

Statement of Consultation Appendix – Part 8

New Housing Development Sites Policies H14-H27

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Summary of Comment	Summary Reference	Council Response	Council Action	Consultee Rep ID
Drainage undertaker welcomes reference within policy H14 to the alignment of development with drainage infrastructure improvements.	H14.1	Support of policy wording in relation to drainage infrastructure noted	None required	DLP/4411
The site is deliverable now and should not be delayed to secure access from the A127.	H14.2	Consideration will be given to the transport information submitted by the promoters in this location. However, consideration will also be given to the cumulative impacts of development within the plan on the highways network. The plan will identify the most appropriate approach to the phasing of development to ensure that the capacity of the highway network within Basildon Borough, and also the strategic highway network surrounding the area continues to function effectively for all residents living in and nearby Basildon.	Consider the transport information submitted by the promoters of development in this location, and also the cumulative impacts of development within the local plan on the highways network. Consider the phasing of site H14 having regard to the outcome of these considerations, with the aim of ensuring the highway network continues to function, and growth is aligned with appropriate improvements.	DLP/3069, DLP/4963, DLP/4977
Generally supportive of development in this location	H14.3	Support noted	None required	DLP/4964, DLP/4969, DLP/4976, DLP/4977
Consideration should be given to securing higher densities on this site to make best use of land.	H14.4	It is recognised that higher densities could be secured on development sites identified in the Draft Local Plan. Consideration should be given to the desirability and implications of increasing densities in this location to determine whether it is appropriate in landscape terms.	Give consideration to the desirability and implications of increasing densities in this location, and if appropriate amend the requirement of policy H14.	DLP/3069, DLP/4964, DLP/4977, DLP/8572
Cross reference to historic environment policies noted.	H14.5	Noted	None required	DLP/723
Identifies landowner interest in developing part of site H14	H14.6	Landowner interest in developing part of site H14 noted. HELAA to be updated accordingly.	Update HELAA to note landowner interest in developing part of H14.	DLP/4973

<p>Landowner, with interest in site H14 and the wider area, supports the allocation of H14, and also the allocation of additional land in this area.</p>	<p>H14.7</p>	<p>Support for the allocation of H14 noted. The designation of additional land in this location would have implications for the Green Belt in terms of the role it plays in keeping the towns of Wickford and Basildon from merging. However, a review will be undertaken of the information submitted in order to determine whether this concern can be addressed within the proposals put forward.</p>	<p>Review the information submitted against the Council's evidence to determine the implications for the Green Belt of permitting additional land in this location.</p>	<p>DLP/3069, DLP/3075</p>
<p>Development in this location will cause local parking problems.</p>	<p>H14.8</p>	<p>All new development will be required to meet the Essex Vehicle Parking Standards by policy TS8. It is not therefore expected that new development will exacerbate on-street parking within the existing residential areas of Wickford.</p>	<p>None required.</p>	<p>DLP/275, DLP/276, DLP/1071, DLP/1073, DLP/1208, DLP/1318, DLP/1401, DLP/1608, DLP/1920, DLP/2816, DLP/2836, DLP/2955, DLP/4722, DLP/16762, DLP/16797, DLP/16859, DLP/16914, DLP/8468, DLP/8495, DLP/8502, DLP/8503, DLP/8513, DLP/8519, DLP/8521, DLP/8528, DLP/8537, DLP/8538, DLP/8543, DLP/8545, DLP/8558, DLP/8562, DLP/8574, DLP/8580, DLP/8585, DLP/8588, DLP/8597, DLP/8603, DLP/8608, DLP/8615, DLP/8630, DLP/8635, DLP/8640, DLP/8645, DLP/8652, DLP/8653, DLP/8663, DLP/8673, DLP/8674, DLP/8686, DLP/8693, DLP/8702, DLP/8711, DLP/8712, DLP/8721, DLP/8727, DLP/8736, DLP/8744, DLP/8751, DLP/8756, DLP/8763,</p>

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Upgrading Cranfield Park Road will improve local traffic congestion for less money.	H14.9	Upgrading Cranfield Road to provide access to this location will create a left in-left out junction on the A127. This will create the need for increased junction movements at the A127 Nevendon Junction, and A127 Fairglen Interchange Junctions, as people seek to travel in the opposite direction. This is not a desirable or sustainable proposal for a strategic route such as the A127, and such junctions are not therefore supported by the Highway Authority.	None required.	DLP/275, DLP/276, DLP/1071, DLP/1073, DLP/1208, DLP/1318, DLP/1401, DLP/1608, DLP/1920, DLP/2816, DLP/2836, DLP/2955, DLP/4722, DLP/8468, DLP/8471, DLP/8495, DLP/8497, DLP/8502, DLP/8503, DLP/8505, DLP/8508, DLP/8513, DLP/8517, DLP/8519, DLP/8521, DLP/8523, DLP/8527, DLP/8528, DLP/8531, DLP/8537, DLP/8538, DLP/8543, DLP/8545, DLP/8547, DLP/8550, DLP/8553, DLP/8558, DLP/8562, DLP/8564, DLP/8574,

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Object to the proposed allocation H14.	H14.10	Objection noted.	None required.	DLP/275, DLP/276, DLP/1071, DLP/1073, DLP/1110, DLP/1208,

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Development in this location will impact on the purposes of including land within the Green Belt, in particular, preventing neighbouring towns from merging.	H14.11	The location of development at H14 has been informed by the Green Belt Review and the Outline Landscape Appraisals. Both have considered the risk of Wickford and Basildon merging as a consequence of development in this location. However, it is considered that the extent of H14, alongside the requirement set out in part 4 for landscape buffering will prevent this from occurring.	None required.	DLP/3443
This is not a sustainable location for development.	H14.12	The sustainability appraisal considered all reasonable development locations. Site H14 is next to the existing residential area of Wickford, and would have access to existing local community infrastructure and the town centre. It is therefore the conclusion of the SA that this is a sustainable development location.	None required.	DLP/3443
The Green Belt is not of a high visual quality.	H14.13	The purpose of Green Belt is to keep land permanently open, and to preserve the visual separation between places. Green Belt does not have to be of a high visual quality in itself to serve such a purpose, although the NPPF does promote the improvement of the quality of land within the Green Belt. Therefore, the preservation of Green Belt to the south of site H14 is for the purpose of maintaining the Green Belt separation between Wickford and Basildon, not for its intrinsic quality.	None required.	DLP/277, DLP/278,
Access the Wick Country Park from Tresco Way should be enhanced, with the Bridleway Association supporting bridleway access.	H14.14	It is noted that there are opportunities to improve the quality and nature of access from Tresco Way into the Country Park, and that this could be delivered as part of proposals for site H14. Policy H14 could be amended to enable this.	Amend policy H14 to require enhanced access arrangements from Tresco Way into the Wick Country Park.	DLP/220, DLP/1299, DLP/1436

Landowner, with brownfield site adjacent to site H14 seeks a westward extension of the allocation to encompass their land also.	H14.15	The additional land available to the west of this allocation is noted. It will be included within the HELAA, and consideration will be given as to whether a proposed westward extension of this site can be justified by the evidence available.	Ensure that the land promoted by this landowner is included within the HELAA, and consider whether the evidence available would justify a westward extension of site H14.	DLP/1176
This development will increase the use of private vehicles, causing harm to the countryside.	H14.16	It is recognised that there is a strong pattern of car ownership and car usage across South Essex. It is also recognised that highway improvements, intended to reduce congestion, can make the use of cars easier and more desirable. However, South Essex is congested, and growth, as required by the NPPF, cannot be delivered without improvements to the highway. All allocations within the Draft Local Plan have been assessed in terms of their sustainability and accessibility, meaning that they are the most appropriate sites available in this regard. Additionally, each site is required to incorporate opportunities for public transport provision and active travel modes in order to encourage modal shift, and the impact of traffic on the environment. This approach is consistent with the NPPF.	None required	DLP/2554
North Benfleet Brook runs through the site representing a fluvial flood risk. This should be identified in the supporting text, and a sequential approach to development should be taken to ensure development is not located in areas at risk. Ecological management should be applied along the river corridor (Environment Agency)	H14.17	It is recognised that the supporting text to policy H14 does not identify the presence of North Benfleet Brook within this site, and should be amended to do so. Part 6 of Policy H14 requires compliance with policy CC4, which will enable fluvial flood risk and the sequential approach to it to be taken into account, however Part 6 could also be amended to include specific reference to fluvial flood risk. Part 4 of Policy H14 meanwhile deals with landscape buffering. This part could also be amended to ensure the ecology of the river corridor is also enhanced.	Amend the supporting text to policy H14, and parts 4 and 6 of policy H14 to ensure that fluvial flood risk, and the ecology of the North Benfleet Brook are properly managed through any development brought forward on this site.	DLP/2865, DLPQQ/209
Additional development will give rise to congestion and road safety issues around the existing school.	H14.18	It is recognised that there will be localised traffic impacts associated with development. In partnership with Essex County Council and Essex Highways, additional work will be undertaken on local access issues to ensure that new development is accompanied by adequate local junction and road safety improvements. This may result in the need to	Undertake additional work looking at local access issues for sites, and where appropriate amend policy H14 to incorporate any additional mitigation requirements.	DLP/2816, DLP/1208

		add to the policy requirements for development sites H7 to H27.		
Public transport provision and opportunities for active travel modes should be improved along Tresco Way.	H14.19	Part 2f of Policy H14 requires improvements to public transport provision and active travel modes as part of any development that occurs. In relation to site H14, this will provide benefits to the existing residential area located to the north of Tresco Way also.	None required.	DLP/2816
A 1fe primary school is required on site 14. A higher level of growth would require a larger primary school.	H14.20	Information noted. This aligns with the requirements set out in policy H14 as drafted.	None required.	DLP/2618
Text amendment proposed for paragraph 11.142	H14.21	Amendment sought to the name of the Fairglen Interchange junction. This correction should be made to ensure consistency with all other documentation.	Amend paragraph 11.142 as proposed for correctness.	DLP/2618
Development in this location will make Wickford undesirable and affect property values.	H14.22	Evidence on the benefits of planning recently published by the RTPi shows that well planned development contributes positively to the desirability of an area, and maintain and enhance property values within an area. There is no evidence to suggest that the reverse will occur in Wickford. Policies within Chapter 12 of the Draft Local Plan deal with ensuring that new development is of a high quality. Property values are not a valid planning consideration that the Council can take into account when developing its Local Plan.	None required.	DLP/1208
Object to allocation H14 due to impact on infrastructure.	H14.23	Additional infrastructure is proposed as part of this plan, as set out in chapters 9 and 13. Policy IMP1 expects the delivery of new infrastructure alongside the delivery of housing and other forms of development. However, it is recognised that there will be localised infrastructure impacts, and additional work is therefore being undertaken around site access and local junctions in particular. This will be used to enhance the policy requirements for sites as appropriate.	Consider the implications of additional work around site access and local junctions, and add to policy requirements accordingly.	DLP/9458, DLP/9484, DLPQQ/26, DLPQQ/27, DLPQQ/209, DLPQQ/378, DLPQQ/682
Impact of development at this site on wildlife.	H14.24	The allocations identified in the Draft Local Plan were subject to Ecology Appraisals. These appraisals were used to ensure that the allocations,	None required	DLPQQ/26, DLPQQ/27, DLPQQ/461

		and extent of allocations were appropriate in terms of their impact on wildlife.		
Loss of view/exclusivity/privacy as a consequence of development.	H14.25	It is recognised that some people pay a premium for the location and view from their property. However, there is no legal right to a view or other amenity over another persons land, and the planning system does not provide protection in such regards.	None required.	DLPQQ/461
Concerned about the impact of noise or other related construction activity on residents.	H14.26	It is recognised that construction noise and traffic can cause amenity issues for those living near development sites for a temporary period of time. It is also recognised that the proposal in this location will bring more construction traffic into an area which has seen development in recent years. Given the concerns raised, it is proposed that an additional requirement is introduced into the policy regarding Pollution and Residential Amenity to enable controls to be put in place in respect of construction traffic movements, mitigation of impacts and remediation of any damage. This would apply to all developments including site H14.	Consider the introduction of additional requirements regarding construction impacts within the policy on Pollution and Residential Amenity.	DLPQQ/461
Concerns about flood risk arising from site H14.	H14.27	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. Consequently, policy H14 requires consideration of flood risk matters in the development of the site, with compliance with policy CC4 required.	None required.	DLPQQ/706
Drainage undertaker welcomes reference within policy H15 to the alignment of development with drainage infrastructure improvements.	H15.1	Support of policy wording in relation to drainage infrastructure noted	None required	DLP/4412
Junction of Southend Road with Golden Jubilee Way needs upgrading to support development of this site.	H15.2	The implications of this development site on the junction of Southend Road with Golden Jubilee Way is recognised. Additional appraisal of this junction should be undertaken to understand what improvements are required.	Undertake additional assessment of the junction of Southend Road with Golden Jubilee Way to identify junction improvements required, and amend policy H15 accordingly.	DLP/1877, DLP/3171

<p>This development will increase the use of private vehicles, causing harm to the countryside.</p>	<p>H15.3</p>	<p>It is recognised that there is a strong pattern of car ownership and car usage across South Essex. It is also recognised that highway improvements, intended to reduce congestion, can make the use of cars easier and more desirable. However, South Essex is congested, and growth, as required by the NPPF, cannot be delivered without improvements to the highway. All allocations within the Draft Local Plan have been assessed in terms of their sustainability and accessibility, meaning that they are the most appropriate sites available in this regard. Additionally, each site is required to incorporate opportunities for public transport provision and active travel modes in order to encourage modal shift, and the impact of traffic on the environment. This approach is consistent with the NPPF.</p>	<p>None required</p>	<p>DLP/2555</p>
<p>Landowner seeks additional land to the west of the proposed allocation in policy H15 to be included.</p>	<p>H15.4</p>	<p>The land proposed for inclusion is sandwiched between the proposed allocation and existing residential development on Alicia Way, creating an illogical Green Belt Boundary, if site H15 were to be included in the submission Local Plan. It therefore represents a logical amendment to the proposed allocation. However, the site appears to be landlocked from Alicia Way/Bakers Farm Close. The proposed site will be considered through the HELAA to determine how access to this site could be achieved. If it is a requirement that the site needs to be access from the allocation set out in the Draft Local Plan for policy H15, then the policy will require an additional requirement to prevent landlocking of this site - this will ensure efficient use of land, and prevent the need for further Green Belt release.</p>	<p>Amend the allocation at site H15 to include this site, and investigate through the HELAA how access can be achieved. If necessary, amend the requirements of policy H15 to ensure access to this site, and prevent landlocking.</p>	<p>DLP/532</p>
<p>Impact of development on this site on wildlife.</p>	<p>H15.5</p>	<p>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 therefore appropriate in relation to wildlife impacts.</p>	<p>None required.</p>	<p>DLP/969, DLP/1744DLPQQ/931, DLPQQ/674</p>

Concern about infrastructure impacts arising from policy H15.	H15.6	Additional infrastructure is proposed as part of this plan, as set out in chapters 9 and 13. Policy IMP1 expects the delivery of new infrastructure alongside the delivery of housing and other forms of development. However, it is recognised that there will be localised infrastructure impacts, and additional work is therefore being undertaken around site access and local junctions in particular. This will be used to enhance the policy requirements for sites as appropriate.	Consider the implications of additional work around site access and local junctions, and add to policy requirements accordingly.	DLP/969, DLP/1744, DLP/3171, DLP/20270, DLPQQ/136, DLPQQ/931
Concern that the copse of trees adjacent to Alicia Gardens will be lost.	H15.7	The Natural Environment section of the Local Plan includes a policy on landscape features, which requires the retention of landscape features including high quality trees and groups of trees. This would apply to all developments including any brought forward on site H15.	None required.	DLP/969DLPQQ/136
Concern about health impacts of proximity of potential homes to pylons and the WWTWs.	H15.8	Safeguarding distances recommended by the Anglian Water and UK Power Networks have been applied in identifying the extent of this site. This has been further complemented by Odour Plume analysis in relation to the WWTWs.	None required.	DLP/969DLPQQ/931
Concerns about flood risk arising from site H15.	H15.9	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. Consequently, policy H15 requires consideration of flood risk matters in the development of the site, with compliance with policy CC4 required.	None required.	DLP/1744, DLP/3017, DLP20281, DLPQQ/87, DLPQQ/931
Developer with interest in the allocated site supports the proposed allocation, but seeks flexibility over the housing number, as a greater number of homes could be provided. Clarity also sought over infrastructure to be secured by S106 and by CIL.	H15.10	Support noted. Consideration will be given to the information submitted in order to determine whether additional homes could be accommodated on this site within the same land area initially identified, having regard to the evidence base. Consideration will also be given to providing additional clarity around the funding mechanisms for infrastructure requirements.	Give consideration to the information submitted, and determine whether additional homes could be accommodated on this site. If appropriate, amend policy H15 accordingly. Also set out the funding mechanisms for infrastructure requirements so it is clear what will be funded from S106 and what will be funded from CIL.	DLP/2807

There is no capacity to expand schools nearby this site, however the provision of a larger primary school at site H14 could provide additional capacity within Wickford.	H15.11	Concern about the capacity to expand d nearby schools noted. It may therefore be necessary to secure a 2fe primary at site H14, with a degree of cross funding from other sites secured via CIL.	Amend policy H14 to provide a 2fe primary, and consider how this could be funded through the Infrastructure Delivery Plan.	DLP/2620
Support for allocation H15.	H15.12	Support noted.	None required.	DLP/2803
Object to site allocation in H15.	H15.13	Objection noted.	None Required.	DLP/1743
Object to loss of Green belt arising from allocation H15.	H15.14	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, and undertaking an appraisal of the impacts of development on the Green Belt through the Green Belt Study Addendum.	None required.	DLPQQ/136
Drainage undertaker welcomes reference within policy H16 to the alignment of development with drainage infrastructure improvements.	H16.1	Support of policy wording in relation to drainage infrastructure noted	None required	DLP/4413
Reference to all other relevant policies enables application of HE policies in the plan.	H16.2	Noted	None required	DLP/724
Object to traveller site on Haslemere Road, as more long term residential properties are required in Wickford.	H16.3	The NPPF requires Local Planning Authorities to make provision for all forms of housing needs, including the needs of Gypsies and Travellers. There is an identified need for both traditional housing and accommodation for gypsies and travellers within Basildon Borough. The proposals in the Draft Local Plan set out sites to accommodate both sets of needs, with sufficient land identified for the provision of traditional housing. Therefore, the loss of this proposed traveller site cannot be justified on the basis of need for traditional housing.	None required.	DLP/1206, DLP/1421DLPSA/7DLPQQ/ 136
Landowners of an adjacent site are seeking the allocation to be extended to include their land.	H16.4	The HELAA will be updated to include an assessment of this additional land. Consideration will be given to the outcomes of this assessment, and of the existing evidence base to determine whether site H16 should be extended to incorporate this site.	Include the additional land within the HELAA, and given consideration to the evidence base in order to determine whether site H16 should be extended. If appropriate amend policy allocation.	DLP/967

