

Statement of Consultation Appendix F – Part 3

Schedule of Summary Responses - Site Specific Comments

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July 2017

Appendix F: Schedule of Summary Responses

Site Specific Comments

Summary of Comment	Summary Reference	Council Response	Council Action	Consultee Rep ID
New Site 1 – Land South of Outwood Common Road (Brooklands Farm), Billericay				
Concerns about the scale of development / housing density proposed for the site, particularly in relation to previous proposals.	NSC1.1	It is estimated that this site can accommodate approximately 300 dwellings. Guidance on the densities that are appropriate in each development location is taken from the Outline Landscape Appraisal, which considers the capacity of the potential development locations to accommodate housing growth, including considerations of scale and density. Consideration will be given to the desirability of this option in light of the evidence available to determine if a large scale development in this location would be suitable or not.	Use landscape appraisal to determine the extent of development in any site allocation, and any mitigation required.	NS/14; NS/30; NS/176; NS/1238; NS/1536; NS/125; NS/131; NS/980; NS/1562; NS/1117; NS/1658; NS/1723; NS/1744
Impact of development on this site on the Mill Meadows Local Nature Reserve and the wildlife corridor.	NSC1.2	It is recognised that the development proposed has the potential to have significant adverse effects on biodiversity and habitats. However, it is expected that any proposals for development will be assessed against policy NE6 to ensure that development of this site must not	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/225; NS/184; NS/148; NS/181; NS/440; NS/363; NS/247; NS/657; NS/484; NS/619; NS/729; NS/801; NS/696; NS/739; NS/814; NS/1052; NS/930; NS/1348; NS/1374; NS/1193; NS/1261; NS/1183; NS/1328; NS/1328; NS/1431; NS/1287; NS/1444;

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		cause harm to biodiversity, and in association with the landscaping proposals should seek to achieve a net gain in biodiversity overall.		NS/1536; NS/1562; NS/1117; NS/1096; NS/1103; NS/1112; NS/1609; NS/1612; NS/1681; NS/1723; NS/1744
Concerns about the cumulative impact of this allocation with Alternative Site 4 and/or draft allocation H26, particularly on wildlife.	NSC1.3	Concerns about the cumulative impacts of development in these locations noted.	The Council will keep this situation under review in the development of the Local Plan, and use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	NS/225; NS/184; NS/181; NS/861; NS/729; NS/930; NS/1374; NS/1198; NS/1261; NS/1431; NS/1444; NS/1273; NS/1536; NS/1562; NS/1117; NS/1103; NS/619; NS/1744
Concerns regarding coalescence between Billericay and Great Burstead & South Green, if development occurs in this location.	NSC1.4	Great Burstead and South Green are areas within the larger settlement of Billericay, and cannot be distinguished as a separate settlement for the purposes of the Borough's Settlement Hierarchy.	Give consideration to open landscape settings when reviewing housing allocation options.	NS/148; NS/440; NS/429; NS/484; NS/409; NS/729; NS/1052; NS/930; NS/1444; NS/1478; NS/192; NS/1616; NS/1675; NS/1723; NS/1756; NS/1744
Concerns regarding coalescence between Billericay and Basildon, if development occurs in this location.	NSC1.5	Noted. This site is not adjacent to the urban edge of Basildon, and it is unlikely that development in this location would result in the coalescence of Billericay and Basildon.	Give consideration to open landscape settings when reviewing housing allocation options.	NS/409
The Council had previously discounted this site for housing development and designated it as an Area of Higher Landscape	NSC1.6	Noted. The Council is obliged to give consideration to the representations made in respect of the new/alternative proposals before the Publication Local Plan is prepared. The Council's	The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development	NS/409; NS/560; NS/752; NS/1198; NS/1287; NS/1406; NS/1536; NS/1562; NS/1117; NS/1609; NS/1612

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Value.		decision on the final site selection will be subject to the outcomes of its evidence base.	sites have been selected.	
Promotes alternative development location at Billericay Golf Course.	NSC1.7	Consideration was given to development at Billericay Golf Course in the preparation of the Draft Local Plan. Land in this location was subject to Landscape Appraisal, Ecology Assessment, infrastructure enquiries and Sustainability Appraisal. There were concerns however that development in this location would have a significant impact on the landscape. There are also issues relating to the coalescence of Little Burstead and Billericay, contrary to Green Belt policy.	Review any additional information provided with regard to Billericay Golf Course, and determine whether it should be included as an addition/alternative to policy H23 in particular, or any other site within the Local Plan.	NS/545
Recreational pressures on Mill Meadows Local Nature Reserve, arising from development on this site.	NSC1.8	Noted. The provision and/or enhancement of open space will be required as part of any new development. 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 Mill Meadows LNR of development in this location can be fully managed by the policies set out in the Draft Local Plan.	None required.	NS/619

