development, my initial questions are wider about what the proposed boundary means and what the Localism planning process entails. What does inclusion of land in the planning area mean? I am aware that some of the land within the large planning boundary is green belt. I don't know what proportion of the land is green belt, what protections there are to the green belt and what legislative changes are being made to relax green belt protection. How	Noted. There is no requirement at this stage in the process for the applicant to state what issues it is intended that the Neighbourhood Plan would cover, as this application is purely the geographic area to which neighbourhood plan or order would apply. However the concerns raised will be shared with the parish council.

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				<p>much land is being made available for development and whether this process will change the protection status of the land? How much trust can local residents have in the process? What safeguards / protections are there? The proposed planning area in Noak Bridge is very large, much larger than existing development. I think Localism was introduced by George Osbourne to make planning applications easier to progress (?). I read an article in my paper on Sunday by Theresa May in which she said she was committed to building new homes. There must be imposed government house building targets that are being pushed out to local councils. You wonder how many homes are being planned in your local area? There's a trust issue. What is the scale of development going to be in your local area? Will you get a massive housing development imposed without local residents having a say? The government claims the right to decide how many new people come to Britain (Brexit). Do local residents have a voice in the localism process about how many new homes are built for the benefit of outsiders on their green belt? (*redacted information*) replied to my emails, although I don't fully understand what's happening locally in Noak Bridge. She said she had deleted H11 from the local plan much to the delight of constituents □. It s</p> <p>local residents (and I) feel about having developments imposed. She also said We have to build somewhere. I am aware of local developments at H10, Dunton Hills, St Nicholas, Dry Street, etc. There's an environmental crisis going on too. I don't know how many thousands of new homes are planned for the area to put strains on services, roads, environment, congestion, pollution levels, etc. Local people should be made aware of this. (*redacted information*) and I am opposed to house building. So it's not just a question of boundaries to planning areas, we need to know more.</p>	
NBAA19	E Want		A technical comment	<p>I would like to see the area extended to include Steepleview. The A127 is a natural boundary separating us from other parts of Laindon, and Noak Bridge has our closest amenities including Medical Centre, pharmacy, Post Office and Primary School.</p>	Noted. The council will consider the proposed amendment to boundary.

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NBAA20	Mr Ann & Duncan Alexander		In support	I believe it is vital the council adopt the plan so that residents can have a say to protect how Noak Bridge looks it must stay in character of rest of village. The nature reserve needs protecting. There is a huge amount of wildlife in the reserve and surrounding fields. Noak Bridge needs adequate schooling from bitter experience I can say there is not enough places at the school my own grand-daughter having to go outside the village even though she resided within the village. Noak Bridge is full of character and green areas a lovely place to live. This must be preserved and in our opinion we will only gain this if Noak bridge neighbourhood plan is adopted.	Support noted.
NBAA21	Mr Greg Dartford		A technical comment	I understand from the planning department no permission as of yet has been granted for the development of housing within the Noak Bridge neighbourhood. However with the government mandate I believe inevitably these planning proposals will be granted. As a council I feel it is time for you as a paid body to start and represent the people who actually pay their council tax. All planning proposals as mentioned above with the government's housing initiative will be agreed but a consideration has to be made to existing residents. The Noak Bridge parish council wish to have a say as to design of housing etc. and quite rightly so to be in keeping with surrounding properties. But also there are other important issues; We currently have an infrastructure in place that is completely inadequate. WE STRUGGLE to get children in local schools!!!! WE STRUGGLE to get appointments at local GP's medical practices IMPORTANTLY we struggle with a highway system that is overseen by Essex council where the inspectors possibly don't live within or have an understanding of the local area. We therefore need our local council to have more input into decisions made on our residential roads. I currently live in Hornbeam Way where a temporary diversion road working designed by Essex council has created havoc. Hornbeam Way is a residential area that now has become a main thoroughfare. NO SPEED LIMITS!!! Street completely littered 24 hours a day!!! NOISE levels unbearable!!! An accident awaiting to happen. And more importantly as a residential area has become a	Noted. There is no requirement at this stage in the process for the applicant to state what issues it is intended that the Neighbourhood Plan would cover, as this application is purely the geographic area to which neighbourhood plan or order would apply. However the concerns raised will be shared with the parish council.

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				<p>parking zone for commercial traffic and also taxi cab awaiting area WHY with the proposed planned area was a new ROUNDABOUT not put in place on the Noak Hill Road at the junction with Dunton Road. It would hardly cause congestion with 2 more roundabouts in place on route into Basildon town centre. None of these plans are overseen. We now have traffic doing U-turns on Noak Hill Road at the bus stops adjacent to the Dunton Road and also u-turns around the bollards put in place temporarily. Will it take a fatality which inevitably there will be, for you to address these problems. A new Roundabout would service the planning development ideally. The whole infrastructure has to be addressed before, not after development. Please can we address all infrastructure needs before these plans are put into place. As a council you are supposed to be working for tax payers. I make this comment with respect and would hope I can get your recognition and support</p>	
NBAA22	Sue Knott		In support	<p>We are replying to your letter dated 2nd October regarding the application from Noak Bridge Parish Council. Unfortunately, we were away so unable to attend the Basildon Council Planning Officers Presentation on Tuesday 16th October. We have however read the related documentation on the Planning website. We have been residents of Noak Bridge for over 34 years. We extended our property some years ago and have invested heavily in works to uphold the original design features and characteristics of our home. We believe this investment underpins the fundamental ethos behind the original design, creation and development of Noak Bridge Village. We therefore confirm our strong support for all efforts to protect this and the Noak Bridge Conservation Area. We also agree to the proposed boundary for the Neighbourhood Area Plan. We outline below our reasons for supporting the Application including suggestions that might help deliver a robust Plan for the future as follows: To avoid reinventing the wheel, we believe the existing Noak Bridge Conservation Management Plan and its various Articles including the Essex Design Guide should be incorporated into the Neighbourhood Area Plan. We also feel it important to</p>	Support noted.

Comment ID	Full Name	Organisation (if applicable)	Type of response	Comment	Council Response
				<p>ensure that the key principles of any Conservation and/or Neighbourhood Area Plan are clearly defined within the documentation. In conjunction with this it will be very important to objectively and constructively review all associated interfaces including Basildon Council's Planning &amp; Enforcement Procedures to discuss how things would work or can be improved, in order to combine the Conservation Policy, related Articles within the Neighbourhood Area Plan more effectively than what is currently in place. To do this however, we believe first and foremost an essential review of the existing Conservation Policy and Management Plan Document is necessary, as there is too much ambiguity running through the current Policy. This has been highlighted recently through issues arising from a number of Planning Applications within the Conservation Area of Noak Bridge Village. It would therefore seem logical to review these documents in conjunction with the recent Planning Applications/Experiences to objectively and constructively learn lessons from these. This approach would hopefully ensure that the Neighbour Area Plan becomes a manageable, robust, effective and fit for purpose document. The importance of collaborating with Basildon Council's Planning and Enforcement Departments will be essential to ensure there is an effective structure and rigorous processes in place to deliver and support this plan. We would hope that this in turn will protect the unique design and character that is Noak Bridge Village and its surrounding area not only for today's residents but also for future generations to enjoy. At this stage, we fully appreciate there is no definitive structure of how this Plan might work and realise this will become clearer in due course however we would like the following to be incorporated: We would like to see rigour applied to all work relating to the development of the Neighbourhood Area Plan to ensure the unique design characteristics of the existing properties within the Noak Bridge Conservation Area and its surrounding environment which includes; open green spaces, ponds, roads, hedges, woodland, fields and the Nature Reserve as this all contributes to Noak Bridge Village's unique identity and its very attractive setting is maintained and</p>	