Reuse the former education facility on this site for community uses rather than redeveloping for housing.	H16.5	The building on this site is not currently in use, and there are no proposals for this building to be re-used for a provider of community services. On this basis, this site is a vacant brownfield site, and consistent with the policy approach set out in policy SD1, the Council will seek to make the best use of such sites to limit encroachment into the Green Belt.	None required.	DLP/24, DLP/4458, DLP/10767, DLP/9885, DLP/3954, DLP/3701
Errors in the naming of roads, and quantum of development proposed on this site.	H16.6	The supporting text and wording of policy H16 will be reviewed to ensure it is factually accurate.	Review the supporting text and wording of policy H16 to ensure it is factually accurate.	DLP/1878
Any relocated provision of open space should be of equal or better quantity and quality.	H16.7	It is agreed that any relocated provision should be of equal or better quantity and quality. This is consistent with the NPPF. The wording associated with policy H16 should be amended to make this clear.	Consider these matters, and amend policy H7 accordingly.	DLP/57
Additional provision of open space in terms of either quantity or quality should be secured to meet the needs of the additional development.	H16.8	It is agreed that the new development will generate a need for open space above that which is already on site. This need will be identified through the application of the Open Space Standards as required by policy HC1. The wording associated with policy H16 should be amended to make this clear.	Consider these matters, and amend policy H7 accordingly.	DLP/57
The proposed site for the accommodation of gypsies and travellers will be surrounded by traditional homes, and not meet the open space and movement needs of gypsies and travellers.	H16.9	The issues raised in relation to the space requirements of gypsies and travellers is noted. The Council will seek the views of the Gypsy and Traveller community in relation to these matters in order to determine whether these concerns are shared by them.	Engage with the Gypsy and Traveller community with regard to the concerns expressed around the location of this site, and the associated restrictions on open space access and the ability to move vehicles. Use the outcomes of this discussion to inform decision on the desirability of this site to accommodate gypsy and traveller accommodation provision.	DLP/2403, DLP/2682, DLP/2683
Development in this location will compromise the attractiveness of the region of Downham and degrade the PROW running through the site.	H16.10	The OAN for housing is greater than the capacity of the urban area, which has meant that land within the current extent of the Green Belt has been identified for housing purposes. It is noted that this will have some impact on the Countryside. However, in order to identify sites which would	None required	DLP/2556

		minimise harm to the landscape, Outline Landscape Appraisals have been undertaken to identify developable areas within those sites promoted for development. Site H16 is based on this assessment, and forms part of a much larger site which was initially assessed but found to have too great an impact on the landscape. The identification of site H16 is therefore based on evidence of landscape impact. It should be noted that the proposed development site extends no further westwards towards Downham than the current building of Barn Hall. In terms of the PROW this is located at the northern boundary of the proposed allocation. It is the intention of policy H16 at part 2f, that improvements are made to opportunities for active travel, and therefore it is not the intention of the Council that the PROW would be downgraded.		
Support for the allocation of pitches for the accommodation of gypsies and travellers on this site.	H16.11	Support noted.	None required.	DLP/2848DLPQQ/485
Query regarding the number of pitches for the accommodation of gypsies and travellers on this site.	H16.12	The number of pitches identified for the accommodation of pitches for gypsies and travellers on this site is based on the outcomes of the Site Potential Study, which concluded that the vacant allotment site in this location could reasonably accommodate this quantum of pitches. The remaining land in this location has not been promoted for the accommodation of pitches.	None required.	DLP/2848
Loss of open space arising from development in this location	H16.13	Concern about the loss of open space on this site is noted. Part 2c of policy H16 addresses this concern by requiring the re-provision of the existing open space to the west of the site, and also requiring the improvement of the PROW network in this location.	None required.	DLP/1421, DLP/4851, DLP/4938DLPQQ/234
Residential amenity impacts on Alderney Gardens.	H16.14	It is recognised that the proposed development locations within the Local Plan, which are all extensions to the existing urban area, will have the greatest impact on those living adjacent to a proposed allocation. The Council as the local planning authority is required to act in the public good, and therefore the interests of the community, in terms of their needs, sit above the needs of the	None required.	DLP/4851

		individual. That being said, residential amenity is a concern of the Council and therefore policy NE7 requires all development proposals to be located and designed in such a manner as to not have a significant adverse impact on residential amenity by reason of pollution or disturbance. This will apply to all developments including any which takes place on site H16.		
Concern that development in this location will cause issues with highway safety on Station Avenue and Haslemere Road and increase congestion on surrounding road network.	H16.15	Additional infrastructure is proposed as part of this plan, as set out in chapters 9 and 13. Policy IMP1 expects the delivery of new infrastructure alongside the delivery of housing and other forms of development. However, it is recognised that there will be localised infrastructure impacts, and additional work is therefore being undertaken around site access and local junctions in particular. This will be used to enhance the policy requirements for sites as appropriate. In order to manage congestion at key routes, and at key junctions within the Borough, the Council will work with Essex County Council and developers to secure various improvements and alterations to carriageway infrastructure as set out in Policy TS2 of the Draft Local Plan	Consider the implications of additional work around site access and local junctions, and to determine if there are any additional strategic improvements to the highway network that could further assist in the alleviation of congestion around the Borough. Add to policy requirements accordingly.	DLP/990, DLP/1416, DLP/2135, DLP/2193, DLP/3114, DLP/3132, DLP/3136, DLP/3150, DLP/3158, DLP/3192, DLP/3209, DLP/3222, DLP/3233, DLP/3244, DLP/3268, DLP/3285, DLP/3296, DLP/3329, DLP/3384, DLP/3393, DLP/3405, DLP/3413, DLP/3428, DLP/3440, DLP/3453, DLP/3470, DLP/3473, DLP/3491, DLP/3504, DLP/3513, DLP/3524, DLP/3534, DLP/3544, DLP/3549, DLP/3570, DLP/3591, DLP/3604, DLP/3616, DLP/3624, DLP/3642, DLP/3652, DLP/3676, DLP/3677, DLP/3692, DLP/3701, DLP/3701; DLP/3702, DLP/3711, DLP/3721, DLP/3730, DLP/3739, DLP/3741, DLP/3751, DLP/3764, DLP/3775, DLP/3784, DLP/3793, DLP/3817, DLP/3827, DLP/3841, DLP/3848, DLP/3857, DLP/3870, DLP/3879, DLP/3894, DLP/3901, DLP/3913, DLP/3920,

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DLP/9757, DLP/9763,
DLP/9769, DLP/9775,
DLP/9781, DLP/9787,
DLP/9794, DLP/9800,
DLP/9807, DLP/9813,
DLP/9819, DLP/9825,
DLP/9832, DLP/9834;
DLP/9841, DLP/9849,
DLP/9857, DLP/9864,
DLP/9871, DLP/9883,
DLP/9885; DLP/9940;
DLP/9948, DLP/9958,

			DLP/9965, DLP/9972, DLP/9982; DLP/9984, DLP/9994, DLP/10003, DLP/10013; DLP/10017, DLP/10027, DLP/10034, DLP/10040; DLP/10042, DLP/10054, DLP/10060, DLP/10067; DLP/10080, DLP/10082; DLP/10090, DLP/10100, DLP/10108; DLP/10119, DLP/10135, DLP/10151, DLP/10153; DLP/10164, DLP/10165, DLP/10176; DLP/10178, DLP/10194; DLP/10203, DLP/10217, DLP/10222, DLP/10230, DLP/10242, DLP/10248; DLP/10251, DLP/10261, DLP/10270, DLP/10276; DLP/10285, DLP/10294, DLP/10300, DLP/10309; DLP/10319, DLP/10329, DLP/10334; DLP/10338, DLP/10349, DLP/10353; DLP/10360, DLP/10373; DLP/10379, DLP/10392, DLP/10405, DLP/10408, DLP/10416; DLP/10433; DLP/10441, DLP/10447, DLP/10459; DLP/10473, DLP/10475, DLP/10484, DLP/10495, DLP/10496; DLP/10514, DLP/10515, DLP/10526; DLP/10536, DLP/10547, DLP/10556; DLP/10561, DLP/10573, DLP/10579, DLP/10585, DLP/10598; DLP/10609; DLP/10634; DLP/10638, DLP/10658; DLP/10674, DLP/10680; DLP/10691, DLP/10693;
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DLP/10708, DLP/10720,
DLP/10722; DLP/10732,
DLP/10741; DLP/10742,
DLP/10758, DLP/10765,
DLP/10767; DLP/10768;
DLP/10775, DLP/10784,
DLP/10788, DLP/10800,
DLP/10802; DLP/10813,
DLP/10818, DLP/10827;
DLP/10835, DLP/10842,
DLP/10865; DLP/10870,
DLP/10887; DLP/10893,
DLP/10911; DLP/10922,
DLP/10925; DLP/10933,
DLP/10945, DLP/10960,
DLP/10976; DLP/10978,
DLP/10980, DLP/10992,
DLP/11011, DLP/11019,
DLP/11031, DLP/11038;
DLP/11043, DLP/11060,
DLP/11075; DLP/11083,
DLP/11088, DLP/11104,
DLP/11117; DLP/11118,
DLP/11135, DLP/11140,
DLP/11144, DLP/11152,
DLP/11168; DLP/11181,
DLP/11194, DLP/11203,
DLP/11210, DLP/11223,
DLP/11232; DLP/11237,
DLP/11251, DLP/11262;
DLP/11263, DLP/11277,
DLP/11288, DLP/11292;
DLP/11311, DLP/11322,
DLP/11327; DLP/11336,
DLP/11340, DLP/11359;
DLP/11368, DLP/11384;
DLP/11408, DLP/11410,
DLP/11412; DLP/11428;
DLP/11439; DLP/11449,
DLP/11458, DLP/11465;
DLP/11477, DLP/11488;
DLP/11498, DLP/11502;

				DLP/11510, DLP/11522; DLP/11535, DLP/11541; DLP/11545, DLP/11559, DLP/11568; DLP/11576, DLP/11586, DLP/11593, DLP/11613, DLP/11620, DLP/11624, DLP/11640, DLP/11647, DLP/11653, DLP/11661, DLP/11669, DLP/11671, DLP/11677, DLP/11687, DLP/11696, DLP/11697, DLP/11725, DLP/11734, DLP/11740, DLP/11746, DLP/11752, DLP/11762, DLP/11763, DLP/11774, DLP/11783, DLP/11786, DLP/11796, DLP/11803, DLP/11810, DLP/11816, DLP/11822, DLP/11828, DLP/11844, DLP/11855, DLP/11857, DLP/11866, DLP/11875, DLP/11882, DLP/11891, DLP/11900, DLP/11909, DLP/11919, DLP/11927, DLP/11937, DLP/11948, DLP/11953, DLP/11960, DLP/11971, DLP/11985, DLP/11994, DLP/11995, DLP/1
The close proximity of a gypsy and traveller site in this location with the settlement community will give rise to frictions within the community, on both sides.	H16.16	It is recognised that there are differences in the way that the settled community and gypsies and travellers go about their day-to-day activities, and make use of places in which they live, which can give rise to conflict. Nonetheless, the Council has a responsibility to make provision for the accommodation needs of both communities. Therefore, a careful balance must be struck which ensure that the Council does not exclude gypsies and travellers, or indeed any other group with a protected characteristic, from playing part in the community of Basildon, whilst also ensuring that the	Give consideration to an approach in meeting the accommodation needs of gypsies and travellers which overcomes the proximity issues raised by allowing for the provision of sites within the current extent of the Green Belt.	

		needs of the community as a whole are met. Ultimately, it may be the case that if residents are concerned about the conflicts that may arise from gypsies and travellers being in close proximity to the settlement community, that sites within the Green Belt, which are normally more favoured by gypsies and travellers in any event, are considered more favourably within the Local Plan in meeting the needs of gypsies and travellers. This will enable the proximity issues to be overcome.		
Developer with interests in this site supports the allocation and associated policy subject to some improved clarity within the policy wording.	H16.17	Support noted. It is agreed that additional clarity could be provided within policy H16 to make it clear the requirements for development in this location.	Consider the points of clarification sought by this consultee and amend policy H16 accordingly.	DLP/1395
Allotment should be re-used for allotment purposes.	H16.18	The site identified for the provision of gypsy and traveller pitches on this site is a former allotments. It is no longer in use for allotment purposes, and has not been for some time. There is no legal requirement on the Council for this land to be used for allotment purposes.	None required.	DLP/1421, DLP/20229,
Impact of construction traffic and activity on residents in Station Avenue.	H16.19	It is recognised that construction traffic can cause amenity issues for those living near development sites for a temporary period of time. It is also recognised that the proposal in this location will bring more construction traffic into an area which has seen development in recent years. Given the concerns raised, it is proposed that an additional requirement is introduced into the policy regarding Pollution and Residential Amenity to enable controls to be put in place in respect of construction traffic movements, mitigation of impacts and remediation of any damage. This would apply to all developments including site H16.	Consider the introduction of additional requirements regarding construction impacts within the policy on Pollution and Residential Amenity.	DLP/1460
Impact on traffic flows, speeds and road safety on Station Avenue.	H16.20	It is noted that the new development at St. Marys Walk has caused an increase in traffic flow on Station Avenue, and there are concerns additional development in this location will cause further movements, and increased speed and concerns over road safety. Additional work is being carried out in respect of local access and local junctions to identify specified local highways improvements	Consider the implications of additional work around site access and local junctions, and add to policy requirements accordingly.	DLP/1460, DLP/9538, DLPQQ/434

		associated with each site. The concerns in relation to Station Avenue will be integrated into this work to determine whether any requirements for local improvements can be included within policy H16.		
Impact on infrastructure arising from development of this site.	H16.21	Additional infrastructure is proposed as part of this plan, as set out in chapters 9 and 13. Policy IMP1 expects the delivery of new infrastructure alongside the delivery of housing and other forms of development. However, it is recognised that there will be localised infrastructure impacts, and additional work is therefore being undertaken around site access and local junctions in particular. This will be used to enhance the policy requirements for sites as appropriate.	Consider the implications of additional work around site access and local junctions, and add to policy requirements accordingly.	DLP/1460DLPSA/7DLPQQ/57, DLPQQ/434
Should not move recreation ground, should build homes where recreation ground is proposed to be moved to.	H16.22	It is recognised that the proposal to move the recreation ground would move the open space further away from the existing residential community. Residential development on the land proposed for the recreation ground would have a greater impact on the landscape. There is therefore a need for weighted consideration to be given to the relative merits of the two alternative proposals.	Consider whether the recreation ground should be moved westwards in this site, or whether the land proposed for the recreation ground should be developed for housing instead, with greater landscape impacts. If necessary, amend policy H16 accordingly.	DLP/1531
Additional school provision in Runwell will accommodate primary education needs arising from this site.	H16.23	1) support noted. 2) Information noted. 3) Information noted. 4) Information noted.	1) None required. 2) None required. 3) None required. 4) None required.	DLP/2621
Objects to proposed gypsy and traveller site in H16	H16.24	Objection noted.	None required.	DLP/2186, DLP/5087
Objects to allocation H16.	H16.25	Objection noted.	None required.	DLPSA/7
Objects to proposed gypsy and traveller site in H16 because there is already a large traveller community in Runwell.	H16.26	The NPPF requires Local Planning Authorities to make provision for all forms of housing needs, including the needs of Gypsies and Travellers. There is an identified need for the accommodation for gypsies and travellers within Basildon Borough. The site allocations within the Draft Local Plan have been identified as the most appropriate locations for development based on the findings of a range of studies taking into account infrastructure provision, the supply of suitable and deliverable sites and environmental and historic constraints. The Council will consider reviewing the evidence which led to	Consider reviewing evidence.	

		the allocation of additional pitches for Gypsies and Travellers.		
A residential care home should be built on H 16.	H16.27	Consideration will be given to the alternative option promoted in this representation.	Consider the potential for the alternative use put forward in this location for development purposes.	DLP/2193
Drainage undertaker welcomes reference within policy H17 to the alignment of development with drainage infrastructure improvements.	H17.1	Support of policy wording in relation to drainage infrastructure noted	None required	DLP/4414
Error in the labelling of the alternative for site H17.	H17.2	Error in the labelling of alternative options is noted. The alternative option boxes will not appear in the submission local plan, and therefore no action is required in relation to this comment.	None required.	DLP/1880
Support for allocation H17.	H17.3	Support noted.	None required.	DLP/512, DLP/2660, DLP/187, DLP/526
Site could accommodate a higher level of housing provision, making better use of land and reduce the need for further encroachment into the Green Belt.	H17.4	Potential for higher levels of housing provision on this site noted. The Council will have regard to the submissions made in respect of this site by landowners and developers through the HELAA process to determine whether a higher quantum of housing can be accommodated on this site in a sustainable way.	Consider the representations made by landowners and developments in relation to this site through the HELAA process to determine whether a higher quantum of development can be sustainably accommodated on this site. If appropriate, amend H17 accordingly.	DLP/512
Support for the approach taken in the policy to flood risk management and to the improvement of the river corridor (Environment Agency)	H17.5	Support for the approach to flood risk management and management of the river corridor by the Environment Agency noted.	None required.	DLP/2867
Distance of this site to the town centre will encourage car use.	H17.6	The proposed allocation at H17 is adjacent to the existing residential area of Wickford, and also adjacent to the London Road, which provides direct access to the centre of Wickford, and already supports public transport provision. Part 2e of Policy H17 requires the new development in this location to be supported by improvements to both public transport and active travel modes, acting to reduce the dependence of residents on this site on private car use. The Sustainability Appraisal which was independently prepared to inform the local plan,	None required	

		concludes that the allocation in policy H17 is sustainably located.		
Developer with an interest in the site indicates that a higher quantum of housing can be provided over the same site area as allocated, and that a landscape buffer is not required along the River Crouch.	H17.7	Consideration will be given to the information submitted by the developer to determine whether the proposals submitted are acceptable, and would enable a larger quantum of housing to be provided on the same site without increasing its area. In terms of the landscape buffer, these can perform multiple functions. They not only provide a visual buffer but can also provide other amenity benefits such as flood amelioration. To this end, it is the view of the Council that the requirement for a landscape buffer along the River Crouch is retained within the policy.	Review the additional information provided with regard to development proposals for this site, and determine whether H17 should be amended to include additional homes over the same site area.	DLP/2518DLPQQ/973
Developer with interest in part of this site indicates that development on land within their holding could occur with limited impediment.	H17.8	Information noted.	None required.	DLP/353
Impact of development on this site on the rural character of the area.	H17.9	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. This site, located to the west of Wickford was identified using this landscape evidence, and is considered to be an appropriate development location in landscape terms.	None required.	DLP/1222, DLP/1223, DLP/2557, DLP/3146, DLP/3323
Impact of development on this site on wildlife.	H17.10	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 therefore appropriate in relation to wildlife impacts.	None required.	DLP/1222, DLP/1223, DLP/3146, DLP/3323, DLP/19825, DLP/19850, DLP/19902, DLP/20205, DLP/20211, DLP/12199, DLPQQ/972
Concerns about flood risk arising from site H17.	H17.11	The proposed allocations in the Draft Local Plan have been subject to a flood risk sequential test,	None required.	DLP/1222, DLP/1223, DLP/3146, DLP/3323,

		and found to be sequentially appropriate. That being said, it is recognised that areas of the borough are susceptible to surface water flood risk. Consequently, policy H17 requires consideration of flood risk matters in the development of the site, with compliance with policy CC4 required.		DLP/171, DLP/272, DLP/7265, DLPQQ/17, DLPQQ/41
Object to loss of Green belt arising from allocation H17.	H17.12	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, and undertaking an appraisal of the impacts of development on the Green Belt through the Green Belt Study Addendum.	None required.	DLP/1222, DLP/1223, DLP/3146, DLP/3323, DLP/19825, DLP/19850, DLP/19902, DLP/9618, DLPQQ/11, DLPQQ/130
Concern about infrastructure impacts arising from policy H17.	H17.13	Additional infrastructure is proposed as part of this plan, as set out in chapters 9 and 13. Policy IMP1 expects the delivery of new infrastructure alongside the delivery of housing and other forms of development. However, it is recognised that there will be localised infrastructure impacts, and additional work is therefore being undertaken around site access and local junctions in particular. This will be used to enhance the policy requirements for sites as appropriate.	Consider the implications of additional work around site access and local junctions, and add to policy requirements accordingly.	DLP/1222, DLP/1223, DLP/3146, DLP/3323, DLP/170DLPQQ/17
Concern about privacy and amenity impacts for those living adjacent to the proposed site.	H17.14	The Council applies design criteria and amenity standards to new development proposals in order to minimise the impact of new development in existing development nearby. It is the intention of the Council to continue to apply such standards and criteria to new development going forward in order to ensure that those who live adjacent to development locations do not see their privacy or amenity reduced to a harmful level by new development.	None required - this is a matter for detailed design.	DLP/1222, DLP/1223, DLP/3146, DLP/3323DLPQQ/130
Promoting alternative land further to the west adjacent to Ramsden Bellhouse for 220 homes (Greenacres Farm).	H17.15	Consideration was given to land further to the west of this allocation as part of the preparation of the Draft Local Plan. Development in this location was not considered acceptable as it would impact more significantly on the purposes of including land in the Green Belt, would have greater landscape impacts	Consider whether the information provided in relation to Greenacres Farm is sufficient to overcome the fundamental concerns regarding development in this alternative	DLP/2428

