

Basildon Borough Local Plan

Local Centres Review

2015 Update

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1. Introduction

- 1.1 In 2013 the Council undertook a review of the Borough's local centres to fulfil the Council's commitment to re-examine local centres. The *Local Centres Review (2013)* investigated whether the status of any of the Borough's local centres identified in the *Core Strategy Preferred Options Report (2012)* had changed to the point where their position in the Borough's centre hierarchy required re-determination through the Local Plan process.
- 1.2 The review aimed to:
- Define the types of centre that exist below "town centres" in the Borough;
 - Carry out a use class audit of existing "local centre" retail units and determine whether other neighbourhood uses are present;
 - Determine whether any of the local centres should be considered for promotion to "district centre" status or should be demoted to a new sub classification of centre (if there is merit for one), or deselected completely; and
 - Establish if there are any existing centres which have been classified as being below the local centre level but which now perform a local centre function.
- 1.3 The review identified 43 local centres and informed the *Basildon Borough Core Strategy Revised Preferred Options Report (2013)* which included the list of local centres within Appendix B.
- 1.4 This report is an update to the *Local Centres Review (2013)* and should be read alongside the 2013 study which sets out the original methodology, analysis and findings. This 2015 update provides an updated list of local centres in the Borough taking into account changes that have taken place since the publication of the 2013 *Local Centres Review*. It also provides maps showing the outlines of all the local centres.

2. Changes to the list of Local Centres

- 2.1 Since the publication of the *Local Centres Review (2013)* the construction of an additional parade of 4 retail units has been completed in Beechwood Village which qualifies as a local centre. This forms part of the redevelopment of Craylands, Basildon which has also resulted in the loss of the local centre Norwick Walk, Craylands. It was also noted that three of the local centres previously identified, namely London Road, Crays Hill, Church Road/Glebe Road, Ramsden Bellhouse and Coppice Lane, Noak Bridge do not contain 3 or more units and are therefore not local centres, when considered against the definition of a local centre set out in the *Local Centres Review (2013)*.
- 2.2 Furthermore, whilst planning permission has been granted for a new local centre as part of the mixed-use development at Nethermayne (12/01080/OUT), the local centre has not yet been constructed and its location on the site is unknown.

Therefore it is premature to include this proposed local centre in the list at this time.

3. The updated list

3.1 The final list of local centres, which will inform the emerging Draft Local Plan, is as follows:

Basildon Local Centres:

- Presidents Court, Hoover Drive, Laindon
- The Triangle, High Road, Langdon Hills
- Great Berry, Nightingales
- Station Approach, Laindon Station
- Kathleen Ferrier Court, Kathleen Ferrier Crescent, Laindon
- Ballards Walk, Lee Chapel South
- Kibcaps, The Knares, Lee Chapel South
- Clay Hill Road, Kingswood
- Cherrydown West
- Swanmead, Church Road, Vange
- Osier Drive, Steepleview
- Bull Parade, Clay Hill Road, Vange
- Riverview Centre, Vange
- Southview Park, Marsh View Court, Vange
- Chalvedon Court, Chalvedon, Pitsea
- Whitmore Way/Church Road, Fryerns
- Whitmore Way/Battleswick, Fryerns
- Felmores End, Felmores
- Rectory Road, Pitsea
- Paycocke Road
- Somercotes, Laindon
- Parkinsons Corner, Laindon
- Stacey's Corner, Timberlog Lane
- Local Shopping Parade, Beechwood Village

Billericay Local Centres:

- Pantiles, Queens Park
- Perry Street, Queens Park
- Bush Hall Parade, Stock Road
- Bridge Parade, Gooseberry Green
- Morris Avenue, Sunnymede
- Meadow Rise, Billericay
- Western Road, Billericay

- Grange Road, South Green
- Grange Parade
- Radford Way, adjacent to Billericay Station

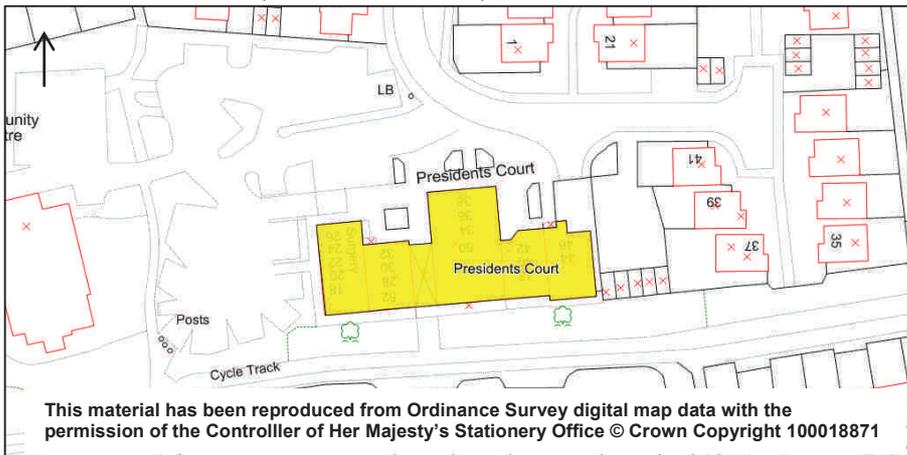
Wickford Local Centres:

- Alderney Gardens, Runwell
- Apple Tree Way, Wickford
- Southend Road/Hill Avenue
- Shotgate, Wickford
- Nevendon Road, Wickford
- Silva Island Way, Wickford