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				protected To ensure that Noak Bridge Residents are recognised as having valuable input, able to have their say and make recommendations to protect the existing designated Conservation Area and surrounding areas. With regard to new developments and extensions to existing properties, we would like to see Planning Guidelines and Controls that are clear and robust to ensure that designs are sympathetic, in keeping and subordinate to properties in the surrounding area and that they do not have a detrimental impact on neighbours and local amenities. Full support be given to Noak Bridge Parish Council and any associated Working Party/Steering Group and initiatives that strive to protect the design characteristics of Noak Bridge Village and maintain such things as; pathways, roads, lighting, fingerpost signage, fencing, trees, hedgerows, grass verges and open spaces, ponds, bus shelters, village amenities, the nature reserve etc.	
NBAA23	Patricia & Anthony Wadsworth		In support	We are replying to your letter dated 2nd October regarding the application from Noak Bridge Parish Council. Unfortunately, we will be unable to attend the Basildon Council Planning Officers Presentation on Tuesday 16th October but have studied the letter and all information available on the Planning website. We are formally writing to show our 100% support for this application; and to confirm our agreement to the proposed boundary of the proposed neighbourhood area. Our reasons for supporting this application are as follows: To protect Noak Bridge Village and its environs. The surrounding area of roads, hedges, woodland, fields, the nature reserve and older properties all contribute to its unique identity within an attractive setting. To protect and maintain the unique characteristics of Noak Bridge as a community and a place to live. To ensure residents of Noak Bridge have a voice and feel empowered to protect the designated Conservation Area and surrounds. To be part of a community that believes that new developments and add-ons to existing builds can be designed sympathetically, appropriately and respectfully to their neighbours and the surroundings. To support Noak Bridge Parish Council as they strive to maintain characteristics such as fingerpost signage,	Support noted.

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				fencing, hedgerows, verges, bus shelters, village amenities, the nature reserve etc. To support Noak Bridge Parish Council in their quest for excellence within the community.	
NBAA24	Mrs Karen Shuter		In support	I support the setting up of a Neighbourhood Plan for the area of Noak Bridge. Hopefully, residents will be consulted, and be able to voice their opinion regarding H10, which will change their everyday lives detrimentally. The boundary is suitable.	Support noted.
NBAA25	Mrs Kathryn Perry		In support	I fully support this proposal and feel that this is a positive move for the residents of Noak Bridge.	Support noted.
NBAA26	Mrs Caroline Durrant		An objection	I am writing to express my concern about this proposed application. I have no confidence that the current Parish Council (*redacted information*) is impartial and fair. In fact they act in a manner which would seem extremely biased, showing favouritism on those who they know and like and trying to prevent those they do not like from extending their property. (*redacted information*) Parish council have acted in a way that would make myself and others extremely uncomfortable, as it would give the Parish Council even more power to control the area I live in. I have personally suffered at the hands of this Parish Council, when requesting two extensions over the past 5 years. The first to build a granny annex for my terminally ill mother. (*redacted information*) interfered with the process on the grounds of a complaint from a neighbour, who is actually her friend. At no time did she contact myself or my husband to look at it with any impartiality. This even extended to a meeting about my property in the Village hall with this neighbour, (*redacted information*) and the planning officer which I was not informed about or invited to! Overall causing myself and my family distress. I have all the email correspondence between her and the planning department as evidence, in fact this is how I found out the meeting on the 4 th August 2016 in the Noak Bridge Village Hall took place. More recently I have once again had planning refused one of the reasons stated was the fact the Parish council strongly objecting to my extension, this emotive term should not have been used suggesting once again a bias	A parish council is authorised to initiate a process to act in relation to a Neighbourhood Area, and Basildon Council has a statutory duty to determine such applications in line with legislation. The Council will consider the issues raised and will refer to legislation and the Planning Practice Guidance for direction.

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				towards myself rather than the extension itself; motivated by a friend who just happens to be my next door neighbour. Yet the Parish Council have recently approved similar extensions in their meetings according to the Noak Bridge Association Facebook page or if you read their minutes. Therefore giving this Parish Council even more power falls in the perimeter of satire. On a variety of occasions in meetings the Councillors have behaved in a manner that is at the least questionable. Their tone and attitude is reported to be one of arrogance, which needs no more power. I have recently requested this council to answer a number of questions regarding their proposals in a recent newsletter, I received no reply until I sent another email asking for one. On the Noak Bridge Social Media I found out they responded to someone else within the hour, yet my email sent two days earlier did not even receive an acknowledgement, until I requested again. Once again this implies a sense of bias. I would like to take this opportunity to state this is the first letter I have addressed to the Parish Council in my 20 plus years of living in Noak Bridge, it is not as if I am constantly sending in enquiries or letters all the time, that might warrant a delay in response. Therefore I feel any additional power will be abused and they should not be granted the Application for the Noak Bridge Neighbourhood Area. Please acknowledge safe receipt of this letter.	
NBAA28	Mr John Stopes		In support	I am in full support of a Neighbourhood Plan and look forward to taking an active part in it compilation	Support noted.
NBAA29	Mrs Madeleine Classen		An objection	My family and I moved to Noak Bridge in 2017 and the main reason we chose this area was because of the rural setting. We do not want the area to suffer gross urbanization, the stress free landscape of farmland and greenery is a unique part of the Noak Bridge community. The proposed plans in conjunction with other development plans will severely impact on the already increasing congestion of all roads surrounding Noak Bridge, Billericay, Basildon etc. The A127 is a prime example where merging neighbourhood commuters are already queuing in traffic before 6a.m adding significant time and stress to our journeys. Another example is the time it takes to travel from Noak Bridge	Noted. There is no requirement at this stage in the process for the applicant to state what issues it is intended that the Neighbourhood Plan would cover, as this application is purely the geographic area to which neighbourhood plan or order would apply. However the concerns

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				to Billericay, a 3.5 mile journey, during a school run, can take between 20 - 30 minutes. Adding additional housing in an area with such stretched infrastructure would substantially impact the community in a multitude of ways. The poor quality and condition of our roadways is another point to consider which appears not to be maintained adequately. Noak Bridge plan for neighbourhood development has been considered and declined several times. It is somewhat disappointing that the valued comments of the community appear to be consistently ignored through the resubmission of those same plans. This is not serving the interest of the community. Our local hospital, schools and GP's are already overstretched and that already takes into account their efforts to meet the increasing demands. This again shows the impact on quality of life of an already increasing population without the planning development factor. It is anticipated that the value of properties in Noak Bridge benefiting from open farmland and views will be negatively impacted. We hope that the parish council supports the wishes of the community and preserves the heritage that makes Noak Bridge a pleasure to live in. As a further consideration it is felt that the parish councils focus should not be on housing development which will increase the burden on the community but rather focus on addressing current challenges such as roadways, resource and infrastructure which are already lacking.	raised will be shared with the parish council.
NBAA30	Mrs Nicola HOLT		In support	Fully support Noak Bridge Parish Councils proposal of the neighbourhood plan	Support noted.
NBAA31	Mrs Nicola Holt		In support	Noak Bridge preschool fully support the Noak Bridge Parish council's proposal of the Neighbourhood Plan.	Support noted.
NBAA32	Mrs Nicola Holt		In support	Noak Bridge preschool fully support the Noak Bridge Parish council's proposal of the Neighbourhood Plan.	Support noted.
NBAA33	Mr Anthony Garner		In support	It would be good to have more say in local plans to preserve the feel and appearance of Noak Bridge and the surrounding area.	Support noted.
NBAA34	Edward James	Historic England	A technical comment	Thank you for notifying Historic England about your Neighbourhood Plan Area Designation. As the Government's adviser on the historic environment, Historic England is keen to	Advice for neighbourhood plan preparation noted.

