

Statement of Consultation Appendix – Part 4

Building a Strong, Competitive Economy & Ensuring the Vitality of Town Centres

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Summary of Comment	Summary Reference	Council Response	Council Action	Consultee Rep ID
Chp 7 Economy				
Welcomes opportunities for continued engagement between local authorities on employment land provision.	CHP7.1	Request for continued engagement noted.	None required.	DLP/3025
Concerned of inconsistencies in some of the statements regarding evidence base in Chapter 7.	CHP7.2	The Council will review the supporting text of Chapter 7 and check for inconsistencies.	Review supporting text of Chapter 7.	DLP/4657
Supports policy E1.	E1.1	Support noted.	None required.	DLP/681, DLP/3025, DLP/3632, DLP/2464DLPQQ/976
Recommends referencing the A127 A Corridor for Growth: an Economic Plan (2014).	E1.2	The Council will include reference to this document within the text.	Amend supporting text to include reference to A127 A Growth Corridor: an Economic Plan, and any subsequent updates to that strategy.	DLP/3025
Recommends paragraph 7.4 on EEGS to include county context.	E1.3	The Council will amend the text accordingly.	Amend text to include county context.	DLP/3025
Notes content of paragraph 7.15	E1.4	Noted.	None required.	DLP/3025
Paragraph 7.3 should also refer to rail network as commuting requirements of Billericay and Wickford are also important.	E1.5	Policy E1 focuses on growing and strengthening the Borough's economy and whilst the rail network provides opportunity for commuting, in Billericay and Wickford this is mainly outward commuting and the promotion of such movement would be detrimental to the aims of this policy. Rail operators set their own plans and strategies for managing capacity and movements on their network however the Council will work with such providers to deliver an Integrated Transport Strategy that seeks to encourage and improve sustainable transport	None required.	DLP/106

		modes within the Borough and improve connectivity.		
Questions whether there has been a significant number of additional jobs to support increase in population and raises a number of questions if this is not the case.	E1.6	As stated in Policy E1 the Economic Growth Strategy for the Borough is the provision of 8,600 additional jobs by 2034 to support economic growth and the increased population.	None required.	DLP/1052
Assumes land will be made available for commercial development.	E1.7	The Draft Local Plan allocates an additional 49ha of employment land for B1, B2 and B8 employment uses through the allocation of new employment land and the intensification of existing employment areas across the Borough. Policy E1 also sets out the strategy for protecting existing employment sites and areas.	None required.	DLP/965
No evidence provided to support additional jobs in Billericay.	E1.8	The Draft Local Plan does not allocate additional employment land within Billericay other than what has already been completed since 2014. It does however seek to protect existing employment areas in the Borough including Radford Way Business Park, Billericay, Billericay town centre and rural enterprise sites at Guildprime Business Park, London Road and Barleylands Depot. This is consistent with the advice set out in the ELPS.	None required.	DLP/84, DLP/83, DLP/810, DLP/1023DLPQQ/991, DLPQQ/957, DLPQQ/1011, DLPQQ/280, DLPQQ/981
Questions whether more homes and attracting more businesses will improve employment prospects.	E1.9	Policy E1 focuses on growing the Borough's economy by providing 49 hectares of additional employment land and seeking to deliver 8,600 more jobs by 2034. The Policy also seeks to facilitate training and education to improve opportunities for local people.	None required.	DLP/1489, DLP/16085DLPQQ/583, DLPQQ/603, DLPQQ/605, DLPQQ/638
Radford Way Business Park now provides housing, retail and leisure/recreation	E1.10	The Draft Local Plan does not allocate additional employment land within Billericay other than what has already been completed since 2014. Past applications for changes of	None required.	DLP/1374

<p>suggesting that businesses do want to locate to Billericay.</p>		<p>use from employment to retail, leisure or housing have been determined by current planning policies which were adopted in 1998 and saved in 2007 as Local Plan Saved Policies. The Draft Local Plan sets out new policies that seek to protect existing employment areas for employment uses as well as provide alternative, more suitable locations for residential, retail and recreation/leisure uses which the current saved policies do not provide.</p>		
<p>Lack of high earning jobs within the Borough</p>	<p>E1.11</p>	<p>Policy E1 supporting text identifies increasing employment levels in higher skilled employment in the Borough. However it also recognises that the Borough has a local skills gap with those higher skilled residents commuting outside of the Borough for work thereby resulting in a large inwards movement of a high skilled workforce from other areas. The Economic Growth Strategy seeks to improve the local labour force offer through education and training to help re-balance the unsustainable inward commuting patterns whilst at the same time cater for the needs of businesses.</p>	<p>None required.</p>	<p>DLP/1577, DLP/4000DLPQQ/413, DLPQQ/428</p>
<p>Proposes no jobs and questions what is being done to encourage more businesses into the Borough.</p>	<p>E1.12</p>	<p>As stated in Policy E1 of the Draft Local Plan, the Economic Growth Strategy for the Borough is the provision of 8,600 additional jobs by 2034 to support economic growth and the increased population. Additional jobs will come forward through the allocation of more employment land as well as the regeneration of the Borough's town centres ensuring that there is sufficient supply of employment land for businesses to invest and grow in Basildon Borough. This is the role of the Local Plan. It is not the role of the Local Plan to set out the Economic Development strategy of the</p>	<p>None required.</p>	<p>DLP/1577, DLP/4000DLPQQ/774, DLPQQ/723, DLPQQ/681</p>

		Council. This is set out in a separate document.		
Provides background information on the company.	E1.13	Information noted.	None required.	DLP/1611, DLP/2143, DLP/2228
Support Policy E1 (e and f) and identifies importance of providing training and skills to match the job opportunities at London Gateway.	E1.14	Support noted.	None required.	DLP/2228
Welcomes references to sui generis uses within employment areas as this is consistent with the NPPF and includes waste management facilities and aggregate recycling plants.	E1.15	Support for inclusion of sui generis uses within employment areas noted.	None required.	DLP/2464
Questions what additional employment is being provided.	E1.16	As stated in Policy E1 the Economic Growth Strategy of the Draft Local Plan for the Borough is the provision of 8,600 additional jobs by 2034 to support economic growth and the increased population. Additional jobs will come forward through the allocation of more employment land as well as the regeneration of the Borough's town centres.	None required.	DLP/2306DLPQQ/376
Lack of employment opportunities in the Borough.	E1.17	As stated in Policy E1 the Economic Growth Strategy of the Draft Local Plan for the Borough is the provision of 8,600 additional jobs by 2034 to support economic growth and the increased population. Additional jobs will come forward through the allocation of more employment land as well as the regeneration of the Borough's town centres.	None required.	DLP/7042, DLP/7132, DLP/12499DLPQQ/468, DLPQQ/968, DLPQQ/513, DLPQQ/547

Lack of sustainable transport connecting employment areas to residential areas.	E1.18	Policies TS3 and TS4 deal with improvements to the walking and cycling infrastructure and public transport infrastructure. It is envisaged that these improvements are delivered alongside residential and employment growth, improving access to employment opportunities within the Borough. This will benefit those less able to drive including young people and those with lower incomes.	None required.	DLP/670, DLP/2624
Lack of sustainable transport connecting employment areas to residential areas impacts on opportunities for local young adults to get local jobs.	E1.19	Policies TS3 and TS4 deal with improvements to the walking and cycling infrastructure and public transport infrastructure. It is envisaged that these improvements are delivered alongside residential and employment growth, improving access to employment opportunities within the Borough. This will benefit those less able to drive including young people and those with lower incomes.	None required.	DLP/671
Lack of parking to cater for the needs of SMEs and concern these won't be addressed by the Council.	E1.20	It is recognised that the nature of business use within the existing employment areas has changed, affecting car parking levels within these areas. The Borough Council has commissioned a Car Parking Review to consider these issues, and to ensure that employment area and town centre car parking is sufficient to support economic growth. This will be used to update policy TS8 of the Local Plan accordingly.	Use the outcomes of the Car Parking Study to update policy TS8 accordingly to ensure car parking provision in employment areas and town centres is sufficient to support economic growth.	DLP/670DLPQQ/363
Benefits of an Integrated Transport Strategy/Vision to enhance access to employment via sustainable transport.	E1.21	The Essex Transport Strategy sets out an integrated strategy for transport enhancements, including sustainable travel modes. Work has been undertaken to underpin this strategy at a local level such as the A127 Corridor for Growth strategy and the Cycling Action Plan which is currently being prepared.	None required.	DLP/670
Objects to Policy E1 as criteria 1 is not sustainable. Adverse	E1.22	The requirements of policy E1 have been subject to sustainability appraisal. It is considered that this is a sustainable quantum	None required.	DLP/2540

impacts arising from Alternative Option 3 will occur with the preferred policy.		of economic growth as it responds to the needs of the economy and society. The approach to meeting needs through intensification of existing employment areas and town centre regeneration first is sustainable. The additional land requirement provides flexibility on land which is not subject to significant environmental constraints. This is consistent with the NPPF.		
Requests better understanding of how the provision of employment land in the Borough will relate to wider employment needs and opportunities arising from growth in London.	E1.23	The Council is working with the other authorities across South Essex to prepare an Economic Development Needs Assessment (EDNA). This will help to establish the economic growth needs of Basildon Borough within a wider geographical context. This will be used to inform any appropriate amendments to the publication Local Plan.	Amend the Local Plan to reflect the findings of the EDNA.	DLP/3247
8,600 additional jobs is not sufficient to provide enough employment for new residents of the extra homes being delivered.	E1.24	The OAN for Housing range set out in the SHMA 2016 was calculated having regard to the likely need for labour arising from the economic growth projected for Basildon by Experian and the East of England Forecasting model. It is therefore considered that the quantum of housing and jobs set out in the Draft Local Plan align. This alignment will however be reviewed in light of the EDNA and the SHMA Update currently underway prior to the publication Local Plan being finalised.	Ensure that the alignment of homes and jobs within the Local Plan is correct, having regard to EDNA and SHMA update.	DLP/3342, DLP/3095, DLP/3404
Allocating only 49 hectares and relying on intensification and regeneration of existing employment areas is too restrictive. Should allocate more employment land. Consequently, the number of jobs is too	E1.25	The amount of land allocated for employment purposes is based on evidence set out in the ELPS. It is however recognised that this position may need to be updated based on the evidence emerging from the EDNA which is currently underway. Additional flexibility associated with the land proposed for safeguarding in policy E8 may be required to ensure sufficient land supply.	Consider providing increased flexibility in policy E8 to enable safeguarded land to be brought forward for employment use sooner if evidenced by the EDNA.	DLP/3412

high for amount of additional employment land allocated.				
Supports statement in paragraph 7.13 but policy doesn't reflect this statement. No distinction between job growth which requires land allocations and sector growth which doesn't.	E1.26	It is recognised that some job growth requires additional land allocations. The ELPS provides the evidence base for this, although it is recognised that the EDNA may update this position. Additional flexibility associated with the land proposed for safeguarding in policy E8 may be required to ensure sufficient land supply for a mix of employment uses.	Consider providing increased flexibility in policy E8 to enable safeguarded land to be brought forward for employment use sooner if evidenced by the EDNA.	DLP/3412
Supports Alternative Option 3 and objects to the conclusion that more land will result in more jobs and negative impacts.	E1.27	Support for option 3 noted due to the flexibility it offers for employment growth.	None required.	DLP/3412
Questions how 8,600 new jobs has been identified.	E1.28	The need for jobs has been identified through the ELPS, which uses respected economic growth models prepared by Experian and the East of England Forecasting Model as their bases. This evidence based approach is consistent with the NPPF.	None required.	DLP/9876, DLP/14805, DLP/20280
Housing growth without job growth in Billericay will result in increased congestion.	E1.29	It is recognised that it is desirable to align job growth and housing growth to result in sustainable travel patterns. However, the ELPS was unable to identify additional suitable sites for new employment development within Billericay. The nearby A127 Corridor is however a suitable location, and policy TS4 sets out proposals for increasing accessibility to this corridor by public transport to assist in reducing congestion on the road network.	None required	DLP/20470, DLP/14388, DLPQQ/285, DLPQQ/205, DLPQQ/262, DLPQQ/388, DLPQQ/389, DLPQQ/484, DLPQQ/520, DLPQQ/549
There is vacant land within existing employment areas to meet employment needs.	E1.30	The ELPS identified a need for 49ha of employment land. 38ha can be secured within the existing employment areas. Part 1 of policy E4 is clear that a sequential approach will be applied which gives preference to land within	None required.	DLP/1303, DLP/19182, 20280DLPQQ/913

		existing employment areas in the first instance. However, there is a deficit of 11ha that needs to be met in the current extent of the Green Belt over the plan period.		
Traffic impacts arising from development will affect the success of businesses	E1.31	It is recognised that new development will generate additional traffic movements. Consequently, each new development proposal is required to make specific highway improvements, whilst the policies in chapter 9 set out transport infrastructure proposals required to address the cumulative impacts of development and growth. Consequently, businesses should not be adversely affected by development, and indeed may benefit from the increased population available to access their business.	None required.	DLP/9975, DLP/20216DLPQQ/600
Job provision should align with the skills base of the area. Businesses should relocate if skilled workers are not present, or else local people should be trained.	E1.32	The creation of skilled jobs in the area is an ambition of the Council as it will help to raise the economic prosperity of the borough and its residents. Through its economic development strategy the Council is working with training providers and businesses to develop the skills of residents to support growth in higher skilled jobs. There will nonetheless be a requirement for some businesses and services (schools, GPs, hospital) to seek skilled workers from outside the area to fill some posts, particularly whilst the skills base of the Borough develops. An inflow of skilled workers will however have a positive impact on the prosperity of the local economy through increased spending in the local area. It would be contrary to the Council's economic development strategy and to the NPPF to fail to support inward investment from businesses seeking to provide higher skilled jobs within Basildon Borough.	None required.	DLP/18288, DLP/18148, DLPQQ/679