		and would not represent a sustainable development location for such a large quantum of housing giving its remoteness from the main towns within Basildon Borough. The additional information provided will however be reviewed to determine whether the proposals set forth can help to overcome these fundamental concerns.	location. If appropriate amend the Local Plan accordingly.	
Concerns about road safety at junction of Castledon Road with the London Road.	H17.16	Road safety concerns in this location are noted. It is recognised that there will be localised traffic impacts around proposed development sites, and therefore additional work is being undertaken around site access proposals and local junctions in particular to identify where improvements are required. This additional work will be used to identify additional policy requirements for sites, where necessary.	Consider the implications of additional work around site access and local junctions, and add to policy requirements accordingly.	DLP/2906, DLP/2924, DLP/272, DLP/7265, DLP/9618, DLP/11375, DLP/11392DLPQQ/41
Promoting alternative land further to the west , north of the London Road (Alpha Garden Centre).	H17.17	Land in this location was tested through the preparation of the Local Plan, and was found to be generally suitable for development purposes. There were however concerns that development in this location would reduce the degree of separation between Wickford and Ramsden Bellhouse to a greater degree than land further east. Consideration will be given to the information provided by this landowner in order to determine whether it would be appropriate for this land to be given further consideration for inclusion in the Draft Local Plan.	Give further consideration to the inclusion of this site within the Local Plan, having regard to the information submitted by this landowner. If considered appropriate, amend policy H18 of the Local Plan accordingly.	DLP/3015
Impact on house price / loss of view	H17.18	It is recognised that some people pay a premium for a view from their property. However, there is no legal right to a view over another persons land, and the planning system does not provide protection in such regards.	None required.	DLP/3146, DLP/3323, DLP/9618,
Primary school need arising from this development could be accommodated through the expansion of existing primary schools nearby.	H17.19	Information noted.	None required.	DLP/2630
More detail is required in relation to the specific highways mitigation required to serve this development location.	H17.20	It is noted that additional information is required in relation to highways mitigation modelling in the location of sites H17 and H18. Additional transport modelling work has been commissioned from Essex Highways in partnership with ECC. As part of this commission additional mitigation options will be	Undertake additional transport modelling and mitigation assessment work, and use the results to inform any changes to the policies H17, H18 and associated transport policies.	DLP/2630

		identified where gaps in provision, including in this location, exist. This may result in additional highways mitigation requirements for sites H17 and H18, to be integrated into relevant allocation and transport policies.		
Concerned about the impact of noise or other related construction activity on residents near H17.	H17.21	It is recognised that construction noise and traffic can cause amenity issues for those living near development sites for a temporary period of time. It is also recognised that the proposal in this location will bring more construction traffic into an area which has seen development in recent years. Given the concerns raised, it is proposed that an additional requirement is introduced into the policy regarding Pollution and Residential Amenity to enable controls to be put in place in respect of construction traffic movements, mitigation of impacts and remediation of any damage. This would apply to all developments including site H24.	Consider the introduction of additional requirements regarding construction impacts within the policy on Pollution and Residential Amenity.	DLP/170
Questions where access will be to H 17.	H17.22	As set out within policy H 17, the proposed access would need to be located off Castledon Road and London Road utilising existing access points. Details of individual schemes will be provided in more detail at the planning application stage.	None required.	DLPQQ/875
Some trees have preservation orders.	H17.23	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. Permission will be required to fell any tree that has a Tree Preservation Order (TPO). In addition, protection of all Green Infrastructure is supported within Policy NE 1 and all development must seek to protect landscape features in line with Policy NE6.	None required.	DLPQQ/972
Drainage undertaker welcomes reference within policy H18 to the alignment of development with drainage infrastructure improvements.	H18.1	Support of policy wording in relation to drainage infrastructure noted	None required	DLP/4415
Support for the allocation of site H18.	H18.2	Support noted.	None required.	DLP/2661, DLP/187

Access to site H18 must be taken from the London Road, and not the adjacent residential side streets.	H18.3	Policy H18 Part 1 is very clear that access should be taken from the London Road. There is nothing within policy H18 to suggest that access would be taken from the adjacent residential side streets.	None required	DLP/636, DLP/637, DLP/11395,
Distance of this site to the town centre will encourage car use.	H18.4	The proposed allocation at H18 is adjacent to the existing residential area of Wickford, and also adjacent to the London Road, which provides direct access to the centre of Wickford, and already supports public transport provision. Part 2e of Policy H18 requires the new development in this location to be supported by improvements to both public transport and active travel modes, acting to reduce the dependence of residents on this site on private car use. The Sustainability Appraisal which was independently prepared to inform the local plan, concludes that the allocation in policy H18 is sustainably located.	None required	DLP/1534
Landscape impacts associated with this site meant it was previously excluded from inclusion in the Core Strategy.	H18.5	The Landscape Character Assessment undertaken for the Core Strategy was done at a strategic level, and therefore excluded large parcels of land from consideration, taking no account of local variations in character. Where land continued to be promoted for development in locations where landscape impacts were the main constraint, site specific Outline Landscape Appraisals were undertaken to consider whether there was any development capacity in the location. For site H18, the site specific assessment showed that there is development capacity in the area proposed for allocation in the Draft Local Plan. It should be noted that similar appraisals of other sites did not identify a developable area.	None required.	DLP/2559DLPQQ/23, DLPQQ/353
Developer with interests in this site seeks to provide a larger quantum of development in this location (220 homes) over a larger site area than that allocated in the Draft Local Plan.	H18.6	The Council notes the additional information submitted by the developer with interests in this site, and will review it carefully. However, the Council's own evidence, which has seen a consistent methodology for the appraisal of landscape impacts applied across the Borough does not support a larger allocation in this location. Additionally, there are concerns related to the erosion of the Green Belt between Wickford and	Review the additional information provided with regard to the larger area of land being promoted within the location H18, and determine whether H18 should be amended to include the additional land proposed.	DLP/2215

		Crays Hill that would need to be overcome in any proposals for a larger site in this location.		
Impact of development on this site on the rural character of the area.	H18.7	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. This site, located to the west of Wickford was identified using this landscape evidence, and is considered to be an appropriate development location in landscape terms.	None required.	DLP/1204DLPQQ/771
Impact of development on this site on wildlife.	H18.8	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 therefore appropriate in relation to wildlife impacts.	None required.	DLP/1204, DLP/8623, DLPQQ/399
Concerns about flood risk arising from site H18.	H18.9	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. Consequently, policy H18 requires consideration of flood risk matters in the development of the site, with compliance with policy CC4 required.	None required.	DLP/1204, DLP/9610, DLP/9617, DLPQQ/17
Object to loss of Green belt arising from allocation H18.	H18.10	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, and undertaking an appraisal of the impacts of development on the Green Belt through the Green Belt Study Addendum.	None required.	DLP/1204DLPQQ/23, DLPQQ/772, DLPQQ/773

Concern about infrastructure impacts arising from policy H18.	H18.11	Additional infrastructure is proposed as part of this plan, as set out in chapters 9 and 13. Policy IMP1 expects the delivery of new infrastructure alongside the delivery of housing and other forms of development. However, it is recognised that there will be localised infrastructure impacts, and additional work is therefore being undertaken around site access and local junctions in particular. This will be used to enhance the policy requirements for sites as appropriate.	Consider the implications of additional work around site access and local junctions, and add to policy requirements accordingly.	DLP/1204, DLP/9610, DLP/9617, DLP/11396DLPQQ/17, DLPQQ/23, DLPQQ/358, DLPQQ/399
Concern about privacy and amenity impacts for those living adjacent to the proposed site.	H18.12	The Council applies design criteria and amenity standards to new development proposals in order to minimise the impact of new development in existing development nearby. It is the intention of the Council to continue to apply such standards and criteria to new development going forward in order to ensure that those who live adjacent to development locations do not see their privacy or amenity reduced to a harmful level by new development.	None required - this is a matter for detailed design.	DLP/1204, DLP/8623, DLPQQ/157
Impact on house price / loss of view	H18.13	It is recognised that some people pay a premium for a view from their property. However, there is no legal right to a view over another persons land, and the planning system does not provide protection in such regards.	None required.	DLP/1204, DLP9610, DLP/9617, DLP/8623,
Primary school need arising from this development could be accommodated through the expansion of existing primary schools nearby.	H18.14	Information noted.	None required	DLP/2631
More detail is required in relation to the specific highways mitigation required to serve this development location.	H18.15	It is noted that additional information is required in relation to highways mitigation modelling in the location of sites H17 and H18. Additional transport modelling work has been commissioned from Essex Highways in partnership with ECC. As part of this commission additional mitigation options will be identified where gaps in provision, including in this location, exist. This may result in additional highways mitigation requirements for sites H17 and H18, to be integrated into relevant allocation and transport policies.	Undertake additional transport modelling and mitigation assessment work, and use the results to inform any changes to the policies H17, H18 and associated transport policies.	DLP/2631DLPQQ/41

Impact of development on this site on the historic character of the area.	H18.16	Policy HE 1 sets out criteria for the conservation of the historic environment. The policy would be applicable to all new development and proposals would be expected safeguard and enhance the character and local distinctiveness of any feature of the historic environment. Evidence base documents including those that assess the historic environment have informed this site allocation.	None required.	DLPQQ/358
Impact of development on this site on existing hedgerows and trees.	H18.17	The Natural Environment section of the Local Plan includes a policy on landscape features, which requires the retention of landscape features including high quality trees and groups of trees. This would apply to all developments including any brought forward on site H15.	None required.	DLPQQ/399
New development should of a similar design, complementing existing housing stock.	H18.18	It is agreed that development at this location should be of a high quality that complements the surrounding area. Policies within chapter 12 of the Local Plan advocate such a high standard of design.	None required.	DLPQQ/399
Requests further details on open space proposed for site H18.	H18.19	Part 4 of policy H18 requires the provision of multi-functional open space as part of any proposal for development on this allocation. Final implementation, including matters relating to design would be determined through the planning application process.	None required.	DLPQQ/399
Drainage undertaker welcomes reference within policy H19 to the alignment of development with drainage infrastructure improvements.	H19.1	Support of policy wording in relation to drainage infrastructure noted	None required	DLP/4416, DLP/1097
Recreational pressures on Norsey Wood SSSI, arising from development on this site should be mitigated through high quality on-site Green Infrastructure provision and/or developer contributions towards measures to increase the resilience of the SSSI (Natural England).	H19.2	Part 5 of policy H19 requires the on-site provision of multi-functional open space. Part 6 of policy H19 meanwhile requires no harm to biodiversity, including compliance with policy NE5. Policy NE5 sets out a comprehensive, NPPF compliant approach to the conservation and management of ecology and biodiversity where development is proposed. It is considered that the impacts on Norsey Wood SSSI of development in this location can be fully managed by the policies set out in the Draft Local Plan without amendment.	None required.	DLP/2737, DLP/221

Impact of development on this site on the rural character of the area.	H19.3	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. This site, located to the north of Billericay was identified using this landscape evidence, and is considered to be an appropriate development location in landscape terms.	None required.	DLP/298, DLP/972, DLP/1241, DLP/1840, DLP/1842, DLP/1845: DLP/1849, DLP/1767, DLP/764, DLP/1292, DLP/13580, DLP/14766, DLP/14796, DLP/7069, DLP/1461, DLPQQ/497, DLPQQ/205, DLPQQ/276, DLPQQ/252, DLPQQ/1006
Impact of development on this site on wildlife.	H19.4	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 therefore appropriate in relation to wildlife impacts.	None required.	DLP/182, DLP/486, DLP/298, DLP552, DLP/1241, DLP/1526, DLP/1539, DLP/1840, DLP/1842, DLP/1845: DLP1849, DLP/1767, DLP/2946, DLP/550, DLP/3807, DLP/754, DLP/763, DLP/999, DLP/1292, DLP/499, DLP/2384, DLP16029, DLP/14766, DLP/13109, DLP/13580, DLP/14796, DLP/18051, DLP/18118, DLP/12631, DLP/13109, DLP/13126, DLP/13224, DLP/13580, DLP/14766, DLP/14796, DLP/20035, DLP/1461, DLPQQ/140, DLPQQ/497, DLPQQ/210, DLPQQ/276, DLPQQ/421, DLPQQ/921, DLPQQ/407, DLPQQ/405, DLPQQ/470, DLPQQ/1006
Concerns about flood risk arising from site H19.	H19.5	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. Consequently, policy H20 requires consideration of	None required.	DLP/999, DLP/, DLP/14766, DLP/13580, DLP/14796, DLP/20035, DLP/18051, DLP/18118, DLP/13109, DLP/13126, DLP/1322.4 DLP/14766, DLP/14796, DLP/20035, DLPQQ/17,

		flood risk matters in the development of the site, with compliance with policy CC4 required.		DLPQQ/140, DLPQQ/158, DLPQQ/205, DLPQQ/276, DLPQQ/297, DLPQQ/341, DLPQQ/333, DLPQQ/336, DLPQQ/338, DLPQQ/342, DLPQQ/407, DLPQQ/405, DLPQQ/470
Object to loss of Green belt arising from allocation H19.	H19.6	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, and undertaking an appraisal of the impacts of development on the Green Belt through the Green Belt Study Addendum.	None required.	DLP/999,DLP/249, DLP/14766, DLP/13126, DLP/13831, DLP/14796, DLP/18118, DLP/7069, DLP/371, DLP/1461, DLPQQ/140, DLPQQ/276, DLPQQ/342, DLPQQ/921, DLPQQ/273, DLPQQ/387, DLPQQ/702
Concern about infrastructure impacts arising from policy H19.	H19.7	Additional infrastructure is proposed as part of this plan, as set out in chapters 9 and 13. Policy IMP1 expects the delivery of new infrastructure alongside the delivery of housing and other forms of development. However, it is recognised that there will be localised infrastructure impacts, and additional work is therefore being undertaken around site access and local junctions in particular. This will be used to enhance the policy requirements for sites as appropriate.	Consider the implications of additional work around site access and local junctions, and add to policy requirements accordingly.	DLP/880, DLP/910, DLP/504,DLP/390, DLP298, DLP/552, DLP/466: DLP/944, DLP/1241:DLP/1550, DLP/1097, DLP/1526,DLP/1539,DLP/1840, DLP/1842, DLP/1845,DLP/1849:DLP1806,DLP/1767, DLP/2381:DLP/2946,DLP/251,DLP/543,DLP/3568,DLP/3807,DLP/252,DLP/750,DLP/250,DLP/551, DLP/2384, DLP/14766, DLP/13109, DLP/13126, DLP/13831, DLP/14796, DLP/18051, DLP/18118, DLP/20035, DLP/20037, DLP12631, DLP/13109,DLP/ 13580, DLP/13831 DLPQQ/158, DLPQQ/205, DLPQQ/210, DLPQQ/276, DLPQQ/407, DLPQQ/405, DLPQQ/470, DLPQQ/1006

This development will result in the loss of open space.	H19.8	The land allocated for development in this location is private land currently used for agricultural purposes. It does not therefore provide open space for public use. The development of this site provides the opportunity for additional public open space to be provided in this location rather than resulting in a loss.	None required.	DLP/1461, DLPQQ/101, DLPQQ/158, DLPQQ/921
The parcel of land to the north-west of the site is owned by local residents and is not available for development	H19.9	The previous landowner has continued to promote the land for development purposes, and has misrepresented his interest in the site to the Council. Land Registry searches have been completed and this reveals that the land to the north-west of the site is owned by a group of local residents. These local residents have indicated that this part of the site is not available, and therefore it is necessary to review a) the extent of the site; b) access arrangements for the site; and c) on the basis of access arrangement considerations, whether the site still represents a suitable development location. Policy H19 will need to be amended in respect of these considerations.	Undertake a review of allocation H19 in light of the new landownership information and amend policy H19 accordingly.	DLP/1526, DLP/1539, DLP/2946, DLP/999, DLP/1292, DLP/3807, DLP/2384, DLP/1525, DLP/1536, DLP/18051, DLP/18118, DLP/12484, DLP/13224, DLP/13308, DLPSA/4DLPQQ/158, DLPQQ/276, DLPQQ/252, DLPQQ/407, DLPQQ/405, DLPQQ/702
This area of Billericay is of historical significance and should not be developed.	H19.10	There are no known heritage assets in this location, although it is understood that the heritage assets of concern may be archaeological due to the passage to time. It is a requirement of the Draft Local Plan that development in areas where there may be archaeological deposits of significance should be investigated and where possible preservation of such deposits should occur. The Council will undertake an investigation, using specialist advise, to determine the likelihood of archaeological deposits of significance in this location, and if there is a likelihood that such deposits are present, policy H19 will be amended to require a specific, on-site investigation of the archaeology, before any development is permitted to commence in this location. Such an approach would be consistent with the NPPF.	Seek specialist advise on the likelihood of archaeological deposits being found on this site, and if appropriate, amend policy H19 to require archaeological investigations if necessary, in accordance with the requirements of the NPPF.	DLP/182, DLP/1241: DLP/1805, DLP/7374, DLPQQ/421, DLP/7374, DLP/1461, DLPQQ/276, DLPQQ/487, DLPQQ/803, DLPQQ/1006, DLPQQ/634, DLPQQ/662
Not a sustainable development location.	H19.11	The allocations in the Draft Local Plan were subject to sustainability appraisal as part of their identification. The sustainability appraisal concludes	None required	DLP/972, DLP/1292, DLP/1461,

		that this site is appropriate for allocation in terms of sustainability.		
Support for the allocation in Policy H19	H19.12	Support noted	None required	DLP/970, DLP/1875, DLP/1936, DLP/16282, DLP/17514, DLP/17739, DLP/17802, DLP/17838, DLP/18216, DLP/18251, DLP/18360, DLP/18392, DLP/18392, DLP/19140, DLP/19475, DLP/19832, DLP/19865, DLP/19887, DLP/19887, DLP/19911, DLP/19948, DLP/19982, DLP/20014, DLP/20416, DLPQQ/414
Objection for the allocation in Policy H19	H19.13	Objection noted.	None required	DLP/2159, DLP/2253, DLP/5309, DLP/332, DLP/337, DLP/16137, DLP/16447, DLP/16509, DLP/16590, DLP/16672, DLP/16686, DLP/16742, DLP/16774, DLP/16823, DLP/16913, DLP/16938, DLP/17010, DLP/17062, DLP/17106, DLP/17172, DLP/17205, DLP/17280, DLP/17364, DLP/17457, DLP/17482, DLP/17494, DLP/17495, DLP/17548, DLP/17588, DLP/17699, DLP/17760, DLP/17899, DLP/17983, DLP/18057, DLP/18101, DLP/18120, DLP/18134, DLP/18155, DLP/18163, DLP/18179, DLP/18192, DLP/18212, DLP/18268, DLP/18272, DLP/18283, DLP/18305, DLP/18324, DLP/18327, DLP/18401, DLP/18420, DLP/18484, DLP/18506, DLP/18522, DLP/18558,