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				<p>ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. We are therefore pleased to have the opportunity to comment on your neighbourhood plan area at this early stage. Neighbourhood Plans are a great opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers - be they interested members of the public, planners or developers - regarding how the place should develop over the course of the plan period. Paragraph 185 of the National Planning Policy Framework (2018) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place. Information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England, including on evidence gathering, design advice and policy writing. Our webpage contains links to a number of other documents which your forum might find useful. These can help you to identify what it is about your area which makes it distinctive, and how you might go about ensuring that the character of the area is protected or improved through appropriate policy wording and a robust evidence base. This can be found here:  <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a>. The recently published Historic England Advice Note 11- Neighbourhood Planning and the Historic Environment available to download also provides useful links to exemplar neighbourhood plans that may provide you with inspiration and assistance for your own. This can be</p>	

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				<p>found here: &lt;<a href="https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/">https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/</a>&gt; The conservation officer at Basildon Council will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets. Although the neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below. A desktop study of your Neighbourhood Plan Area indicates that it includes Noak Bridge Conservation Area, and Daniels Farms and Laindon ponds, both of which are listed Grade II. It will be important that, as a minimum, the strategy you put together for this area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework (NPPF). The government's National Planning Practice Guidance &lt;<a href="https://www.gov.uk/guidance/neighbourhood-planning--2">https://www.gov.uk/guidance/neighbourhood-planning--2</a>&gt; on neighbourhood planning is also clear that, where relevant, Neighbourhood Plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a neighbourhood scale. Your Neighbourhood Plan is therefore an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character. Your plan could, for instance, include a list of locally important neighbourhood heritage assets, (e.g. historic buildings, sites,</p>	

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				<p>views or places of importance to the local community) setting out what factors make them special. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan. We refer you to our guidance on local heritage listing for further information: HE Advice Note 7 - local listing:  <a href="https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7">https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7</a> The NPPF (paragraphs 124 - 127) emphasises also the importance placed by the government on good design, and this section sets out that planning (including Neighbourhood Plans) should, amongst other things, be based on clear objectives and a robust evidence base that shows an understanding and evaluation of an area, in this case the Parish of Noak Bridge. The policies of neighbourhood plans should also ensure that developments in the area, especially if you are considering allocating sites for development, establish a strong sense of place, and respond to local character and history by reflecting the local identity of the place - for instance through the use of appropriate materials, and attractive design. One way that we would recommend gathering evidence on your local area and what your community consider to be important is to undertake a Placecheck exercise. This is simple and effective a way of assessing the qualities of a place, what is worth preserving, what could be improved, and developing a strategy for achieving both. More information on this can be found here: <a href="https://placecheck.info/en/">https://placecheck.info/en/</a> The plan could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement. We would refer you to our guidance on writing effective neighbourhood plan policies, which can be found here: <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/policy-writing/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/policy-writing/</a> If you have not already done so, we would recommend that you speak to the staff at Essex County Council who look after the Historic Environment Record and give advice on archaeological matters.</p>	

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				<p>They should be able to provide details of not only any designated heritage assets but also non designated locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available to view on-line via the Heritage Gateway ( <a href="http://www.heritagegateway.org.uk">www.heritagegateway.org.uk</a> &lt;<a href="http://www.heritagegateway.org.uk">http://www.heritagegateway.org.uk</a>&gt; ). It may also be useful to involve local voluntary groups such as a local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan, particularly in the early evidence gathering stages. Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan, including the provision of appropriate maps, data, and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website here: &lt;<a href="http://mycommunity.org.uk/funding-options/neighbourhood-planning/">http://mycommunity.org.uk/funding-options/neighbourhood-planning/</a>&gt;. Your Conservation Area has an appraisal document that should set out what the character and appearance of the area is that should be preserved or enhanced. The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the positive elements, and address any areas that negatively affect that character and appearance. An historic environment section of your plan could include policies to achieve this and, if your Conservation Area does not have an up to date appraisal, these policies could be underpinned by a local character study or historic area assessment. This could be included as an appendix to your plan. Historic England's guidance notes for this process can be found here: HE Advice Note 1 - conservation area designation, appraisal and management &lt;<a 158="" 751="" 874"="" 913="" href="https://historicengland.org.uk/images-&lt;/a&gt;&lt;/p&gt; &lt;/td&gt; &lt;td data-bbox="></a></p>	

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				<p>books/publications/conservation-area-designation-appraisal-management-advice-note-1/&gt;, and here: &lt;<a href="https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/">https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/</a>&gt; . The funding opportunities available from Locality discussed above could also assist with having this work undertaken. Your neighbourhood plan is also an opportunity for the community to designate Local Green Spaces, as encouraged by national planning policy. Green spaces are often integral to the character of place for any given area, and your plan could include policies that identified any deficiencies with existing green spaces or access to them, or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here: &lt;<a href="https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces.">https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces.</a>&gt; You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here: &lt;<a href="http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/">http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/</a>&gt;. Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area. The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and gardens, civic spaces, and public places. As a Qualifying Body, your neighbourhood forum can either have access to this money or</p>	

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				<p>influence how it is spent through the neighbourhood plan process, setting out a schedule of appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here:</p> <p>&lt;<a href="https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/">https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/</a>&gt; In addition to the Historic England guidance linked to above, the following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan, or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan: HE Advice Note 2 - making changes to heritage assets: &lt;<a href="https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/">https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/</a>&gt; HE Good Practice Advice in Planning 3 - the setting of heritage assets: &lt;<a href="https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/">https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</a>&gt; If you are considering including Site Allocations for housing or other land use purposes in your neighbourhood plan, you may need to undertake a Strategic Environmental Assessment. We would recommend you review the following two guidance documents, which may be of use: HE Advice Note 3 - site allocations in local plans: &lt;<a href="https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/">https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans</a>&gt; HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment : &lt;<a href="https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/">https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/</a>&gt; We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage</p>	

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				assets and the historic environment in general enjoys. Finally, we should like to stress that this advice is based on the information provided by Basildon Council in their correspondence of 2nd October 2018. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment. If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.	
NBAA35	Christian Classen		An objection	To whom it may concern. I would be grateful if you would kindly add my comments to consultation process regarding the Noak Bridge Neighbourhood Area Planning. My family and I moved to Noak Bridge in 2017 and the main reason we chose this area was because of the rural setting. We do not want the area to suffer gross urbanization, the stress free landscape of farmland and greenery is a unique part of the Noak Bridge community. The proposed plans in conjunction with other development plans will severely impact on the already increasing congestion of all roads surrounding Noak Bridge, Billericay, Basildon etc. The A127 is a prime example where merging neighbourhood commuters are already queuing in traffic before 6a.m adding significant time and stress to our journeys. Another example is the time it takes to travel from Noak Bridge to Billericay, a 3.5 mile journey, during a school run, can take between 20 - 30 minutes. Adding additional housing in an area with such stretched infrastructure would substantially impact the community in a multitude of ways. The poor quality and condition of our roadways is another point to consider which appears not to be maintained adequately. Noak Bridge plan for neighbourhood development has been considered and declined several times. It is somewhat disappointing that the valued comments of the community appear to be consistently ignored through the resubmission of those same plans. This is not serving the interest of the community. Our local hospital, schools and GP's are already overstretched and that already	Noted. There is no requirement at this stage in the process for the applicant to state what issues it is intended that the Neighbourhood Plan would cover, as this application is purely the geographic area to which neighbourhood plan or order would apply. However the concerns raised will be shared with the parish council.