<p>Housing provision and job provision should be in the same towns to reduce the need to travel.</p>	<p>E1.33</p>	<p>It is recognised that it is desirable to align job growth and housing growth to result in sustainable travel patterns. However, the ELPS was unable to identify additional suitable sites for new employment development within Billericay and Wickford. The nearby A127 Corridor is however a suitable location, and policy TS4 sets out proposals for increasing accessibility to this corridor by public transport to assist in reducing congestion on the road network.</p>	<p>None required.</p>	<p>DLP/18288</p>
<p>Council should welcome large employers due to their contribution and not focus on SMEs.</p>	<p>E1.34</p>	<p>The Council works closely with the large employers in Basildon Borough and does welcome their contribution to the economy. It is agreed that the wording in relation to policy E1 should be amended to reflect this point. However, as has been seen historically, and across the country, there is a risk to the economic and social wellbeing of communities when they are over-reliant on a few large employers, or on one particular sector of the economy. The Council is therefore keen to diversify its economy to ensure resilience. Nurturing the success of SMEs is one of the approaches the Council is taking to ensure this diversification and resilience, and is not inappropriate.</p>	<p>Amend the text to better reflect the positive impact larger employers have within the local economy.</p>	<p>DLP/4658</p>
<p>Evidence base is not correctly reflected in the supporting text of Policy E1 and what the Council wishes to achieve and recognition of how the different types of business contribute to the economy. The Draft Local Plan doesn't include an understanding</p>	<p>E1.35</p>	<p>The ELPS is considered to be a robust assessment of the employment situation and employment needs of the Borough. However, it is noted that it was prepared in 2013, and does not therefore reflect the employment proposals set out in the Brentwood Draft Local Plan published in early 2016. However, as the authorities in South Essex are working on an EDNA at this time, it is possible to incorporate this proposed growth in Brentwood Borough into the context for economic development</p>	<p>Update policies in chapter 7 to reflect the findings of the EDNA once available.</p>	<p>DLP/4658</p>

<p>of business needs including of neighbouring authorities and the LEP in accordance with paragraph 160 of the NPPF. Additionally, ELPS and Draft Local Plan don't consider employment locations in Brentwood particularly the Brentwood Enterprise Park causing concern over the duty to cooperate.</p>		<p>needs of Basildon into the evidence base prior to finalisation of the Local Plan overcoming this timing issue, and ensuring the duty to cooperate is fulfilled.</p>		
<p>Questions whether the ELPS findings are reflected in the Draft Local Plan.</p>	E1.36	<p>The findings of the ELPS were fundamental to the drafting of the policies in the Economic Development Chapter of the Draft Local Plan. However, as outputs from the EDNA will be available prior to the finalisation of the Local Plan, this will provide the main evidence base for the submission version overcoming any issues of concern in relation to the ELPs or its age.</p>	<p>Update policies in chapter 7 to reflect the findings of the EDNA once available.</p>	DLP/4658
<p>Highways Impact Assessment (2014) didn't model growth in Brentwood which includes the Brentwood Enterprise Park.</p>	E1.37	<p>The Highways Impact Assessment was prepared in 2014. The Brentwood Draft Local Plan was published in 2016. Basildon Borough Council were not granted early sight of that plan or the proposals it contained. Consequently, the Highways Impact Assessment could not reasonably have contained modelled growth from the Brentwood Enterprise Park. However, as Essex Highways are preparing a VISUM model of Basildon at this time, it is possible to incorporate flows from planned growth in neighbouring boroughs into Basildon's highway modelling overcoming this issue.</p>	<p>No change required in relation to policy E1.</p>	DLP/4658

Policy E1 doesn't reflect statement in paragraph 7.15.	E1.38	It is considered that policy E1 will secure a flexible land supply that will support growth in a range of business sectors including office and research and development. The NPPF expects local planning authorities to provide a flexible land supply to accommodate a range of business sectors, which is what is done by policy E1.	None required.	DLP/4658
Not enough employment in Basildon to stop commuting to London.	E1.39	London is a major employment draw for those living within its proximity, including Basildon. It is therefore unlikely that the provision of jobs in Basildon will have a significant impact on the proportion of people commuting to London for work. Consequently, the SHMA modelling of housing growth requirements does not assume a significant change in commuting ratios in its calculations. It is noted that those commuting to London for work bring additional spending to the Borough.	None required	DLP/9839, DLP/20131, DLP/20280, DLP/20476
Concern that the proposed business growth will attract investment from outside the Borough, which is not wanted.	E1.40	It is a key part of the Council's economic development strategy to attract inward investment into Basildon Borough in order to enhance the economic base and the number of jobs provided locally. This is sought in order to provide the residents of Basildon with the opportunity to work locally in well paid jobs. This will have positive implications for local prosperity and also the sustainability of travel patterns. The Council's view is that inward investment is important to the Borough and is wanted.	None required.	DLP/20280
Economic development will increase congestion on the A127.	E1.41	It is noted that the A127 has capacity issues. The Council has worked with the County Council to identify within Chapter 9 of the Draft Local Plan improvements to the A127 along its route to address the impacts growth will have on this strategic route. It is additionally proposed that phasing is introduced to	Where appropriate, introduce phasing to the economic development sites set out in chapter 7 to address concerns about congestion on the A127.	DLP/20280

		development proposals within the Local Plan to ensure that these improvements align with the delivery of development to ensure impacts are mitigated.		
Allocation of sites in the Green Belt will detract from investment in existing employment areas / industrial estates which are of a poor quality.	E1.42	The ELPS identifies the need for 49ha of employment land. There are known to be 38ha of land available within existing employment areas / industrial estates to accommodate this requirement. Policy E4 sets out a sequential approach to employment land in order to encourage the use of this vacant land first, before the sites within the current extent of the Green Belt are considered. This is consistent with National Policy.	None required.	DLP/20280
Objects to the lack of detail to enable informed decisions on the balance between new homes and jobs.	E1.43	Objection noted. The Strategic Housing Market Assessment (2016) has been published in partnership with neighbouring local planning authorities which sets out the future housing needs for the Borough and how these have been influenced by economic growth. The Employment Land and Premises Study (2013) also projects future employment needs across the Borough which has helped inform job numbers.	None required.	DLP/838
Objects to lack of alternative options for employment land across the Borough.	E1.44	The Employment Land and Premises Study (2013) assesses potential land for employment and assisted in the identification of the sites proposed within the Draft Local Plan.	None required.	DLP/838
Concern that the Employment Land and Premises Study to which the Economic Growth Strategy is based is out of date.	E1.44	The Council is currently preparing an Economic Development Needs Assessment with neighbouring local planning authorities which will supercede the Employment Land and Premises Study.	None required.	DLP/2143
Lack of supply of office premises for small businesses.	E1.45	The Council is currently preparing an Economic Development Needs Assessment with neighbouring local planning authorities which will provide updates to existing	None required.	DLP/1611

		employment projections as well as identify future employment needs including office space.		
Recommends opportunities for accommodating demand from support services to London Gateway be taken into account to ensure suitable sites are available.	E1.46	The Council is currently preparing an Economic Development Needs Assessment with neighbouring local planning authorities which will inform the next version of the Local Plan. The assessment will look at the economy across South Essex as a whole identifying future projections and needs.	Consider wording changes.	DLP/2228
Recommends a Masterplan approach to improve and enhance Wickford Business Park and Shotgate Industrial Estate and lists other types of employment within Wickford.	E1.47	There are no plans to redevelop this existing employment area as it is already well established.	None required.	DLP/2939
Warehousing provides proportionally less jobs than other employment uses and vacant land provides none.	E1.48	Noted.	None required.	DLP/3095
Should provide less warehousing to reduce loss of Green Belt and brownfield employment sites to be used for housing.	E1.49	Noted. The employment allocations are based on need for future employment land across the Borough for different types of employment use. This has been informed by the Employment Land and Premises Study (2013) and will be updated once the Economic Development Needs Assessment (EDNA) has been published. The EDNA will use the latest economic projections across the South Essex area and identify future need for the Borough.	None required.	DLP/3095
A discount on business rates should be given to start-up businesses.	E1.50	This is outside the scope of the Local Plan.	None required	DLPQQ/937

Does not support further economic growth on green belt in Billericay.	E1.51	The Draft Local Plan does not allocate additional employment land within Billericay other than what has already been completed since 2014. It does however seek to protect existing employment areas in the Borough including Radford Way Business Park, Billericay, Billericay town centre and rural enterprise sites at Guildprime Business Park, London Road and Barleylands Depot. This is consistent with the advice set out in the ELPS.	None required.	DLPQQ/314, DLPQQ/315, DLPQQ/334
Where will the new businesses be located and what will they be.	E1.52	Chapter 7, Building a Strong, Competitive Economy, sets out the economic growth strategy for the Borough. The Council is currently preparing an Economic Development Needs Assessment (EDNA) with neighbouring local planning authorities which will inform the next version of the Local Plan. The assessment will look at the economy across South Essex as a whole identifying future projections and needs.	Amend the Local Plan to reflect the findings of the EDNA.	DLPQQ/774
Questions why empty commercial buildings are not being used to provide housing.	E1.53	Employment premises and land are required along with housing in the Borough. The ELPS identifies the need for 49ha of employment land within the Borough. There are known to be 38ha of land available within existing employment areas / industrial estates to accommodate this requirement. Policy E4 sets out a sequential approach to employment land in order to encourage the use of this vacant land first, before the sites within the current extent of the Green Belt are considered. This is consistent with National Policy.	None required.	DLPQQ/757, DLPQQ/721
Businesses should provide a reasonable mix of part and full time jobs.	E1.54	As stated in Policy E1 the Economic Growth Strategy of the Draft Local Plan for the Borough is the provision of 8,600 additional jobs by 2034 to support economic growth and the increased population. Additional jobs will come forward through the allocation of more	None required.	DLPQQ/745

		employment land as well as the regeneration of the Borough's town centres. The Council is not able to enforce the mix of full and part time jobs as it is specific to each business and their needs.		
New employment site is not required in Billericay because some buildings are currently empty.	E1.55	The Draft Local Plan does not allocate additional employment land within Billericay other than what has already been completed since 2014. It does however seek to protect existing employment areas in the Borough including Radford Way Business Park, Billericay, Billericay town centre and rural enterprise sites at Guildprime Business Park, London Road and Barleylands Depot. This is consistent with the advice set out in the ELPS.	None required.	DLP/84
Seeks further clarification on potential land requirements for industry and logistics, and related opportunities that could potentially arise from the promotion of growth and development across London and its Opportunity Areas.	E1.56	The Council is working with the other authorities across South Essex to prepare an Economic Development Needs Assessment (EDNA). This will help to establish the economic growth needs of Basildon Borough within a wider geographical context. This will be used to inform any appropriate amendments to the publication Local Plan.	Amend the Local Plan to reflect the findings of the EDNA.	DLP/3246
Policies E2 and E3 to include requirement for proposals to include detailed ecological assessments and ensure there are no adverse impacts on ecology.	E2.1	The Local Plan should be read as a whole. Policy NE5 sets out the Council's approach to biodiversity and development. This would apply to all relevant applications, and does not be specified in individual policies.	None required.	DLP/2713
Wickford Business Park and Shotgate Industrial Estate should be protected.	E2.2	Shotgate Industrial Estate forms part of the larger Wickford Business Park which has been designated as an existing employment area on the Draft Local Plan Policies Map and is protected in the Draft Local Plan under Policy E2.	None required.	DLP/2939

Object to policy E2 due to car parking provision levels in Billericay.	E2.3	Policy E2 seeks to safeguard existing employment areas. It does not allocate new employment areas. Therefore, it is unlikely to have significant implications for car parking provision within Billericay over that which already exists. It should however be noted that the Council has commissioned a Car Parking Study to look at the car parking provision around employment areas and town centres. The findings of this study will be used to ensure that new development proposals in these locations have sufficient car parking provision. Policy TS8 will be amended to ensure this.	Use the outcomes of the Carking Parking Study to update policy TS8 accordingly to ensure car parking provision in employment areas and town centres is sufficient.	DLP/7360
Radford Way Industiral Area should be relocated where there is better highways access. Land should then be redeveloped for retail and other uses.	E2.4	Whilst the Council supports proposals which would make effective use of land, it also has to provide a sustainable mix of development that also supports the provision of jobs and economic growth. The ELPS appraised the Radford Way industrial Area and supported its retention and protection for employment purposes. There is no evidence to support the loss of this site for residential purposes, and its loss would cause economic harm to those businesses located there.	None required.	DLP/583, DLP/1558, DLP/1559DLPQQ/922
Wickford town centre is listed in policy E2. This prevents the use of land in this location for non b class commercial uses related to retail and leisure.	E2.5	The town centres were listed within this policy in error. Policies in chapter 8 apply to town centre locations as defined on the policies map.	Delete points l, m and n of policy E2.	DLP/2777
Supports the designation of land at Endeavour Drive for employment purposes as part of policy E2.	E2.6	Support noted.	None required.	DLP/5469