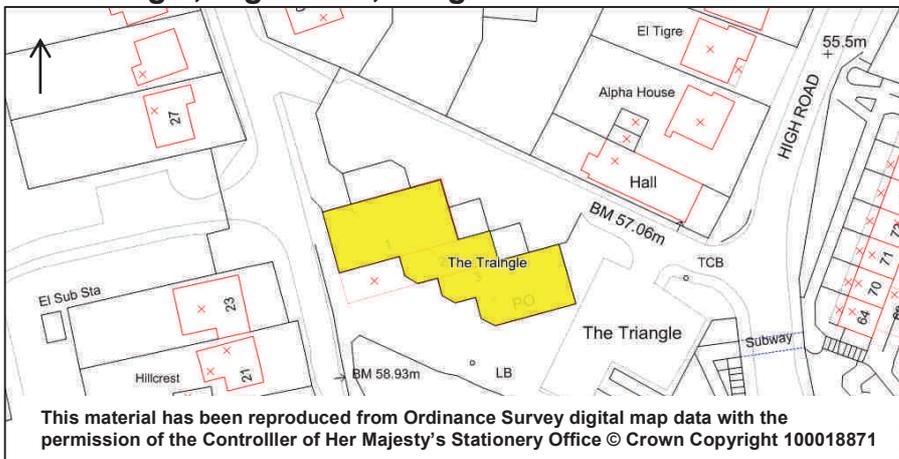
4. Maps of Local Centres

4.1 The following sets of maps show the outline and location of each local centre within the Borough.

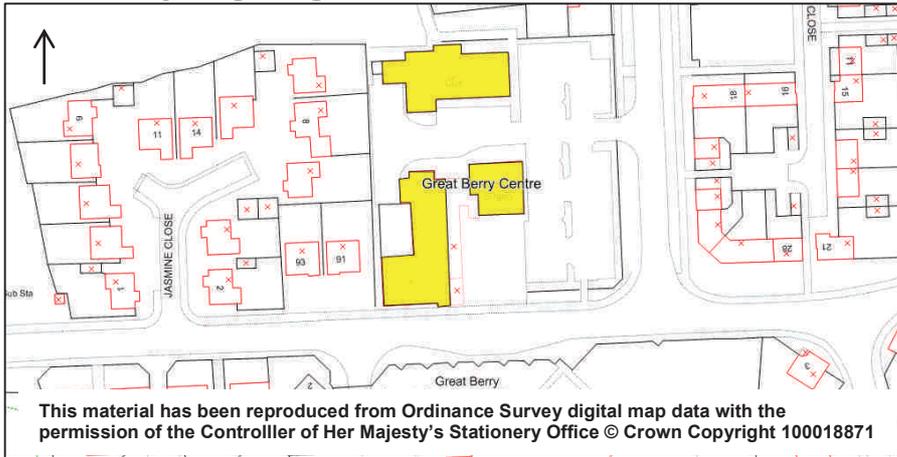
Presidents Court, Hoover Drive, Laidon



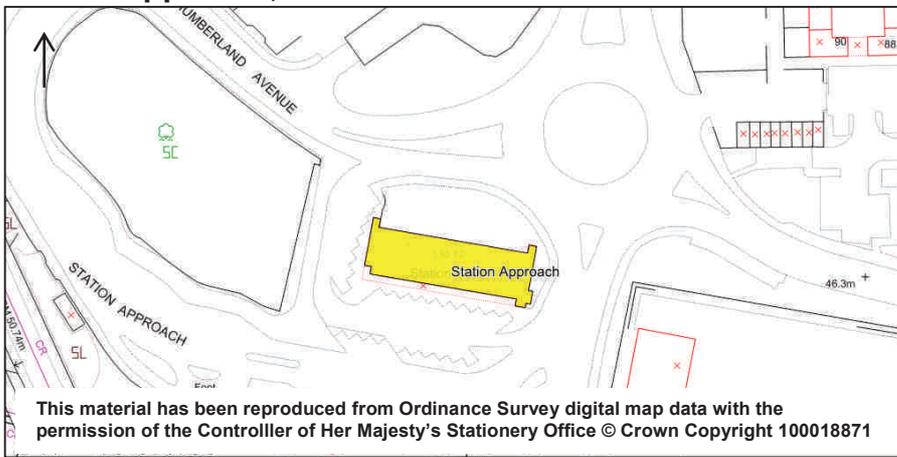
The Triangle, High Road, Langdon Hills



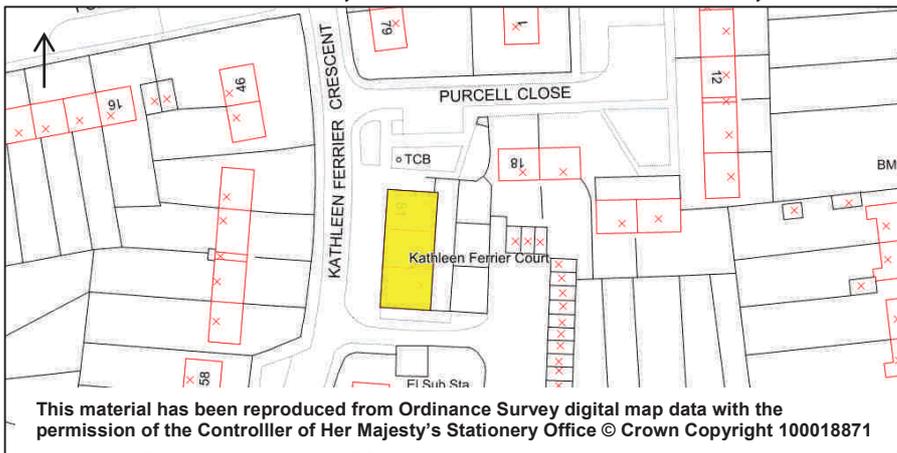
Great Berry, Nightingales



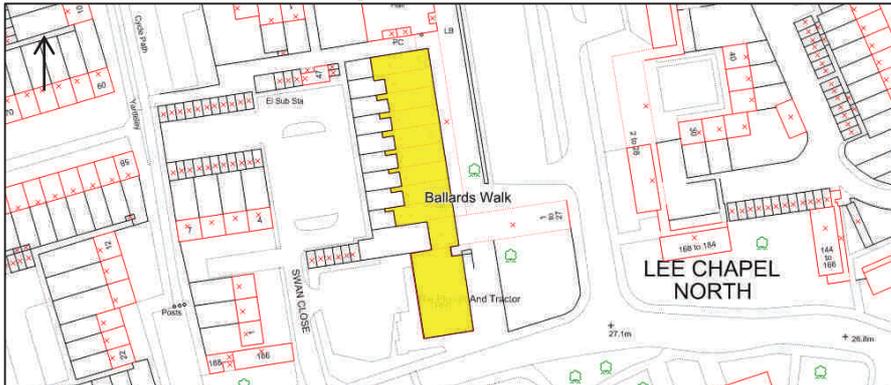
Station Approach, Laindon Station



Kathleen Ferrier Court, Kathleen Ferrier Crescent, Laindon

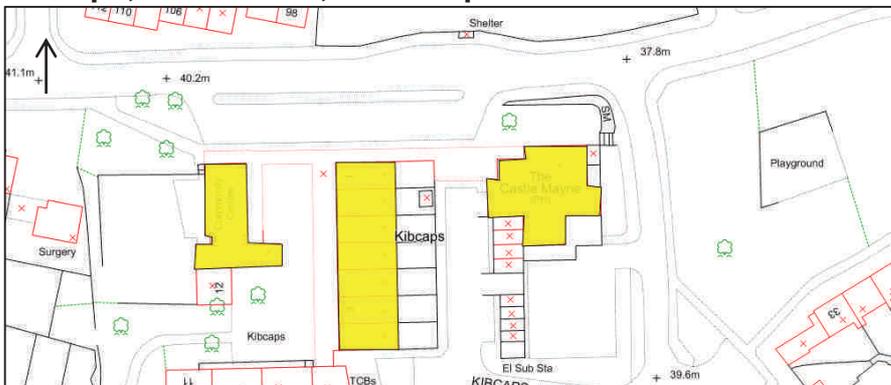


Ballards Walk, Lee Chapel South



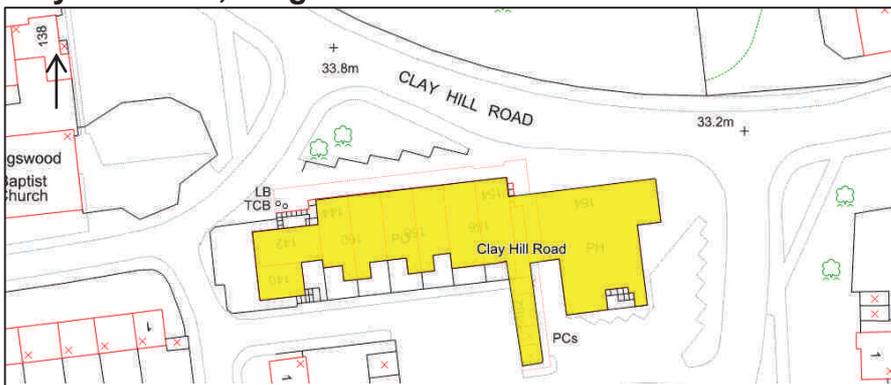
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Kibcaps, The Knares, Lee Chapel South