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				takes into account their efforts to meet the increasing demands. This again shows the impact on quality of life of an already increasing population without the planning development factor. It is anticipated that the value of properties in Noak Bridge benefiting from open farmland and views will be negatively impacted. We hope that the parish council supports the wishes of the community and preserves the heritage that makes Noak Bridge a pleasure to live in. As a further consideration it is felt that the parish councils focus should not be on housing development which will increase the burden on the community but rather focus on addressing current challenges such as roadways, resource and infrastructure which are already lacking.	
NBAA36	Elizabeth Cis		In support	I think the proposal from Noak Bridge Parish Council is a good one to ensure that development is in keeping with the local area and takes into account the needs of the local community. I think the proposed area is sensible as a lot of the 'green' development in recent years has not considered the local area or the impact of traffic i.e. the development of the equestrian centre and football pitches has been done without allowing for pedestrian access/pavements which are required. I look forward to being consulted in the development of the neighbourhood plan.	Support noted.
NBAA37	Paul Downes		In support	I am making these comments personally as a resident of 10 years, I should also state I am the chairman of Noak Bridge Residents Association. I have looked carefully at the documents and fully support the aims of this proposal. I believe it will give all of us some involvement in maintaining the lovely area that we live in, whilst we recognise that change is inevitable any development should enhance not undermine what is already here. Noak Bridge in my opinion is quite rare in the Basildon Borough whilst being an urban conurbation it has a distinctive feel and look which is not repeated elsewhere in the area. For that reason any new buildings should be sympathetic to the existing street scene with differing styles of architecture and road layout. Any visitor to the area comments on the design and the atmosphere created by the extensive landscaping and the mix of	Support noted.

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				styles all feeding of one road running through the spine of the village.	
NBAA38	Croudace Homes	Croudace Strategic	In support	<p>On behalf of Croudace Homes we hereby support the application made by Noak Bridge Parish Council to Basildon Borough Council to designate a Neighbourhood Area. In response to the consultation we support the extent of the proposed Neighbourhood Area which replicates the boundary of the entire parish of Noak Bridge. It is submitted that the boundary of the proposed neighbourhood area is suitable for the purpose of neighbourhood planning. Croudace Homes are supportive of the Basildon Borough Local Plan proposed submission (reg. 19) Local Plan where the Local Plan seeks, through policy H10 and supporting text to policy H10, to allocate land east of Noak Bridge for 400 dwellings. Croudace Homes have worked closely with officers from Basildon Borough Council and Essex County Council relating to policy H10. Croudace Homes would like to continue to work positively with the Borough, County and also with Noak Bridge Parish Council and local residents relating to development of land east of Noak Bridge. Croudace Homes would welcome the opportunity to be involved and engaged with the Noak Bridge Neighbourhood Area Plan. The unique characteristics and design qualities specific to the Noak Bridge conservation area are recognised and supported by Croudace Homes along with the benefits of promoting the social, natural and environmental qualities within the area. The enclosed Noak Bridge Development Proposal document provides a concept proposal that Croudace Homes would like to apply to the development of land east of Noak Bridge. The document also provides confirmation of the commitment that Croudace Homes make towards delivery of high quality homes alongside some images of recent developments completed by Croudace Homes. We will make contact with Noak Bridge Parish Council shortly and seek to engage in the Neighbourhood Plan preparation. We would be grateful if Basildon Borough Council can provide any updates on subsequent stages of the Noak Bridge Neighbourhood Plan making process.</p>	Support noted.

Comment ID	Full Name	Organisation (if applicable)	Type of response	Comment	Council Response
NBAA39	Landhold Capital Ltd		A technical comment	<p>1.0 Introduction 1.1 Claremont Planning have been instructed by Landhold Capital Ltd to make necessary representations to the Noak Bridge Neighbourhood Plan Area Consultation in respect of their land interests on land north of Noak Bridge, Basildon. 1.2 Landhold Capital is a strategic promotion land investment company focussed on the acquisition and promotion of land through the planning system. They specialise in delivering residential development land through planning permissions or site allocations, operating primarily across the South of England and are focussed on delivery the most suitable development opportunities. 1.3 Landhold Capital are privately funded and have an established track record in achieving site allocations and delivering planning consents that provide for sustainable residential communities through the identification of local needs, whilst delivering infrastructure requirements. They believe that the UK's consistent failure to provide the number of homes it needs is best addressed through the provision of homes on sustainable sites, but particularly those which address local housing shortfalls and delivery through well designed schemes that address the local demographic. 1.4 Formed in 2006 and based in Fitzroy Square in Central London, Landhold Capital have been successfully delivering strategic sites for over 12 years. The team at Landhold Capital values its close working relationships with all of its stakeholders. They seek to work in partnership with landowners, local Councillors, Parish Councillors and Local Planning Authorities to deliver forms of development that respond to localised issues as well as providing wider strategic functions. 2.0 The Site North of Noak Bridge 2.1 Landhold Capital's land interests are related to land north of Noak Bridge which has been previously considered through the emerging Local Plan as Alternative Site 5, as a possible, alternate location for an allocation at Noak Bridge and was progressed to a draft allocation in the emerging Plan as Allocation H11. It was regarded that the site could come forward as a complementary site to draft allocation Furthermore, given the identified need to deliver additional capacity for the local primary school at Noak Bridge, the draft allocation at H11</p>	Advice and support for neighbourhood plan preparation noted.

Comment ID	Full Name	Organisation (if applicable)	Type of response	Comment	Council Response
				<p>demonstrated a requirement for further development to allow for the delivery of infrastructure. 2.2 It is acknowledged that the draft allocation at H11 has been subsequently removed from the emerging Local Plan in response to concerns expressed by the Council. It is Landhold Capital's view that this is an unjustified action taken by Basildon Council and necessary comment will be made to the Council through the consultation process of the Local Plan itself. However, this does not discount the suitability of the site to accommodate development. Particularly in respect of a housing mix and typology to address the specific needs of Noak Bridge. 2.3 In terms to relevance to the Neighbourhood Area Consultation, Landhold Capital wish to make comments that will impact on how the Neighbourhood Plan may move forward in the light of the changes made in the emerging Local Plan and how this could impact on the delivery of housing need within the Parish in the long term. This has relevance to the capacity of Noak Bridge to plan for its future and ensure suitable levels of development are delivered in appropriate locations 3.0 Noak Bridge Neighbourhood Area 3.1 The Noak Bridge Neighbourhood Area document establishes the proposed area that the Noak Bridge Neighbourhood Plan will cover. It demonstrates that the area that the Plan will cover will appropriately follow the same boundary lines of Noak Bridge Parish. This ensures that the area the Plan will cover is able to most robustly influence development proposals that may come forward at Noak Bridge. This includes the allocation at H10, which remains as a draft allocation in the Publication Draft of the Local Plan, and as such, given that it will fall within the Neighbourhood Plan Area, this will fittingly fall within the Neighbourhood Plan's jurisdiction. The extent of the Neighbourhood Plan area is therefore supported. 3.2 Neighbourhood Plans can attribute power in terms of planning consideration to Parish Councils to ensure that implementation of development can most robustly meet the identified local need. Termed as Localism by central Government in 2011, Localism is aimed at ensuring that those at the bottom of the hierarchy of power, such as Parish councils below that of the District, can</p>	