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Object to the proposed development.	NSC1.9	Objection noted.	None required.	NS/414; NS/415; NS/607
Concerns about the cumulative impact of this allocation with draft policy allocations H27, H26b and New Sites 2 and 3, on highway infrastructure.	NSC1.10	Noted. The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	Use the traffic modelling work to determine the level of growth to be accommodated in this location, taking into account any necessary highway mitigation measures.	NS/1064
Ongoing transport modelling will determine the suitability of this site for development.	NSC1.11	Noted and agreed.	Consider the implications of additional work undertaken, and amend policy requirements accordingly.	NS/1064
Site can be served by existing public transport services.	NSC1.12	Noted.	None required.	NS/1064
Extension of existing Early Years provision would need to be considered in this location.	NSC1.13	Noted.	Continue to work with ECC and other stakeholders on the potential impact of growth on the provision of school places by location.	NS/1064
Any new development should avoid adding any flows to the Critical Drainage Area, and should use of source control SuDS measures.	NSC1.14	Noted. It is recognised that areas of the borough are susceptible to surface water flood risk. Consequently, New Housing Development Sites will be expected to give consideration to flood risk matters in the development of the site, with compliance with policy CC4 required.	The proposed allocation will be subjected to a flood risk sequential test, the results of which will contribute towards informing the site selection process.	NS/1064

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Drainage and flood risk management infrastructure in this area should be significantly upgraded to cope with present and future challenges.	NSC1.15	Noted. All new Housing Development Sites will be expected to give consideration to flood risk matters in the development of the site, with compliance with policy CC4 required.	Continue to work with ECC and other stakeholders to consider the potential infrastructure requirements of this allocation.	NS/1064
Concerns about the cumulative impact of this allocation with draft allocations H24, H26b, H27, and Alternative Site 10 on drainage infrastructure. Recommends that flood bunds and detention basins should be installed in the area as alleviation measures.	NSC1.16	Concerns over surface water management noted.	Continue to work with ECC and other stakeholders to consider the potential infrastructure requirements of this allocation.	NS/1064
Supportive of development in this location.	NSC1.17	Support noted.	None required.	NS/1396; NS/365
The site is in multiple land ownership, and this could result in constraints to the delivery of the site.	NSC1.18	Concerns over the deliverability of the site noted.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/1616
The south west part of the site has more potential for development, provided wildlife is preserved.	NSC1.19	Noted. Ecology Appraisals will be used to identify the extent of any development location, and any mitigation required within the respective site allocation policies.	None required.	NS/1681

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New Site 1 is adjacent to four Grade II listed buildings, and consideration needs to be given to the wider historic environment outside the borough boundary.	NSC1.20	Noted. 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 will be used to inform the site allocations.	Use historic environment evidence to inform the allocations and any policy requirements in the submission Local Plan.	NS/1756
Site promoter highlights the benefits of allocating the site for housing development.	NSC1.21	Support noted.	None required.	NS/1742
Site promoter has undertaken landscape appraisal and suggests that the site can accommodate some development, with the northern part of the site allocated as open space in line with draft policy NE2, Areas of Higher Landscape Value.	NSC1.22	Noted.	Use landscape appraisal to determine the extent of development in any site allocation, and any mitigation required.	NS/1742
New Site 2 - Land East of Southend Road (Foot Farm), Billericay				
Concerns regarding coalescence between Billericay and Crays Hill, if development occurs in this	NSC2.1	It is recognised that development in this location would reduce the degree of separation between Billericay and Crays Hill.	Use evidence based approach to considering impacts, and consider opportunities for mitigation	NS/236; NS/432; NS/658; NS/862; NS/794; NS/622; NS/1053; NS/1479; NS/1338; NS/1617; NS/1745