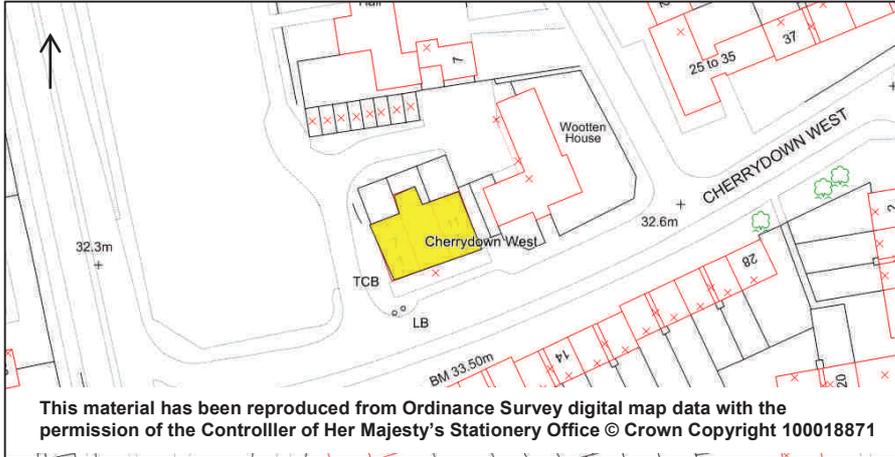
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Clay Hill Road, Kingswood

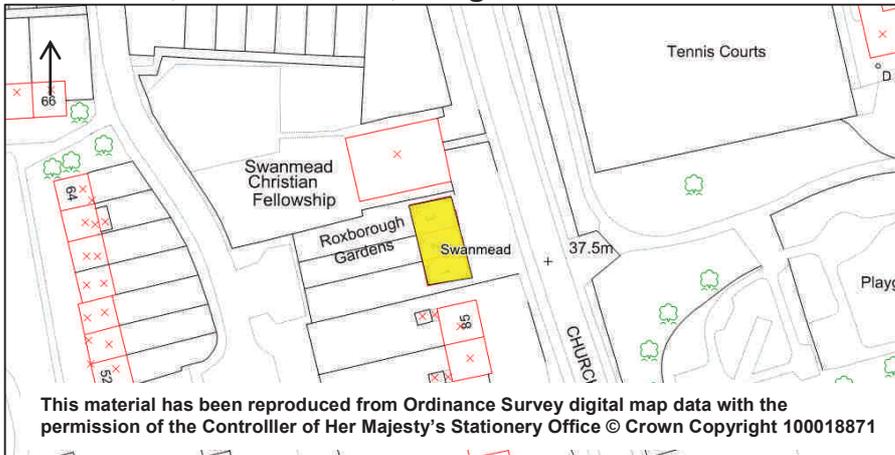


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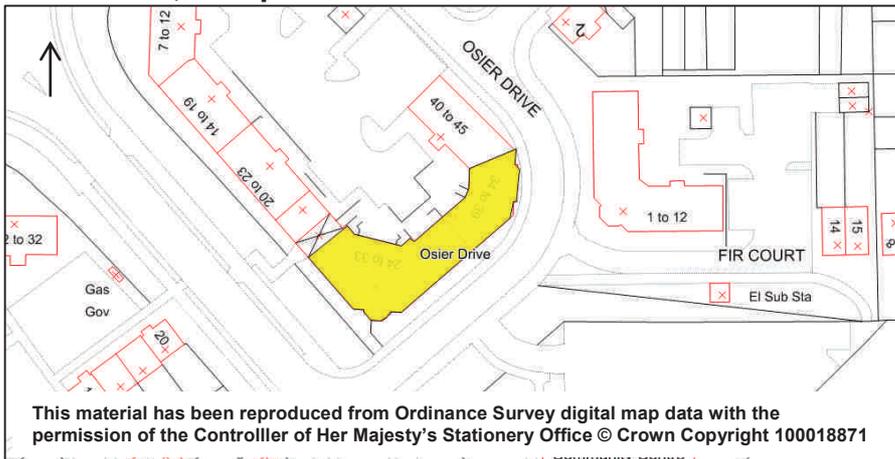
Cherrydown West