				DLP/18577, DLP/18611, DLP/18627, DLP/18644, DLP/18650, DLP/18655, DLP/18678, DLP/18701, DLP/18748, DLP/18772, DLP/18787, DLP/18804, DLP/18816, DLP/18880, DLP/18897, DLP/18912, DLP/18931, DLP/18945, DLP/18959, DLP/18968, DLP/18987, DLP/19008, DLP/19032, DLP/19045, DLP/19053, DLP/19062, DLP/19086, DLP/19103, DLP/19562, DLP/19571, DLP/19580, DLP/19589, DLP/19598, DLP/19599, DLP/19608, DLP/19617, DLP/19626, DLP/19635, DLP/19650, DLP/19662, DLP/19671, DLP/19674, DLP/19689, DLP/19698, DLP/19707, DLP/19716, DLP/19725, DLP/19734, DLP/19743, DLP/19752, DLP/19761, DLP/19770, DLP/19779, DLP/19788, DLP/19797, DLP/19806, DLP/19923, DLP/19933, DLP/19962, DLP/19976, DLP/20050, DLP/20074, DLP/20112, DLP/20112, DLP/20134, DLP/20134, DLP/20376, DLP/20407, DLP/20435, DLP/1461, DLPQQ/921, DLPQQ/454
Concern about taking access to this site close to the Willowfield sport ground, and the associated traffic congestion that would arise.	H19.14	The Council is working with ECC and Essex Highways to identify local access and junction issues arising from individual development sites in order that appropriate access and mitigation measures can be put in place for each site. This	Consider the outcomes of the additional transport assessment work underway, and if appropriate amend policy H19 accordingly.	DLP/76, DLP/

		would consider the proximity of existing access points to the proposed access for each development site to ensure that issues do not arise. This additional work may result in changes / additional requirements for policies H7 to H27.		
Development in this location will impact on the adjacent Willowfield Recreation ground, and/or may result in its loss.	H19.15	The Willowfield Recreation ground is located in Chelmsford City Council's area. It is not proposed for development within the Chelmsford City Local Plan, and therefore there is no known proposals for the redevelopment of this site that the Council is aware of which will result in its loss. With regard to the impact of development on the ground, there is no reason why development on this site should impact on the use of the Willowfield recreation ground for sports purposes. In terms of concerns related to flood risk, all sites H7 to H27, are required to mitigate flood risk on-site in accordance with policy CC4. There is therefore no reason why the risk of flooding of pitches at the Willowfield site should increase as a consequence of development.	None required	DLP/5,DLP76,DLP/1081,DL P/968,DLP/1049,DLP/1048
Pupils arising from this development location can be accommodated within existing schools in Billericay.	H19.16	Information noted.	None required.	DLP/2632
Restricting the size of this site prevents the requirements of the policy in relation to nature conservation being achieved.	H19.17	Concern noted. The purpose of restricting the development area is to avoid development in those parts of this location where it may be harmful to ecology as an example. The requirement to provide a net gain in biodiversity still remains, and it will be for the landowners of the developable area to work with adjacent landowners to provide additional habitat or buffering to limit any harm arising from development.	None required.	DLP/486
Potash Road should be widened to enable this development to occur.	H19.18	Noted. The Council is working with the County Council and Essex Highways to determine how access to sites can most sustainably be achieved. This additional work will be used to identify additional requirements within each of the allocation policies H7 to H27.	Having regard to the additional work being undertaken on site access, amend if appropriate, the requirements of policy H19.	DLP/390, DLP/20338, DLP/20338, DLP/13866DLPQQ/71
A multi-user track should be incorporated into the Landscape Buffer.	H19.19	Noted. Consideration will be given to the practicality of this request in conjunction with colleagues from	Consider the practicality of this request in discussion with Essex	DLP/221, DLP/1437

		Essex County Council. If appropriate, policy H19 will be amended accordingly.	County Council. If appropriate amend policy H19 accordingly.	
Object to the low density of development proposed on this site.	H19.20	Objection noted. The density of development proposed has been informed by the outline Landscape Assessment of this site which took account of the landscape setting and character of the neighbouring residential development. Higher density development could be sought, but this would have implications for landscape character and residential character of the area.	Consider the density of development in this location, having regard to the desirability of making efficient use of land, but also harm to landscape character and residential character.	DLP/1292
Developer promoting alternative land adjacent to Stock Brook Manor	H19.21	The Council will consider the information submitted in relation to this alternative site to determine whether the concerns around Green Belt and Landscape impact have been overcome.	Consider the information submitted in relation to this site against the evidence base in order to determine whether it could be included within the Local Plan.	DLP/2424
Additional land in this location should be made available for development, consistent with the findings of the Outline Landscape Appraisal.	H19.22	The Outline Landscape Appraisal is one element of the evidence base. Potash Road is not particularly wide the further east you go, and this means that it does not provide an appropriate access for more intensive development in the area allocated as H19b. Given highway landownership constraints it is not considered that this constraint can reasonably be overcome to enable more intensive development in that location.	None required.	DLP/651
Lower density at allocation 19a would suit the area more.	H19.23	The housing density set out in policy H19 is based on the character of the surrounding area and the recommendations of the Outline Landscape Appraisals. Setting lower densities than what a site could appropriately accommodate is likely to result in the need to allocate more Green Belt land to meet the Borough's overall housing target which is not a sustainable approach.	None required.	DLPSA/9
No specific comment regarding this allocation.	H19.24	Noted.	None required.	DLP/16070, DLP/16155, DLP/16285, DLP/16611, DLP/17286, DLP/17530, DLP/17741, DLP/17804, DLP/17915, DLP/17916, DLP/17948, DLP/18231, DLP/18269, DLP/18329, DLP/18375, DLP/18449, DLP/18467, DLP/18539,

				DLP/18729, DLP/18829, DLP/19120, DLP/19815, DLP/19816, DLP/19834, DLP/19852, DLP/19866, DLP/19888, DLP/19893, DLP/19894, DLP/19983, DLP/19992, DLP/20003, DLP/20015, DLP/20417
Support for the allocation H19a only in Policy H19.	H19.25	Support noted	None required	DLP/17578, DLPQQ/391
Impact of development at H19 on road traffic, congestion and safety.	H19.26	Additional work has been commissioned to ensure that the cumulative impacts of development within the Borough on highway capacity has been identified, and the mitigation proposed will be sufficient to deal with these impacts. This may result in additional mitigation requirements being identified within the Local Plan, and in relation to specific sites.	Undertake additional modelling of the cumulative impacts of development on highways capacity, and mitigation, and where necessary amend policy H19 to reflect the findings.	DLP/602, DLP371, DLP/553, DLP/1525, DLP/1536, DLP/18051, DLP/18118, DLP/13109, DLP/13224, DLP/13831 DLP/14766 DLP/14796 DLP/20037, DLP/14635DLPQQ/101, DLPQQ/140, DLPQQ/205, DLPQQ/210, DLPQQ/297, DLPQQ/421, DLPQQ/341, DLPQQ/333, DLPQQ/336, DLPQQ/338, DLPQQ/342, DLPQQ/921, DLPQQ/252, DLPQQ/407, DLPQQ/405, DLPQQ/387, DLPQQ/470
There is a gas pipe running through this site.	H19.27	Noted. The Council is aware that there is a gas main running along the northern boundary of this allocation. It is considered reasonable that the HSE rules in relation to development within the proximity of pipelines can be integrated into a development scheme for this site.	Consider wording changes to acknowledge the presence of a gas main in this location.	DLP/18051, DLP/18118, DLP/13296, DLP13308, DLP/13866, DLP/20064 DLP/20085DLPQQ/158, DLPQQ/210,DLPQQ/276, DLPQQ/407, DLPQQ/405, DLPQQ/470, DLPQQ/1006
Promotes the inclusion of land at Buttsbury Lodge Farm for development.	H19.28	The Council will consider the information submitted in relation to this site to determine whether the concerns around Green Belt and/or Landscape impact have been overcome.	Consider the information submitted in relation to this site against the evidence base in order to determine whether it could be included within the Local Plan.	
Requirements for ecological assessment, mitigation and enhancement strategy should be set out in policy H19.	H19.29	The Local Plan should be read as a whole. Part 6 of policy H19 requires no harm to biodiversity, including compliance with policy NE5. Policy NE5 sets out a comprehensive, NPPF compliant approach to the conservation and management of	None required	DLPQQ/276, DLPQQ/470

		ecology and biodiversity where development is proposed. It is considered that the impacts of development on ecology in this location can be fully managed by the policies set out in the Draft Local Plan without amendment.		
Impact of development on this site on open space provision.	H19.30	Part 5 of policy H19 requires the on-site provision of multi-functional open space.	None required.	DLPQQ/475
Drainage undertaker welcomes reference within policy H20 to the alignment of development with drainage infrastructure improvements.	H20.1	Support of policy wording in relation to drainage infrastructure noted	None required	DLP/4417
Recreational pressures on Norsey Wood SSSI, arising from development on this site should be mitigated through high quality on-site Green Infrastructure provision and/or developer contributions towards measures to increase the resilience of the SSSI (Natural England).	H20.2	Part 5 of policy H20 requires the on-site provision of multi-functional open space. Part 6 of policy H20 meanwhile requires no harm to biodiversity, including compliance with policy NE5. Policy NE5 sets out a comprehensive, NPPF compliant approach to the conservation and management of ecology and biodiversity where development is proposed. It is considered that the impacts on Norsey Wood SSSI of development in this location can be fully managed by the policies set out in the Draft Local Plan without amendment.	None required.	DLP/2738
Support for the allocation in policy H20	H20.3	Support noted	None required	DLP/1938, DLP/1939,DLP/2852, DLP/17335, DLP/17459, DLP/17483, DLP/17500, DLP/17581, DLP/17700, DLP/18160, DLP/18217, DLP/18752, DLP/19124, DLP/19145, DLP/19152, DLP/19912, DLP/19924, DLP/19935, DLP/19963, DLP/16138, DLP/16157, DLP/16450, DLP/16512, DLP/16683, DLP/16700, DLP/16743, DLP/16776, DLP/16844, DLP/16939, DLP/16964, DLP/17013, DLP/17065, DLP/17127, DLP/17174, DLP/17207, DLP/17367, DLP/17496,

DLP/17515, DLP/17531,
DLP/17549, DLP/17603,
DLP/17762, DLP/17841,
DLP/17901, DLP/17950,
DLP/17984, DLP/18058,
DLP/18103, DLP/18122,
DLP/18137, DLP/18164,
DLP/18180, DLP/18194,
DLP/18213, DLP/18233,
DLP/18253, DLP/18274,
DLP/18291, DLP/18313,
DLP/18344, DLP/18362,
DLP/18376, DLP/18402,
DLP/18421, DLP/18468,
DLP/18485, DLP/18508,
DLP/18526, DLP/18540,
DLP/18562, DLP/18584,
DLP/18613, DLP/18629,
DLP/18645, DLP/18659,
DLP/18680, DLP/18705,
DLP/18722, DLP/18731,
DLP/18773, DLP/18788,
DLP/18806, DLP/18819,
DLP/18882, DLP/18899,
DLP/18913, DLP/18932,
DLP/18946, DLP/18960,
DLP/18969, DLP/18989,
DLP/19009, DLP/19035,
DLP/19048, DLP/19063,
DLP/19087, DLP/19104,
DLP/19563, DLP/19572,
DLP/19581, DLP/19590,
DLP/19600, DLP/19609,
DLP/19618, DLP/19627,
DLP/19636, DLP/19651,
DLP/19663, DLP/19672,
DLP/19681, DLP/19690,
DLP/19699, DLP/19708,
DLP/19717, DLP/19726,
DLP/19735, DLP/19744,
DLP/19753, DLP/19762,
DLP/19771, DLP/19780,

				DLP/19789, DLP/19798, DLP/19807, DLP/19949, DLP/19994, DLP/20004, DLP/20052, DLP/20075, DLP/20113, DLP/20135, DLP/20377, DLP/20408, DLP/20436, DLP/16969, DLP/17335, DLP/17459, DLP/17483, DLP/17500, DLP/17581, DLP/17700, DLP/18160, DLP/18217, DLP/18752, DLP/19124, DLP/19145, DLP/19152, DLP/19912, DLP/19924, DLP/19935, DLP/19963, DLP/16070, DLP/16155, DLP/17530, DLP/17915, DLP/17948, DLP/18231, DLP/18467, DLP/18539, DLP/18729, DLP/19120, DLP/19815, DLP/19893, DLP/19992, DLP/20003, DLP/18829,
Object to the allocation in policy H20	H20.4	Objection noted.	None required	DLP/338, DLP/2160, DLP/2254, DLP/3103, DLP/5210, DLP/16138, DLP/16157, DLP/16450, DLP/16512, DLP/16683, DLP/16700, DLP/16743, DLP/16776, DLP/16844, DLP/16939, DLP/16964, DLP/16969 DLP/16969, DLP/17013, DLP/17065, DLP/17127, DLP/17174, DLP/17207, DLP/17367, DLP/17496, DLP/17515, DLP/17531, DLP/17549, DLP/17603, DLP/17762, DLP/17841, DLP/17901, DLP/17950, DLP/17984, DLP/18058, DLP/18103, DLP/18122, DLP/18137,

DLP/18164, DLP/18180,
DLP/18194, DLP/18213,
DLP/18233, DLP/18253,
DLP/18274, DLP/18291,
DLP/18313, DLP/18344,
DLP/18362, DLP/18376,
DLP/18402, DLP/18421,
DLP/18468, DLP/18485,
DLP/18508, DLP/18526,
DLP/18540, DLP/18562,
DLP/18584, DLP/18613,
DLP/18629, DLP/18645,
DLP/18659, DLP/18680,
DLP/18705, DLP/18722,
DLP/18731, DLP/18773,
DLP/18788, DLP/18806,
DLP/18819, DLP/18882,
DLP/18899, DLP/18913,
DLP/18932, DLP/18946,
DLP/18960, DLP/18969,
DLP/18989, DLP/19009,
DLP/19035, DLP/19048,
DLP/19063, DLP/19087,
DLP/19104, DLP/19563,
DLP/19572, DLP/19581,
DLP/19590, DLP/19600,
DLP/19609, DLP/19618,
DLP/19627, DLP/19636,
DLP/19651, DLP/19663,
DLP/19672, DLP/19681,
DLP/19690, DLP/19699,
DLP/19708, DLP/19717,
DLP/19726, DLP/19735,
DLP/19744, DLP/19753,
DLP/19762, DLP/19771,
DLP/19780, DLP/19789,
DLP/19798, DLP/19807,
DLP/19949, DLP/19994,
DLP/20004, DLP/20052,
DLP/20075, DLP/20113,
DLP/20135, DLP/20377,
DLP/20408, DLP/20436,

				DLP/7070, DLPQQ/851, DLPQQ/850, DLPQQ/836, DLPQQ/832, DLPQQ/454, DLPQQ/486, DLPQQ/947
Object to a large site at H20 being brought forward for development (alternatives 2 and 3).	H20.5	Objection noted.	None required	DLP/329
Impact of development on this site on the rural character of the area.	H20.6	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 S.W. of Billericay were identified using this landscape evidence, and are considered to be the most appropriate development locations in landscape terms.	None required.	DLP/1755,DLP/295,DLP/1234,DLP/1218,DLP/2797,DLP/137, DLP/764, DLP/779, DLP/780, DLP/781, DLP/782, DLP/797, DLP/798, DLP/799, DLP/800, DLP/801, DLP/7070, DLPQQ/551, DLPQQ/828, DLPQQ/804, DLPQQ/549, DLPQQ/550
Impact of development on this site on wildlife.	H20.7	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 therefore appropriate in relation to wildlife impacts.	None required.	DLP/1755,DLP/487,DLP/680 ,DLP/488, DLP/763, DLP/20192, DLP/20192, DLPQQ/893, DLPQQ/415, DLPQQ/848, DLPQQ/806, DLPQQ/804, DLPQQ/550
Concerns about flood risk arising from site H20.	H20.8	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. Consequently, policy H20 requires consideration of flood risk matters in the development of the site, with compliance with policy CC4 required.	None required.	DLP/631,DLP/856,DLP/295, DLP/1234, DLP/17614, DLP/20065, DLP/20086, DLP/20109, DLP/20192, DLP/20444, DLP/17614, DLP/20086, DLP/20109, DLP/20192, DLP/20444, DLP/7409, DLP/7431DLPQQ/1002, DLPQQ/207, DLPQQ/321,

				DLPQQ/277, DLPQQ/388, DLPQQ/826, DLPQQ/807, DLPQQ/489, DLPQQ/778, DLPQQ/550
Object to loss of Green belt arising from allocation H20.	H20.9	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, and undertaking an appraisal of the impacts of development on the Green Belt through the Green Belt Study Addendum.	None required.	DLP/391,DLP/680, DLP/881,DLP295,DLP/1234, DLP/1098,DLP/1218,DLP/1293:DLP/2561,DLP/2797,DLP/2974,DLP/3569, DLP/20444, DLP/7070DLPQQ/551, DLPQQ/207, DLPQQ/415, DLPQQ/854, DLPQQ/806, DLPQQ/802
Concern about infrastructure impacts arising from policy H20.	H20.10	Additional infrastructure is proposed as part of this plan, as set out in chapters 9 and 13. Policy IMP1 expects the delivery of new infrastructure alongside the delivery of housing and other forms of development. However, it is recognised that there will be localised infrastructure impacts, and additional work is therefore being undertaken around site access and local junctions in particular. This will be used to enhance the policy requirements for sites as appropriate.	Consider the implications of additional work around site access and local junctions, and add to policy requirements accordingly.	DLP/414,DLP/680,DLP/1200 ,DLP/295,DLP/1015,DLP/1234,DLP/1218,DLP/2177,DLP/415, DLP/20064, DLP/20085DLPQQ/415, DLPQQ/482, DLPQQ/492, DLPQQ/549
Pupils arising from this development location can be accommodated through the expansion of existing schools in Billericay.	H20.11	Information noted.	None required.	DLP/2633
Impact of traffic on Frithwood Lane and/or Tye Common Road, and the amenity of residents in this location.	H20.12	It is recognised that development in this location, and the proposal to provide a relief route to the south-west of Billericay will impact on traffic levels and associated residential amenity on Frithwood Lane and Tye Common Road. Further consideration will be given to options around this route through additional Transport Assessment work in order to determine how this could best be delivered, with consideration given to amenity impacts alongside considerations of cost and congestion relief.	Give consideration to residential amenity impacts for those living along Frithwood Lane and Tye Common Road, alongside considerations of cost and congestion relief when determine the most appropriate option for the south-west Billericay relief route. If appropriate, amend policy TS2 and H20-23 accordingly to reflect these considerations and their outcomes.	DLP/628,DLP/590,DLP/631, DLP/856, DLP/20192, DLP/20444, DLP/566, DLP/778, DLP/7117, DLP/13983 DLP/20039 DLP/20158, DLP/20039, DLP/20158DLPQQ/31, DLPQQ/151, DLPQQ/207, DLPQQ/277,, DLPQQ/851, DLPQQ/850, DLPQQ/820, DLPQQ/806, DLPQQ/796, DLPQQ/482, DLPQQ/492, DLPQQ/547, DLPQQ/549,

				DLPQQ/573, DLPQQ/914, DLPQQ/971, DLPQQ/588, DLPQQ/589, DLPQQ/594, DLPQQ/601, DLPQQ/603, DLPQQ/619, DLPQQ/624, DLPQQ/628, DLPQQ/638, DLPQQ/643, DLPQQ/645, DLPQQ/661
Impact of development at H20 on congestion in the town centre	H20.13	Additional work has been commissioned to ensure that the cumulative impacts of development within the Borough on highway capacity has been identified, and the mitigation proposed will be sufficient to deal with these impacts. This may result in additional mitigation requirements being identified within the Local Plan, and in relation to specific sites.	Undertake additional modelling of the cumulative impacts of development on highways capacity, and mitigation, and where necessary amend policy H20 to reflect the findings.	DLP/680,DLP/628,DLP/590: DLP/631, DLP/856, DLPQQ/848
Concerned about the loss of Viewpoint 27	H20.14	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 S.W. of Billericay were identified using this landscape evidence, and are considered to be the most appropriate development locations in landscape terms.	None required	DLP/391
Support the allocation of land in this location for development, but could bring forward a larger site in order to facilitate the provision of infrastructure. The proposals included with the representation do not however align with the proposed allocation on the policies map, and do not seek to provide the relief route.	H20.15	Support noted. However, the Council is concerned that the proposal put forward is not in the area identified for allocation on the policies map, and does not seek to provide the relief route. The Local Plan seeks to meet the development needs of the Borough as a whole, and consequently requires infrastructure to be provided as set out in the Draft Local Plan to deal with the cumulative effects of development, not the growth arising from developments in isolation. The Council is only minded to release sites for development in S.W Billericay if the necessary infrastructure is provided to support growth and relieve pressure on	Consider whether the additional land allocation suggested by this consultee will help to secure the required highway infrastructure improvements, and if so consider amending allocation H20 accordingly.	DLP/2845, DLP/2852, DLP/3080

		congested town centre junctions. It is recognised that additional land allocations in this location may facilitate the provision of such infrastructure, and the Council will consider this provided that developers are prepared to provide the required highway infrastructure in particular.		
Questions conclusion of Alternative Option 2 for allocation H20	H20.16	There is an error in the text for H20 Alternative Option 2 - Develop a larger area with 360 homes where 360 should be 160 and 160 should be 360. The Outline Landscape Appraisal found the majority of the larger site to have higher landscape sensitivity and therefore didn't recommend the higher allocation as suitable.	None required.	DLPSA/13
No specific comment regarding this allocation.	H20.17	Noted.	None required.	DLP/16285, DLP/16611, DLP/17286, DLP/17741, DLP/17804, DLP/17916, DLP/18269, DLP/18329, DLP/18449, DLP/19816, DLP/19834, DLP/19852, DLP/19866, DLP/19888, DLP/19894, DLP/19983, DLP/20015, DLP/20417, DLP/20417,
Concerned about the impact of noise or other related construction activity on residents.	H20.18	It is recognised that construction noise and traffic can cause amenity issues for those living near development sites for a temporary period of time. It is also recognised that the proposal in this location will bring more construction traffic into an area which has seen development in recent years. Given the concerns raised, it is proposed that an additional requirement is introduced into the policy regarding Pollution and Residential Amenity to enable controls to be put in place in respect of construction traffic movements, mitigation of impacts and remediation of any damage. This would apply to all developments including site H20.	Consider the introduction of additional requirements regarding construction impacts within the policy on Pollution and Residential Amenity.	
Loss of view/exclusivity/privacy as a consequence of development.	H20.19	It is recognised that some people pay a premium for the location and view from their property. However, there is no legal right to a view or other amenity over another persons land, and the planning system does not provide protection in such regards.	None required.	DLPQQ/88