Comment ID	Full Name	Organisation (if applicable)	Type of response	Comment	Council Response
				<p>appropriately be granted a voice in the planning system and shape how development can be realised at a very local scale. However, for this voice and the policy of the neighbourhood plan to be truly effective, the policy approach should be pro-development and seek to address the strategic needs identified through the Local Plan as well as local needs within the administrative area of Noak Bridge and Basildon as whole through housing allocations. 3.3 A Neighbourhood Plan is appropriate for Noak Bridge as it forms a distinct suburban extension to Basildon the development of which predominantly dates from the 1980s. Claremont Planning, on behalf of Landhold Capital acknowledge that the establishment of a Neighbourhood Area is the first step for the provision of more local powers granted to the Parish and as such is a practical implementation of Localism on the ground. However, the powers to be awarded through the Neighbourhood Plan must not be exploited by a will to restrict development or overly constrain the delivery of residential dwellings. Noak Bridge has been identified by the LPA as a sustainable area for housing growth, which must be reflected in any emerging NP to ensure it is appropriate, compliant with Development Plan Policy and the advice of the NPPF. 4.0 Neighbourhood Plans as Facilitators and Mechanisms for Delivery 4.1 Given that Neighbourhood Plans are able to attribute a greater extent of power and influence to Parish councils in how development can be realised within the Parishes themselves, it is important to note that Neighbourhood Plans make appropriate provision in supporting suitable development to meet both the local need of the Parish whilst simultaneously taking into account the need of the wider Borough. 4.2 Careful consideration must be taken in the preparation of the Neighbourhood Plan to take into account arising needs from the Parish and how these will interact with the needs identified in a wider, strategic context of the Local Plan. The allocation of sites within the Parish are to ensure that they meet the wider need of the Council but will also make a significant contribution to meeting the needs of the Parish. However, this should not preclude the possibility of further</p>	

Comment ID	Full Name	Organisation (if applicable)	Type of response	Comment	Council Response
				<p>development to be accommodated within the Parish given the favourable assessment of the location in terms of capacity for development in the longer term. 4.3 As such the Neighbourhood Plan should take this into account over the period of its preparation and, if this is not to be the case, the preparation of the Plan cannot be deemed legally compliant or justified, given the substantial evidence base provided by Basildon through the creation of its emerging Local Plan. An emerging Neighbourhood Plan, to ensure that it is positively prepared and underpinned by effective policy, must look to be a facilitator of development rather than an obstacle to the delivery of required development. 4.4 Whilst it is understood that Neighbourhood Plans provide the opportunity for Parishes to influence development coming forward to ensure that is sympathetic of appropriate scale and well designed, it should also ensure that it is not overly or inappropriately restrictive in terms of realising development as it comes forward. The risk in including inappropriate stipulations for the development of allocations or other forms of development can result in obstruction to much needed growth and cause poor implementation of the Neighbourhood Plan in itself. 4.5 The development of a Neighbourhood Plan for Noak Bridge must not be considered to be a means to shirk the responsibility of delivering homes and infrastructure development for the current and future generations. As advised by the NPPF, detailed amendment to Green Belt boundaries are deliverable at Neighbourhood Plan level and have the ability to deliver local requirements through the application of strategy policy and following the basic conditions of the Town &amp; Country Planning Act Schedule 4B. 5.0 Conclusion 5.1 Landhold Capital Ltd support the provision of a new Neighbourhood Area as the initial step in the preparation of Noak Bridge's Neighbourhood Plan. It is acknowledged that the provision and adoption of a Neighbourhood Plan can provide a further method and implementation tool in realising development within the Parish and also to ensure that the delivery of Borough level allocations are reflective of the locality in itself, rather than through the lens at the Borough level. 5.2 It is advanced that the production of a</p>	

Comment ID	Full Name	Organisation (if applicable)	Type of response	Comment	Council Response
				Neighbourhood Plan, whilst in itself not an obstacle to development coming forward, can result in limiting factors, such as inappropriate policy stipulations and landscape designations, which stifle the viability and deliverability of proposals and allocations. The production of the Neighbourhood Plan must be mindful of both the delivery of local need, as well as the requirement of the Local Plan in providing appropriate levels of growth to satisfy the identified need arising at the Borough Council level. Without this consideration, the Neighbourhood Plan will not be effective in delivery the required levels of growth and will be unable to deliver long-term, locally appropriate growth, in the wider context of Basildon Borough.	
NBAA40	Myra Sinclair		A technical comment	I would like to express my concerns regarding the proposed building plans adjacent to Eastfield Road. The increase in traffic along Wash Road will bring gridlock to the area at rush hour times if the developers proposal goes ahead. Schools and doctors surgery will not cope with the massive increase in people requiring their services. The proposal put forward by the residents association in Noak Bridge would at least ease some of these problems in as much as a retirement village could limit the number of cars per household and the majority of the home owners there will not be travelling at the same time as the workforce. They also will not require places at the village school. An extra doctor's surgery on the new estate would be vital. So in as much as I would like to see no extra housing in Noak Bridge as I think our village will no longer feel like 'a village' and the local wildlife will surely suffer from taking away more green belt area. I think the residents proposal deserves serious consideration as in my opinion it is far better than the original.	Noted. There is no requirement at this stage in the process for the applicant to state what issues it is intended that the Neighbourhood Plan would cover, as this application is purely the geographic area to which neighbourhood plan or order would apply. However the concerns raised will be shared with the parish council.

## APPENDIX 1: LETTERS PUBLICISING THE APPLICATION

### Copy of letter sent to addresses within the proposed Neighbourhood Area

	<b>Planning Policy Team</b> The Basildon Centre St. Martin's Square Basildon, Essex SS14 1DL 01268 533333 (Option 6) <a href="mailto:planningpolicy@basildon.gov.uk">planningpolicy@basildon.gov.uk</a>
	02 October 2018
Name Recipient address Second line address Third line address Postcode	
Dear Sir or Madam,	
<b>RE: CONSULTATION ON THE NOAK BRIDGE NEIGHBOURHOOD AREA APPLICATION</b>	
<p>Basildon Borough Council has received a valid application from Noak Bridge Parish Council, to designate the Noak Bridge Neighbourhood Area. The Council is publicising this application for a four-week consultation period starting <b>2 October 2018</b>, and closing <b>23:59 on 30 October 2018</b>.</p> <p>We are writing to inform you of the consultation on the neighbourhood area application because you live/work within the proposed neighbourhood area. This letter provides further information on neighbourhood planning, the application, and how you can have your say. A map of the proposed neighbourhood area is also enclosed.</p> <p><b>What is Neighbourhood Planning?</b></p> <p>Neighbourhood planning is a key part of the government's localism agenda, introduced by the Localism Act 2011. It aims to give local communities greater power to shape the development and growth of their local area, by choosing where they want new homes, shops and businesses to be built – and what they should look like.</p> <p>Communities, including residents, employees and business, will be able to come together through a local parish council or neighbourhood forum, to produce a neighbourhood plan, which would set planning policies to be used in determining planning applications within the area. Local communities can also choose to grant 'permitted development' rights for certain types of new development through Neighbourhood Development Orders.</p> <p>Noak Bridge Parish Council is the only body that can carry out neighbourhood planning within the proposed Noak Bridge Neighbourhood Area, as the area to which the application relates is the whole of the area of the parish council.</p>	
.....	
 <span style="float: right;"><i>Creating Opportunity, Improving Lives</i></span>	

The first stage in the process is to designate the neighbourhood area in accordance with the relevant legislation. This consultation is therefore seeking views on whether the boundary of the proposed neighbourhood area is suitable for the purposes of neighbourhood planning.

#### **Where to view the application?**

The neighbourhood area application can be viewed on the Council's website: [www.basildon.gov.uk/npconsultation](http://www.basildon.gov.uk/npconsultation)

Reference copies of the application are available to view throughout the consultation period at the following locations, during the normal office hours:

- **Basildon Borough Council:** The [Basildon Centre](#), St Martin's Square, [Basildon](#), Essex, SS14 1DL.
- **Billericay Library:** 143 High Street, [Billericay](#), CM12 9AB.
- **Wickford Library:** Market Road, Wickford, SS12 0AG.