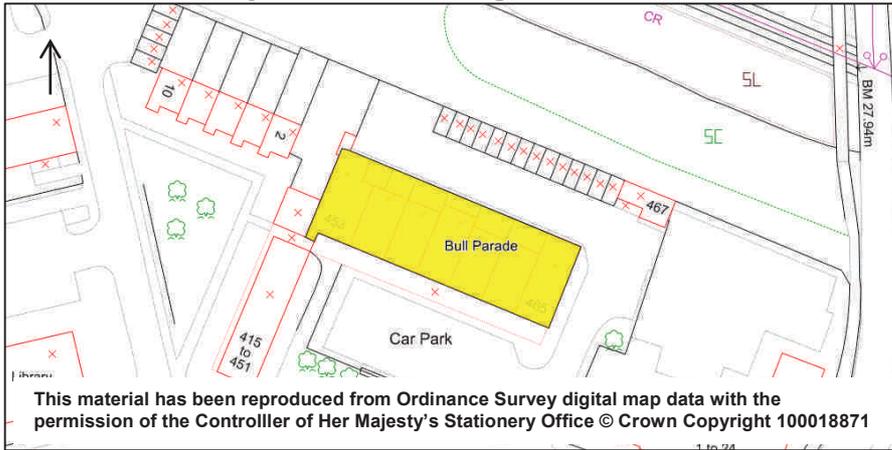
Swanmead, Church Road, Vange



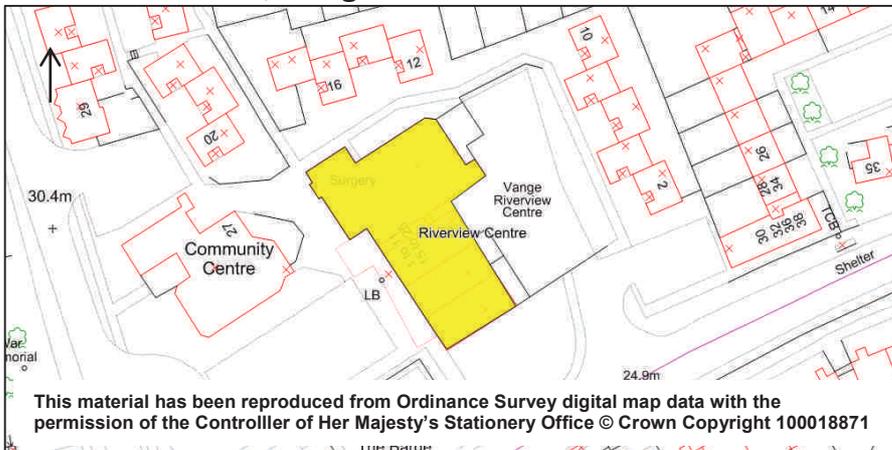
Osier Drive, Steepleview



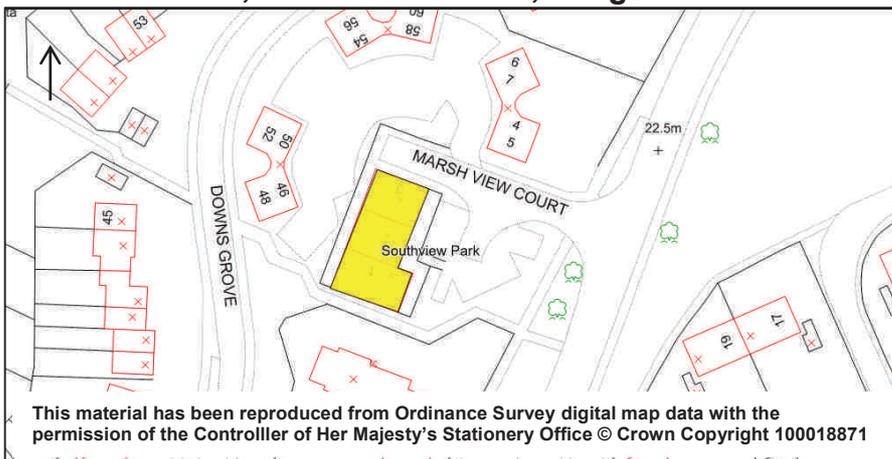
Bull Parade, Clay Hill Road, Vange



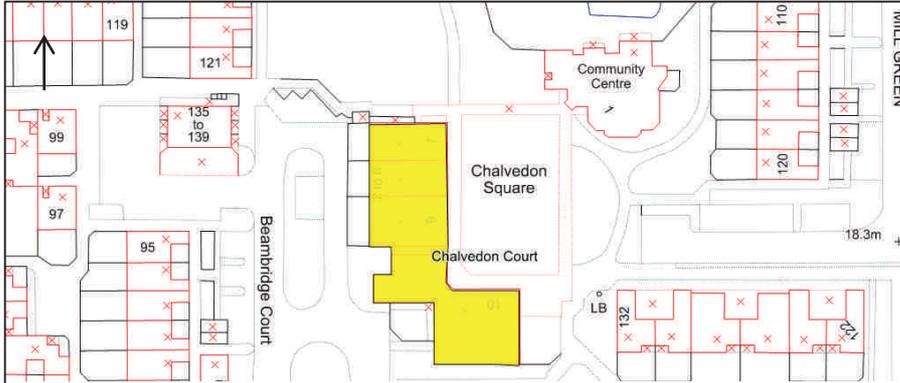
Riverview Centre, Vange



Southview Park, Marsh View Court, Vange



Chalvedon Court, Chalvedon, Pitsea



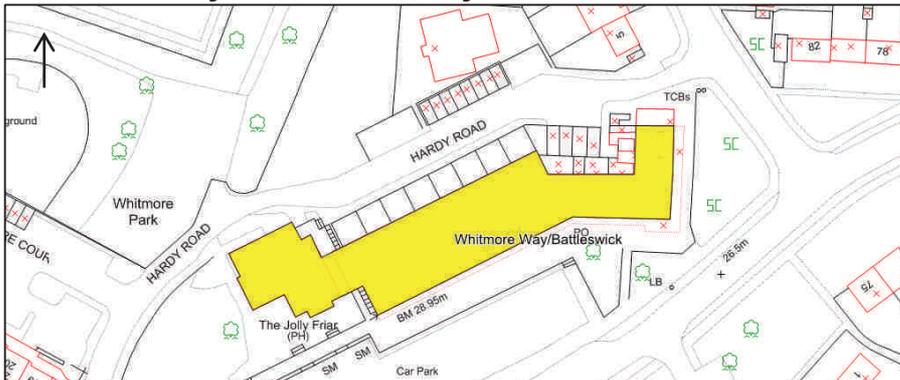
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Whitmore Way/Church Road, Fryerns



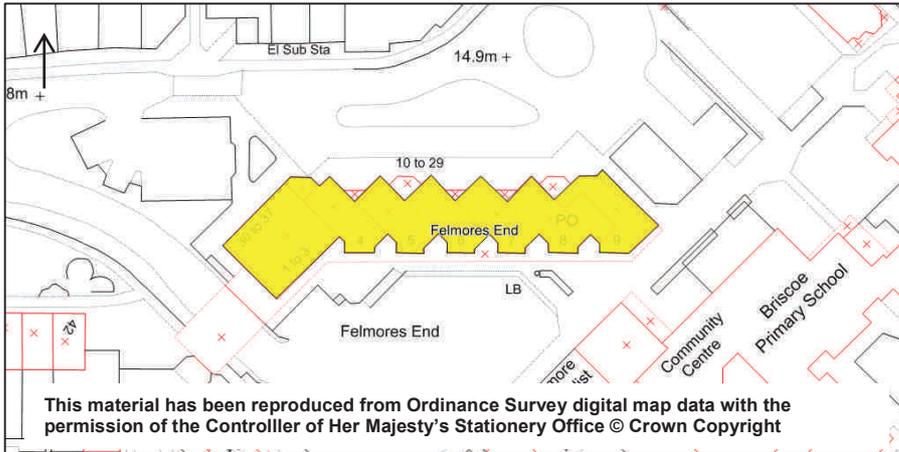
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Whitmore Way/Battleswick, Fryerns