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location.		However, given the scale of the proposed development, it is unlikely that coalescence of settlements would occur.	through the way new development is laid out, accessed and landscaped.	
Concerns about the scale of development/ housing density proposed for the site.	NSC2.2	The site promoter has estimated that the site can accommodate approximately 150 dwellings. Guidance on the densities that are appropriate in each development location is taken from the Outline Landscape Appraisal, which considers the capacity of the potential development locations to accommodate housing growth, including considerations of scale and density. Consideration will be given to the desirability of this option in light of the evidence available to determine if a large scale development in this location would be suitable or not.	Use landscape appraisal to determine the extent of development in any site allocation, and any mitigation required.	NS/613; NS/658; NS/1660
Concerns about the cumulative impact of this allocation with New Site 3.	NSC2.3	Concerns about the cumulative impacts of development in these locations noted.	The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	NS/658
Concerns regarding coalescence between Billericay and Basildon, if development occurs in this	NSC2.4	Noted. This site is not adjacent to the urban edge of Basildon, and it is unlikely that development in this location would result in the	Give consideration to open landscape settings when reviewing housing allocation options.	NS/676; NS/193

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location.		coalescence of Billericay and Basildon.		
Concerns about the cumulative impact of this allocation with draft policy allocations H27 and New Sites 1 and 3, on highway infrastructure.	NSC2.5	Noted. The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	Use the traffic modelling work to determine the level of growth to be accommodated in this location, taking into account any necessary highway mitigation measures.	NS/1065
Ongoing transport modelling will determine the suitability of this site for development.	NSC2.6	Noted and agreed.	Consider the implications of additional work undertaken, and amend policy requirements accordingly.	NS/1065
Site can be served by existing public transport services.	NSC2.7	Noted.	None required.	NS/1065
This development considered alone would not need additional childcare provision.	NSC2.8	Noted.	None required.	NS/1065
The sequential approach should be applied when assessing this development parcel.	NSC2.9	Noted. All new Housing Development Sites will be expected to give consideration to flood risk matters in the development of the site, with compliance with policy CC4 required.	The proposed allocation will be subjected to a flood risk sequential test, the results of which will contribute towards informing the site selection process.	NS/1065
Flood management infrastructure should be installed to accommodate any additional	NSC2.10	Noted. All new Housing Development Sites will be expected to give consideration to flood risk matters in the	Continue to work with ECC and other stakeholders to consider the potential infrastructure requirements	NS/1065

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development.		development of the site, with compliance with policy CC4 required.	of this allocation.	
Concerns about the cumulative impact of this allocation with potential options in South Green on drainage infrastructure.	NSC2.11	Concerns over surface water management noted.	Continue to work with ECC and other stakeholders to consider the potential infrastructure requirements of this allocation.	NS/1065
Site promoter highlights the benefits of allocating the site for housing development.	NSC2.12	Support noted.	None required.	NS/1229
Concerned that the site might be in close proximity of a Minerals Safeguarding Area or Minerals Consultation Area.	NSC2.13	Comments received from ECC, the Mineral planning authority for the borough, does not identify the site as being within a Minerals Consultation Area.	None required.	NS/1433
Object to the proposed development.	NSC2.14	Objection noted.	None required.	NS/416; NS/747
Chemicals have been dumped by farmers around the perimeter of the proposed development.	NSC2.15	In line with the NPPF, Policy NE8 Development on Contaminated Land, sets out environmental criteria against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/794; NS/622; NS/1338; NS/1280; NS/1283
Indicates preference for New Site 2 as an alternative to draft	NSC2.16	Preference for site noted.	Use evidence base to determine the final distribution of development	NS/1676

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allocation H25.			in the borough.	
New Site 3 - Land West of Southend Road (Maitland Lodge), Billericay				
Concerns about the cumulative impact of this allocation with New Site 2 and/or other allocations in the area.	NSC3.1	Concerns about the cumulative impacts of development in these locations noted.	The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	NS/214; NS/612; NS/423; NS/434; NS/660; NS/817; NS/1186; NS/1443; NS/1379; NS/1216; NS/1611; NS/1614
Indicates preference for New Site 3 as an alternative to other draft allocations in the area.	NSC3.2	Preference for site noted.	Use evidence base to determine the final distribution of development in the borough.	NS/612
Concerns about the scale of development/ housing density proposed for the site.	NSC3.3	The site promoter has estimated that the site can accommodate approximately 44 dwellings. Guidance on the densities that are appropriate in each development location is taken from the Outline Landscape Appraisal, which considers the capacity of the potential development locations to accommodate housing growth, including considerations of scale and density.	Use landscape appraisal to determine the extent of development in any site allocation, and any mitigation required.	NS/612
Concerns regarding coalescence between Billericay and Crays Hill, if development occurs in this location.	NSC3.4	Noted. This site is not adjacent to Crays Hill, and given the scale of the proposed development it is unlikely that development in this location would result in the coalescence of Billericay and Crays Hill.	Give consideration to open landscape settings when reviewing housing allocation options.	NS/660; NS/866