<p>Seeks flexibility in the allocation of land at Courtauld Road/Nevendon Road given the existing allocation for a leisure use (Gun Club) at this site.</p>	<p>E2.7</p>	<p>The extant consent for the Gun Club at Courtauld Road is noted. Consideration will be given to the flexibility of policies within Chapter 8 to ensure uses complementary to employment area uses can be flexibly accommodated.</p>	<p>Ensure policies in chapter 8 can flexibly accommodate complementary uses.</p>	<p>DLP/5469</p>
<p>Seeks the flexibility provided for existing employment areas to also apply to land around the Ford Dunton facility, rather than specifically seeking R&D uses.</p>	<p>E2.8</p>	<p>Basildon is the home to PROCAT, an advanced technology college. There are also a number of advanced technology businesses operating in and around Basildon, including Ford. It is also known that there are advanced technology businesses seeking to invest in Basildon currently working with the Council's Economic Development team. Given the good access to the highway network in the Ford Dunton location, and the ability to further enhance the R&D cluster in that location, it is considered appropriate to ensure that opportunities for further R&D investment are encouraged by a policy which positively encourages such businesses to that location. Amendments to policy E3 are not therefore recommended.</p>	<p>None required.</p>	<p>DLP/2145, DLP/2149</p>
<p>Repton Close site should be removed from the employment designation and be made available for residential purposes.</p>	<p>E2.9</p>	<p>The site in question is within the Burnt Mills Industrial Estate. There are adjoining commercial uses to the north and east. The Local Plan has a requirement for 49ha of employment land as set out in the ELPS. It can only meet 38ha of this requirement within the existing urban area. The removal of this land from the employment supply would therefore add to the quantum of employment provision required in the current extent of the Green Belt. There is not therefore sufficient vacant sites within the existing urban area for employment, and therefore this site should be</p>	<p>None required.</p>	<p>DLP/2839, DLP/2840</p>

		protected for employment purposes. It should be further noted, that the site in question is located on the Burnt Mills Industrial Estate which is home to many 'untidy' uses and businesses which make noise. It is not considered appropriate to bring residential development into such close proximity to such uses as it would give rise to conflict between residential amenity and the surpression of economic activity.		
Concerned about the expansion of Pipp's Hill Industrial Estate north towards the A127 as this should be safeguarded for A127 widening. Otherwise landscape buffer between A127 and the Nature Reserve could be lost which would be detrimental to the setting of the area.	E2.10	Development within the Employment Area would be required to provide a landscape buffer between the development and the A127 which could form part of the safeguarded area.	None required.	DLP/1300
Objects to the expansion of Radford Way employment area to include Radford Crescent car park.	E2.11	1. Objection noted.	None required.	DLP/381, DLP/1266, DLP/1092, DLP/889, DLP/3579
If Ford Dunton was to close then the land on which it stands should be returned to the Green Belt.	E3.1	The Council is not aware of Ford Dunton planning to close, and Fords representations made to the Local Plan do not provide any suggestion that this may occur. If the facility was to close however, this site would provide a significant redevelopment opportunity within the current extent of the urban area which would potentially reduce the need in the future for further Green Belt release. If the Council were to consider including this land within the Green Belt specific tests would need to be met	None required.	DLP/839

		as set out in the NPPF. Given the location of this site in proximity to urban development and the A127, it is not clear at this time these tests would be met. However, even if they were to be met, and the site were to be included within the Green Belt, redevelopment of the current footprint of the developed area would be permitted by the NPPF, as redevelopment of brownfield sites in the Green Belt is permissible subject to certain constraints on size and scale.		
Land at Dunton should not come forward whilst there is vacant land within the existing employment areas.	E4.1	Part 1 of policy E4 is clear that a sequential approach will be applied which gives preference to land within existing employment areas in the first instance.	None required.	DLP/3346
A sequential approach to the release of land for employment development purposes is not justified or consistent with the NPPF.	E4.2	The NPPF requires development within the extent of the Green Belt to be allowed in exceptional circumstances through the review of a plan. It is considered by the Council that a sequential approach would ensure that these exceptional circumstances would exist - i.e. there are no other suitable non-Green Belt sites for the proposed development. It is considered that such an approach is therefore consistent with the NPPF.	None required	DLP/3418
Promotes an alternative site for employment purposes - the triangle of land between A127 and A130 on the Borough's eastern boundary.	E4.3	This site is located within a strategic Green Belt gap between Basildon, Wickford, Rayleigh and Thundersley. Furthermore, it is surrounded by the highway network in a location where the County Council are seeking to make fundamental changes to the network. Development in this location would potentially impact on the delivery of key highway upgrades. For these reasons it is not recommended that development in this location is considered favourably.	None required.	DLP/2144

<p>Questions the deliverability of smaller employment sites within existing employment areas.</p>	<p>E4.4</p>	<p>Concern noted. However, it is expected that the approach which will see smaller sites made available within the existing urban area, and also some large allocations on the edge of the urban area will ensure a good mix of sites which will suite a range of different businesses seeking to invest in the Borough.</p>	<p>None required.</p>	<p>DLP/2529</p>
<p>Development company with interests in the Gardiners Lane Site does not support the inclusion of a requirement for employment development on this site due to the implications it would have for viability alongside the costs associated with the relocation of playing pitches.</p>	<p>E4.5</p>	<p>It is noted that landowners/developers with an interest in this site would prefer higher quantum of residential development, as residential development attracts the highest land values. It should however be recognised that this site is located within the A127 Enterprise Corridor, and is surrounded by commercial development. There is an identified need for additional commercial floorspace within the borough, and this site therefore represents the most sustainable location for that development. It is therefore appropriate that commercial development comprises a part of the mix of development on this site. The co-location of residential and commercial development on a site is advocated by the NPPF, and therefore the exclusion of commercial development on this site is not acceptable.</p>	<p>None required</p>	<p>DLP/2333, DLP/2334</p>
<p>Objects to green belt land being used for employment where brown field sites exist and could be utilised.</p>	<p>E4.6</p>	<p>The ELPS identified a need for 49ha of employment land. 38ha can be secured within the existing employment areas. Part 1 of policy E4 is clear that a sequential approach will be applied which gives preference to land within existing employment areas in the first instance. However, there is a deficit of 11ha that needs to be met in the current extent of the Green Belt over the plan period. The NPPF requires development within the extent of the Green Belt to be allowed in exceptional circumstances through the review of a plan. It</p>	<p>None required.</p>	<p>DLPQQ/1001</p>

		is considered by the Council that a sequential approach would ensure that these exceptional circumstances would exist - i.e. there are no other suitable non-Green Belt sites for the proposed development. It is considered that such an approach is consistent with the NPPF.		
Support Policy E5.	E5.1	Support noted.	None required.	DLP/2530
Concern that policy E5 does not specifically require the relocation of the open spaces currently on site.	E5.2	It was expected when written that the relocation of the open spaces would be secured through the cross reference to policy H7 which does set out the requirement in this regard. However, it is recognised that policy E5 is not as clear in this regard as it should be, and should be amended to make this requirement clear.	Amend policy E5 to make clear that any existing open space on site lost to employment development should be re-provided.	DLP/50
Support for the re-provision of the playing pitches at this site to the Green Belt within the Dunton area.	E5.3	Support for relocation of these sites to the Green Belt within the Dunton area noted.	None required.	DLP/3343
Buildings associated with relocated sports clubs will impact on the openness of the Green Belt, particularly if this was to occur around Barleylands.	E5.4	The Council has an OAN for housing which is bigger than the capacity of the urban area. By using the Gardiners Lane site to accommodate residential development, the impact on residential development on the Green Belt is reduced. It is considered that buildings associated with sports clubs will be less intrusive in the Green Belt than the residential development that will replace them. It is proposed that the replacement sports provision will be located to the east and west of Basildon and not at Barleylands.	None required	DLP/2541
HCA, the main landowner, is supportive of the proposals in policy E5, but seeks for employment uses to be restricted to B1 to	E5.5	Support noted. Concern for residential amenity noted. Consideration will be given to being more specific about the nature of employment development which may be permitted on this site.	Amend policy E5 to specify office uses as an acceptable form of employment development.	DLP/4226

prevent harm to residential amenity.				
Support Policy E6.	E6.1	Support noted.	None required.	DLP/2531
Amendment sought to the wording of part d of policy E6 by Historic England.	E6.2	Amendment sought is reasonable and should be made.	Amend part d of policy E6 as requested by Historic England	DLP/717
Due to proximity of site to SSSIs and a LWS it is expected that proposals for this site will be subject to detailed ecological impact assessment.	E6.3	It is recognised that this site is in particularly close proximity to SSSIs and a LWS. Therefore, it is proposed that a cross reference to policy NE5 is included within policy E6 to emphasis the requirement for ecological assessment.	Amend policy E6 to include a cross reference to policy NE5.	DLP/2716
Support for the requirements in policy E6, in particular how they would limit impacts on the Listed Building (Cromwell Manor) whilst enabling its continued use for function purposes.	E6.4	Support noted.	None required	DLP/2291, DLP/2294
Policy E6 is too restrictive and should allow for B8 uses. There is a current proposal for this site to be used for haulage purposes.	E6.5	Whilst the Council notes that there is a current proposal for a haulage yard on this site, it is of the view that such a use is not necessarily acceptable. As set out in the supporting text to the policy the site has a width and weight restricted access. Intensification of use of this access is not therefore supported by the County Council. Furthermore, the site is set adjacent to a listed building and there are concerns about the impact of open land uses on that building. It is not therefore recommended that this policy be changed to allow for B8 uses. Access and heritage are both matters which can be considered as part of the NPPF, and policy E6 is therefore in	None required.	DLP/3623, DLP/5468

		conformity with national policy. The presumption in favour of sustainable development does not expect every development proposal to be acceptable in every location. It expects positive solutions to be found. It is considered that the Draft Local Plan found a positive solution for this site which despite constraints enables some form of development to occur.		
There is extant consent for part of this site to be used as a waste management facility. Restricting the use of the site to B1 and B2 is therefore contrary to this extant consent.	E6.6	Extant consent is noted. Policy E6 will be amended to exclude the waste management site from policy E6, thereby enabling the effective operation of the policy across the remainder of the site. It should be noted that the location of this waste management facility will be shown on the Waste Local Plan Policies Map, and will not therefore be without allocation.	Amend policy E6 to exclude the element of the site with permission for a waste management facility.	DLP/748
Support Policy E7.	E7.1	Support noted.	None required.	DLP/2532
Object to policy E7 due to traffic impacts and lack of community infrastructure provision. The land was given to Ford for automotive use only.	E7.2	The land allocated in policy E7 sits beyond the ownership of the Ford Dunton facility. The objection to development in this location is noted. However, it should be noted that consideration has been given to the highways and community infrastructure impacts and requirements of development in this location. Policy H10 details the community and highway infrastructure to be provided alongside development in this location to alleviate the impacts of growth. Meanwhile policies in chapter 9 and 13 detail how transport infrastructure and community infrastructure will be secured.	None required.	DLP/2324
A masterplan should be used to guide development in this location.	E7.3	Policy H10 requires a masterplan to be provided. It is however noted that this is not clearly articulated in policy E7 and some improved wording could be incorporated in this regard.	Revise wording of policy E7 to make masterplanning requirements clear.	DLP/714

There is the potential for archaeology in this location	E7.4	Archaeological advice has been sought from the County Archaeologist. This will be integrated into the SA process so that an informed process of site selection and mitigation identification can occur.	Use archaeological advice to inform SA process.	DLP/714
Objection to employment development in this location	E7.5	Objection noted	None required.	DLP/2152
Objection to mixed use development in this location	E7.6	Objection noted	None required	DLP/2152
Objected to the Dunton Garden Suburb proposal	E7.7	Objection noted.	None required	DLP/2152
The deliverability of this site has not been demonstrated.	E.7.8	Sites identified in the Draft Local Plan were informed by the HELAA, with only Suitable, Available and Achievable sites identified for inclusion. Site H10a has developers in place over the majority of its area, able to deliver a minimum of the 1,000 homes set out in policy H10 for delivery in the plan period plus a component of the employment provision. The representations received from those developers to this consultation have indicated that the provision of the education and transport improvements sought are deliverable. That being said, it is recognised that development in this location will also impact on strategic infrastructure such as the A127. Therefore, the Council is liaising with Essex County Council, as the Highway authority, to understand their representations in relation to this strategic piece of infrastructure and any phasing of development that is required to support improvements to this route. This phasing will be included within the submission Local Plan.	Introduce phasing into the submission Local Plan, having regard to discussions with ECC on infrastructure requirements.	DLP/2152, DLP/9876