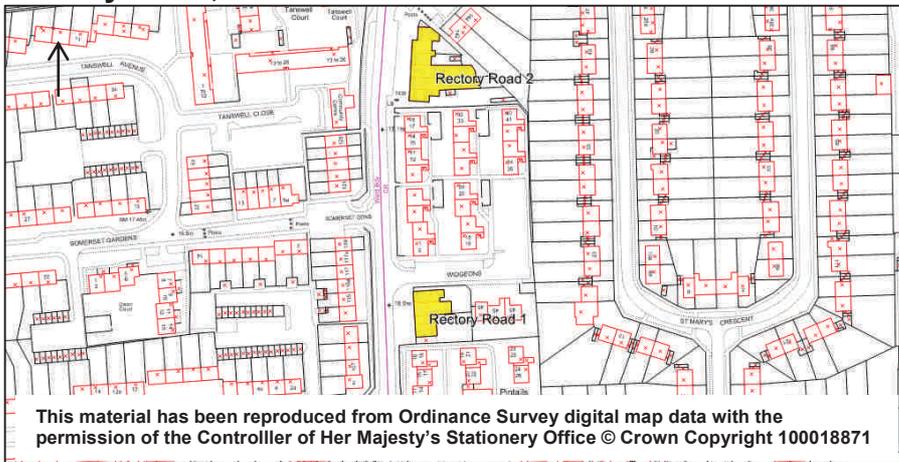


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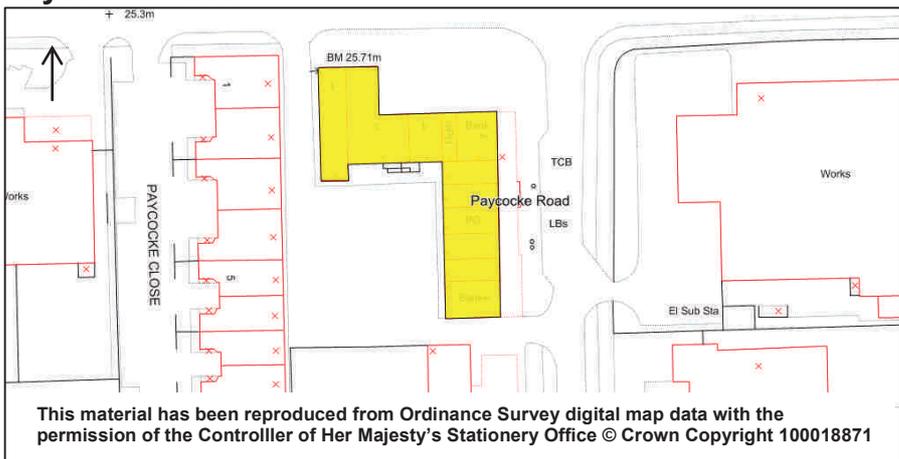
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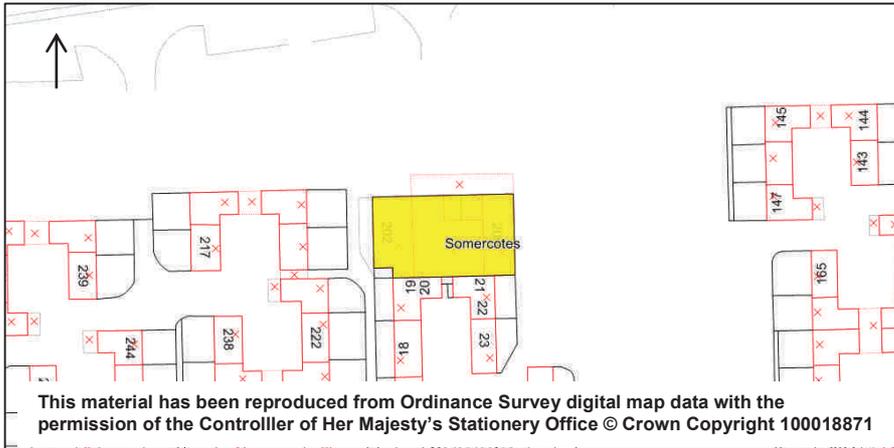
Rectory Road, Pitsea