Development in this location will make it undesirable and/or affect property values.	H20.20	Evidence on the benefits of planning recently published by the RTPi shows that well planned development contributes positively to the desirability of an area, and maintain and enhance property values within an area. There is no evidence to suggest that the reverse will occur in this location. Policies within Chapter 12 of the Draft Local Plan deal with ensuring that new development is of a high quality. Property values are not a valid planning consideration that the Council can take into account when developing its Local Plan.	None required.	DLPQQ/88, DLPQQ/207
Promote an alternative site at Burstead Golf Club.	H20.21	The Council will consider the information submitted in relation to this additional site against the evidence base in order to determine whether it should be considered for inclusion in the Local Plan.	Consider the information submitted in relation to this site against the evidence base in order to determine whether it could be included within the Local Plan.	
Support the delivery of open space in H20.	H20.22	Support noted.	None required.	DLPQQ/806
Concern about the loss of agricultural land.	H20.23	It is noted that the site proposed in policy H20 currently has some agricultural uses occurring. It is however being promoted for development by landowners, and therefore it is not necessarily the intention of the landowners to continue with his agricultural practice in the future. The NPPF requires the highest level of protection to be given to the Best and Most Versatile Agricultural Land. Agricultural land falls into three grades. Grade 1 being the highest. The agricultural land in Basildon in 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 H20 for agricultural purposes.	None required.	DLPQQ/796
Development on this site should not disrupt existing sports facilities.	H20.24	Part 5 of policy H20 requires the on-site provision of multi-functional open space. Part 6 of policy H20 meanwhile requires no harm to biodiversity, including compliance with policy NE5.	None required.	DLPQQ/659
Drainage undertaker welcomes reference within policy H21 to the alignment of development with drainage infrastructure improvements.	H21.1	Support of policy wording in relation to drainage infrastructure noted	None required	DLP/4418

<p>Recreational pressures on Norsey Wood SSSI and Mill Meadow SSSI, arising from development on this site should be mitigated through high quality on-site Green Infrastructure provision and/or developer contributions towards measures to increase the resilience of SSSIs (Natural England).</p>	<p>H21.2</p>	<p>Part 5 of policy H21 requires the on-site provision of multi-functional open space. Part 6 of policy H21 meanwhile requires no harm to biodiversity, including compliance with policy NE5. Policy NE5 sets out a comprehensive, NPPF compliant approach to the conservation and management of ecology and biodiversity where development is proposed. It is considered that the impacts on Norsey Wood SSSI and Mill Meadows SSSI of development in this location can be fully managed by the policies set out in the Draft Local Plan without amendment.</p>	<p>None required.</p>	<p>DLP/2740</p>
<p>Objection to the allocation in policy H21.</p>	<p>H21.3</p>	<p>Objection noted.</p>	<p>None required</p>	<p>DLP/333, DLP/2161, DLP/2255, DLP/3104, DLP/5311, DLP/16139, DLP/16160, DLP/16452, DLP/16513, DLP/16690, DLP/16707, DLP/16746, DLP/16778, DLP/16846, DLP/16940, DLP/17015, DLP/17069, DLP/17128, DLP/17176, DLP/17212, DLP/17371, DLP/17460, DLP/17485, DLP/17497, DLP/17532, DLP/17550, DLP/17583, DLP/17606, DLP/17701, DLP/17764, DLP/17985, DLP/18060, DLP/18105, DLP/18124, DLP/18138, DLP/18166, DLP/18182, DLP/18196, DLP/18214, DLP/18255, DLP/18270, DLP/18275, DLP/18293, DLP/18317, DLP/18346, DLP/18363, DLP/18377, DLP/18403, DLP/18422, DLP/18450, DLP/18470, DLP/18487, DLP/18509, DLP/18530, DLP/18541, DLP/18563, DLP/18586, DLP/18615, DLP/18630, DLP/18646,</p>

				DLP/18661, DLP/18682, DLP/18733, DLP/18777, DLP/18791, DLP/18807, DLP/18820, DLP/18884, DLP/18901, DLP/18915, DLP/18933, DLP/18948, DLP/18961, DLP/18971, DLP/18990, DLP/19011, DLP/19038, DLP/19052, DLP/19065, DLP/19088, DLP/19106, DLP/19564, DLP/19573, DLP/19582, DLP/19591, DLP/19601, DLP/19610, DLP/19619, DLP/19628, DLP/19637, DLP/19653, DLP/19664, DLP/19673, DLP/19682, DLP/19691, DLP/19700, DLP/19709, DLP/19718, DLP/19727, DLP/19736, DLP/19745, DLP/19754, DLP/19763, DLP/19772, DLP/19781, DLP/19790, DLP/19799, DLP/19836, DLP/19855, DLP/19867, DLP/19889, DLP/19951, DLP/19977, DLP/19996, DLP/20005, DLP/20053, DLP/20076, DLP/20114, DLP/20136, DLP/20378, DLP/20409, DLP/20437, DLP/13896, DLP/18836, DLP/19125, DLP/13896, DLP/17069, DLP/13896, DLP/644DLPQQ/454, DLPQQ/597, DLPQQ/604, DLPQQ/608, DLPQQ/639, DLPQQ/643, DLPQQ/645
Object to a large site at H21 being brought forward for development (alternative 2).	H21.4	Objection noted.	None required	DLP/339

Impact of development on this site on the rural character of the area.	H21.5	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 S.W. of Billericay were identified using this landscape evidence, and are considered to be the most appropriate development locations in landscape terms.	None required.	DLP/1756DLPQQ/551, DLPQQ/221, DLPQQ/550, DLPQQ/679
Impact of development on this site on wildlife.	H21.6	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 therefore appropriate in relation to wildlife impacts.	None required.	DLP/1756,DLP/488, DLP/489,DLP/1016DLPQQ/893, DLPQQ/550, DLPQQ/679
Concerns about flood risk arising from site H21.	H21.7	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. Consequently, policy H21 requires consideration of flood risk matters in the development of the site, with compliance with policy CC4 required.	None required.	DLP/17618, DLP/20445, DLP/17618, DLPQQ/221, DLPQQ/455, DLPQQ/550
Object to loss of Green belt arising from allocation H21.	H21.8	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, and undertaking an appraisal of the impacts of development on the Green Belt through the Green Belt Study Addendum.	None required.	DLP/489:DLP/392:DLP/736, DLP/1456, DLP/2566, DLP/7071DLPQQ/551
Concern about infrastructure impacts arising from policy H21.	H21.9	Additional infrastructure is proposed as part of this plan, as set out in chapters 9 and 13. Policy IMP1 expects the delivery of new infrastructure alongside the delivery of housing and other forms of	Consider the implications of additional work around site access and local junctions, and add to policy requirements accordingly.	DLP/299,DLP/736,DLP/591, DLP/1201,DLP/1016,DLP/1244,DLP/1506,DLP/1551,DLP/1495,DLP/1456,

		development. However, it is recognised that there will be localised infrastructure impacts, and additional work is therefore being undertaken around site access and local junctions in particular. This will be used to enhance the policy requirements for sites as appropriate.		DLP/415DLPQQ/304, DLPQQ/492
This development will result in the loss of open space.	H21.10	The land allocated for development in this location is private land currently used for agricultural purposes. It does not therefore provide open space for public use. The development of this site provides the opportunity for additional public open space to be provided in this location rather than resulting in a loss.	None required.	DLP/955
Pupils arising from this development location can be accommodated through the expansion of existing schools in Billericay.	H21.11	Information noted.	None required.	DLP/2634
Impact of development at H21 on congestion in the town centre	H21.12	Additional work has been commissioned to ensure that the cumulative impacts of development within the Borough on highway capacity has been identified, and the mitigation proposed will be sufficient to deal with these impacts. This may result in additional mitigation requirements being identified within the Local Plan, and in relation to specific sites.	Undertake additional modelling of the cumulative impacts of development on highways capacity, and mitigation, and where necessary amend policy H21 to reflect the findings.	DLP/736, DLP/14983, DLP/7358, DLP/9254, DLP/14983,
Loss of sports clubs (cricket club / football club / tennis club)	H21.13	It is noted that these clubs are located within the southern portion of site H20, and that it is proposed the S.W. Billericay relief route would run through part of these sports facilities. It is agreed that the retention of these facilities either in their current location, or nearby, is essential and therefore it is necessary to review the proposals for site H20 to ensure that these facilities are either retained on-site or relocated nearby. This applies also to the location of the S.W. Billericay relief route.	Ensure that the requirements of policy H21, and the associated S.W. Billericay Relief Route seek the retention or replacement of the existing sports facilities that fall within the southern portion of the site. Amend policy H21 accordingly.	DLP/299,DLP/591,DLP/806, DLP/882,DLP/1244,DLP/357 1,DLP/3759, DLP/13136, DLP/13247, DLP/15286, DLP/13136, DLP/13247, DLP/15286, DLP/15057 DLP/7427 DLPQQ/983, DLPQQ/833, DLPQQ/832, DLPQQ/821, DLPQQ/778, DLPQQ/724, DLPQQ/715
Support for the allocation in Policy H21	H21.14	Support noted	None required	DLP/2809, DLP/18167, DLP/18706, DLP/19146, DLP/19913, DLP/19964, DLP/19984, DLP/20016, DLP/16286, DLP/16619,

				DLP/17288, DLP/17502, DLP/17516, DLP/17742, DLP/17806, DLP/17843, DLP/17904, DLP/17918, DLP/17951, DLP/18218, DLP/18234, DLP/18330, DLP/18754, DLP/19817, DLP/19895, DLP/19925, DLP/19936, DLP/20418
Developers supports the allocation of land in this location for development, but as their land can only deliver around 100 homes it should not be linked to the provision of the relief route.	H21.15	Support for allocation noted. However, the Council is concerned that the proposal does not seek to provide the relief route. The Local Plan seeks to meet the development needs of the Borough as a whole, and consequently requires infrastructure to be provided as set out in the Draft Local Plan to deal with the cumulative effects of development, not the growth arising from developments in isolation. The Council is only minded to release sites for development in S.W Billericay if the necessary infrastructure is provided to support growth and relieve pressure on congested town centre junctions.	None required.	DLP/576
Developers supports the allocation of land in this location for development, but as they are proposing to provide specialist accommodation for older people vehicle movements will be lower and therefore the site should not be linked to the provision of the relief route. Additionally, they should not be required to make a contribution towards education.	H21.16	Support for allocation noted. However, the Council is concerned that the proposal does not seek to provide the relief route. The Local Plan seeks to meet the development needs of the Borough as a whole, and consequently requires infrastructure to be provided as set out in the Draft Local Plan to deal with the cumulative effects of development, not the growth arising from developments in isolation. The Council is only minded to release sites for development in S.W Billericay if the necessary infrastructure is provided to support growth and relieve pressure on congested town centre junctions. In terms of the requirement for education provision within policy H21, , part 3b is clear that this is to align with additional need arising from the site. If this site is brought forward for specialist accommodation for older people then the need arising will be adjusted accordingly. There is no need to amend policy H21 in this regard.	None required.	DLP/1768

Additional land promoted to the West of proposed allocation H21.	H21.17	Land to the west of the proposed allocation H21 was excluded as a consequence of landscape and Green Belt evidence. However, it is noted that additional land in this location is available for development and could potentially assist in delivering the SW Relief Route. Consideration will therefore be given to the information submitted by this developer to consider the relative costs and benefits of allocating further land in this location.	Consider the information submitted by this developer to determine whether the relative costs and benefits of allocating further land in this location.	DLP/2027, DLP/2028, DLP/2809, DLP/2820
No specific comment regarding this allocation.	H21.18	Noted.	None required.	DLP/16286, DLP/16619, DLP/17288, DLP/17502, DLP/17516, DLP/17742, DLP/17806, DLP/17843, DLP/17918, DLP/17951, DLP/18218, DLP/18234, DLP/18330, DLP/18754, DLP/17904, DLP/19817, DLP/19895, DLP/19925, DLP/19936, DLP/20418
Impact on house price / loss of view	H21.19	It is recognised that some people pay a premium for a view from their property. However, there is no legal right to a view over another persons land, and the planning system does not provide protection in such regards.	None required.	DLPQQ/176, DLPQQ/177
Impact of development at this site on residential amenity.	H21.20	It is recognised that the proposed development locations within the Local Plan, which are all extensions to the existing urban area, will have the greatest impact on those living adjacent to a proposed allocation. The Council as the local planning authority is required to act in the public good, and therefore the interests of the community, in terms of their needs, sit above the needs of the individual. That being said, residential amenity is a concern of the Council and therefore policy NE7 requires all development proposals to be located and designed in such a manner as to not have a significant adverse impact on residential amenity by reason of pollution or disturbance. This will apply to all developments including any which takes place on site H16.	None required.	DLPQQ/176, DLPQQ/177

Consideration should be given to the Billiericay Cricket Club for housing development, on the premise that an alternative site is found for the Cricket Club.	H21.21	Noted. The most appropriate locations for development have been determined through application of the communal result of all documents contributing to the Council's Local Plan evidence base. The Council will however keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Review appropriateness of development location in light of merits of counter proposals and new/updated evidence.	
Drainage undertaker welcomes reference within policy H22 to the alignment of development with drainage infrastructure improvements.	H22.1	Support of policy wording in relation to drainage infrastructure noted	None required	DLP/4419
A small traveller site should be included within requirements of policy H22.	H22.2	The evidence on the need for the accommodation of Gypsies and Travellers does not indicate a need to make additional allocations for sites, unless those identified in the Draft Local Plan are unacceptable and an alternative is required.	None required, at this time.	DLP/151
No comment	H22.3	Noted	None required	DLP/726, DLP/595
Recreational pressures on Norsey Wood SSSI and Mill Meadow SSSI, arising from development on this site should be mitigated through high quality on-site Green Infrastructure provision and/or developer contributions towards measures to increase the resilience of SSSIs (Natural England).	H22.4	Part 5 of policy H22 requires the on-site provision of multi-functional open space. Part 6 of policy H22 meanwhile requires no harm to biodiversity, including compliance with policy NE5. Policy NE5 sets out a comprehensive, NPPF compliant approach to the conservation and management of ecology and biodiversity where development is proposed. It is considered that the impacts on Norsey Wood SSSI and Mill Meadows SSSI of development in this location can be fully managed by the policies set out in the Draft Local Plan without amendment.	None required.	DLP/2742
Objection to the allocation in policy H22.	H22.5	Objection noted.	None required	DLP/330, DLP/3105, DLP/5312, DLP/2162, DLP/2256, DLP/16140, DLP/16162, DLP/16289, DLP/16453, DLP/16516, DLP/16693, DLP/16711, DLP/16748, DLP/16783, DLP/16851, DLP/16971, DLP/17020, DLP/17071, DLP/17130, DLP/17177, DLP/17216, DLP/17375, DLP/17410, DLP/17498, DLP/17551,

DLP/17587, DLP/17608,
DLP/17703, DLP/17766,
DLP/17846, DLP/17908,
DLP/17952, DLP/17986,
DLP/18061, DLP/18107,
DLP/18125, DLP/18139,
DLP/18168, DLP/18169,
DLP/18183, DLP/18198,
DLP/18215, DLP/18236,
DLP/18276, DLP/18294,
DLP/18319, DLP/18347,
DLP/18378, DLP/18404,
DLP/18423, DLP/18452,
DLP/18471, DLP/18489,
DLP/18511, DLP/18533,
DLP/18564, DLP/18587,
DLP/18616, DLP/18632,
DLP/18647, DLP/18708,
DLP/18724, DLP/18775,
DLP/18793, DLP/18808,
DLP/18821, DLP/18886,
DLP/18904, DLP/18916,
DLP/18934, DLP/18951,
DLP/18962, DLP/18972,
DLP/18991, DLP/19013,
DLP/19039, DLP/19066,
DLP/19089, DLP/19108,
DLP/19128, DLP/19565,
DLP/19583, DLP/19592,
DLP/19602, DLP/19611,
DLP/19620, DLP/19629,
DLP/19638, DLP/19654,
DLP/19665, DLP/19675,
DLP/19683, DLP/19692,
DLP/19701, DLP/19710,
DLP/19719, DLP/19728,
DLP/19737, DLP/19746,
DLP/19755, DLP/19764,
DLP/19773, DLP/19782,
DLP/19791, DLP/19800,
DLP/19808, DLP/19809,
DLP/19953, DLP/20017,

				DLP/20054, DLP/20077, DLP/20115, DLP/20137, DLP/20379, DLP/20410, DLP/20438, DLP/19621, DLP/13897, DLP/18839, DLP/19574DLPQQ/454
Object to a large site at H22 being brought forward for development (alternative 2).	H22.6	Objection noted.	None required	DLP/340
Impact of development on this site on the rural character of the area.	H22.7	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 S.W. of Billericay were identified using this landscape evidence, and are considered to be the most appropriate development locations in landscape terms.	None required.	DLP/296:DLP/1245,DLP/755 , Delph/761DLPQQ/551, DLPQQ/411
Impact of development on this site on wildlife.	H22.8	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 therefore appropriate in relation to wildlife impacts.	None required.	DLP/490,DLP/757:DLP/665, DLP/1297, DLP/773, DLP/774DLPQQ/161, DLPQQ/411
Concerns about flood risk arising from site H23.	H22.9	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. Consequently, policy H22 requires consideration of flood risk matters in the development of the site, with compliance with policy CC4 required.	None required.	DLP/756, DLP/761, DLP/762:DLP/296,DLP/442, DLP/1245,DLP/1297,DLP/777, DLP/772, DLP/758, DLP/775, DLP/17620, DLP/20446
Object to loss of Green belt arising from allocation H22.	H22.10	Objection noted. However, in order to meet the OAN for housing, as set out in policy SD1, it is	None required.	DLP/393, DLP/417,DLP/756,DLP/793,