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Concerns about the cumulative impact of this allocation with draft policy allocations H27 and New Sites 1 and 2, on highway infrastructure.	NSC3.5	Noted. The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	Use the traffic modelling work to determine the level of growth to be accommodated in this location, taking into account any necessary highway mitigation measures.	NS/1066
Ongoing transport modelling will determine the suitability of this site for development.	NSC3.6	Noted and agreed.	Consider the implications of additional work undertaken, and amend policy requirements accordingly.	NS/1066
Public transport needs can be accommodated by existing services.	NSC3.7	Noted.	None required.	NS/1066
This development considered alone would not need additional childcare provision, but combined with other developments, additional provision would need to be considered.	NSC3.8	Noted.	Continue to work with ECC and other stakeholders on the potential impact of growth on the provision of school places by location.	NS/1066
The sequential approach should be applied when assessing this development parcel.	NSC3.9	Noted. All new Housing Development Sites will be expected to give consideration to flood risk matters in the development of the site, with compliance with policy CC4 required.	The proposed allocation will be subjected to a flood risk sequential test, the results of which will contribute towards informing the site selection process.	NS/1066
Flood management infrastructure should be	NSC3.10	Noted. All new Housing Development Sites will be	Continue to work with ECC and other stakeholders to	NS/1066

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installed to accommodate any additional development.		expected to give consideration to flood risk matters in the development of the site, with compliance with policy CC4 required.	consider the potential infrastructure requirements of this allocation.	
Concerns about the cumulative impact of this allocation with potential options in South Green on drainage infrastructure.	NSC3.11	Concerns over surface water management noted.	Continue to work with ECC and other stakeholders to consider the potential infrastructure requirements of this allocation.	NS/1066
Supportive of development in this location.	NSC3.12	Support noted.	None required.	NS/939; NS/1079; NS/1119
Loss of existing community facility as a result of the proposed development.	NSC3.13	Policy HC 10, Loss of Community Facilities, would apply to proposals resulting in the loss of an existing community facility. That said, this policy restriction would not apply to Maitland Lodge because it is not a designated community facility or local centre in the Borough. The site is being promoted for residential development by the landowners.	None required.	NS/1186; NS/1216; NS/1611; NS/1614
Concerns regarding coalescence between Billericay and Basildon, if development occurs in this location.	NSC3.14	It is recognised that development in this location would reduce the degree of separation between Billericay and Basildon. However, given the scale of the proposed development, it is unlikely that coalescence of settlements would occur.	Give consideration to open landscape settings when reviewing housing allocation options.	NS/1082; NS/1618

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Object to the proposed development.	NSC3.15	Objection noted.	None required.	NS/52; NS/417; NS/748; NS/1661
Notes that the site developer recognises the need for allotments in the area.	NSC3.16	Noted.	None required.	NS/1677
Site promoter highlights the benefits of allocating the site for housing development in relation to other promoted sites.	NSC3.17	Support for site noted.	Use evidence base to determine the final distribution of development in the borough.	NS/1740
New Site 4 - Dale Farm, Oak Lane, Crays Hill				
The Council is selling/releasing Green Belt land at Dale Farm to developers, after it fought to evict travellers from the site.	NSC4.1	The site in question is not Council owned land. The site has been put forward for development by a site promoter/developer. In accordance with national policy, the Council is obliged to give consideration to all representations made in respect of the new/alternative proposals, to establish realistic assumptions about the suitability of sites to meet the identified need for housing over the plan period. The Council's decision on the final site selection will be subject to the outcomes of its full suite of evidence base.	None required.	NS/175; NS/63; NS/349; NS/244; NS/250; NS/256; NS/1539
Supportive of development in this location.	NSC4.2	Support noted.	None required.	NS/9; NS/10; NS/25; NS/210; NS/215; NS/231; NS/354; NS/227; NS/1170; NS/1466
Indicates preference for	NSC4.3	Preference for site noted.	Use evidence base to	NS/210; NS/147; NS/239;