#### **How to participate in the consultation?**

This consultation is your opportunity to comment and set out your views on the neighbourhood area application. The application will be available for comments from **2 October 2018**, for four weeks, until **23:59 on 30 October 2018**. Any comments received after this closing date and time may not be considered.

You can provide comments on the application online, by visiting the Council's consultation portal: <http://basildon.objective.co.uk/portal/neighbourhoodplanning>

Alternatively, you can submit your comments via email to: [planningpolicy@basildon.gov.uk](mailto:planningpolicy@basildon.gov.uk); or

By post to: Neighbourhood Planning, Planning Policy, [Basildon Borough Council](#), The [Basildon Centre](#), St Martin's Square, [Basildon](#), Essex, SS14 1DL.

If you wish to comment by email or post, please ensure that you include your name, email address and your postal address, including postcode. Anonymous comments are not valid.

Should you have any further queries, please do not hesitate to contact the Planning Policy Team on the details provided above.

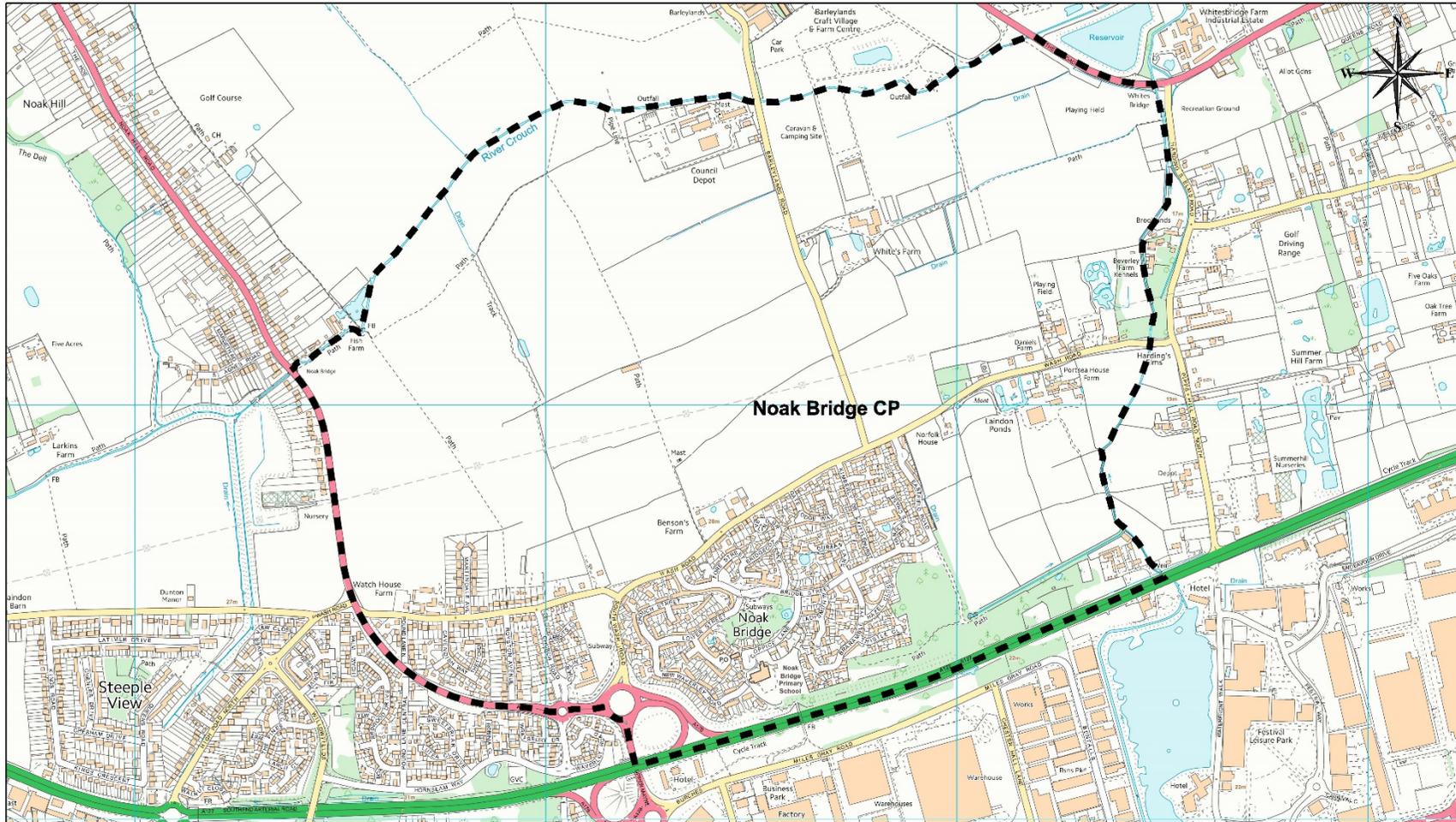
Yours sincerely,



Matthew Winslow BSc. MSc. MRTPI  
Head of Regeneration and Economic Development

Enc: [Map of Proposed Neighbourhood Area](#)

# Proposed Noak Bridge Neighbourhood Area



Sterling Court  
Norton Road  
Stevenage  
Herts SG1 2JY  
UK

Tel : +44 (0)1438 747996  
Fax : +44 (0)1438 747997  
E-mail: info@cadcorp.com



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## Copy of letter sent to addresses near the proposed Neighbourhood Area

**Planning Policy Team**  
The Basildon Centre  
St. Martin's Square  
Basildon, Essex  
SS14 1DL  
01268 533333 (Option 6)  
[planningpolicy@basildon.gov.uk](mailto:planningpolicy@basildon.gov.uk)

02 October 2018

Name  
Recipient address  
Second line address  
Third line address  
Postcode

Dear Sir or Madam,

### **RE: CONSULTATION ON THE NOAK BRIDGE NEIGHBOURHOOD AREA APPLICATION**

Basildon Borough Council has received a valid application from Noak Bridge Parish Council, to designate the Noak Bridge Neighbourhood Area. The Council is publicising this application for a four-week consultation period starting **2 October 2018**, and closing **23:59 on 30 October 2018**.

We are writing to inform you of the consultation on the neighbourhood area application because you live/work near the proposed neighbourhood area. This letter provides further information on neighbourhood planning, the application, and how you can have your say. A map of the proposed neighbourhood area is also enclosed.

#### **What is Neighbourhood Planning?**

Neighbourhood planning is a key part of the government's localism agenda, introduced by the Localism Act 2011. It aims to give local communities greater power to shape the development and growth of their local area, by choosing where they want new homes, shops and businesses to be built – and what they should look like.

Communities, including residents, employees and business, will be able to come together through a local parish council or neighbourhood forum, to produce a neighbourhood plan, which would set planning policies to be used in determining planning applications within the area. Local communities can also choose to grant 'permitted development' rights for certain types of new development through Neighbourhood Development Orders.

Noak Bridge Parish Council is the only body that can carry out neighbourhood planning within the proposed Noak Bridge Neighbourhood Area, as the area to which the application relates is the whole of the area of the parish council.

The first stage in the process is to designate the neighbourhood area in accordance with the relevant legislation. This consultation is therefore seeking views on whether the boundary of the proposed neighbourhood area is suitable for the purposes of neighbourhood planning.