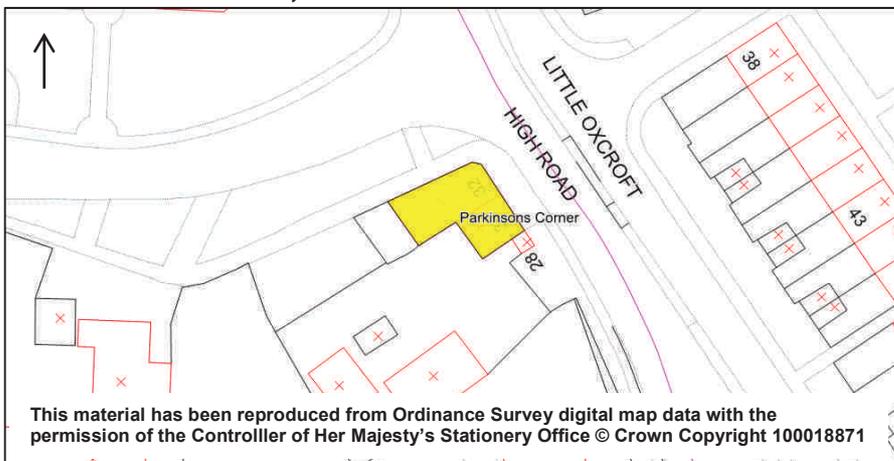
Paycocke Road



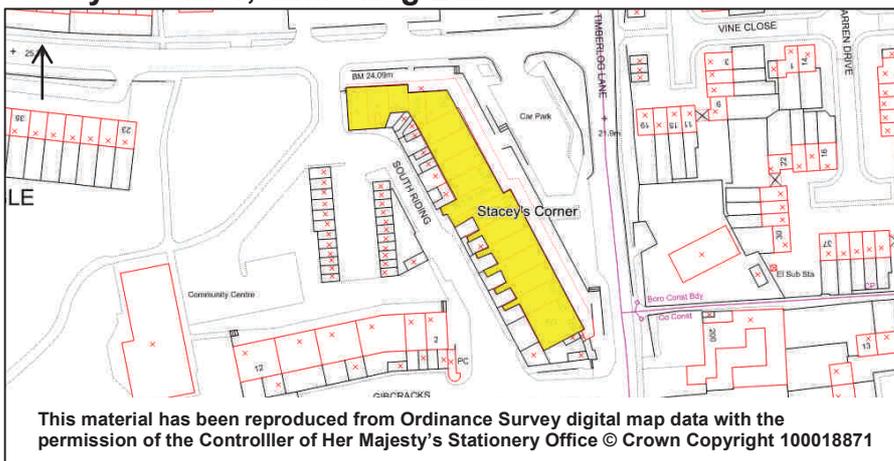
Somercotes, Laindon



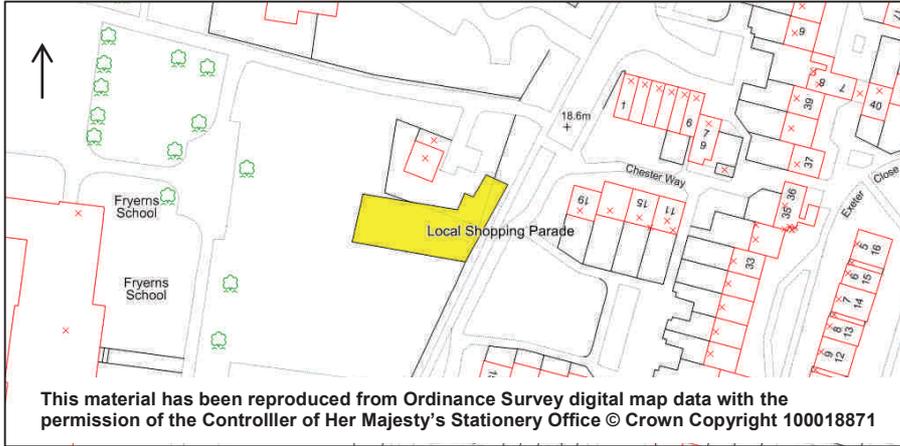
Parkinsons Corner, Laindon



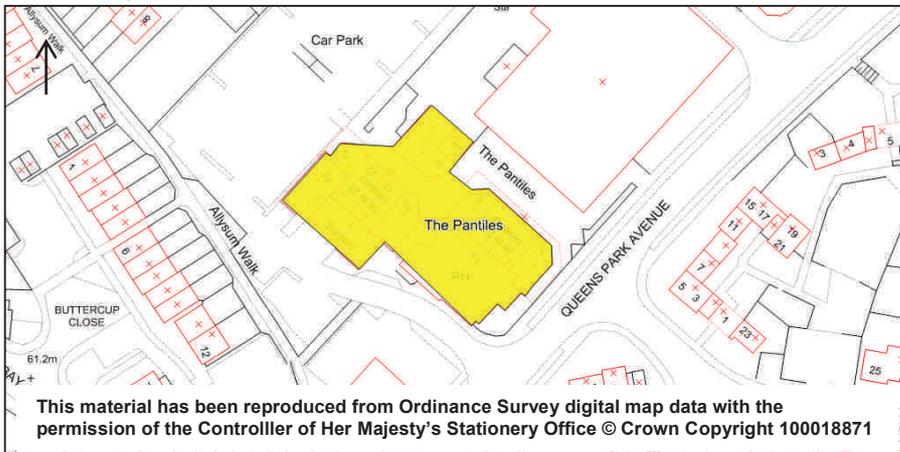
Stacey's Corner, Timberlog Lane



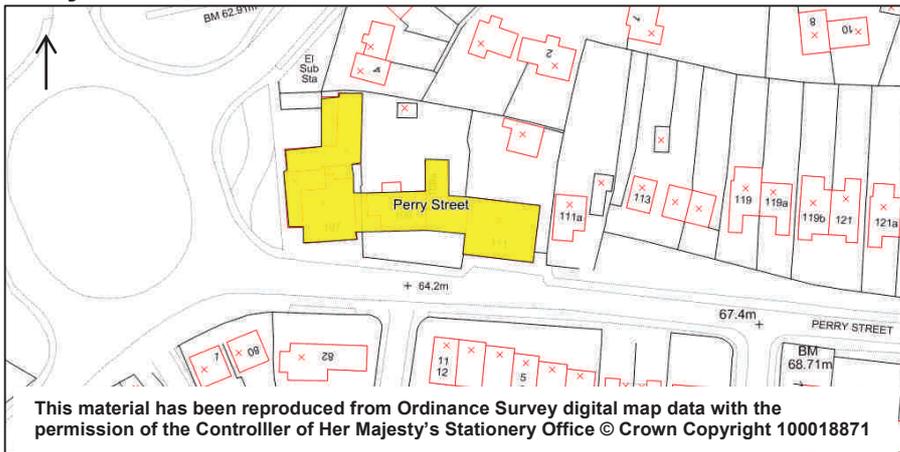
Local Shopping Parade, Beechwood Village