<p>The SATURN model is out of date and does not include recent data reflecting changes to the strategic road network. Modelling undertaken for Dunton Fields shows there is less capacity at the Dunton Junction than assumed in the SATURN mode.</p>	<p>E7.9</p>	<p>The Council is working with Essex County Council and Essex Highways to prepared a VISUM model for the Borough which will seek to address the issues with the extent of the SATURN model. This will also capture updated data for the strategic road network and new data regarding the cumulative impacts of development across boundaries. This will be used to identify the need for any additional mitigation, including if ant is necessary around the Dunton junction.</p>	<p>Use updated VISUM model and associated modelling and mitigation report to amend the highways requirements associated with site H10/E7 accordingly.</p>	<p>DLP/2152</p>
<p>Development in this location is not supported by the SA which shows the potential for environmental harm.</p>	<p>E7.10</p>	<p>The SA shows the potential for environmental harm across many of the Green Belt locations identified in the Draft Local Plan, as is likely to be the case with Greenfield Sites. It is not considered that the environmental harm at this site is any greater than that on similarly allocated sites, and there are no ecological or landscape designation that will be affected by development in this location. Overall, the SA finds that when environmental, social and economic factors are considered in the whole development in this location is appropriate.</p>	<p>None required.</p>	<p>DLP/2152</p>
<p>Developer objects to the requirement to secure employment provision in this location as part of a mixed use development.</p>	<p>E7.11</p>	<p>Objection noted. The Council's ELPS reviewed potential locations for additional employment provision to meet the requirements for the growth in employment over the plan period. This location scored fair in that assessment due to its proximity to infrastructure and existing employment provision in the A127 corridor. It should be noted that only greenfield locations to the east and west of the A127 corridor score positively at all. The land is currently within the extent of the Green Belt, and is not available for development at all at this time. It is considered that land in this location could make provision for both residential purposes and also a quantum of</p>	<p>None required.</p>	<p>DLP/2080</p>

		employment growth, and the Council intends to pursue this position given that housing growth needs to be accompanied by employment growth in order to create sustainable development patterns. The Council is not therefore inclined to remove the employment requirement from this site, and expects the full requirement to be met within the allocated area through a process of masterplanning.		
Concerned about impact of development in this location on views to the north.	E7.12	Concern noted. It is expected that a masterplan will be brought forward to ensure that concerns about the design of proposals for this site are addressed. However, it is noted that this is more clearly explained in relation to policy H10 rather than policy E7. Some wording amendments may help to provide clarity on this point.	Amend policy E7 to make clear that the masterplanned approach advocated in policy H10 is also required for employment development in this location.	DLP/2543
Impact of development on this site on the landscape / rural character of the area.	E7.13	It is recognised that development in this location will change the appearance of the area. The Council has sought to identify those locations where the impact on landscape character will be reduced/least significant. Outline Landscape Appraisals were prepared for all potential strategic sites in order to identify where there may be capacity within the landscape for development to occur. Those sites located to the west of Basildon were identified using this landscape evidence, and are considered to be the most appropriate development locations in landscape terms.	None required.	DLP/9839
Impact of development on this site on wildlife.	E7.14	All potential strategic sites were subject to Ecology Appraisals to ensure that they would not have a significant impact on wildlife if brought forward for development. These appraisals were used to identify the extent of the development locations, and also to identify any mitigation required within the respective site allocation policies. This allocation is	None required.	DLP/9839, DLP/9876

		therefore appropriate in relation to wildlife impacts.		
Concerns about flood risk arising from site H10.	E7.15	The proposed allocations in the Draft Local Plan have been subject to a flood risk sequential test, and found to be sequentially appropriate. That being said, it is recognised that areas of the borough are susceptible to surface water flood risk. However, when the plan is read as a whole compliance with policy CC4 is required.	None required.	DLP/9839
There is a gas pipeline running through the site which should not be built on or near.	E7.16	The presence of the Gas pipeline was identified in the supporting text to draft policy H10. There are rules around development within the proximity of a gas pipeline as set out by the HSE. Development must not occur on top of such a pipeline, and a buffer of land should be left either side to minimise risk to property and enable access by the gas undertaker. The gas pipeline runs close to the western boundary of the proposed allocation, and it is considered reasonable that the HSE rules in relation to development within the proximity of this pipeline can be integrated into a development scheme for this site. The HSE were consulted on the Draft Local Plan but have not issued a response. The HSE will be reconsulted on this matter to ensure that the rule in relation to this pipeline have been correctly interpreted.	Reconsult the HSE in relation to the pipeline in allocation H10/E7 to ensure that the rules have been correctly interpreted.	DLP/9839
Concern about the loss of agricultural land.	E7.17	It is noted that some of the site proposed in policy H10/E7 is currently used for agricultural purposes. It is however being promoted for development by the landowner, and therefore it is not necessarily the intention of the landowner to continue with his agricultural practice in the future. The NPPF requires the highest level of protection to be given to the <i>Best and Most Versatile Agricultural Land</i> .	None required	DLP/9839

		Agricultural land falls into three grades. Grade 1 being the highest. The agricultural land in Basildon is Grade 3. This means that it is not the best and most versatile agricultural land. The NPPF does not therefore offer protection to the land at site H10 for agricultural purposes.		
This development will result in the loss of open space.	E7.18	The land allocated for development in this location is private land currently used for agricultural and other purposes. It does not therefore provide open space for public use. The development of this site provides the opportunity for open space to be provided, as set out in the draft policy H10.	None required.	DLP/9839, DLP/9876
Impact of development on the character of the village and amenity of villagers.	E7.19	It is recognised that development in this location will change the nature of the settlement of Dunton. Whilst a degree of mitigation of the effects of this can be achieved through the way new development is laid out, accessed and landscape, it is a consequence of this plan which needs to be given consideration. It should however be noted that there are likely to be residents affected by all of the development proposals in the Local Plan, and therefore any approach taken in considering such consequences needs to be balanced and evidence based.	Consider the consequences of the proposals on the settlement of Dunton and residential amenity of residents in this location. Consider 1) opportunities for mitigation; and 2) Evidence based approach to considering impacts. An approach which is inconsistently applied would fail at examination.	DLP/9839, DLP/20280
Object to this allocation due to loss of Green Belt.	E7.20	Objection noted. However, in order to meet the OAN for housing, as set out in policy SD1, it is necessary to approximately 8,500 homes to be provided in the Green Belt. Impact on the Green Belt has been minimised by identifying all reasonable sources of urban land supply. The selection of sites within the Green Belt for development has been informed by the Green Belt Assessment 2015, and the associated addendum to that document which considers the implications of development on potential	Undertake further engagement with Brentwood Borough to determine a shared approach to the Green Belt which best preserves the strategic gap between Basildon and West Horndon.	DLP/9839

		<p>development sites on the ongoing purpose and function of the Green Belt. Development adjacent to the west of Basildon would leave a substantial swathe of land to the west between Basildon and West Horndon, and therefore in the absence of evidence from Brentwood that they intended to pursue development in this gap when engaged on an early draft of the Draft Local Plan (engagement in November 2015), the Council was of the view that the Green Belt would continue to function in this location. However, it is recognised that the proposals in the Brentwood Draft Local Plan do now put that strategic gap in jeopardy, due to the proposal for the placement of the <i>Dunton Hills Garden Village</i> in the middle of the strategic gap. This proposal is not justified by evidence, and would be harmful to the strategic gap in its own right as well as in combination with any development that were to occur to the West of Basildon or around West Hordon. Basildon Borough Council has therefore objected strongly to this proposal. However, this objection alone is unlikely to resolve this Green Belt issue, and therefore there is a need for Basildon Council to engage with Brentwood to determine the best approach to ensuring the strategic gap in this location is maintained through the sensible placement of development. It should be noted that alternative sites in Brentwood Borough around West Hordon have been promoted which may better preserve the strategic gap compared to the village proposed in their Draft Local Plan.</p>		
There is a risk to development arising from	E7.21	The CAA are a statutory consultee. They have not indicated an objection to development in	None required.	DLP/9839 DLP/9835,

avaiation activity in this location.		this location, or indeed any other location in Basildon Borough.		
Development in this location will cause harm to local venues which offer weddings.	E7.22	Concern noted. However, the Council has not received objections from those businesses offering wedding venues in this location. Engagement with these businesses will be undertaken to determine if they have concerns regarding these proposals, as it may be the case they perceive opportunities in the development proposed.	Contact wedding business operators in this location to understand their views on the implications of development at E7/H10	DLP/9839, DLP/9835,
The development and protection tiers in the Green Belt Assessment 2013 have not been correctly applied.	E.7.23	The Green Belt Assessment was updated in 2015 to reflect comments received on the Core Strategy Revised Preferred Options Consultation which identified concerns related to the use of protection and development tiers. That evidence has therefore been superceded and is not therefore applied in the Local Plan.	None required	DLP/9876
Greater clarity is needed on the open space requirements needed on this site so there is some certainty about where development would and would not be located.	E7.24	The NPPF does not require this level of detail to be set out in Local Plans. Indeed, it expects local plans to be sufficient flexible to enable changes in the market and context to be accommodated without having to always be revising the plan. However, policy H10 does require a masterplanned approach to this site, and it also requires compliance with policy HC1 in terms of open space provision. This will ensure a comprehensive approach is taken to the delivery of development including the provision of associated open space and infrastructure. It is recognised that it is not clear that this also applies to the employment element of this site as set out in policy E7. Therefore, it is recommended some amendments are made to policy E7 in this regard, to ensure this requirement is clear.	Amend policy E7 to make clear that the masterplanned approach advocated in policy H10 is also required for employment development in this location.	DLP/9876
Development in this location will impact on	E7.25	The context of policies E7 and H10 will be reviewed to ensure that any listed buildings are recognised. If appropriate, subject to historic	Review historic evidence, and if appropriate seek advice on whether mitigation is required.	DLP/9876

the setting of Mulebbis, the former school house.		advice, mitigation will be put in place in relation to this building.		
Policy E8 to include requirement for proposals to demonstrate adverse impacts on best and most versatile agricultural land will be minimised.	E8.1	According to the Agricultural Land Classification Survey the agricultural land in Basildon in Grade 3. This means that it is not the best and most versatile agricultural land as referred to in paragraph 112 of the NPPF	None required.	DLP/2713
Support inclusion of safeguarded land for B-class employment use under Policy allocation E8b	E8.2	Support noted.	None required.	DLP/120
Supports allocation in Policy E8.	E8.3	Support noted.	None required.	DLP/118, DLP/119, DLP/2213
Delivery of supporting junction on A127 is questioned given that ECC have previously objected to new junctions being created on the A127.	E8.4	The mitigation options set out in the Highway Mitigation Modelling report have been identified in conjunction with Essex County Council, and therefore have their support.	None required.	DLP/3345
Landowner does not believe this site should be allocated for employment purposes, but for residential/mixed use development because a large site would not meet the needs of SMEs, but would attract warehousing. The needs of SMEs can be met within the existing employment areas, or as	E8.5	It is noted that this land was previously included within a PADC which did not identify specific locations for residential and employment development. However, a key outcome of the Core Strategy Revised Preferred Options consultation was that greater specificity over development locations was required. The land proposed for employment development by policy E8 is adjacent to the existing Burnt Mills Industrial Estate, and also the proposed new junction on the A127. This will provide good access for a range of businesses to the primary route network without passing through residential areas and giving rise to amenity impacts. It is	None required.	DLP/2558

<p>part of mixed use developments.</p>		<p>therefore a good location for employment development. It is recognised that this land may not be best for some SMEs, who will no doubt make use of the 38ha of vacant and underused land within the existing employment areas to meet their needs. However, the ELPS does identify a need arising from larger organisations and also for more B8 uses. B8 uses are best located on sites close to the primary route network such as this. It is therefore considered that the allocation of this otherwise greenfield Green Belt site for employment purposes is appropriate, particularly given that it is close to, but unlikely to have significant amenity impacts on an area of proposed residential development.</p>		
<p>Landowner supports the allocation of land in this location for employment development purposes, but objects to the findings of the landscape and green belt assessments, and the safeguarding of the majority of the site for beyond the plan period. Early delivery could help to stimulate the delivery of the new junction on the A127.</p>	<p>E8.6</p>	<p>Support for the allocation noted. The Council's evidence base has been used to determine the quantum of employment development proposed within this location. The ELPS identifies the need for 11ha of land for employment provision in the current extent of the Green Belt in order to meet employment growth needs in the plan period. It is expected that 50% of this will be secured in this location. This extent is supported by the findings of the Outline Landscape Appraisal which expressed concerns about a wider allocation in this location resulting in the loss of what has the appearance of an agricultural landscape. It is however recognised that this will ultimately be lost over the passage of time by the development of the safeguarded site. In terms of the Green Belt Assessment, it is considered that development in this location has the potential to erode the separation of the Basildon and Wickford if development up to the A127 would occur on both sides of the</p>	<p>Reconsider the wording of the safeguarding element of policy E8 to provide flexibility over the time of release to align with emerging development or infrastructure needs.</p>	<p>DLP/3394</p>