#### **Where to view the application?**

The neighbourhood area application can be viewed on the Council's website: [www.basildon.gov.uk/npconsultation](http://www.basildon.gov.uk/npconsultation)

Reference copies of the application are available to view throughout the consultation period at the following locations, during the normal office hours:

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- **Billericay Library:** 143 High Street, Billericay, CM12 9AB.
- **Wickford Library:** Market Road, Wickford, SS12 0AG.

#### **How to participate in the consultation?**

This consultation is your opportunity to comment and set out your views on the neighbourhood area application. The application will be available for comments from **2 October 2018**, for four weeks, until **23:59 on 30 October 2018**. Any comments received after this closing date and time may not be considered.

You can provide comments on the application online, by visiting the Council's consultation portal: <http://basildon.objective.co.uk/portal/neighbourhoodplanning>

Alternatively, you can submit your comments via email to: [planningpolicy@basildon.gov.uk](mailto:planningpolicy@basildon.gov.uk); or

By post to: Neighbourhood Planning, Planning Policy, Basildon Borough Council, The Basildon Centre, St Martin's Square, Basildon, Essex, SS14 1DL.

If you wish to comment by email or post, please ensure that you include your name, email address and your postal address, including postcode. Anonymous comments are not valid.

Should you have any further queries, please do not hesitate to contact the Planning Policy Team on the details provided above.

Yours sincerely,



Matthew Winslow BSc. MSc. MRTPI  
Head of Regeneration and Economic Development

Enc: Map of Proposed Neighbourhood Area

**APPENDIX 2: CONSULTATION DOCUMENTATION, PRESS  
RELEASES, AND ADVERTISEMENTS PUBLICISING  
THE APPLICATION**

**Consultation Documentation**

# NOAK BRIDGE NEIGHBOURHOOD AREA APPLICATION

REFERENCE COPY ONLY

.....  
October 2018

## INTRODUCTION

Basildon Borough Council has received a valid application from Noak Bridge Parish Council, to designate the Noak Bridge Neighbourhood Area. The Council is publicising this application for a four-week consultation period starting **2 October 2018**, and closing **23:59 on 30 October 2018**.

## WHAT IS NEIGHBOURHOOD PLANNING?

Neighbourhood planning is a key part of the government's localism agenda, introduced by the Localism Act 2011. It aims to give local communities greater power to shape the development and growth of their local area, by choosing where they want new homes, shops and businesses to be built – and what they should look like.

Communities, including residents, employees and business, will be able to come together through a local parish council or neighbourhood forum, to produce a neighbourhood plan, which would set planning policies to be used in determining planning applications within the area. Local communities can also choose to grant 'permitted development' rights for certain types of new development through Neighbourhood Development Orders.

Noak Bridge Parish Council is the only bod that can carry out neighbourhood planning within the proposed Noak Bridge Neighbourhood Area, as the area to which the application relates is the whole of the area of the parish council.

The first stage in the process is to designate the neighbourhood area in accordance with the relevant legislation. This consultation is therefore seeking views on whether the boundary of the proposed neighbourhood area is suitable for the purposes of neighbourhood planning.

## WHERE TO VIEW THE APPLICATION

Reference copies of the application are available to view throughout the consultation period at the following locations, during the normal office hours:

- **Basildon Borough Council:** The Basildon Centre, St Martin's Square, Basildon, Essex, SS14 1DL.
- **Billericay Library:** 143 High Street, Billericay, CM12 9AB.
- **Wickford Library:** Market Road, Wickford, SS12 0AG.

The neighbourhood area application can also be viewed on the Council's website:

[www.basildon.gov.uk/npconsultation](http://www.basildon.gov.uk/npconsultation)

## HOW TO PARTICIPATE IN THE CONSULTATION

This consultation is your opportunity to comment and set out your views on the neighbourhood area application. The application will be available for comments from **2 October 2018**, for four weeks, until **23:59 on 30 October 2018**. Any comments received after this closing date and time may not be considered.

You can provide comments on the application online, by visiting the Council's consultation portal: <http://basildon.objective.co.uk/portal/neighbourhoodplanning>

Alternatively, you can submit your comments via email to: [planningpolicy@basildon.gov.uk](mailto:planningpolicy@basildon.gov.uk);

Or by post to:

Neighbourhood Planning - Planning Policy  
Basildon Borough Council  
The Basildon Centre  
St Martin's Square  
Basildon  
Essex  
SS14 1DL

If you wish to comment by email or post, please ensure that you include your name, email address and your postal address, including postcode. Anonymous comments are not valid.

**NOAK BRIDGE PARISH COUNCIL'S  
APPLICATION TO DESIGNATE A  
NEIGHBOURHOOD PLAN AREA**



Noak Bridge Parish Council  
Terri Sargent



18<sup>th</sup> September 2018

Basildon Borough Council  
Matthew Winslow – Head Regeneration & Economic Development  
The Basildon Centre  
St Martin's Square  
Basildon, SS14 1DL

Dear Matthew

**Noak Bridge Parish Council – Application For Designation of a Neighbourhood Area**

Noak Bridge Parish Council make a formal application to Basildon Borough Council to designate a Neighbourhood Area under the Neighbourhood Planning Regulations 2012. The attached map identifies the area to which the area application relates.

Noak Bridge Parish Council, being the relevant body under the Neighbourhood Planning (General) Regulations 2012, wish to prepare a Neighbourhood Development Plan in regard to No 637, part 2 Regulation 5.

The designated area identified on the attached map, will be the area within the Parish Boundary as shown outlined in red.

The area is considered appropriate to be designated as the Neighbourhood Area because:

1. The Parish Council seek to have influence over design elements of new development within the parish area;
2. The Parish Council will produce a neighbourhood plan which would incorporate additional design policies for development in the Noak Bridge area;
3. The policies would be similar to the requirements of the existing conservation area;
4. To protect the unique design aspects of Noak Bridge Village
5. This will enable the neighbourhood plan to respond to the unique characteristics and planning context specific to the neighbourhood area.

The principle aims of the Neighbourhood Plan will be to protect the unique characteristics and planning context of the specified area. To promote the social, natural and environmental qualities within the area and have regard to all existing aspects developed within Noak Bridge.

The Parish Council will carry out resident consultation, establish the necessary groups to manage and co-ordinate delivery of the plan through local and neighbouring communities and look forward to the support and assistance of the local authority.