		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, and undertaking an appraisal of the impacts of development on the Green Belt through the Green Belt Study Addendum.		DLP/491,DLP/296,DLP/442, DLP/877,DLP/1245,DLP/1100,DLP/1457,DLP/2567,DLP/3563,DLP/755,DLP/777, DLP/772, DLP/761, DLP12480, DLP/7073DLPQQ/103
Concern about infrastructure impacts arising from policy H22.	H22.11	Additional infrastructure is proposed as part of this plan, as set out in chapters 9 and 13. Policy IMP1 expects the delivery of new infrastructure alongside the delivery of housing and other forms of development. However, it is recognised that there will be localised infrastructure impacts, and additional work is therefore being undertaken around site access and local junctions in particular. This will be used to enhance the policy requirements for sites as appropriate.	Consider the implications of additional work around site access and local junctions, and add to policy requirements accordingly.	DLP/759,DLP/393,DLP/442, DLP/476, DLP/477, DLP/776, DLP/1202,DLP/913,DLP/982 ,DLP/1552,DLP/1496,DLP/1457, DLP/14986, DLP/7359, DLP/9256DLPQQ/103, DLPQQ/165, DLPQQ/387, DLPQQ/394, DLPQQ/411, DLPQQ/431
Pupils arising from this development location can be accommodated through the expansion of existing schools in Billericay.	H22.12	Information noted.	None required.	DLP/2635, DLP12480,
Object to access being taken from Mountnessing Road to this development.	H22.13	Objection noted. Policy H22 seeks to take access to this development from the London Road. A secondary access (pedestrian and cycling) may be provided to Mountnessing Road, but it is not proposed that a vehicle access it taken due to the proximity of other junctions.	None required.	DLP/393DLPQQ/199
Developer generally supports allocation of site H22, but seeks a larger allocation extending southwards to the London Road to accommodate 400 homes plus a care village. Access would be taken from London Road and Mountnessing Road.	H22.14	Support noted. The current extent of the site was informed by evidence in the Outline Landscape Appraisal. Consideration will be given to the evidence submitted by the developer to determine whether further development could be accommodate to the south of this site. Additional development in this location would potentially help to support infrastructure delivery in this location. It is noted that the developer proposes to take access from both London Road and Mountnessing Road. ECC have indicated concerns about taking access from Mountnessing Road due to the proximity of the proposed access to existing junctions. Basildon Borough will discuss this matter with ECC to	1) Consider the costs and benefits of additional development on this site. 2) Seek advice from ECC re access to this site, having regard to a higher quantum of development.	DLP/3042, DLP/3050

		determine if development of a larger scale could be accommodated off a single point of access from London Road.		
No specific comment regarding this allocation.	H22.15	Noted.	None required.	DLP/16625, DLP/16941, DLP/17290, DLP/17744, DLP/17807, DLP/17923, DLP/18271, DLP/18333, DLP/18735, DLP/19127, DLP/19818, DLP/19910, DLP/19926, DLP/19937, DLP/19991, DLP/19997, DLP/20006
Support for the allocation in policy H22	H22.16	Support noted	None required	DLP/17339, DLP/17461, DLP/17486, DLP/17517, DLP/17533, DLP/18220, DLP/18256, DLP/18364, DLP/18663, DLP/18683, DLP/18756, DLP/19157, DLP/19838, DLP/19856, DLP/19868, DLP/19890, DLP/19914, DLP/19966, DLP/20419
Support for higher quantum of development at site H22, without the need for a relief route.	H22.17	Site H22 has been subject to a range of assessments which indicate that a higher level of growth may not be appropriate due to the impact it would have on the surrounding landscape. Higher levels of growth on this site, and adjacent sites, would need to better facilitate the provision of a southern relief route for Billericay.	None required	DLPQQ/226
This allocation is the most suitable for development provided a variety of housing is provided.	H22.18	Noted.	None required.	DLPQQ/387
Have groundworks already started west of Mountnessing Road.	H22.19	The proposed housing allocation at H22 would be subject to being granted planning permission before any works building works can commence. It may be that site assessment works are underway. If you have any concerns please contact the planning enforcement team who will be able to advise further, their contact details can be found on the Council's website.	None required.	DLPQQ/775

Drainage undertaker welcomes reference within policy H23 to the alignment of development with drainage infrastructure improvements.	H23.1	Support of policy wording in relation to drainage infrastructure noted	None required	DLP/4420
Recreational pressures on Norsey Wood SSSI and Mill Meadow SSSI, arising from development on this site should be mitigated through high quality on-site Green Infrastructure provision and/or developer contributions towards measures to increase the resilience of SSSIs (Natural England).	H23.2	Part 5 of policy H23 requires the on-site provision of multi-functional open space. Part 6 of policy H23 meanwhile requires no harm to biodiversity, including compliance with policy NE5. Policy NE5 sets out a comprehensive, NPPF compliant approach to the conservation and management of ecology and biodiversity where development is proposed. It is considered that the impacts on Norsey Wood SSSI and Mill Meadows SSSI of development in this location can be fully managed by the policies set out in the Draft Local Plan without amendment.	None required.	DLP/2743
Objection to the allocation in policy H23.	H23.3	Objection noted.	None required	DLP/331, DLP/3106, DLP/5313, DLP/973, DLP/16141, DLP/16458, DLP/16694, DLP/16717, DLP/16750, DLP/16785, DLP/16787, DLP/16973, DLP/17023, DLP/17072, DLP/17131, DLP/17178, DLP/17217, DLP/17377, DLP/17463, DLP/17499, DLP/17518, DLP/17534, DLP/17555, DLP/17589, DLP/17612, DLP/17706, DLP/17768, DLP/17848, DLP/17909, DLP/17953, DLP/17987, DLP/18064, DLP/18108, DLP/18126, DLP/18140, DLP/18170, DLP/18173, DLP/18184, DLP/18199, DLP/18219, DLP/18237, DLP/18257, DLP/18279, DLP/18295, DLP/18322, DLP/18350, DLP/18366, DLP/18379, DLP/18405, DLP/18424, DLP/18491, DLP/18514,

				DLP/18534, DLP/18566, DLP/18618, DLP/18633, DLP/18648, DLP/18665, DLP/18688, DLP/18726, DLP/18736, DLP/18778, DLP/18794, DLP/18887, DLP/18906, DLP/18917, DLP/18936, DLP/18952, DLP/18963, DLP/18974, DLP/19014, DLP/19040, DLP/19055, DLP/19068, DLP/19093, DLP/19109, DLP/19129, DLP/19566, DLP/19575, DLP/19584, DLP/19593, DLP/19603, DLP/19612, DLP/19630, DLP/19639, DLP/19656, DLP/19666, DLP/19676, DLP/19684, DLP/19693, DLP/19702, DLP/19711, DLP/19720, DLP/19729, DLP/19738, DLP/19747, DLP/19756, DLP/19765, DLP/19774, DLP/19792, DLP/19801, DLP/19810, DLP/19954, DLP/20055, DLP/20078, DLP/20116, DLP/20138, DLP/20380, DLP/20411, DLP/20439, DLP/13898, DLP/16163, DLP/16518, DLP/18809, DLP/18841, DLP18996, DLP/19783, DLP/16162, DLP/16518, DLP/7107, DLPQQ/838, DLPQQ/935, DLPQQ/800, DLPQQ/454, DLPQQ/482, DLPQQ/947
Object to a large site at H23 being brought forward for development (alternatives 2 and 3).	H23.4	Objection noted.	None required	DLP/341

Impact of development on this site on the rural character of the area.	H23.5	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 S.W. of Billericay were identified using this landscape evidence, and are considered to be the most appropriate development locations in landscape terms.	None required.	DLP/1757:DLP/761,DLP/650 ,DLP/632,DLP/855,DLP/812, DLP/2798, DLP/20156, DLP/7107, DLPQQ/18, DLPQQ/163, DLPQQ/178, DLPQQ/226, DLPQQ/551, DLPQQ/322, DLPQQ/409, DLPQQ/476, DLPQQ/501, DLPQQ/534, DLPQQ/558, DLPQQ/1005
Impact of development on this site on wildlife.	H23.6	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 therefore appropriate in relation to wildlife impacts.	None required.	DLP/1757,DLP/794,DLP/492 ,DLP/760,DLP/648,DLP/18, DLP/493,DLP/297,DLP/589, DLP/1074,DLP/1248,DLP/10 36,DLP/1017,DLP/1291,DLP /1853,DLP/2008,DLP/3126, DLP/3685, DLP/1760, DLP/263, DLP/17830, DLP/20040, DLP/20156, DLP/7107, DLPQQ/18, DLPQQ/47, DLPQQ/89, DLPQQ/226, DLPQQ/446, DLPQQ/497, DLPQQ/551, DLPQQ/893, DLPQQ/322, DLPQQ/301, DLPQQ/409, DLPQQ/944, DLPQQ/343, DLPQQ/800, DLPQQ/501, DLPQQ/548, DLPQQ/558, DLPQQ/701, DLPQQ/1004, DLPQQ/612, DLPQQ/649
Support for higher quantum of development at site H23.	H23.7	Site H23 has been subject to a range of assessments which indicate that a higher level of growth may not be appropriate due to the impact it would have on the landscape in that location and the ecology of adjacent Frithwood LWS. Nonetheless, higher levels of growth on this site, and adjacent sites, could potentially better facilitate the provision of a southern relief route for Billericay. Weighted consideration needs to be given to the benefits and potential harm that may arise from this.	Having regard to the evidence base, give weighted consideration to increasing the level of housing provision at H23 in order to facilitate the Billericay Southern Relief route. If appropriate, amend policy H23 accordingly.	DLP/2077,DLP/2088,DLP/24 54,

Concerns about flood risk arising from site H23.	H23.8	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. Consequently, policy H23 requires consideration of flood risk matters in the development of the site, with compliance with policy CC4 required.	None required.	DLP/761,DLP/18,DLP/632,DLP/855,DLP/1758, DLP/263, DLP/15867, DLP/16723, DLP/17630, DLP/20040, DLP/20067, DLP/20087, DLP/20111, DLP/20156, DLP/20456, DLP/7107, DLP/7409, DLP/7431DLPQQ/155, DLPQQ/226, DLPQQ/446, DLPQQ/983, DLPQQ/322, DLPQQ/301, DLPQQ/409, DLPQQ/944, DLPQQ/295, DLPQQ/343, DLPQQ/351, DLPQQ/388, DLPQQ/476, DLPQQ/486, DLPQQ/489, DLPQQ/492, DLPQQ/778, DLPQQ610, DLPQQ/1004
Object to loss of Green belt arising from allocation H23.	H23.9	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, and undertaking an appraisal of the impacts of development on the Green Belt through the Green Belt Study Addendum.	None required.	DLP/297,DLP/738,DLP/731, DLP/589,DLP/650,DLP/878, DLP/1248,DLP/1101,DLP/1291,DLP/1853,DLP/1758,DLP/2798,DLP/3126, DLP/20456, DLP/7074DLPQQ/103, DLPQQ/178, DLPQQ/446, DLPQQ/551, DLPQQ/301, DLPQQ/944, DLPQQ/295, DLPQQ/343, DLPQQ/800, DLPQQ/534, DLPQQ/558, DLPQQ/701, DLPQQ/612, DLPQQ/649
Concern about infrastructure impacts arising from policy H23.	H23.10	Additional infrastructure is proposed as part of this plan, as set out in chapters 9 and 13. Policy IMP1 expects the delivery of new infrastructure alongside the delivery of housing and other forms of development. However, it is recognised that there will be localised infrastructure impacts, and additional work is therefore being undertaken around site access and local junctions in particular. This will be used to enhance the policy requirements for sites as appropriate.	Consider the implications of additional work around site access and local junctions, and add to policy requirements accordingly.	DLP/649,DLP/18,DLP/394,DLP/738,DLP/731,DLP/629,DLP/592,DLP/589,DLP/632,DLP/1074,DLP/855,DLP/807, DLP/812,DLP/1203,DLP/1248:DLP/1017, DLP/1762DLPQQ/103, DLPQQ/150, DLPQQ/935, DLPQQ/815, DLPQQ/476, DLPQQ/482, DLPQQ/492,

				DLPQQ/501, DLPQQ/549, DLPQQ/558, DLPQQ/944
This development will result in the loss of open space.	H23.11	The land allocated for development in this location is private land currently used for agricultural purposes. It does not therefore provide open space for public use. The development of this site provides the opportunity for additional public open space to be provided in this location rather than resulting in a loss.	None required.	DLP/1758,DLP/2169,DLP/2257,
Impact of traffic on Frithwood Lane and/or Tye Common Road, and the amenity of residents in this location.	H23.12	It is recognised that development in this location, and the proposal to provide a relief route to the south-west of Billericay will impact on traffic levels and associated residential amenity on Frithwood Lane and Tye Common Road. Further consideration will be given to options around this route through additional Transport Assessment work in order to determine how this could best be delivered, with consideration given to amenity impacts alongside considerations of cost and congestion relief.	Give consideration to residential amenity impacts for those living along Frithwood Lane and Tye Common Road, alongside considerations of cost and congestion relief when determine the most appropriate option for the south-west Billericay relief route. If appropriate, amend policy TS2 and H20-23 accordingly to reflect these considerations and their outcomes.	DLP/629, DLP/47, DLP/263, DLP/15709, DLP/7427DLPQQ/47, DLPQQ/150, DLPQQ/155, DLPQQ/163, DLPQQ/178, DLPQQ/247, DLPQQ/322, DLPQQ/409, DLPQQ/295, DLPQQ/320, DLPQQ/853, DLPQQ/800, DLPQQ/444, DLPQQ/445, DLPQQ/449, DLPQQ/476, DLPQQ/482, DLPQQ/492, DLPQQ/518, DLPQQ/534, DLPQQ/537, DLPQQ/548, DLPQQ/558, DLPQQ/562, DLPQQ/971, DLPQQ610
Impact of development at H23 on congestion in the town centre	H23.13	Additional work has been commissioned to ensure that the cumulative impacts of development within the Borough on highway capacity has been identified, and the mitigation proposed will be sufficient to deal with these impacts. This may result in additional mitigation requirements being identified within the Local Plan, and in relation to specific sites.	Undertake additional modelling of the cumulative impacts of development on highways capacity, and mitigation, and where necessary amend policy H23 to reflect the findings.	DLP/629,DLP/874, DLP/14987, DLP/7107,
Developer supports the allocation, but has set forth proposals which could develop up to 550 homes and a new school site.	H23.14	Support noted. Consideration will be given to the information submitted in order to determine whether additional homes could be accommodated on this site by increasing the site area. This would provide the potential to deliver a new school and increase the potential to secure highway infrastructure requirements. However, this proposal would have a	Consider the costs and benefits of increasing the quantum of development proposed in this location.	DLP/4679

		greater impact on the Landscape so a consideration of costs and benefits is required.		
Pupils arising from this development location can be accommodated through the expansion of existing schools in Billericay. A larger development on this site would however require the provision of a primary school.	H23.15	Information noted.	None required.	DLP/2636
Promotes an alternative site on Laindon Road, adjacent to the Billericay School.	H23.16	The Council will consider the information submitted in relation to this additional site against the evidence base in order to determine whether it should be considered for inclusion in the Local Plan.	Consider the information submitted in relation to this site against the evidence base in order to determine whether it could be included within the Local Plan.	DLP/1353, DLP/1354, DLP/1358
Relocated Billericay's industrial development to this site, or land south of it.	H23.17	It is noted that there are occasions when the locations of Billericay's commercial area may frustrate some residents. However, it is a well located commercial area close to public transport provision. It is a relatively well occupied and successful commercial area which is also the subject of private sector investment at this time. There is therefore no justification for the relocation of the commercial area, or its redevelopment for other purposes.	None required.	DLP/1555
No specific comment regarding this allocation.	H23.18	Noted.	None required.	DLP/16292, DLP/16627, DLP/16854, DLP/16942, DLP/17291, DLP/17749, DLP/17808, DLP/17926, DLP/18221, DLP/18273, DLP/18334, DLP/18433, DLP/18458, DLP/18472, DLP/18544, DLP/18588, DLP/19896, DLP/19985, DLP/19998, DLP/20007, DLP/20018, DLP/20420
Support for the allocation in policy H23	H23.19	Support noted	None required	DLP/17487, DLP/18710, DLP/18757, DLP/18822, DLP/19841, DLP/19858, DLP/19869, DLP/19878, DLP/19915, DLP/19927, DLP/19939

Concerned about the impact of noise or other related construction activity on residents.	H23.20	It is recognised that construction noise and traffic can cause amenity issues for those living near development sites for a temporary period of time. It is also recognised that the proposal in this location will bring more construction traffic into an area which has seen development in recent years. Given the concerns raised, it is proposed that an additional requirement is introduced into the policy regarding Pollution and Residential Amenity to enable controls to be put in place in respect of construction traffic movements, mitigation of impacts and remediation of any damage. This would apply to all developments including site H23.	Consider the introduction of additional requirements regarding construction impacts within the policy on Pollution and Residential Amenity.	DLP/7377, DLPQQ/88
Loss of view/exclusivity/privacy as a consequence of development.	H23.21	It is recognised that some people pay a premium for the location and view from their property. However, there is no legal right to a view or other amenity over another persons land, and the planning system does not provide protection in such regards.	None required.	DLPQQ/88, DLPQQ/449, DLPQQ/501, DLPQQ/701
Development in this location will make it undesirable and affect property values.	H23.22	Evidence on the benefits of planning recently published by the RTPI shows that well planned development contributes positively to the desirability of an area, and maintain and enhance property values within an area. There is no evidence to suggest that the reverse will occur in this location. Policies within Chapter 12 of the Draft Local Plan deal with ensuring that new development is of a high quality. Property values are not a valid planning consideration that the Council can take into account when developing its Local Plan.	None required.	DLP/7107, DLPQQ/88, DLPQQ/501
Impact of development in this location on Frith wood should be mitigated through a significant buffer zone.	H23.23	Frith wood is a Local Wildlife site. Part 5 of policy H23 requires on-site provision of multi-functional landscape buffers and corridors. Part 6 of policy H23 meanwhile requires no harm to biodiversity, including compliance with policy NE5. Policy NE5 sets out a comprehensive, NPPF compliant approach to the conservation and management of ecology and biodiversity where development is proposed. It is considered that the impacts on adjacent Local Wildlife Site of development in this location can be fully managed by the policies set out in the Draft Local Plan without amendment.	None required.	DLPQQ/497

<p>Recreational pressures on Laindon Common, arising from development on this site should be mitigated through off-site provision of Green Infrastructure.</p>	<p>H23.24</p>	<p>Part 5 of policy H23 requires the on-site provision of multi-functional open space. Part 6 of policy H23 meanwhile requires no harm to biodiversity, including compliance with policy NE5. Policy NE5 sets out a comprehensive, NPPF compliant approach to the conservation and management of ecology and biodiversity where development is proposed. It is considered that the impacts on Laindon Common LoWS of development in this location can be fully managed by the policies set out in the Draft Local Plan without amendment.</p>	<p>None required.</p>	<p>DLPQQ/497</p>
<p>Promotes an alternative site on farmland along Laindon Road between Quilters Drive and the roundabout.</p>	<p>H23.25</p>	<p>The Council will consider the information submitted in relation to this additional site against the evidence base in order to determine whether it should be considered for inclusion in the Local Plan.</p>	<p>Consider the information submitted in relation to this site against the evidence base in order to determine whether it could be included within the Local Plan.</p>	
<p>Development on this site would require open space for flood prevention and recreational use.</p>	<p>H23.26</p>	<p>Part 5 of policy H23 requires the on-site provision of multi-functional open space. Part 6 of policy H23 meanwhile requires no harm to biodiversity, including compliance with policy NE5. Policy NE5 sets out a comprehensive, NPPF compliant approach to the conservation and management of ecology and biodiversity where development is proposed. Final implementation, including matters relating to design would be determined through the planning application process.</p>	<p>None required.</p>	
<p>This area of Billericay is of historical significance and should not be developed.</p>	<p>H23.27</p>	<p>There are no known heritage assets in this location, although it is understood that the heritage assets of concern may be archaeological due to the passage to time. It is a requirement of the Draft Local Plan that development in areas where there may be archaeological deposits of significance should be investigated and where possible preservation of such deposits should occur. The Council will undertake an investigation, using specialist advise, to determine the likelihood of archaeological deposits of significance in this location, and if there is a likelihood that such deposits are present, policy H23 will be amended to require a specific, on-site investigation of the archaeology, before any development is permitted to commence in this location. Such an approach would be consistent with the NPPF.</p>	<p>Seek specialist advise on the likelihood of archaeological deposits being found on this site, and if appropriate, amend policy H23 to require archaeological investigations if necessary, in accordance with the requirements of the NPPF.</p>	<p>DLP/7378DLPQQ/487, DLPQQ/501</p>