		<p>road. The A127 is not considered to be a sufficiently boundary to provide a sense of place and prevent coalescence. As an example, the land of green separation makes it difficult to distinguish between Eastwood and Southend further east on the A127. It is however recognised that development extends to the south of the A127 immediately west of this site, and therefore the focus of Green Belt retention may best be achieved in the long term to the north of the A127 rather than to the South. This is not to say that land should be released from the Green Belt where it cannot be exceptionally justified, and at this time the need for employment land is not of a scale to justify the safeguarded land coming forward now. However, it is recognised that circumstances may change before 2034, including circumstances related to the provision of infrastructure. Therefore, some flexibility could be introduced into policy E8 to enable this land to come forward sooner if development or infrastructure requirements can be demonstrated to provide exceptional circumstances.</p>		
<p>The highway authority support this allocation in principle subject to alignment with the provision of infrastructure, and further work regarding the junction upgrade and local road network upgrades.</p>	E8.7	<p>Support for the allocation noted. The Council and County Council are working together to address the matters raised in this representation. The outcomes of this joint working will be reflected in amendments to policy E8 where appropriate regarding the development phasing and specific criteria around site access and junction upgrades.</p>	<p>Amend policy E8 to reflect the outcomes of joint working with the County Council on highways evidence.</p>	DLP/2533
<p>Support proposals that will improve the industrial area in and around Burnt</p>	E8.8	<p>Noted. Employment development of this site is expected to be located and designed to protect the residential amenity of existing and new</p>	<p>None required.</p>	DLPQQ/356

Mills, and makes suggestions on types of improvements.		residential dwellings by coordinating adjacent land uses as stated in Policy E8.		
Extensions, expansion or intensification of uses at Annwood Lodge Rural Enterprise Site (E9) should have regard to the the employment and gypsy and traveller site allocated at Michelins Farm in Rochford Council's Allocation Plan (2014) to the north.	E9.1	The policy would allow for the expansion, extension or intensification of uses within the boundary of the sites only and proposals must have regard to the the surrounding character and settings. However consideration could be given as to the impact of changes on surrounding employment sites.	Consider wording changes to policy E9.	DLP/3025
Recommends strengthening reference to highways in Policy E9 due to proximity of Annwood Lodge to the strategic highway network.	E9.2	Policy E9 makes reference to standards of the highway however this could be expanded to provide more clarity.	Consider wording changes to Policy E9.	DLP/3025
Increase in the size of the Guildprime Business Park should be resisted due to potential impacts on the highway.	E9.3	Part 3b of policy E9 requires consideration of any proposals in relation to a rural enterprise site on the highway network in determining whether any proposal is acceptable.	None required.	DLP/1197
The Rural Enterprise site at Bluehouse Farm should be extended westward to incorporate adjacent land.	E9.4	Consideration will be given to this request given the relationship with the Bluehouse Farm site to the Pitsea urban area to determine whether this would be appropriate.	Consider whether a westward extension of the Bluehouse Farm site would be appropriate.	DLP/2423
Support Policy E10.	E10.1	Support noted.	None required.	DLP/3347
Clarification sort as to the location of the untidy industries site in relation to the LWS with the same name.	E10.2	This is located within the Burnt Mills Industrial Estate to the south of the A127, and is not the LWS located to the south of the Railway line in the Pitsea Marshes area.	None required	DLP/2718

Supporting text for Policy E12 says that proposals for recreational use in employment areas will be resisted but this has not happened recently.	E12.1	Past applications for changes of use from employment to recreation or leisure have been determined by current planning policies which were adopted in 1998 and saved in 2007 as Local Plan Saved Policies. The Draft Local Plan sets out new policies that seek to protect existing employment areas for employment uses as well as provide alternative, more suitable locations for residential, retail and recreation/leisure uses which the current saved policies do not provide.	None required.	DLP/3348
Seeks clarity on how Sui Generis uses such as waste facilities would be dealt with under policy E12.	E12.2	It is considered that waste facilities could reasonably be accommodated within employment areas if the criteria set out under part 2 of policy E12 are met. It is considered that this is consistent with the requirements of the NPPF, as it does not protect employment land for employment purposes unreasonably.	None required.	DLP/2535
Policy E12 does not set out how non-B Class uses will be dealt with in Wickford Town Centre.	E12.3	Wickford Town Centre is defined on the Policies Map. Policy R7 and R8 would apply in this location, not policy E12. No amendment to policy E12 is required in relation to this representation.	None required.	DLP/2778
Ford Dunton seek for policy E12 to be more flexible to allow for the redevelopment of land in their ownership for residential purposes in the future.	E12.4	The Council has an identified need for both residential and commercial development. In order to create sustainable communities both types of development are needed. Land within existing employment areas therefore needs to be protected for employment alongside allocations for residential development. It is not considered appropriate to provide flexibility for land around Ford Dunton in this respect and therefore the requested change is not supported. This is consistent with the evidence base in the ELPS and with the NPPF.	None required.	DLP/2150
Council should support employers paying the	E13.1	It is outside the remit of the Local Plan to encourage employers to pay living wage salaries however Policy E1 does seek to	None required.	DLP/1343

living wage and employing local people.		provide employment land that facilitates training and education to improve opportunities for local people.		
Consider the implications of PD rights which enable office to residential development.	E14.1	It is noted that new office developments would potentially be at risk of conversion to residential development, resulting in their loss for employment purposes, and also residential development potentially in locations which are not entirely suitable for such purposes. It is therefore suggested that policy E14 is amended to state that the PD rights for new office development are removed to prevent this occurring.	Amend policy E14 to state that the PD rights of new office developments will be removed.	DLP/2536
Inconsistency between policy E12 and E14.	E14.2	Inconsistency noted. This will be addressed through appropriate amendments to policies E12 and E14.	Amend policies E12 and E14 to ensure that there are no inconsistencies.	DLP/2780
There is office potential around the railway station in Billericay which should be recognised.	E14.3	The ELPS considered the potential for employment development within this location. It did not identify sufficient capacity for significant additional economic development in this location. It did however recommend the protection of the existing employment provision in this location, which may enable some redevelopment for office development occurring.	None required.	DLP/382
Chp 8 Town Centre				
Queries the deliverability of the town centre strategy in Chapter 8 and whether out-of-town retail and leisure has been considered as well as accessibility to town centres	CHP8.1	The Council has published a Retail & Commercial Leisure Study which assessed future demand taking into account town centre viability and the impact of out-of-town centres on town centres. The Council has also produced a viability Assessment of the Draft Local Plan as a whole to assess deliverability.	None required.	DLP/713
Supports plan policies subject to recommendations being	CHP8.2	The Council will review the other comments and consider amendments where relevant.	Review and respond to Consultee's other comments.	DLP/2047

made as stated in DLP2030 - DLP2046.				
Acknowledges the evidence base used to support the regeneration of existing town centres in Chapter 8.	CHP8.3	Comment for Chapter 8 noted.	None required.	DLP/2525
Notes the hierarchy of centres in the Borough and Policy R1 within Chapter 8.	CHP8.4	Comment for Chapter 8 noted.	None required.	DLP/3026
Supports improvements to Wickford Town Centre and restrictions on fast food retail units.	R1.1	Support for Policy R1 noted.	None required.	DLP/23
Concerned over increased congestion within Billericay Town Centre due to development proposals and states that infrastructure improvements must be delivered for growth.	R1.2	The Council published an Infrastructure Delivery Plan which sets out the infrastructure improvements required for growth. Each site allocation policy within the Draft Local Plan specifies what infrastructure improvements the development is required to provide. The Council has also commissioned a Borough-wide car parking study to assess current parking provision and capacity gaps.	To produce evidence base and maintain Infrastructure Delivery Plan	DLP/111, DLP/783, DLP/819,DLPQQ/843
Parking facilities in town centres needs to be cheap or free to attract business and encourage use in order to compete with the out of town retail centres. Health and fitness centres should be small and dispersed and accessible for younger members of the community. Gloucester Park does not meet this.	R1.3	It is beyond the remit of Local Plan to set car parking rates however the Council has commissioned a Borough-wide car parking study to assess current parking provision and capacity gaps within the Borough which will inform the Local Plan. Policy HC 1 sets out the strategy for leisure and recreation which includes leisure facilities and sports facilities. The Local Plan can identify and assist in the delivery of new provision where population increases requires it however the size of a facility is an operational decision which is beyond the remit of the Local Plan.	None required.	DLP/443

<p>Policy R1 as currently written is unsound and unjustified. Concern relates to Policy R1 and paragraph 8.11 in the supporting text which seeks to deliver 72,000 sq.m net of comparison floorspace by 2035. Recommends word changes so the policy refers to the 2026 floorspace figures instead. Highlights inconsistencies between the supporting text and the policy wording and a lack of explanation of why the 2035 figures are indicative. Concerned that the evidence base did not assess the impact of the projected floorspace on the vitality and viability of other centres in the hierarchy and is therefore not compliant with NPPF.</p>	R1.4	<p>Noted. The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.</p>	<p>To consider word changes to Policy R1 and amendments to the evidence base.</p>	DLP/571, DLP/2188
<p>Policy R1 as currently written is not compliant with the principles of sustainable development as stated in the NPPF and recommends the deletion of criteria 7 of the policy.</p>	R1.5	<p>Noted. The Council will consider wording changes.</p>	<p>To consider word changes to Policy R1.</p>	DLP/697, DLP/4432
<p>The Council should lead the co-ordination of</p>	R1.6	<p>Through Policies R1 and R2 the Council is seeking to ensure that new development within</p>	<p>None required.</p>	DLP/1337

developing a night-time economy and ensuring it is safe. Suggests projects that assist in providing a safe night-time economy.		the Borough's town centres promote the night-time economy particularly in Basildon Town Centre and Policy DES 1 seeks to ensure that safety issues are dealt with through the design and layout of new development. It is beyond the remit of Local Plan to implement measures/ projects such as those mentioned.		
Supports Policy R1 with particular regard to the major redevelopment of Laindon town centre. Sets out the ambitions and benefits of redeveloping Laindon town centre.	R1.7	Support for the Policy R 1 noted.	None required.	DLP/1385
Considers the retail strategy in Policy R 1 to be appropriate and sets out the regeneration plans for Basildon, Laindon and Pitsea town centres that could benefit Castle Point residents and businesses.	R1.8	Support for the Policy R 1 noted.	None required.	DLP/1393
Supports Policy R1 and more specifically the centre first approach to proposals for retail, leisure and other main town centre uses.	R1.9	Support for the Policy R 1 noted.	None required.	DLP/2034
Supports Policy R1 in general however disagrees with criteria 7 as it does not adhere to paragraph 23 of the NPPF. Recommends the deletion/amendment of criteria 7 of the policy.	R1.10	Noted. The Council will consider wording changes.	To consider word changes to Policy R1.	DLP/2315

<p>Highlights the run down nature of Laindon Shopping Centre and the empty units and pound shops in Basildon town centre. Questions the proposals for more shops when there are ones vacant and underused.</p>	<p>R1.11</p>	<p>The Council commissioned independent consultants to undertake a retail and commercial leisure study which looked at the existing retail stock, market trends and future population growth to identify if any additional floorspace for retail and leisure would be required up to 2035. The results of that study informed the retail and leisure strategy within Policy R 1. The study identified that some of the existing retail property stock requires redevelopment which will be sought through Policies R 2 to R 5: Town Centre Regeneration.</p>	<p>None required.</p>	<p>DLP/2289</p>
<p>Reservations about the regeneration of Basildon town centre within Policy R 1. Also queries the different Masterplan and Draft Local Plan policy approaches to the bus station in Basildon and states that it should be retained.</p>	<p>R1.12</p>	<p>The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.</p>	<p>Consider wording changes.</p>	<p>DLP/2544</p>
<p>Supports Policy R1 and the strategy to deliver additional floorspace and the regeneration of town centres. However is concerned that the policy sets exact floorspace figures as this could detrimentally affect the vitality of town centres and is in excess of the requirements in the NPPF.</p>	<p>R1.13</p>	<p>The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.</p>	<p>Consider wording changes.</p>	<p>DLP/2781</p>