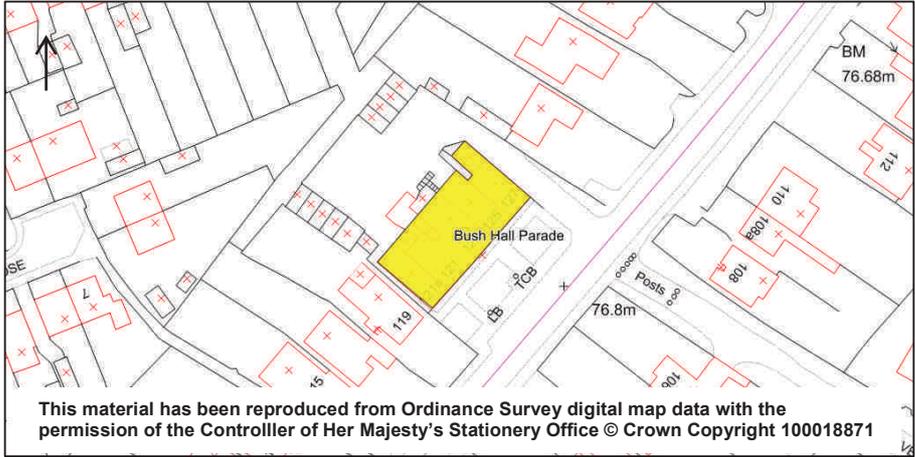
Pantiles, Queens Park



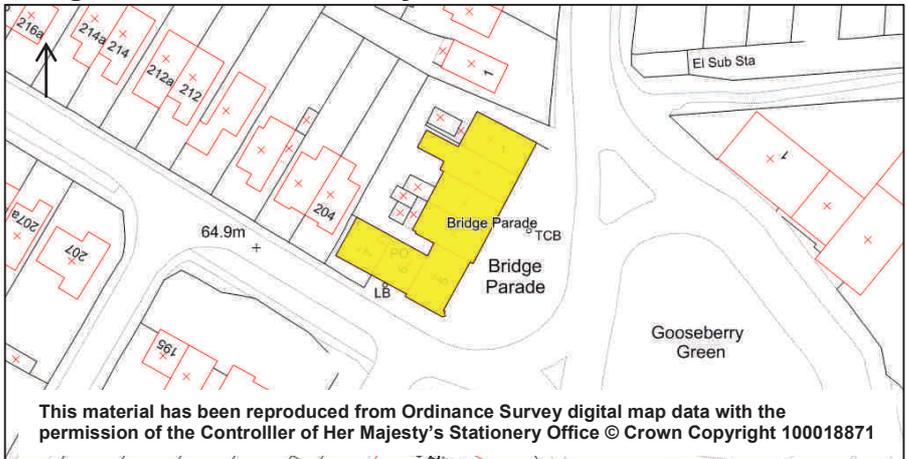
Perry Street, Queens Park



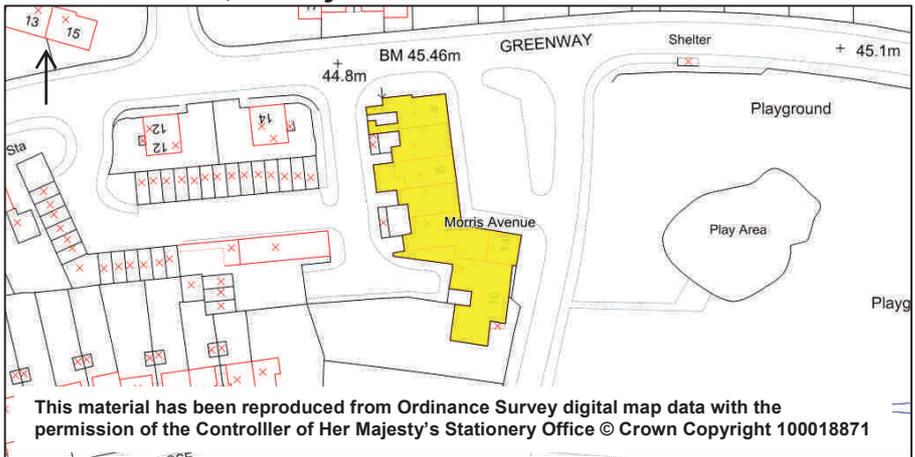
Bush Hall Parade, Stock Road



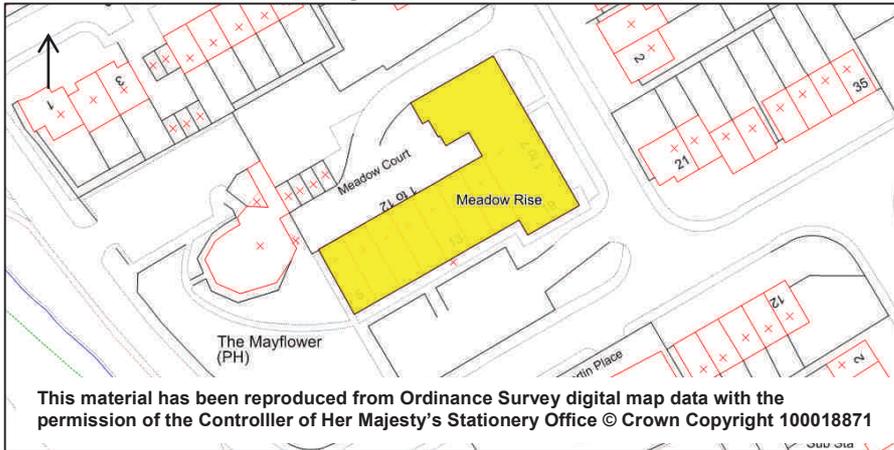
Bridge Parade, Gooseberry Green



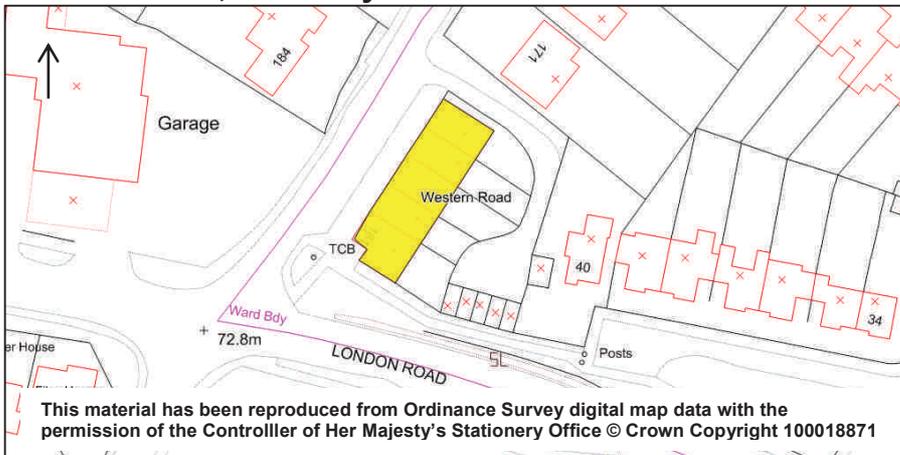
Morris Avenue, Sunnymede



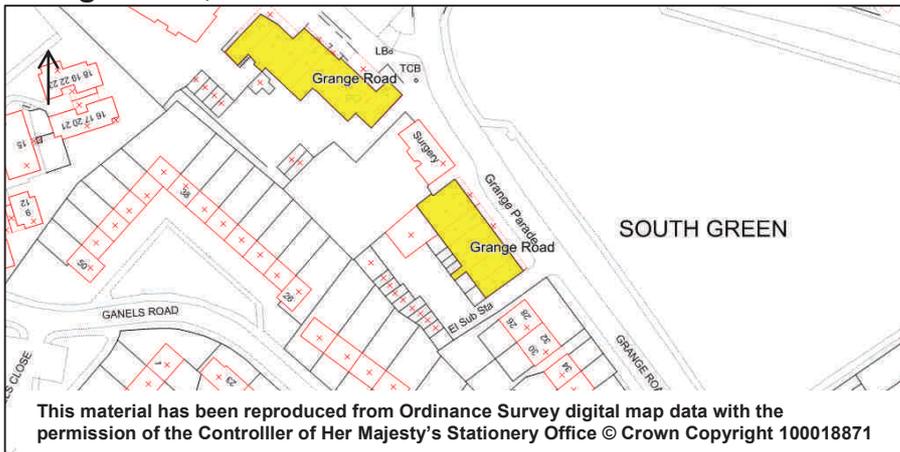
Meadow Rise, Billericay



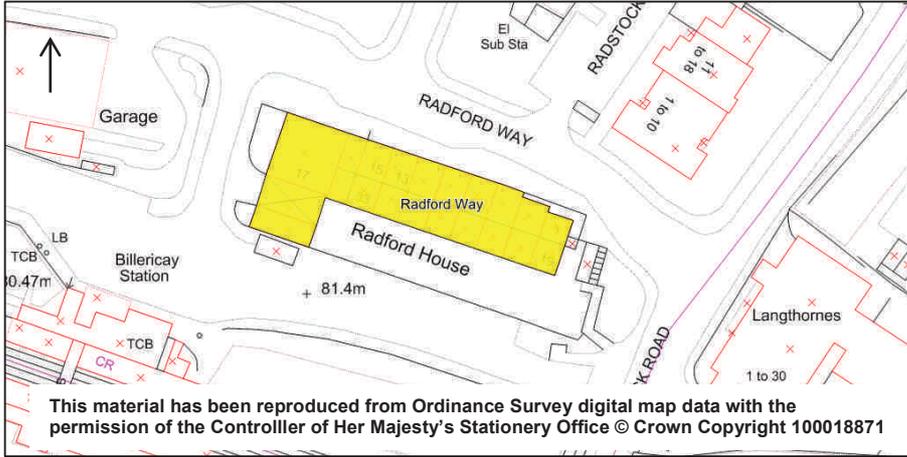