Drainage undertaker welcomes reference within policy H24 to the alignment of development with drainage infrastructure improvements.	H24.1	Support of policy wording in relation to drainage infrastructure noted	None required	DLP/4421
Impact of development at H24 on congestion at Sun Corner	H24.2	Additional work has been commissioned to ensure that the cumulative impacts of development within the Borough on highway capacity has been identified, and the mitigation proposed will be sufficient to deal with these impacts. This may result in additional mitigation requirements being identified within the Local Plan, and in relation to specific sites.	Undertake additional modelling of the cumulative impacts of development on highways capacity, and mitigation, and where necessary amend policy H24 to reflect the findings.	DLP/3198/DLP/2067, DLP/166,
Recreational pressures on Norsey Wood SSSI and Mill Meadow SSSI, arising from development on this site should be mitigated through high quality on-site Green Infrastructure provision and/or developer contributions towards measures to increase the resilience of SSSIs (Natural England).	H24.3	Part 4 of policy H24 requires the on-site provision of multi-functional open space. Part 5 of policy H24 meanwhile requires no harm to biodiversity, including compliance with policy NE5. Policy NE5 sets out a comprehensive, NPPF compliant approach to the conservation and management of ecology and biodiversity where development is proposed. It is considered that the impacts on Norsey Wood SSSI and Mill Meadows SSSI of development in this location can be fully managed by the policies set out in the Draft Local Plan without amendment.	None required.	DLP/2744
Object to the allocation in policy H24	H24.4	Objection noted	None required	DLP/334, DLP/2164, DLP/2258, DLP/3108, DLP/5314, DLP/16142, DLP/16461, DLP/16528, DLP/16695, DLP/16722, DLP/16752, DLP/16975, DLP/17025, DLP/17073, DLP/17180, DLP/17220, DLP/17384, DLP/17466, DLP/17488, DLP/17501, DLP/17559, DLP/17616, DLP/17776, DLP/17910, DLP/17955, DLP/17988, DLP/18066, DLP/18109, DLP/18127, DLP/18142, DLP/18172, DLP/18176, DLP/18185, DLP/18201, DLP/18222, DLP/18223,

DLP/18238, DLP/18258,
DLP/18277, DLP/18281,
DLP/18297, DLP/18323,
DLP/18336, DLP/18351,
DLP/18367, DLP/18380,
DLP/18406, DLP/18425,
DLP/18435, DLP/18492,
DLP/18516, DLP/18535,
DLP/18550, DLP/18567,
DLP/18589, DLP/18598,
DLP/18620, DLP/18638,
DLP/18649, DLP/18667,
DLP/18690, DLP/18712,
DLP/18795, DLP/18810,
DLP/18888, DLP/18907,
DLP/18919, DLP/18937,
DLP/18954, DLP/18964,
DLP/18975, DLP/18997,
DLP/19018, DLP/19041,
DLP/19056, DLP/19069,
DLP/19079, DLP/19095,
DLP/19110, DLP/19147,
DLP/19567, DLP/19576,
DLP/19585, DLP/19594,
DLP/19604, DLP/19613,
DLP/19622, DLP/19631,
DLP/19648, DLP/19658,
DLP/19667, DLP/19677,
DLP/19685, DLP/19694,
DLP/19712, DLP/19721,
DLP/19730, DLP/19739,
DLP/19748, DLP/19757,
DLP/19766, DLP/19775,
DLP/19784, DLP/19793,
DLP/19802, DLP/19811,
DLP/19898, DLP/19916,
DLP/19955, DLP/19967,
DLP/19999, DLP/20008,
DLP/20057, DLP/20079,
DLP/20117, DLP/20139,
DLP/20381, DLP/20412,
DLP/20440,

				DLP/19703,DLPQQ/927, DLPQQ/454
Concerns about flood risk arising from site H24.	H24.5	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. Consequently, policy H24 requires consideration of flood risk matters in the development of the site, with compliance with policy CC4 required.	None required.	DLP/1190, DLP/13027, DLP/20339DLPQQ/448
Object to loss of Green belt arising from allocation H24.	H24.6	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, and undertaking an appraisal of the impacts of development on the Green Belt through the Green Belt Study Addendum.	None required.	DLP/300,DLP/561,DLP/1193 ,DLP/1355,DLP/1469,DLP/1 251,DLP/1685,DLP/2569,DL P/3010, DLP/527, DLP/7075, DLP166,
Concern about infrastructure impacts arising from policy H24.	H24.7	Additional infrastructure is proposed as part of this plan, as set out in chapters 9 and 13. Policy IMP1 expects the delivery of new infrastructure alongside the delivery of housing and other forms of development. However, it is recognised that there will be localised infrastructure impacts, and additional work is therefore being undertaken around site access and local junctions in particular. This will be used to enhance the policy requirements for sites as appropriate.	Consider the implications of additional work around site access and local junctions, and add to policy requirements accordingly.	DLP/559,DLP/561,DLP/8029 ,DLP/1193,DLP/2608,DLP/1 190, DLP/527, DLP/626, DLP/633, DLP/20339, DLP166, DLPQQ/448
Pupils arising from this development location can be accommodated through the expansion of existing schools in Billericay.	H24.8	Information noted.	None required.	DLP/2637

Concern about impact on landscape character / rural character	H24.9	All potential sites considered for inclusion within the Draft Local Plan were subject to an Outline Landscape Appraisal to determine the landscape impact that would arise from development. This allowed for those sites with the least impact on the landscape to be identified. Therefore, whilst it is recognised that there will be some localised affects from development on the landscape, it is considered that the overall quality of the landscape across the borough will be maintained.	None required	DLP/527, DLP/627, DLP/2067, DLP/3010, DLP/7075DLPQQ/448
Concern about impact of development at this site on wildlife.	H24.10	The allocations identified in the Draft Local Plan were subject to Ecology Appraisals. These appraisals were used to ensure that the allocations, and extent of allocations were appropriate in terms of their impact on wildlife.	None required	DLP/494, DLP/495, DLP/2569, DLP/556, DLP/527, DLP/623, DLP/13027, DLP/166, DLPQQ/448
This development will result in the loss of open space.	H24.11	The land allocated for development in this location is private land currently used for agricultural purposes. It does not therefore provide open space for public use. The development of this site provides the opportunity for additional public open space to be provided in this location rather than resulting in a loss.	None required.	DLP/956,
Developer supports the allocation, but has set forth proposals which could deliver more homes over a larger site area.	H24.12	Support noted. Consideration will be given to the information submitted in order to determine whether additional homes could be accommodated on this site by increasing the site area. This would increase the potential to secure infrastructure requirements within Billericay, although not on site. However, this proposal would have a greater impact on the Landscape so a consideration of costs and benefits is required.	Consider the costs and benefits of increasing the quantum of development proposed in this location.	DLP/4718
Loss of view as a consequence of development	H24.13	It is recognised that some people pay a premium for a view from their property. However, there is no legal right to a view over another persons land, and the planning system does not provide protection in such regards.	None required.	DLP/527, DLP/569
Impact on below ground, no designated archaeology	H24.14	Information related to the potential for archaeology on this site is noted. The Council will seek advice on this matter from the Historic Environment Service at Essex County Council, and should if necessary amend the wording associated with policy H24 to	Seek advice from the Historic Environment Service at Essex County Council regarding potential for archaeology at site H24. If necessary, use the results	DLP/527, DLP/630

		ensure cross referencing with policy HE4 - Schedule Monuments and Archaeology.	of this investigation to ensure that the wording of H24 specifically cross references policy HE4.	
Residential amenity impacts on Windmill Heights.	H24.15	It is recognised that the proposed development locations within the Local Plan, which are all extensions to the existing urban area, will have the greatest impact on those living adjacent to a proposed allocation. The Council as the local planning authority is required to act in the public good, and therefore the interests of the community, in terms of their needs, sit above the needs of the individual. That being said, residential amenity is a concern of the Council and therefore policy NE7 requires all development proposals to be located and designed in such a manner as to not have a significant adverse impact on residential amenity by reason of pollution or disturbance. This will apply to all developments including any which takes place on site H24.	None required.	DLP/527, DLP/166,
No specific comment regarding this allocation.	H24.16	Noted.	None required.	DLP/16164, DLP/16294, DLP/16628, DLP/16943, DLP/17293, DLP/17709, DLP/17752, DLP/17811, DLP/17927, DLP/18454, DLP/18474, DLP/18737, DLP/18758, DLP/19820, DLP/19843, DLP/19861, DLP/19870, DLP/19881, DLP/19928, DLP/19940, DLP/20421
Support for the allocation in policy H24	H24.17	Support noted	None required	DLP/16856, DLP/17519, DLP/17535, DLP/17592, DLP/17849, DLP/18823, DLP/19131, DLP/19986, DLP/20019
Concerned about the impact of noise or other related construction activity on residents.	H24.18	It is recognised that construction noise and traffic can cause amenity issues for those living near development sites for a temporary period of time. It is also recognised that the proposal in this location	Consider the introduction of additional requirements regarding construction impacts within the	DLP/569

		will bring more construction traffic into an area which has seen development in recent years. Given the concerns raised, it is proposed that an additional requirement is introduced into the policy regarding Pollution and Residential Amenity to enable controls to be put in place in respect of construction traffic movements, mitigation of impacts and remediation of any damage. This would apply to all developments including site H24.	policy on Pollution and Residential Amenity.	
Support alternative option.	H24.19	Support for alternative option noted.	None required.	DLP/168
Impact of development at H24 on congestion at Kennel Lane.	H24.20	Additional work has been commissioned to ensure that the cumulative impacts of development within the Borough on highway capacity has been identified, and the mitigation proposed will be sufficient to deal with these impacts. This may result in additional mitigation requirements being identified within the Local Plan, and in relation to specific sites.	Undertake additional modelling of the cumulative impacts of development on highways capacity, and mitigation, and where necessary amend policy H24 to reflect the findings.	DLP/168, DLP166,DLPQQ/448
Drainage undertaker welcomes reference within policy H25 to the alignment of development with drainage infrastructure improvements.	H25.1	Support of policy wording in relation to drainage infrastructure noted	None required	DLP/4422
Impact of development at H25 on congestion at Sun Corner	H25.2	Additional work has been commissioned to ensure that the cumulative impacts of development within the Borough on highway capacity has been identified, and the mitigation proposed will be sufficient to deal with these impacts. This may result in additional mitigation requirements being identified within the Local Plan, and in relation to specific sites.	Undertake additional modelling of the cumulative impacts of development on highways capacity, and mitigation, and where necessary amend policy H25 to reflect the findings.	DLP/3199, DLP/15524, DLP/15547, DLP/15563, DLP/15602,DLP/18068
Objection to allocation in policy H25.	H25.3	Objection noted.	None required.	DLP/335, DLP/560, DLP/2165, DLP/2259, DLP/3109, DLP/5315, DLP/16465, DLP/16530, DLP/16697, DLP/16724, DLP/16754, DLP/16789, DLP/16944, DLP/16978, DLP/17027, DLP/17074, DLP/17132, DLP/17181, DLP/17226, DLP/17295, DLP/17340, DLP/17388,

				DLP/17467, DLP/17490, DLP/17503, DLP/17520, DLP/17536, DLP/17564, DLP/17619, DLP/17711, DLP/17778, DLP/17911, DLP/17928, DLP/17956, DLP/17989, DLP/18035, DLP/18065, DLP/18067, DLP/18110, DLP/18129, DLP/18144, DLP/18174, DLP/18178, DLP/18186, DLP/18204, DLP/18224, DLP/18227, DLP/18239, DLP/18240, DLP/18262, DLP/18278, DLP/18298, DLP/18338, DLP/18354, DLP/18369, DLP/18381, DLP/18407, DLP/18426, DLP/18437, DLP/18456, DLP/18476, DLP/18494, DLP/18517, DLP/18536, DLP/18569, DLP/18600, DLP/18621, DLP/18668, DLP/18691, DLP/18713, DLP/18741, DLP/19568, DLP/19758, DLP/20441, DLPQQ/840, DLPQQ/927, DLPQQ/254, DLPQQ/454
Concerns about flood risk arising from site H25.	H25.4	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. Consequently, part 6 of policy H25 requires consideration of flood risk matters in the development of the site, with compliance with policy CC4 required.	None required.	DLP/1102, DLP/1191, DLP/2389, DLP/2801, DLP/2802, DLP/3574, DLP/558, DLP/562, DLP/883, DLP/997, DLP/2804, DLP/14456, DLP/15524, DLP/15547, DLP/15563, DLP/15602, DLP/16006, DLP/17610, DLP/18068, DLP/18095, DLP/20011, DLP/20167, DLP/15653, DLP/20214, DLP/14461, DLP/13035, DLP/9597, DLPQQ/448,

				DLPQQ/840, DLPQQ/371, DLPQQ/270, DLPQQ/763, DLPQQ/766
H25a and H25b will have the least impact on residents and loss of land.	H25.5	View on the impact on residents and land use noted.	None required.	DLP/2123, DLP/2124
Object to loss of Green belt arising from allocation H25.	H25.6	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.	None required.	DLP/2801, DLP/2802,DLP/556,DLP/301 ,DLP/562:DLP/1194,DLP/1356,DLP/1470,DLP/1253,DLP/2570:DLP/:DLP/20167,DLP/7076, DLP/9597, DLPQQ/840
Concern about infrastructure impacts arising from policy H25.	H25.7	Additional infrastructure is proposed as part of this plan, as set out in chapters 9 and 13. Policy IMP1 expects the delivery of new infrastructure alongside the delivery of housing and other forms of development. However, it is recognised that there will be localised infrastructure impacts, and additional work is therefore being undertaken around site access and local junctions in particular. This will be used to enhance the policy requirements for sites as appropriate.	Consider the implications of additional work around site access and local junctions, and add to policy requirements accordingly.	DLP/2801, DLP/2802,DLP/562,DLP/1194,DLP/2070,DLP/2622,DLP/DLP/7355,DLP/20214, DLP/13035, DLPQQ/448, DLPQQ/840, DLPQQ/371, DLPQQ/269, DLPQQ/940
Recreational pressures on Norsey Wood SSSI and Mill Meadow SSSI, arising from development on this site should be mitigated through high quality on-site Green Infrastructure provision and/or developer contributions towards measures to increase the resilience of SSSIs (Natural England).	H25.8	Part 4 of policy H25 requires the on-site provision of multi-functional open space. Part 5 of policy H25 meanwhile requires no harm to biodiversity, including compliance with policy NE5. Policy NE5 sets out a comprehensive, NPPF compliant approach to the conservation and management of ecology and biodiversity where development is proposed. It is considered that the impacts on Norsey Wood SSSI and Mill Meadows SSSI of development in this location can be fully managed by the policies set out in the Draft Local Plan without amendment.	None required.	DLP/2745
Pupils arising from this development location can be accommodated through the expansion of existing schools in Billericay.	H25.9	Information noted.	None required.	DLP/2638
Impact on landscape character / rural character	H25.10	All potential sites considered for inclusion within the Draft Local Plan were subject to an Outline Landscape Appraisal to determine the landscape	None required	DLP/15524, DLP/15547, DLP/15563, DLP/15602, DLP/16006,DLP/18068,DLP/

		impact that would arise from development. This allowed for those sites with the least impact on the landscape to be identified. Therefore, whilst it is recognised that there will be some localised affects from development on the landscape, it is considered that the overall quality of the landscape across the borough will be maintained.		18095DLPQQ/265, DLPQQ/448
Impact of development at this site on wildlife.	H25.11	The allocations identified in the Draft Local Plan were subject to Ecology Appraisals. These appraisals were used to ensure that the allocations, and extent of allocations were appropriate in terms of their impact on wildlife.	None required	DLP/556,DLP/496,DLP/557, DLP/562,DLP/,DLP/20011, DLP/13035, DLP/9597, DLPQQ/448,DLPQQ/840, DLPQQ/371
This development will result in the loss of open space.	H25.12	The land allocated for development in this location is private land currently used for agricultural purposes. It does not therefore provide open space for public use. The development of this site provides the opportunity for additional public open space to be provided in this location rather than resulting in a loss.	None required.	DLP/957,
Support for the allocation in Policy H25	H25.13	Support noted	None required	DLP/2297, DLP/16857, DLP/17594, DLP/17850, DLP/18824, DLP/19133, DLP/19917, DLP/19929, DLP/19941, DLP/19956, DLP/19987, DLP/20020, DLP/20422
Landscape buffer needed to the north of this site to ensure amenity of existing footpath.	H25.14	Consideration will be given to amending policy H25 to provide landscape buffering along the northern boundary also to improve the amenity of the footpath.	Consider amending the requirement of policy H25 to provide landscape buffering along the northern boundary.	DLP/497DLPQQ/265
Alternative site promoted at the junction of Church Street and Noak Hill Road.	H25.15	The Council will consider the information submitted in relation to this additional site. However, it should be noted that this site is disconnected from the urban area of Billericay (inc. South Green and Great Burstead), and is located in an area of the landscape which the Outline Landscape Appraisal did not support for development.	Consider the information submitted for this alternative site having regard to the evidence base.	DLP/4380
Alternative site promoted at Burstead Grange	H25.16	The Council will consider the information submitted in relation to this additional site against the evidence base to determine whether it should be considered for development purposes.	Consider the information submitted for this alternative site having regard to the evidence base.	DLP/586

No specific comment regarding this allocation.	H25.17	Noted.	None required.	DLP/16165, DLP/16295, DLP/16631, DLP/17755, DLP/17812, DLP/18552, DLP/18590, DLP/18639, DLP/18759
Support Alternative Option 2 for Policy H 25.	H25.18	Support for alternative option noted.	None required.	DLP/168
Impact of development at H25 on congestion at Kennel Lane.	H25.19	Additional work has been commissioned to ensure that the cumulative impacts of development within the Borough on highway capacity has been identified, and the mitigation proposed will be sufficient to deal with these impacts. This may result in additional mitigation requirements being identified within the Local Plan, and in relation to specific sites.	Undertake additional modelling of the cumulative impacts of development on highways capacity, and mitigation, and where necessary amend policy H25 to reflect the findings.	DLP/168, DLP/16006, DLP/20011, DLP/20214 DLPQQ/77, DLPQQ/448
Residential amenity impacts on Kennel Lane.	H25.20	It is recognised that the proposed development locations within the Local Plan, which are all extensions to the existing urban area, will have the greatest impact on those living adjacent to a proposed allocation. The Council as the local planning authority is required to act in the public good, and therefore the interests of the community, in terms of their needs, sit above the needs of the individual. That being said, residential amenity is a concern of the Council and therefore policy NE7 requires all development proposals to be located and designed in such a manner as to not have a significant adverse impact on residential amenity by reason of pollution or disturbance. This will apply to all developments including any which takes place on site H25.	None required.	DLPQQ/448, DLPQQ/840
Loss of view as a consequence of development.	H25.21	It is recognised that some people pay a premium for the location and view from their property. However, there is no legal right to a view or other amenity over another persons land, and the planning system does not provide protection in such regards.	None required.	DLPQQ/270
Development in this location will make it undesirable.	H25.22	Evidence on the benefits of planning recently published by the RTPi shows that well planned development contributes positively to the desirability of an area, and maintain and enhance property values within an area. There is no evidence to	None required.	DLPQQ/270

		suggest that the reverse will occur in this location. Policies within Chapter 12 of the Draft Local Plan deal with ensuring that new development is of a high quality.		
Drainage undertaker welcomes reference within policy H26 to the alignment of development with drainage infrastructure improvements.	H26.1	Support of policy wording in relation to drainage infrastructure noted	None required	DLP/4425
A small traveller site should be included within requirements of policy H26.	H26.2	The evidence on the need for the accommodation of Gypsies and Travellers does not indicate a need to make additional allocations for sites, unless those identified in the Draft Local Plan are unacceptable and an alternative is required.	None required, at this time.	DLP/152
Impact of development at H26 on congestion at Sun Corner	H26.3	Additional work has been commissioned to ensure that the cumulative impacts of development within the Borough on highway capacity has been identified, and the mitigation proposed will be sufficient to deal with these impacts. This may result in additional mitigation requirements being identified within the Local Plan, and in relation to specific sites.	Undertake additional modelling of the cumulative impacts of development on highways capacity, and mitigation, and where necessary amend policy H26 to reflect the findings.	DLP/3200
Recreational pressures on Norsey Wood SSSI and Mill Meadow SSSI, arising from development on this site should be mitigated through high quality on-site Green Infrastructure provision and/or developer contributions towards measures to increase the resilience of SSSIs (Natural England).	H26.4	Part 5 of policy H26 requires the on-site provision of multi-functional open space including a large swathe of open space within the central part of the site. Part 6 of policy H26 meanwhile requires no harm to biodiversity, including compliance with policy NE5. Policy NE5 sets out a comprehensive, NPPF compliant approach to the conservation and management of ecology and biodiversity where development is proposed. It is considered that the impacts on Norsey Wood SSSI and Mill Meadows SSSI of development in this location can be fully managed by the policies set out in the Draft Local Plan without amendment.	None required.	DLP/2747
Consideration should be given to releasing land at the Mount, Billericay as a housing development site. The Green Belt boundaries should be reviewed to ensure they are logical in this location.	H26.5	Consideration will be given to additional land in this location, as consideration is given to all proposals of such nature. It should however be noted that this site is in an area of high landscape and Green Belt sensitivity.	Review proposals for land at the Mount, Billericay to determine whether or not it is an appropriate development location.	DLP/578