<p>Does not believe that the masterplan for Basildon is ambitious enough and states more could be done to improve street scene and increase mixed uses in Pitsea and Wickford. Acknowledges plans to regenerate Laindon but considers more could be done. Billericay whilst different, due to its Conservation Area, could be improved. Remarks on the application of the Shopfront and Design Guide and also states that large buildings less than 70 years old could be replaced to accommodate more mixed use capacities. Explains why regeneration of the town centres is important and states that high design standards should be applied and that decentralised, renewable or low carbon energy supply systems should be considered in regeneration schemes in line with the NPPF. Schemes in Basildon should be high rise and architectural design</p>	<p>R1.14</p>	<p>A review of Basildon Town Centre Masterplan is expected to be undertaken following the adoption of the Local Plan. The Draft Local Plan contains separate strategies for the regeneration and enhancement of all the Boroughs town centres. The Billericay Conservation Area Shopfront and Design Guide 2015 provides guidance on the design and style of buildings within the conservation area. Development with the town centre would need to have regard to this guidance to ensure any new development is in keeping and does not detrimentally affect the architectural and historic character of the area. The Vision and objectives of the Daft Local Plan accords with the important points raised in term of achieving a high quality living and working environment and providing more homes. Policy CC 7 supports the inclusion of renewable energy infrastructure providing it meets certain criteria.</p>	<p>Noe required</p>	<p>DLP/3037</p>
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should make a bold statement to improve the quality of living and make Basildon an attractive place to live.				
Supports Policy R 1 particularly Basildon town centre as the regional centre in the Borough. Important to protect and enhance Basildon as the largest and strongest retail destination. Suggests general tweaking to other policies mentioned in their other comments to strengthen the regeneration of Basildon town centre.	R1.15	Support for Policy R 1 noted. Other suggested changes will be dealt with in response to consultees other comments.	None required.	DLP/3261
Does not support the alternative options for Policy R 1.	R1.16	Objection to the alternative options for Policy R 1 noted.	None required.	DLP/2035
Policy R1 Point 6 safeguards street markets but states that Pitsea market has previously been deliberately reduced and questions whether it will be able to expand.	R1.17	Policy R1 seeks to safeguard existing street markets which includes the Pitsea Market from this point onwards. It does not specifically refer to the possibility of expansion.	To consider word changes to Policy R1.	DLP/441
The Council should demonstrate its support	R1.18	Chapter 8, Ensuring the Vitality of Town Centres, sets out the Council's strategy to	None required.	DLP/449DLPQQ/332

for the High Street/town centres.		deliver new and improved retail provision across the borough.		
Parking facilities in town centres needs to be cheap or free to attract business and encourage use in order to compete with the out of town retail centres.	R1.19	The Council has commissioned a Borough-wide car parking study to assess current parking provision and capacity gaps.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change. To produce evidence base.	
New developments would not be located within walking distance of shops.	R1.20	Policy R1 sets out that existing local centres should remain and further provision created where they are required to meet the day-to-day needs of the local community.	None required.	DLPQQ/962
Many high streets are now just food outlets without shops.	R1.21	Chapter 8, Ensuring the Vitality of Town Centres, sets out the Council's strategy to deliver new and improved retail provision across the borough.	None required.	DLPQQ/897
Shopping centres are not fit for purpose.	R1.22	Chapter 8, Ensuring the Vitality of Town Centres, sets out the Council's strategy to deliver new and improved retail provision across the borough.	None required.	DLPQQ/355
Paragraph 8.29 should be amended to reflect the latest position on planning permission in the Eastgate Centre.	R2.1	Noted. The Council will consider wording changes.	To consider word changes to supporting text of Policy R2.	DLP/2038
Concerned that the masterplan is out of date and will not reflect up to date policies. Concerned it won't be updated to align with the Local Plan and any future reviews of it. Whilst the context for regeneration is valid the masterplan has no statutory weight.	R2.2	A review of Basildon Town Centre Masterplan is expected to be undertaken following the adoption of the Local Plan.	None required.	DLP/2032

<p>Basildon town centre contains two grade II listed buildings at Brook House and a raised pool and sculpture which are important to the character and history of the town centre. Recommendations to cross reference to text in paragraph 12.10 and to cross reference to the important heritage assets in the town centre within paragraphs 8.34 to 8.40 as they can support the aim of Policy R 2 in regenerating and place making in Basildon town centre.</p>	R2.3	Noted. The Council will consider wording changes.	To consider word changes to supporting text of Policy R2.	DLP/719
<p>Supports Policy R 2. Welcomes proposals to improve the nightlife in Basildon town centre such as creating a night-time economy, high rise residential development and re-opening the Towngate Theatre bar.</p>	R2.4	Support for Policy R 2 noted.	None required.	DLP/1305
<p>Parking within Basildon town centre should not be reduced and to compete with Lakeside needs to be free</p>	R2.5	It is beyond the remit of Local Plan to set car parking rates however the Council has commissioned a Borough-wide car parking study to assess current parking provision and capacity gaps within the Borough which will inform the Local Plan.	None required.	DLP/1340
<p>There is a perception that Basildon is an industrial centre with a</p>	R2.6	The Draft Local Plan, in particular Policies R1 and R2 seeks to improve the night-time offering within Basildon town centre by	None required.	DLP/1613

lack of amenities within the town centre which can make recruiting professionals and graduates difficult for small businesses. Employees have valued the out of town retail provision and Basildon Sporting Village.		directing new retail and leisure development towards the town centre first.		
Identifies current schemes they are leading on to drive the regeneration of Basildon town centre including permission to extend the Eastgate Centre and improve public realm, office to residential conversions and further residential proposals.	R2.7	Current schemes and projects assisting the regeneration of Basildon town centre noted.	None required.	DLP/2030
Supports Policy R 2 and the strategy for regenerating Basildon town centre. Strongly supports the inclusion of residential development within the town centre and supports the criteria 4 of Policy R 2 which highlights the benefits of public realm improvements.	R2.8	Support for Policy R2 noted.	None required.	DLP/2036
Supports Policy R 2. Welcomes proposals to improve the public realm.	R2.9	Support for Policy R2 noted.	None required.	DLP/3263

Does not support the alternative options for Policy R2.	R2.10	Objection to alternative options for Policy R2 noted.	None required.	DLP/2037, DLP/3263
Highlights the intention of policies R2 to R5 to deliver residential dwelling within Basildon town centre and in town centre locations in general. Supports the delivery of housing on brownfield land.	R2.11	Support for Policies R2 to R5 noted.	None required.	DLP/5441, DLP/5442, DLP/5443, DLP/5444DLPQQ/699
Supports the undesignated status of site within the town centre on the Policies Map and comments on current proposals/schemes being undertaken by themselves.	R2.12	Support and comments noted.	None required.	DLP/5441
Basildon town centre can only thrive if a night-time economy is introduced.	R2.13	Noted. Policy R2 sets out the Council's strategy for maintaining and enhancing Basildon town centre's role as a Regional Centre. In particular, criterion 3 states the 'the redevelopment and modernisation of existing premises, particularly around the periphery of the primary shopping area, will be encouraged to support the diversification of uses and the introduction of a night-time economy'.	None required.	DLP/831DLPQQ/468
Support the strategy for regenerating Basildon Town Centre and the inclusion of residential development.	R2.14	Support for Policy R2 noted.	None required.	DLPQQ/1001
Objects to the regeneration of Basildon Town Centre as detailed	R2.15	Objection noted. However, the development proposal has already received planning permission and therefore the decision to	None required.	DLPQQ/1001

in the Masterplan and Policy R 2.		allocate the site for development has already been made outside the preparation of the Draft Local Plan.		
Why did it take so long to convert Trafford House into flats.	R2.16	This is outside the remit of the Local Plan, however once a development has started there are no restrictions on the length of time in which it must be completed.	None required.	DLPQQ/963
Is the old telephone building still in use? Could this not be used for housing?	R2.17	This building is still in use.	None required.	DLPQQ/963
There are vacant shops which could be used and provide jobs if the rates were reduced.	R2.18	This is outside the remit of the Local Plan as business rates are not controlled by the planning department.	None required.	DLPQQ/963
Objects to the relocation of the Basildon bus station.	R2.19	Objection noted.	None required.	DLPQQ/828
Support suggested night time economy in Basildon Town Centre.	R2.20	Support noted.	None required.	DLPQQ/758
Basildon Town Centre needs a varied retail offer.	R2.21	Chapter 8, Ensuring the Vitality of Town Centres, sets out the Council's strategy to deliver new and improved retail provision across the borough.	None required.	DLPQQ/758
Supports the regeneration of Laindon town centre in Policy R3.	R3.1	Support for Policy R3 noted.	None required.	DLP/536, DLP/1386, DLP/2052DLPQQ/75, DLPQQ/1001, DLPQQ/758, DLPQQ/686
Replacement of health centre in Laindon town centre needed and shops should cater for local need and be external facing with flats above. Housing should consider local views	R3.2	The Draft Local Plan has been subject to consultation and the next version will be informed by responses received. Any proposals for the town centre coming forward through the planning application process will also be subject to consultation prior to any determination by the Council being made.	None required.	DLP/536

including young people's aspirations.				
Explains why the Laindon Centre is a suitable location for residential and economic development and suggests the type of employment use classes that could be delivered. Reiterates the housing number stipulated within Policy R3 but states that the masterplan will provide the most appropriate mix based on viability and deliverability.	R3.3	Policy R3 and supporting text states that a masterplan or development brief will need to be produced which sets out what will be delivered on site as part of the regeneration of Laindon town centre. Policy R 3 therefore does not stipulate the type or amount of business, leisure, health and community uses but the recommendations provided can assist at the masterplanning/ development brief stage. The level of housing set the policy is considered appropriate for the site and the masterplan/ development brief would need to adhere to the policy requirements.	Consider proposals when preparing masterplan/ development brief	DLP/1386
Proposes minor amendments and expansion to the boundary of the town centre to include two land parcels and the Landmark Site that could be developed as part of the redevelopment of the Laindon Centre. The Landmark Site as an amenity space conflicts with the principle of residential development on site and the overall aspirations of the town centre regeneration.	R3.4	The Council will consider changes to the town centre boundary and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider Policies Map/ Basildon Allocations Diagram changes.	DLP/1386

<p>Objects to the inclusion of residential development as part of the regeneration of the shopping centre. Residents wish to see a vibrant shopping centre which they've waited for 12 years. Additional homes on site will exacerbate transport links and parking issues which are existing issues due to lack of parking at the station and will add to the oversubscription to the health centre which itself requires replacing. Masterplan should be agreed by residents to ensure shopping centre is not lost to housing.</p>	R3.5	<p>Policy R 3 stipulates that the redevelopment of the town centre must include new retail floorspace, and a foodstore alongside residential units, leisure, business, health and community uses. It also sets out the requirement for improved transport links and parking.</p>	<p>Consider levels of engagement when preparing masterplan/ development brief</p>	DLP/2327
<p>Identifies two heritage assets within Laindon that are grade I and grade II Listed Buildings.</p>	R3.6	<p>Comments noted. Listed buildings are protected through Policy HE 3.</p>	<p>None required.</p>	DLP/2788, DLP/9835,
<p>Supports Policy R3 in principle but considers the level of housing to be too high and compares it to the 130 units proposed in the last valid application for the site.</p>	R3.7	<p>The level of housing was determined based on the potential mix and the viability of the site.</p>	<p>None required.</p>	DLP/3349
<p>Proposes expanding the boundary of the town centre to extend further south inline with previous Local Plan proposals.</p>	R3.8	<p>The Council will consider changes to the town centre boundary and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.</p>	<p>Consider Policies Map/ Basildon Allocations Diagram changes.</p>	DLP/2684, DLP/3349, DLP/2701

Recommends strengthening criteria 4 of Policy R3 to ensure that NHS England is on board with scheme for comprehensive development.	R3.9	Noted. The Council will consider wording changes.	Consider word changes to Policy R3.	DLP/3349
Objects to Policy R3 and considers that it would not be able to deliver the benefits to which it aims to achieve without considering the wider context and incorporating a larger area to enable regeneration of surrounding vacant land/buildings.	R3.10	Noted. The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes.	DLP/2684, DLP/2701
Provides a history of representations during the preparation of the Core Strategy and Local Plan and is unhappy with the deferral of actions to consider an extension to Laindon Town Centre in the next version of the Local Plan. from representations made during the Revised Preferred Options consultation.	R3.11	The Statement of Consultation prepared for the consultation on the Core Strategy Revised Referred Options identified what the issues and concerns were by consultees, what the Council's response was and what it should do to in light of its response. The actions presented were then enacted and informed the next version of the plan which was the Draft Local Plan.	None required.	DLP/2684, DLP/2701
Future plans for Laindon town centre is uncertain.	R3.12	The regeneration and redevelopment of Laindon town centre is a key priority of the Council and will be delivered in accordance with a development brief or masterplan as stated in Policy R3.	None required.	DLP/826, DLP/822DLPQQ/468, DLPQQ/479, DLPQQ/918