Please let us know if you require any further information

Yours sincerley

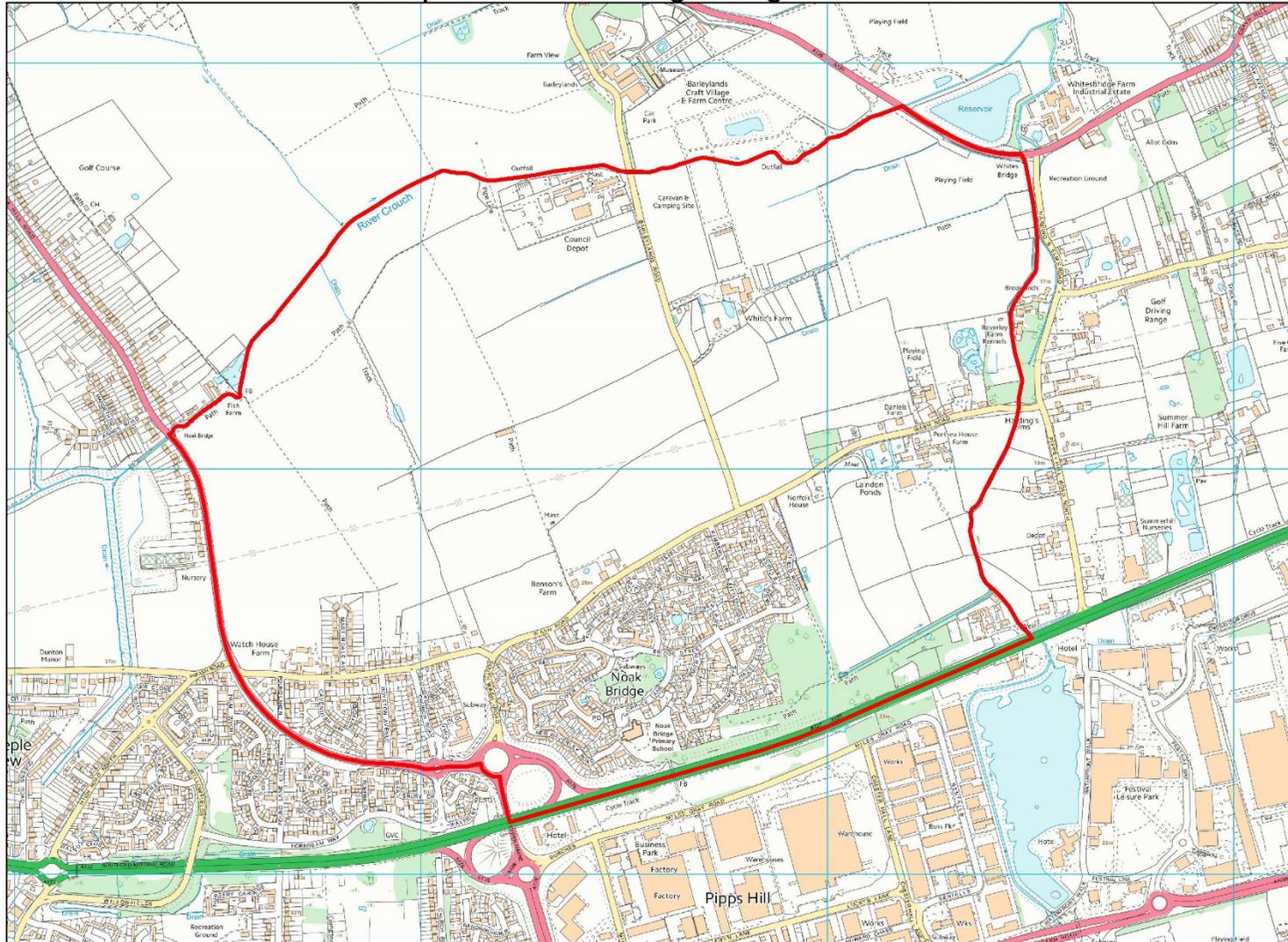
Terri Sargent  
Chairman, Noak Bridge Parish Council

# Proposed Noak Bridge Neighbourhood Area

**Basildon Council**  
BASILDON · BILLERICAY · WICKFORD



**Legend**  
█ Proposed Noak Bridge Neighbourhood Area



0 0.075 0.15 0.3 0.45 0.6 Miles

1:8,544

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## Press release announcing the start of publicising the application

In the news:- Have your say on the proposed Noak Bridge Neighbourhood Area

**Have your say on the proposed Noak Bridge Neighbourhood Area**

04 October 2018

Noak Bridge Parish Council has made an application to Basildon Council to designate the parished area of Noak Bridge as a Neighbourhood Area. The Parish Council is the only body that can carry out neighbourhood planning in the area on behalf of its residents and businesses, in accordance with the provisions set out in the Localism Act 2011. If successfully designated, the Parish Council would be able to develop a Neighbourhood Plan for their area.

This application is the first stage in neighbourhood planning, which gives local communities greater power to shape development within their area at a local level. Through neighbourhood planning communities are able to choose where new homes, shops and offices should be built; have their say on what infrastructure should be provided; and grant planning permission for certain types of new development.

Basildon Council is now seeking the views of residents on the creation of this new neighbourhood area in Noak Bridge. A four week consultation launched this week (2 October), and will close at the end of Tuesday 30 October. The consultation is seeking views on whether the boundary of the proposed Neighbourhood Area for the purposes of neighbourhood planning is suitable.

Visit <http://www.basildon.gov.uk/npconsultation> to view the application and submit your comments. Reference copies of the application will also be available to view during the consultation period at the Basildon Centre, and Billericay and Wickford Libraries.

Alternatively you can email your comments to [planningpolicy@basildon.gov.uk](mailto:planningpolicy@basildon.gov.uk) or post them to Neighbourhood Planning, Planning Policy, Basildon Borough Council, The Basildon Centre, St Martin's Square, SS14 1DL.

If you wish to comment by email or post, please ensure that you include your name, email address, and your postal address including postcode. Anonymous comments are not valid.

## Press release announcing the final week of publicising the application

In the news:- Final chance to share your views on proposed Noak Bridge neighbourhood area

**Final chance to share your views on proposed Noak Bridge neighbourhood area**

25 October 2018

Residents are reminded to have their say on the creation of a new neighbourhood area in Noak Bridge before it is too late.

Basildon Council launched a consultation seeking opinions on proposals to designate the parished area of Noak Bridge a neighbourhood area after receiving a formal application from Noak Bridge Parish Council.

This application is the first stage in neighbourhood planning, which gives local communities greater power to shape development within their area at a local level. Through neighbourhood planning, communities are able to choose where new homes, shops and offices should be built; have their say on what infrastructure should be provided; and grant planning permission for certain types of new development. The parish council is the only body that can carry out neighbourhood planning in the parished area of Noak Bridge, on behalf of its residents and businesses.

The consultation, which requests views on whether the boundary of the proposed neighbourhood area for the purposes of neighbourhood planning in suitable, will close at the end of Tuesday 30 October.

Visit [www.basildon.gov.uk/npconsultation](http://www.basildon.gov.uk/npconsultation) to view the application and submit your comments. Reference copies are also available to view during the consultation period at the Basildon Centre and Billericay and Wickford libraries.

Alternatively you can email your comments to [planningpolicy@basildon.gov.uk](mailto:planningpolicy@basildon.gov.uk) or post them to Neighbourhood Planning, Planning Policy, Basildon Council, Basildon Centre, St Martin's Square, SS14 1DL. If you wish to comment by email or post please ensure that you include your name, email address, and your postal address including postcode. Anonymous comments are not valid.

ENDS

## Copy of Poster Advertisement

# Consultation on the Proposed Noak Bridge Neighbourhood Area

Basildon Council has published for consultation, an application to designate the Noak Bridge Neighbourhood Area.



This application is the first stage in Neighbourhood Planning, which gives local communities greater power to shape development within their area at a local level.

The consultation begins on **2 October 2018**, and closes at **23:59 on 30 October 2018**.

### **Where to view the application**

Reference copies of the application are available to view during the consultation at the main Basildon Council Offices, and Billericay and Wickford Libraries. The neighbourhood area application can also be viewed online at: [www.basildon.gov.uk/npconsultation](http://www.basildon.gov.uk/npconsultation)

### **How to comment on the application**

You can provide comments on the application online, by visiting the Council's consultation portal: <http://basildon.objective.co.uk/portal/neighbourhoodplanning>. Alternatively you can email your comments to [planningpolicy@basildon.gov.uk](mailto:planningpolicy@basildon.gov.uk), or post them to Neighbourhood Planning, Planning Policy, Basildon Borough Council, The Basildon Centre, St Martin's Square, Basildon, Essex, SS14 1DL.

If you wish to comment by email or post, please ensure that you include your name, email address and your postal address including postcode. Anonymous comments are not valid.

**Basildon Council**  
BASILDON • BILLERICAY • WICKFORD

*Creating Opportunity, Improving Lives*

## Example of Social Media Post used during the Consultation