Objection to the allocation in policy H26	H26.6	Objection noted.	None required	DLP/215, DLP/336, DLP/342, DLP/2166, DLP/2260, DLP/3110, DLP/5316, DLP/900, DLP/16144, DLP/16466, DLP/16533, DLP/16632, DLP/16699, DLP/16725, DLP/18370, DLP/16755, DLP/16791, DLP/16945, DLP/16979, DLP/17030, DLP/17075, DLP/17135, DLP/17184, DLP/17227, DLP/17296, DLP/17342, DLP/17392, DLP/17469, DLP/17491, DLP/17504, DLP/17521, DLP/17537, DLP/17565, DLP/17623, DLP/17715, DLP/17759, DLP/17779, DLP/17813, DLP/17852, DLP/17912, DLP/17930, DLP/17958, DLP/17990, DLP/18069, DLP/18112, DLP/18130, DLP/18146, DLP/18175, DLP/18181, DLP/18187, DLP/18208, DLP/18225, DLP/18229, DLP/18241, DLP/18263, DLP/18280, DLP/18284, DLP/18299, DLP/18325, DLP/18340, DLP/18358, DLP/18382, DLP/18408, DLP/18427, DLP/18438, DLP/18459, DLP/18477, DLP/18496, DLP/18519, DLP/18537, DLP/18571, DLP/18601, DLP/18623, DLP/18640, DLP/18651, DLP/18781, DLP/18798, DLP/18812, DLP/18825, DLP/18891, DLP/18910, DLP/18924, DLP/18940, DLP/18957,
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				DLP/18966, DLP/18978, DLP/19000, DLP/19024, DLP/19043, DLP/19059, DLP/19073, DLP/19083, DLP/19098, DLP/19112, DLP/19161, DLP/19569, DLP/19578, DLP/19587, DLP/19596, DLP/19606, DLP/19615, DLP/19624, DLP/19633, DLP/19643, DLP/19660, DLP/19669, DLP/19679, DLP/19687, DLP/19696, DLP/19705, DLP/19714, DLP/19723, DLP/19732, DLP/19741, DLP/19750, DLP/19759, DLP/19768, DLP/19777, DLP/19786, DLP/19795, DLP/19804, DLP/19813, DLP/19822, DLP/19847, DLP/19863, DLP/19872, DLP/19882, DLP/19901, DLP/19930, DLP/19945, DLP/19970, DLP/19988, DLP/20001, DLP/20010, DLP/20021, DLP/20059, DLP/20081, DLP/20119, DLP/20141, DLP/20383, DLP/20414, DLP/20442, DLP/16867, DLP/19957, DLPQQ/927, DLPQQ/454, DLPQQ/766
Concerns about flood risk arising from site H26.	H26.7	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. Consequently, policy H26 requires consideration of flood risk matters in the development of the site, with compliance with policy CC4 required.	None required.	DLP/211, DLP/1624, DLP/2624, DLP/3798, DLP/10129, DLP/14941, DLP/17568, DLP/20236, DLP/17679, DLPQQ/427, DLPQQ/766

Object to allocation H26 due to impact on Green Belt.	H26.8	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 Green Belt Study Addendum considers the impacts of development in those locations identified for development within the Draft Local Plan. In relation to this site, it concludes that the Green Belt will continue to serve its purpose if this site is released for development purposes in the manner detailed in the policy, with the swathe of open space left running through the centre of the site. The Outline Landscape Appraisal supports this approach to development in this location also.	None required.	DLP/210, DLP/159, DLP/498, DLP/302, DLP/949, DLP/879, DLP/1357, DLP/1255, DLP/1103, DLP/1479, DLP/1553, DLP/1649, DLP/2298, DLP/2575, DLP/3566, DLP/395, DLP/1471, DLP/395, DLP/7155, DLP/7230, DLPQQ/903
Pupils arising from this development location can be accommodated through the expansion of existing schools in Billericay.	H26.9	Information noted.	None required.	DLP/2639
Object to allocation H26 due to impact on infrastructure.	H26.10	Additional infrastructure is proposed as part of this plan, as set out in chapters 9 and 13. Policy IMP1 expects the delivery of new infrastructure alongside the delivery of housing and other forms of development. However, it is recognised that there will be localised infrastructure impacts, and additional work is therefore being undertaken around site access and local junctions in particular. This will be used to enhance the policy requirements for sites as appropriate.	Consider the implications of additional work around site access and local junctions, and add to policy requirements accordingly.	DLP/212, DLP/213, DLP/159, DLP/214, DLP/729, DLP/1195, DLP/1042, DLP/952, DLP/1624, DLP/2624: DLP/3798, DLP/395, DLP/15980, DLP/20236, DLP/7356, DLP/17679, DLP/14252, DLP/14252, DLP/13772 DLPQQ/13, DLPQQ/63, DLPQQ/100, DLPQQ/1011, DLPQQ/427, DLPQQ/567, DLPQQ/903
Impact on landscape character / rural character	H26.11	All potential sites considered for inclusion within the Draft Local Plan were subject to an Outline Landscape Appraisal to determine the landscape impact that would arise from development. This allowed for those sites with the least impact on the landscape to be identified. Therefore, whilst it is recognised that there will be some localised affects from development on the landscape, it is considered that the overall quality of the landscape across the borough will be maintained.	None required	DLP/729, DLP/1553, DLP/7077, DLP/7155, DLP/1556

Impact of development at this site on wildlife.	H26.12	The allocations identified in the Draft Local Plan were subject to Ecology Appraisals. These appraisals were used to ensure that the allocations, and extent of allocations were appropriate in terms of their impact on wildlife. This site is adjacent to Mill Meadows SSSI, and therefore there is the potential for development to impact on the SSSI in this location. However, over 50% of the site is allocated for the provision of open space. This offers the potential to extend Mill Meadows, and provide landscape and ecology enhancements on a site which is current low grade agricultural land of fairly limited ecological value.	None required	DLP/498,DLP/506,DLP/949, DLP/1255,DLP/1295,DLP/2298,DLP/2624,DLP/15980,DL P/7155, DLP/20336, DLP/7230, DLPQQ/13, DLPQQ/100, DLPQQ/1011, DLPQQ/427, DLPQQ/454
This development will result in the loss of open space.	H26.13	The land allocated for development in this location is private land currently used for agricultural purposes. It does not therefore provide open space for public use. The development of this site provides the opportunity for over 50% of the site to become public open space for recreational use. This represents an overall increase in public open space provision rather than a loss.	None required.	DLP/214,DLP/952DLPQQ/100
Support for the allocation in Policy H26	H26.14	Support noted	None required	DLP/184, DLP/18670, DLP/18693, DLP/18715, DLP/18743, DLP/19149, DLP/19919, DLP/20423
Objection to the allocation of alternative site (option 2)	H26.15	Objection noted.	None required	DLP/343
Support allocation of alternative site (option 2)	H26.16	Support noted.	None required	DLP/737, DLP/1404
Support for the provision of a strategic open space as part of this allocation	H26.17	Support for the provision of a strategic open space noted.	None required	DLP/395, DLP14767
Developer has set forth proposals for alternative site (option 2) to provide 430 homes at Outwood Farm, providing information to justify such an allocation.	H26.18	The Council will consider the additional information provided having regard to the evidence base to consider whether the concerns raised with regard to Green Belt and Landscape impact have been overcome.	Consider the additional information provided in order to determine whether the concerns raised around Green Belt and Landscape impacts in this location have been overcome.	DLP/1403, DLP/1404
Developer supports the allocation proposed subject to some amendments to the policy to improve flexibility.	H26.19	Support noted. The Council will consider the amendments sought but will remain firm on the principle of securing adequate infrastructure provision alongside development and in ensuring	Consider amendments proposed by the developer of this site, but remain firm on key principles.	DLP/2492

		that land is used effectively whilst minimising harm to the environment and social amenity.		
Support for the allocation H26b only in Policy H26.	H26.20	Support noted	None required	DLP/184, DLP/17596
No specific comment regarding this allocation.	H26.21	Noted.	None required.	DLP/16166, DLP/16296, DLP/18553, DLP/18591, DLP/18760, DLP/19135
Allocation has not been in previous versions of the plan, and suggests its inclusion has been influenced by the developer.	H26.22	Much of the work done to prepare the Core Strategy remains relevant, and consequently has been used to inform the preparation of the Draft Local Plan. However, due to the additional detail required to allocate specific sites and to prepare development management policies, additional work on the evidence base has been necessary to provide the detail necessary to inform these policies. Furthermore, due to the passage of time, some evidence base work has had to be updated in order to ensure it still provides sufficient justification for the strategic approach being taken and the overall need and distribution of growth. A schedule of the evidence that has been collected to inform the Draft Local Plan is included at Appendix 1. The Draft Local Plan has been prepared having regard to this evidence base.	None required.	DLPQQ/13
Impact of development at this site on residential amenity.	H26.23	It is recognised that the proposed development locations within the Local Plan, which are all extensions to the existing urban area, will have the greatest impact on those living adjacent to a proposed allocation. The Council as the local planning authority is required to act in the public good, and therefore the interests of the community, in terms of their needs, sit above the needs of the individual. That being said, residential amenity is a concern of the Council and therefore policy NE7 requires all development proposals to be located and designed in such a manner as to not have a significant adverse impact on residential amenity by reason of pollution or disturbance. This will apply to all developments including any which takes place on site H16.	None required.	DLP/7230, DLPQQ/100

Drainage undertaker welcomes reference within policy H27 to the alignment of development with drainage infrastructure improvements.	H27.1	Support of policy wording in relation to drainage infrastructure noted	None required	DLP/4426
Development at H27 should have regard to the setting of grade II listed buildings - Sames Cottage, Elm Cottage, a barn to the NE of the site, Southend Farmhouse and Coxes Farmhouse. Historic England Guidance should be applied.	H27.2	Given the number of listed buildings in the vicinity of this site, policy H27 should be amended to include reference to this issue, and also to specifically require application of policies in Chapter 17.	Amend policy H27, or its supporting text, to include reference to the grade II listed buildings in the vicinity of this site. Amend policy H27 to require specific compliance with the policies in chapter 17.	DLP/725
Object to this housing allocation in policy H27.	H27.3	Objection noted	None required	DLP/564, DLP/2167, DLP/2261, DLP/3111, DLP/5317, DLP/19980, DLP/16145, DLP/16168, DLP/16471, DLP/16535, DLP/16635, DLP/16702, DLP/16726, DLP/16757, DLP/16793, DLP/16868, DLP/16946, DLP/16983, DLP/17031, DLP/17076, DLP/17136, DLP/17187, DLP/17237, DLP/17297, DLP/17344, DLP/17395, DLP/17479, DLP/17492, DLP/17505, DLP/17566, DLP/17598, DLP/17627, DLP/17717, DLP/17781, DLP/17856, DLP/17913, DLP/17931, DLP/17991, DLP/18073, DLP/18114, DLP/18132, DLP/18152, DLP/18177, DLP/18188, DLP/18189, DLP/18211, DLP/18226, DLP/18230, DLP/18243, DLP/18265, DLP/18282, DLP/18285, DLP/18301, DLP/18332, DLP/18342, DLP/18361, DLP/18371, DLP/18384, DLP/18409, DLP/18428, DLP/18439, DLP/18461,

			DLP/18479, DLP/18497, DLP/18521, DLP/18538, DLP/18572, DLP/18593, DLP/18604, DLP/18624, DLP/18642, DLP/18652, DLP/18671, DLP/18696, DLP/18718, DLP/18761, DLP/18783, DLP/18800, DLP/18813, DLP/18893, DLP/18911, DLP/18927, DLP/18942, DLP/18958, DLP/18967, DLP/18980, DLP/19026, DLP/19044, DLP/19060, DLP/19074, DLP/19085, DLP/19099, DLP/19114, DLP/19162, DLP/19570, DLP/19579, DLP/19588, DLP/19597, DLP/19607, DLP/19616, DLP/19625, DLP/19634, DLP/19644, DLP/19661, DLP/19670, DLP/19680, DLP/19688, DLP/19697, DLP/19706, DLP/19715, DLP/19724, DLP/19733, DLP/19742, DLP/19751, DLP/19760, DLP/19769, DLP/19778, DLP/19787, DLP/19796, DLP/19805, DLP/19814, DLP/19823, DLP/19848, DLP/19864, DLP/19873, DLP/19884, DLP/19907, DLP/19959, DLP/19972, DLP/19981, DLP/19990, DLP/20002, DLP/20012, DLP/20060, DLP/20083, DLP/20120, DLP/20142, DLP/20384, DLP/20415, DLP/20443, DLP/19002DLPQQ/927, DLPQQ/454
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Impact of development of this site on congestion on A129	H27.4	Additional work has been commissioned to ensure that the cumulative impacts of development within the Borough on highway capacity has been identified, and the mitigation proposed will be sufficient to deal with these impacts. This may result in additional mitigation requirements being identified within the Local Plan, and in relation to specific sites.	Undertake additional modelling of the cumulative impacts of development on highways capacity, and mitigation, and where necessary amend policy H27 to reflect the findings.	DLP/735,DLP/1192,
Impact of development of this site on road safety.	H27.5	Discussions took place with Essex County Council regarding appropriate access arrangements for sites in drafting the Draft Local Plan. This work will be reviewed to ensure that the access arrangements for sites are safe. If necessary, amendments will be made to policies to ensure this is the case.	Review the safety of access arrangements for site H27 with ECC, and if necessary amend the requirements of policy H27.	DLP/735,DLP/3800,
Density of development should be lower.	H27.6	The densities identified for development sites is based on an assessment of landscape capacity set out in the Outline Landscape Appraisals. Reductions in development density would be contrary to evidence, and would result in inefficient use of land, and ultimately a requirement for more land to be released from the Green Belt. This is not therefore an appropriate action.	None required.	DLP/735
Impact of development at H27 on congestion at Sun Corner	H27.7	Additional work has been commissioned to ensure that the cumulative impacts of development within the Borough on highway capacity has been identified, and the mitigation proposed will be sufficient to deal with these impacts. This may result in additional mitigation requirements being identified within the Local Plan, and in relation to specific sites.	Undertake additional modelling of the cumulative impacts of development on highways capacity, and mitigation, and where necessary amend policy H27 to reflect the findings.	DLP/3202
Recreational pressures on Norsey Wood SSSI and Mill Meadow SSSI, arising from development on this site should be mitigated through high quality on-site Green Infrastructure provision and/or developer contributions towards measures to increase the resilience of SSSIs (Natural England).	H27.8	Part 4 of policy H27 requires the on-site provision of multi-functional open space. Part 5 of policy H27 meanwhile requires no harm to biodiversity, including compliance with policy NE5. Policy NE5 sets out a comprehensive, NPPF compliant approach to the conservation and management of ecology and biodiversity where development is proposed. It is considered that the impacts on Norsey Wood SSSI and Mill Meadows SSSI of development in this location can be fully managed	None required.	DLP/2748

		by the policies set out in the Draft Local Plan without amendment.		
Concerns about flood risk arising from site H27.	H27.9	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. Consequently, policy H27 requires consideration of flood risk matters in the development of the site, with compliance with policy CC4 required.	None required.	DLP/615,DLP/622,DLP/863, DLP/884:DLP/1192,DLP/1043,DLP/953,DLP/1258,DLP/1104,DLP/1625,DLP/3576,DL P/3800,DLP/14630, DLP/17590, DLP/17961, DLP/16212
Object to allocation H27 due to impact on Green Belt.	H27.10	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 Green Belt Study Addendum considers the impacts of development in those locations identified for development within the Draft Local Plan. In relation to this site, it concludes that the Green Belt will continue to serve its purpose if this site is released for development purposes.	None required.	DLP/2299,DLP/7078DLPQQ /441, DLPQQ/903
Pupils arising from this development location can be accommodated through the expansion of existing schools in Billericay.	H27.11	Information noted.	None required.	DLP/2640
Object to allocation H27 due to impact on infrastructure.	H27.12	Additional infrastructure is proposed as part of this plan, as set out in chapters 9 and 13. Policy IMP1 expects the delivery of new infrastructure alongside the delivery of housing and other forms of development. However, it is recognised that there will be localised infrastructure impacts, and additional work is therefore being undertaken around site access and local junctions in particular. This will be used to enhance the policy requirements for sites as appropriate.	Consider the implications of additional work around site access and local junctions, and add to policy requirements accordingly.	DLP/563,DLP/1192,DLP/1043,DLP/953,DLP/1258,DLP/1625,DLP/2625,DLP/3800,DL PQQ/63, DLPQQ/903
Impact on landscape character / rural character	H27.13	All potential sites considered for inclusion within the Draft Local Plan were subject to an Outline Landscape Appraisal to determine the landscape impact that would arise from development. This	None required	DLP/1472, DLP/1554, Delph/2576

		allowed for those sites with the least impact on the landscape to be identified. Therefore, whilst it is recognised that there will be some localised affects from development on the landscape, it is considered that the overall quality of the landscape across the borough will be maintained.		
Impact of development at this site on wildlife.	H27.14	The allocations identified in the Draft Local Plan were subject to Ecology Appraisals. These appraisals were used to ensure that the allocations, and extent of allocations were appropriate in terms of their impact on wildlife.	None required	DLP/500,DLP/2299,
This development will result in the loss of open space.	H27.15	The land allocated for development in this location is private land currently used for agricultural 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.	None required.	DLP/1192,DLP/998,DLP/953
Support for the allocation in Policy H27	H27.16	Support noted	None required	DLP/1130,DLP/2196,DLP/184, DLP/1134, DLP/18744, DLP/18826, DLP/19151, DLP/19920, DLP/20022DLPQQ/226
Alternative site promoted for the provision of around 44 homes at Maitland Lodge, Southend Road (west of Southend Road)	H27.17	The Council will review the information submitted in relation to this alternative site to determine whether it could be included within the Local Plan.	Review information submitted in relation to this alternative site to determine whether it could be included within the Local Plan, having regard to the evidence base.	DLP/652
Additional land to the north east of this allocation is promoted for development purposes.	H27.18	The Council will review the information submitted in relation to this alternative site to determine whether it could be included within the Local Plan.	Review information submitted in relation to this alternative site to determine whether it could be included within the Local Plan, having regard to the evidence base.	DLP/2196
Developer supports the allocation of this site but seeks some amendments to the policy to improve flexibility	H27.19	Support noted. The Council will consider the amendments sought but will remain firm on the principle of securing adequate infrastructure provision alongside development and in ensuring that land is used effectively whilst minimising harm to the environment and social amenity.	Consider amendments proposed by the developer of this site, but remain firm on key principles.	DLP/1128, DLP/1143
A PROW to land to the east should be created through this site.	H27.20	Consideration will be given to this proposal, in conjunction with Essex County Council. Such a	Give consideration, in conjunction with Essex County Council, to the	DLP/1296

		proposal can only be supported if it is deliverable and reasonably links up with the surrounding PROW network. If appropriate the IDP would need to be updated alongside the Local Plan.	proposal to require the provision of a PROW through the site.	
No specific comment regarding this allocation.	H27.21	Noted.	None required.	DLP/16298, DLP/17522, DLP/17538, DLP/17761, DLP/17814, DLP/18554, DLP/19136, DLP/19931, DLP/19946, DLP/20424
Impact of development at H27 on road traffic and congestion.	H27.22	Additional work has been commissioned to ensure that the cumulative impacts of development within the Borough on highway capacity has been identified, and the mitigation proposed will be sufficient to deal with these impacts. This may result in additional mitigation requirements being identified within the Local Plan, and in relation to specific sites.	Undertake additional modelling of the cumulative impacts of development on highways capacity, and mitigation, and where necessary amend policy H27 to reflect the findings.	DLP/602, DLP/17961, DLP/7357, DLP/17945