Laindon Centre should be redeveloped for housing.	R3.13	Policy R3 and supporting text states that the town centre will be regenerated through a mixed-use scheme including 200 - 300 residential units. The level of housing was determined based on the potential mix and the viability of the site, and is considered appropriate for the site.	None required.	DLPQQ/72, DLPQQ/73, DLPQQ/108, DLPQQ/174, DLPQQ/200, DLPQQ/1001
Lack of detail regarding the Laindon Centre regeneration.	R3.14	Policy R3 and supporting text states that a masterplan or development brief will need to be produced which sets out what will be delivered on site as part of the regeneration of Laindon town centre.	None required.	DLPQQ/965
Questions why the Morrisons development in Pitsea did not go ahead as community facilities were lost.	R4.1	This is outside the remit of the Plan. Unfortunately the Council are unable to ensure that where planning permission is granted the developer then goes ahead with the scheme.	None required.	DLPQQ/946
Wickford town centre is too small for the area it supports already and residents go to Basildon or elsewhere to shop. Does not consider that the retail development proposed is sufficient to cater for even the new housing.	R5.1	The level of development proposed for Wickford town centre was informed by an independent study on retail and commercial leisure provision. The Policy also considers the deliverability of the regeneration proposed. In the hierarchy of centres Basildon is considered to be a regional centre and is therefore expected, along with other regional centres, to meet the shopping needs of those living in nearby smaller settlements such as Wickford which cannot provide the same range of facilities and services.	None required.	DLP/978
The shopping provision in Wickford town centre is unable to cater for existing population and will therefore not be able to cater for the new proposals. Questions how the town centre will cater for the elderly and	R5.2	The proposals are seeking to regenerate the town centre and bring in additional retail floorspace. The level of development proposed for Wickford town centre was informed by an independent study on retail and commercial leisure provision. In the hierarchy of centres Basildon is considered to be a regional centre and is therefore expected, along with other regional centres, to meet the shopping needs	None required.	DLP/1722

is concerned that existing small shops won't be able to meet the needs of a larger population in terms of stock.		of those living in nearby smaller settlements such as Wickford which cannot provide the same range of facilities and services.		
Wickford town centre cannot support a large increase in population. There is a lack of parking provision. Residents will therefore go to Basildon and elsewhere to shop which will negatively impact on the towns economy.	R5.3	Policy R5 seeks to expand the shopping opportunity within Wickford town centre through the provision of additional retail floorspace. In the hierarchy of centres Basildon is considered to be a regional centre and is therefore expected, along with other regional centres, to meet the shopping needs of those living in nearby smaller settlements such as Wickford which cannot provide the same range of facilities and services.	To produce evidence base.	DLP/2402
Supports the regeneration strategy for Wickford town centre in Policy R5 and the mixed use approach.	R5.4	Support for Policy R5 noted.	Non required.	DLP/2782
Need to ensure other policies don't contradict/ undermine the regeneration of Wickford town centre. As such, requests further clarity on the retail use which includes A1 (shops), A2 (financial and professional services), A3 (cafes© and restaurant), A4 (drinking establishments) and A5 (takeaway) uses.	R5.5	Proposals for development within the town centre will need to adhere to all relevant policies within the Local Plan which includes, but is not restricted to, Policies R16 Hot Food Takeaways and R17 Betting Offices. These development management policies seek to ensure that there is not a proliferation of these uses within any one area. This does not restrict the provision of retail floorspace within the town centre or the siting of hot food takeaways where there is a gap in provision.	None required.	DLP/2782
Policy should not restrict residential uses within Wickford town centre. Residential development	R5.6	Policy R5 promotes residential development within the town centre although it does not provide any detail on where this could be located. Primary and Secondary Shopping	Consider word changes to Policy R5 to include reference to the type of uses above ground floor in primary shopping areas.	DLP/2782

should be encouraged above existing units where floors are vacant.		Frontages should maintain retail uses or main town centre uses on the ground floor but Policies R8 and R9 respectively are not restrictive on what could be located above the ground floor. Policy is silent on the type of uses appropriate above ground floor to ensure flexibility in the plan.		
Long term improvements to the retail experience beyond the town centre is needed including London Road, Market Road, Station Avenue, The Broadway, Lower Southend Road and Runwell Road. Retail floorspace needs reviewing in order to provide mixed use	R5.7	The regeneration proposals for Wickford town centre extends beyond the High Street and includes all land within the defined town centre boundary. This includes parts of London Road, Market Road, Woodlands Road, Market Avenue, Station Avenue, Lower Southend Road and The Broadway. Policy R5 encourages the modernisation of existing premises and the diversification of the retail offer.	None required.	DLP/2940
Supports Policy R5 and the Council's continued approach to the regeneration of Wickford town centre.	R5.8	Support for Policy R5 noted.	None required.	DLP/2715
Supports the removal of Radwinter Avenue as open space and proposed use as residential.	R5.9	The open space designation on land adjacent to Radwinter Avenue was removed from the Policies Map following the granting of planning permission for residential development on the site.	None required.	DLP/2715
Wickford town centre cannot support a large increase in population.	R5.10	Policy R5 seeks to expand the shopping opportunity within Wickford town centre through the provision of additional retail floorspace. In the hierarchy of centres Basildon is considered to be a regional centre and is therefore expected, along with other regional centres, to meet the shopping needs of those living in nearby smaller settlements such as	None required.	DLPQQ/995

		Wickford which cannot provide the same range of facilities and services.		
Independent retailers give Billericay its unique feel and retail mix therefore limited demand from national retailers is not a bad thing.	R6.1	Noted. Policy R6 and the supporting text acknowledges the strong independent retailing sector within Billericay town centre and seeks to protect it.	None required.	DLP/316
Vital the Conservation Area Shopfront and Design Guide is complied with and enforced when planning decisions are made.	R6.2	Policy R6 only supports proposals that adhere to the Shopfront and Design Guide which has been adopted as a Supplementary Planning Document.	None required.	DLP/313
The majority of Billericay town centre has been designated as a Conservation Area and protected under Policy HE2. The attractive and unique character of the area should be preserved and wherever possible enhanced.	R6.3	Policy R6 seeks to enhance the historic character of Billericay town centre. Any proposals would need to adhere to all relevant policies within the Plan.	None required.	DLP/718
Notes that Norsey Wood is identified on the Policies Map as a public open space and a landscape buffer. It is a highly significant heritage asset as well as local nature reserve and SSSI. States link to NE1 Green Infrastructure as heritage assets can form part of the borough's green infrastructure network. Links to paragraph 17.26	R6.4	Norsey Wood is identified on the Policies Map as having multiple designations including Public Open Space, Scheduled Monument and Archaeology, Green Belt, SSSI and an Area of Higher Landscape Value. However Local Nature Reserve (LNR) designation is not identified on the Policies Map key. The Council will consider word changes to paragraph 8.58.	Consider word changes to paragraph 8.58 and changes to Policies Map to include LNR.	DLP/718

and Norsey Wood as a scheduled monument. Recommends additional reference to Norsey Wood in Paragraph 8.58 and/or cross referencing to paragraph 17.43.				
A lack of parking in Billericay town centre has not been considered or the impact that an additional 1800 homes and subsequent cars will have. An increase in parking spaces is required to accommodate the increase in traffic.	R6.5	The Council has commissioned a Borough-wide car parking study to assess current parking provision and capacity gaps. The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	To produce evidence base.	DLP/240, DLP/788, DLP/2979, DLP/2274DLPQQ/151, DLPQQ/155, DLPQQ/551, DLPQQ/980
Agrees with the statement in paragraph 8.59 for Policy R6 that there are very few areas of public spaces and an over dominance of traffic within Billericay town centre.	R6.6	Agreement with statement in Paragraph 8.59 noted.	None required.	DLP/1095
Objects to traffic calming measures. Recommends better road planning and parking strategies would resolve the current issue. Proposes one way system.	R6.7	Objection noted. The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes.	DLP/192
Objects to an additional supermarket and the amalgamation of units for related floorspace use.	R6.8	Objection noted. The Council commissioned a Retail and Commercial Leisure Study which identified and assessed current retail provision within the Borough's town centres, what future demands would be and what future retail need	None required.	DLP/383DLPQQ/221, DLPQQ/455, DLPQQ/515

		would need to be provided for within the plan period. The study identified a future need for a supermarket to which Policy R6 seeks to deliver whilst ensuring that the character of the town centre is not affected.		
Objects to an additional supermarket and the amalgamation of units for related floorspace use. Concerned as to the impact that a retailer moving out of the large unit would have. Does not feel there is a need for such a store.	R6.9	Objection noted. The Council commissioned a Retail and Commercial Leisure Study which identified and assessed current retail provision within the Borough's town centres, what future demands would be and what future retail need would need to be provided for within the plan period. The study identified a future need for a supermarket to which Policy R6 seeks to deliver whilst ensuring that the character of the town centre is not affected.	None required.	DLP/314
Lack of car parking within the town centre has contributed to the loss of supermarkets and makes the town centre less attractive.	R6.10	The Council has commissioned a Borough-wide car parking study to assess current parking provision and capacity gaps. The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	To produce evidence base.	DLP/245
Objects to an additional supermarket. There are currently a number of convenience stores and smaller/ medium supermarkets have previously closed. Possibly due to economic reasons but highlights parking as a particular issue.	R6.11	Objection noted. The Council commissioned a Retail and Commercial Leisure Study which identified and assessed current retail provision within the Borough's town centres, what future demands would be and what future retail need would need to be provided for within the plan period. The study identified a future need for a supermarket to which Policy R6 seeks to deliver. The Council has also commissioned a Borough-wide car parking study to assess current parking provision and capacity gaps. The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	To produce evidence base.	DLP/1096
Recommends independent shops and provides examples.	R6.12	Policy R6 seeks to protect the independent retailing sector within Billericay.	None required.	DLP/195DLPQQ/85

Objects to the Policy R6 where it encourages the introduction of a street market.	R6.13	The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	To consider word changes to Policy R6.	DLP/384
Would welcome more open space within Billericay town centre.	R6.14	Policy R6 will support opportunities to increase the amount of public space within Billericay town centre.	None required.	DLP/384
Lack of parking spaces and Radford Way car park is to be removed.	R6.15	The Council has commissioned a Borough-wide car parking study to assess current parking provision and capacity gaps. The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	To produce evidence base.	DLP/676DLPQQ/371, DLPQQ/368, DLPQQ/388, DLPQQ/407, DLPQQ/405, DLPQQ/389, DLPQQ/489, DLPQQ/501, DLPQQ/515, DLPQQ/914
Objects to the proposal for a street market in Billericay town centre as it would obstruct pedestrian and vehicle movement. Does not believe that it would enhance the town centre.	R6.16	The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	To consider word changes to Policy R6.	DLP/728
Limited parking provision and is concerned about the increase in traffic in Billericay due to the proposed development and its detrimental impact on health and the environment.	R6.17	The Council has commissioned a Borough-wide car parking study to assess current parking provision and capacity gaps. The Council will also consider undertaking additional work on air quality and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	To produce evidence base and consider undertaking additional study.	DLP/616, DLP/624, DLP/611, DLP/617, DLP/864, DLP/2384
Concerned that easing capacity on the Billericay road network would detrimentally impact the surrounding residential areas. More parking provision is required.	R6.18	The Council will consider wording changes. It has commissioned a Borough-wide car parking study to assess current parking provision and capacity gaps and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes and produce evidence base.	DLP/315
Identifies conflict between	R6.19	The Council will consider wording changes and will keep this situation under review in the	Consider wording changes.	DLP/244

recommendations in the evidence base and impact the proposed housing will have on the Billericay road network.		development of the Local Plan in the event any evidence or priorities change.		
Supports Policy R6.	R6.20	Support for Policy R6 noted.	None required.	DLP/730, DLP/663
Identifies the benefits of allocating the site at Maitland Lodge.	R6.21	The proposed housing allocations identified in the Draft Local Plan were informed by several evidence base documents and represent the most suitable sites from those put forward. Review whether site at Maitland Lodge was previously put forward. The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Review evidence base.	DLP/663
Only one supermarket to provide for residents.	R6.22	Objection noted. The Council commissioned a Retail and Commercial Leisure Study which identified and assessed current retail provision within the Borough's town centres, what future demands would be and what future retail need would need to be provided for within the plan period. The study identified a future need for an additional supermarket to which Policy R6 seeks to deliver.	None required.	DLP/906DLPQQ/909
Marked parking spaces within Council car park in Billericay are too small and not accessible for all. Gives parking space size in Waitrose car park as a good example and believes changes should be made. More car parking provision is needed including more disabled parking. Recommends the expansion of the car park	R6.23	The Council has commissioned a Borough-wide car parking study to assess current parking provision and capacity gaps and will consider recommendations. The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider recommendations and to produce evidence base.	DLP/950

to 2 tiers if ground floor expansion isn't viable.				
Identifies parking in Billericay town centre as an issue.	R6.24	The Council has commissioned a Borough-wide car parking study to assess current parking provision and capacity gaps. The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	To produce evidence base.	DLP/1021, DLP/19921, DLP/20231, DLP/14389, DLP/3758, DLP/14389, DLPQQ/330, DLPQQ/991, DLPQQ/301, DLPQQ/979, DLPQQ/343, DLPQQ/421, DLPQQ/344, DLPQQ/351, DLPQQ/927, DLPQQ/915, DLPQQ/929, DLPQQ/235, DLPQQ/277, DLPQQ/262, DLPQQ/280, DLPQQ/407, DLPQQ/376, DLPQQ/405, DLPQQ/367, DLPQQ/396, DLPQQ/474, DLPQQ/381, DLPQQ/411, DLPQQ/413, DLPQQ/848, DLPQQ/846, DLPQQ/844, DLPQQ/842, DLPQQ/838, DLPQQ/826, DLPQQ/826, DLPQQ/798, DLPQQ/780, DLPQQ/431, DLPQQ/484, DLPQQ/454, DLPQQ/449, DLPQQ/470, DLPQQ/458, DLPQQ/481, DLPQQ/476, DLPQQ/462, DLPQQ/469, DLPQQ/482, DLPQQ/778, DLPQQ/755, DLPQQ/951, DLPQQ/503, DLPQQ/516, DLPQQ/557, DLPQQ/559, DLPQQ/573, DLPQQ/1006, DLPQQ/707, DLPQQ/720, DLPQQ/666, DLPQQ/980
High level of traffic movement along the	R6.25	Policy R6 supporting text identifies an over dominance of traffic within the high street and	None required.	DLP/3169