Western Road, Billericay



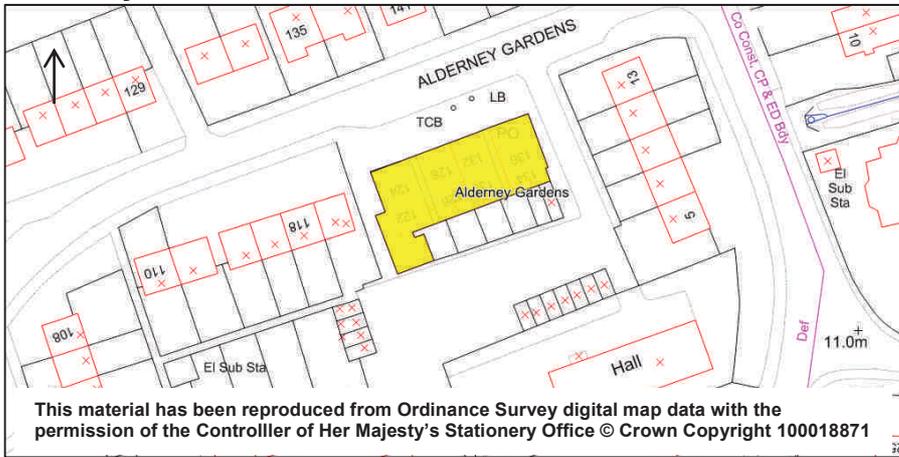
Grange Road, South Green



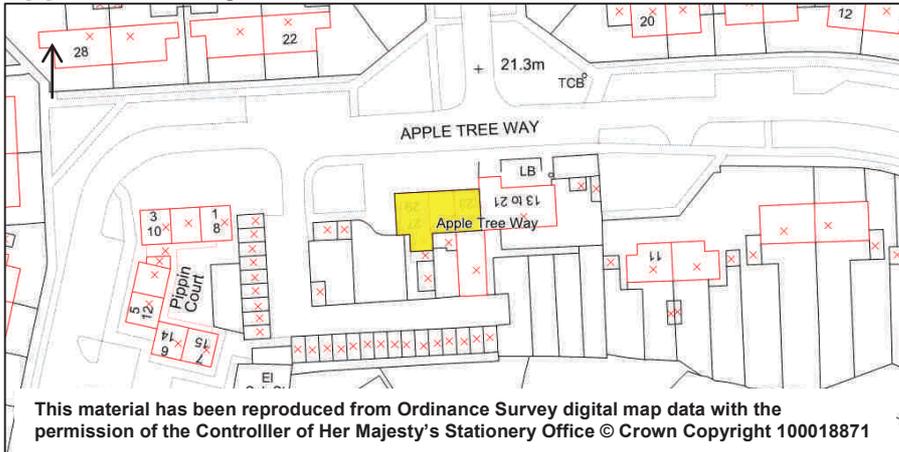
Radford Way, adjacent to Billericay Station



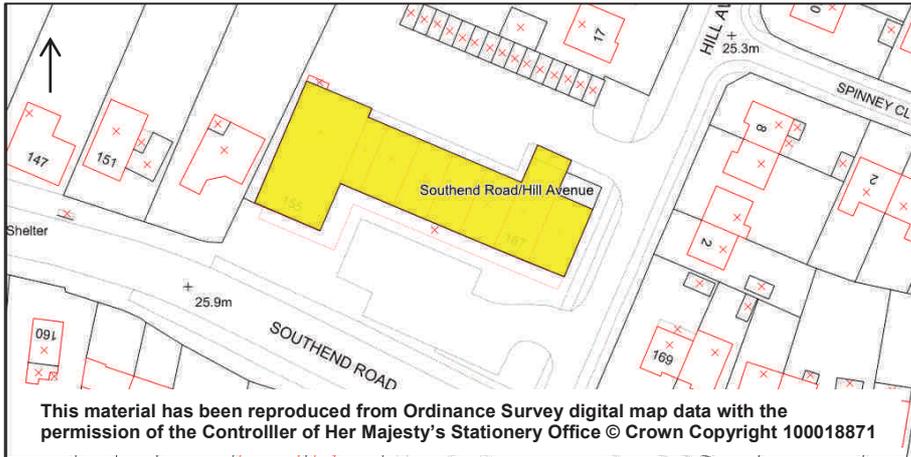
Alderney Gardens, Runwell



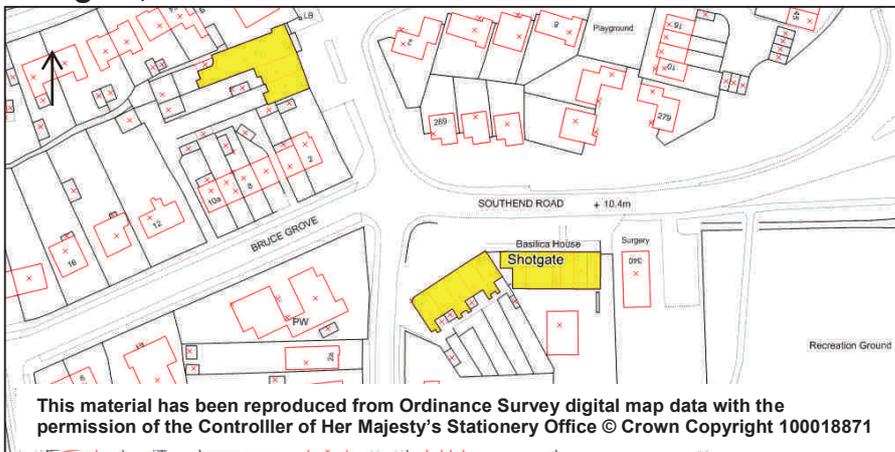
Apple Tree Way, Wickford



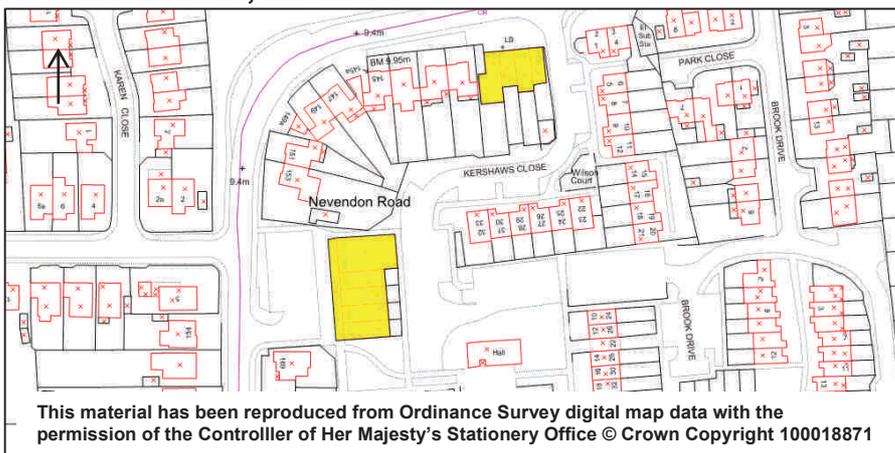
Southend Road/Hill Avenue



Shotgate, Wickford



Nevendon Road, Wickford



Silva Island Way, Wickford