High Street makes it difficult and dangerous for pedestrians and will get worse with increased traffic.		states that opportunities to ease capacity issues on the road network should be considered. The Draft Local Plan also introduces a south/south west relief route for Billericay and junction improvements to alleviate some of the traffic issues identified.		
Recommends amending the Town Centre Boundary within existing evidence base.	R6.26	The Council will review its evidence base and keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider reviewing evidence base.	DLP/1408
Supermarket is not adequate and no space to build another.	R6.27	The Council commissioned a Retail and Commercial Leisure Study which identified and assessed current retail provision within the Borough's town centres, what future demands would be and what future retail need would need to be provided for within the plan period. The study identified a need for a supermarket and Policy R6 will support proposals that do not impact the historic context of the centre.	None required.	DLP/1370DLPQQ/428
Greater planning and more parking needed to resolve the current issues around the High Street not the relief route. Recommend increased provision for high street users and opportunities for independent stores instead of a second supermarket.	R6.28	The Council commissioned a Retail and Commercial Leisure Study which identified and assessed current retail provision within the Borough's town centres, what future demands would be and what future retail need would need to be provided for within the plan period. The study identified a need for a supermarket and Policy R6 seeks to deliver this. It also seeks to protect independent retailing sector and improve traffic movement. The Council has also commissioned a Borough-wide car parking study to assess current parking provision and capacity gaps and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	To produce evidence base.	DLP/2091
Identifies lack of parking in Billericay town centre as an issue and the size	R6.29	The Council has commissioned a Borough-wide car parking study to assess current parking provision and capacity gaps. The	To produce evidence base.	DLP/3169,DLP/3193, DLP/1046DLPQQ/990

of the spaces are too small.		Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.		
Parking at the station is inadequate and recommends the introduction of a park and ride scheme for commuters with free parking and direct access to Shenfield.	R6.30	The Council has commissioned a Borough-wide car parking study to assess current parking provision and capacity gaps and will consider the recommendations made. The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider recommendations and to produce evidence base.	DLP/3193
Lack of provision for additional shops/supermarkets in Billericay.	R6.31	The Council commissioned a Retail and Commercial Leisure Study which identified and assessed current retail provision within the Borough's town centres, what future demands would be and what future retail need would need to be provided for within the plan period. The study identified a need for an additional supermarket within Billericay. Policy R6 supports proposals that help deliver this as well as protecting existing retail and leisure provision.	None required	DLP/12185DLPQQ/330, DLPQQ/456, DLPQQ/922, DLPQQ/509
Parking at the station is inadequate.	R6.32	The Council has commissioned a Borough-wide car parking study to assess current parking provision and capacity gaps and will consider the recommendations made. The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Update evidence base.	DLPQQ/979, DLPQQ/421, DLPQQ/351, DLPQQ/929, DLPQQ/262, DLPQQ/388, DLPQQ/407, DLPQQ/405, DLPQQ/367, DLPQQ/474, DLPQQ/413, DLPQQ/428, DLPQQ/431, DLPQQ/482, DLPQQ/549, DLPQQ/707, DLPQQ/690
Question how Billericay town centre will serve the proposed new developments.	R6.33	Policy R6 would support any proposals that came forward which would support the enhancement of Billericay town centre. The allows the Council to to plan positively for the future of the town centre to support its vitality and viability in line with the NPPF.	None required.	DLPQQ/829, DLPQQ/1006

Supports proposal for additional supermarket.	R6.34	Noted.	None required.	
Generally supports Policy R7 and the boundary extent of the town centres. However objects to text in the policy allowing residential use only as ancillary of a mixed use scheme and recommend wording changes.	R7.1	Objection to the wording of Policy R7 noted. The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes.	DLP/2039, DLP/3266
Recommends greater flexibility towards parking to support residential development with parking out of centre or reduced spaces where public transport is available.	R7.2	The Council has a separate parking standards document to which parking provision would be determined by. The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	None required.	DLP/3266
Supports Policy R8	R8.1	Support for Policy R8 noted.	None required.	DLP/1869
Primary Shopping Frontages are not on the Policies Map as stated within Policy R8 and requests that they should be.	R8.2	The Council will review the Policies Map and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider amending the Policies Map.	DLP/2040
Concerned that criteria 1a.i. of Policy R8 is too restrictive and will prevent Basildon town centre from diversifying. This restriction potentially contradicts the town centre strategy for Basildon and the National Planning Policy Framework. Alternative	R8.3	Objection to Policy R8 noted. The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes	DLP/2040

Options 2 is more consistent and recommends more flexibility.				
Policy R8 should include the percentage of A1 shop use within the Policy itself and list the criteria for change of use below. Recommends inclusion of vacant units and alternative uses for them.	R8.5	Criteria 1b(i) of Policy R8 specifically mentions the minimum percentage of A1 uses that would be acceptable within the Primary Shopping Frontages. Section 2 of Policy R8 sets out the approach to promoting the use of vacant units.	None required.	DLP/2783
Concerned that the percentage for Basildon in criteria 1b(i) of Policy R8 is too high. Recommends a low percentage for A1 uses of 50%	R8.6	Objection to Policy R8 noted. The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes.	DLP/3267
Is very unhappy that Policy R8 does not include Laindon with a Primary Shopping Frontages when it includes the other town centres.	R8.7	A complete redevelopment of Laindon Town Centre is being planned for within the Draft Local Plan which is set out in Policy R3. It was therefore considered to be counter productive to identify Primary and Secondary Shopping Frontages now as the existing town centre is not thriving.	Consider adding an explanation within the supporting text.	DLP/3350
Secondary Shopping Frontages are not on the Policies Map as stated within Policy R9 and requests that they should be.	R9.1	The Council will review the Policies Map and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider amending the Policies Map.	DLP/2041, DLP/3272
Generally supports Policy R9 but makes recommendations for wording changes to promote a wider range of	R9.2	The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes	DLP/2041

non-retail uses. Alternative Options 2 approach is more flexible.				
Policy R9 should include the percentage of A1 shop use within the Policy itself and list the criteria for change of use below.	R9.3	Criteria 1b of Policy R9 specifically mentions the minimum percentage of A1 uses that would be acceptable within the Secondary Shopping Frontages.	None required.	DLP/2784
Recommends greater flexibility for non-retail uses and that residential is likely to be the most appropriate redevelopment in the tertiary areas. Requests more flexibility and clarity on use.	R9.4	The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes	DLP/3272
Policies R9 and R10 do not include Laindon which is an omission and should be amended.	R9.5	A complete redevelopment of Laindon Town Centre is being planned for within the Draft Local Plan which is set out in Policy R3. It was therefore considered to be counter productive to identify Secondary Shopping Frontages now as the existing town centre is not thriving. Laindon is a town centre in the hierarchy and not a Local Centre.	Consider adding an explanation within the supporting text of Policy R9.	DLP/3351, DLP/3352
Suggests potential error on Policies Map for Local Centres. One parade of shops at Grange Roads Parade not two.	R10.1	The Council will review the Policies Map and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider amending the Policies Map.	DLP/1188
Supports Policy R11.	R11.1	Support for Policy R11 noted.	None required.	DLP/2042, DLP/3275
Objects to Policy R11 and does not consider section 2 necessary. Council should support development of existing	R11.2	Policy R11 has been included because there is no national policy direction on out of centre shopping areas and the Borough has many. The Council will consider wording changes and will keep this situation under review in the	Consider wording changes	DLP/701

out of centre shopping areas where town centre or edge of town centre locations aren't available. Restrictions could result in the loss of investment and business in these areas which are sustainable locations.		development of the Local Plan in the event any evidence or priorities change.		
Objects to Policy R11 and does not consider criteria in section 2 necessary. Provides an explanation of why each of the criteria should be removed.	R11.4	The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes	DLP/2317
Objects to Policy R11 due to inconsistencies within the policy wording. Recommends the deletion of criteria 2a as customers are unlikely to walk, cycle or use public transport when buying bulky goods.	R11.5	Policy R11 does not seek to reduce the size of existing out of centre shopping areas because of the reasons provided within the supporting text. Out of centre shopping areas provide retail units that could be utilised by a range of uses and employees need to access the area therefore it is important that these locations are accessible via multiple transport modes.	None required.	DLP/3354
Generally supports Policy R11 but recommends wording changes to ensure policy complies with the National Planning Policy Framework.	R11.6	The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes	DLP/4436
Supports supporting text of Policy R12 but recommends wording change to not support any further development at Festival Leisure Park	R11.7	Recommended changes noted however to apply such restrictions to development in out of centre locations would be contrary to the National Planning Policy Framework.	None required.	DLP/2043

due to town centre impact.				
Supports Policy R12 and wishes to have strict controls on the expansion of Festival Leisure Park as they believe it has undermined the night time economy of Basildon Town Centre.	R12.1	Support for Policy R12 noted.	None required.	DLP/3277
Objects to Policy R12 restricting the expansion of the park as this could impact viability.	R12.2	Objection to Policy R12 noted however the Policy complies with the National Planning Policy Framework which requires sequential and impact assessments to be undertaken.	None required.	DLP/3355
Objects to the location of the proposed hotel but would welcome it elsewhere.	R13.1	Objection to the location of the hotel noted. The Council has commissioned a hotel study to assess the need for a hotel within the Borough and assess potential locations. The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Await the findings of the evidence base.	DLP/1306
Objects to a hotel located in Basildon which is a large urban area being labelled a country hotel.	R13.2	Objection to the description of the hotel noted. The Council has commissioned a hotel study to assess the need for a hotel within the Borough and assess potential locations. The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Await the findings of the evidence base.	DLP/1581, DLP/4005
Comments on the Sustainability Appraisal's findings of the land proposed for the hotel in Policy R13. Policy doesn't provide mitigation of ecological value of wooded area and supports SA	R13.3	The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes.	DLP/2720

recommendation to include measures for mitigation of this area and enhancing surrounding wildlife sites. Recommends policy include the requirement for an Agricultural Land Classification to be undertaken.				
Generally supports Policy R13 but recommends flexibility into the opportunity for other uses to be on site alongside hotel.	R13.4	The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes.	DLP/5470
Generally support Policy R14 however recommend amendments to section 4. Not considered compliant with the National Planning Policy Framework at present and is concerned with the proposed impact assessment thresholds in section 5. Identifies a number of issues with the thresholds and recommends amendments and further evidence required to be sound.	R14.1	Concerns and recommendations to the wording for Policy R14 noted. The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes.	DLP/704
Disagrees with section 2 of Policy R14 and considers it contrary to the National Planning	R14.2	Concerns and recommendations to the wording for Policy R14 noted. The Council will consider wording changes and will keep this situation under review in the development of	Consider wording changes.	DLP/2318

Policy Framework and should be removed. Concerned with the proposed impact assessment thresholds in section 5 and recommends amendments.		the Local Plan in the event any evidence or priorities change.		
Supports the lower impact assessment thresholds proposed in Policy R14. Out of centre locations should not be included in the Retail Hierarchy and the policy should only focus on the Retail Hierarchy. Recommends the deletion of section 4 of the Policy.	R14.3	The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes.	DLP/2044
Objects to section 4 of Policy R14. Out of centre locations should not be included in the Retail Hierarchy and the policy should only focus on the Retail Hierarchy. Recommends a lower threshold for sequential testing.	R14.4	The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes.	DLP/3279
No clear justification for a lower thresholds in criteria 5a than the threshold set in the National Planning Policy Framework and recommends amendments. Also	R14.5	The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes.	DLP/4438

questions the justification for criteria 5b and 6b and recommends either justification, amendments or their removal.				
Supports Policy R16 but identifies discrepancies with the classification of premises on the map within the evidence base.	R16.1	Support for Policy R16 noted and will review the evidence base.	Consider amendments to the evidence base.	DLP/385
Supports criteria 1a for Policy R16 but objects to criteria 1b and believes it is too high.	R16.2	Recommendations to the wording for Policy R16 noted. The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes.	DLP/1870
Objects to Policy R16 and believes it is contrary to the National Planning Policy Framework and would be unsound. Evidence does not support this Policy and provides case law examples and studies where there is little/no correlation between the proximity of A5 uses to schools and unhealthy diets. Supports the Alternative Option for Policy R16 of No Policy.	R16.3	Objection to Policy R16 noted. The Council will review the Policy and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Review Policy.	DLP/1890
Objects to Policy R16, particularly section 2. Believes the policy are written is undeliverable and recommends amending the distance from 400m to 200m.	R16.4	Objection to Policy R16 noted. The Council will consider wording changes and will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Consider wording changes.	DLP/3356

Shops should remain and takeaways should not be permitted.	R16.5	There is criteria within Policy R 16 which provides the criteria for when it would be suitable to permit a hot food takeaway use and this criteria would need to be met when considering a change of use application. Policy R 8 Primary Shopping Frontages and Policy R 9 Secondary Shopping Frontages also provided criteria for what type of use would be acceptable within a related designated shopping area.	None required.	DLPQQ/905, DLPQQ/718
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