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New Site 4 as an alternative to other draft allocations in Crays Hill and/or Ramsden Bellhouse.			determine the final distribution of development in the borough.	NS/460; NS/873; NS/1169; NS/1170; NS/1466; NS/1608; NS/1735
Concerns about the scale of development/ housing density proposed for the site.	NSC4.4	The site promoter has estimated that the site can accommodate approximately 500 dwellings. Guidance on the densities that are appropriate in each development location is taken from the Outline Landscape Appraisal, which considers the capacity of the potential development locations to accommodate housing growth, including considerations of scale and density.	Use landscape appraisal to determine the extent of development in any site allocation, and any mitigation required.	NS/147; NS/239; NS/244; NS/250; NS/256; NS/407; NS/461; NS/873; NS/942; NS/1170; NS/1436; NS/1608; NS/1619; NS/1735
Concerns over what impact the relocation of Travellers could have on the borough's Gypsy and Traveller accommodation needs.	NSC4.5	Noted. The Council has a responsibility to make provision for the accommodation needs of both the settled community and Gypsies and Travellers in accordance with national policies, regardless of what sites are being put forward for development. The aim of the Local Plan is to identify the specific locations where development and change will occur, setting out the types of development which may occur, and any mitigation and infrastructure provision necessary	Consider outcomes of the updates to the Gypsy & Traveller Accommodation Assessment and Site Potential Study, and update the Local Plan accordingly.	NS/147; NS/244; NS/407; NS/1436; NS/1539; NS/1619

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		to support development. The Council is currently reviewing its position regarding the needs and provision of accommodation for Gypsies and Travellers, and this will be used to inform and identify the most appropriate locations for development.		
Concerns regarding coalescence between Basildon and Crays Hill, if development occurs in this location.	NSC4.6	It is recognised that development in this location would reduce the degree of separation between Basildon and Crays Hill. Whilst a degree of mitigation of the effects of this can be achieved through the way new development is laid out, accessed and landscaped, it is a consequence of this plan which needs to be given consideration.	Consider the consequences of the proposal on the settlements of Basildon and Crays Hill. Consider 1) opportunities for mitigation; and 2) Evidence based approach to considering impacts.	NS/147; NS/239; NS/407; NS/1410; NS/1497; NS/1539; NS/1619
How can the Council guarantee that the travellers currently occupying the site would leave the Basildon area, as assured by the site promoter.	NSC4.7	Further information is needed in relation to the commitments made by the site promoter, existing landowners and residents regarding the proposed relocation of the existing lawful occupants of the site and how this would be implemented without leading to unlawful development of other land in the Borough and to protect the wellbeing of existing Gypsy and Traveller residents who live on the site.	The Council will seek legal advice to determine its responsibilities in respects of potentially displaced residents and what legal assurances/mechanisms would be needed should the Council be minded to consider this proposal favourably in the final Local Plan.	NS/147; NS/239; NS/407
Basildon Council should	NSC4.8	Noted. There is a c.£4m Land	The Council will keep this	NS/147; NS/349

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seek to recover the cost of evicting the illegal travellers from Dale Farm from the developers.		Charge on the site, which would mean that if it was redeveloped the Council's outstanding charges would need to be repaid to enable development of the site to take place. This is therefore a consideration that could affect the viability of the site being developed.	situation under review in the development of the Local Plan in the event any evidence or priorities change.	
The proposal is seeking to incentivise the landowners/developers at the expense of taxpayers who funded the clearance costs.	NSC4.9	Noted. There is a c.£4m Land Charge on the site, which would mean that if it was redeveloped the Council's outstanding charges would need to be repaid to enable development of the site to take place. This is therefore a consideration that could affect the viability of the site being developed.	None required.	NS/63; NS/244
The new development should have a separate identity and name from Crays Hill.	NSC4.10	Noted. The proposed development is within the parish of Ramsden Crays and should it be permitted, the naming of the area would be addressed outside the planning process.	None required.	NS/147; NS/460
Supportive of development in this location only if the whole Dale Farm area, including both the cleared site and the currently occupied site, is redeveloped.	NSC4.11	Noted.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/460; NS/461
ECC welcomes the	NSC4.12	Support for pedestrian/cycle	None required.	NS/1056

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provision of a pedestrian/cycle bridge over the A127 to link the site to main Basildon area.		bridge noted.		
The Highways Authority does not support a new access onto the A127, as this is contrary to highway policy.	NSC4.13	Objection noted.	Work with the Highway Authority to ensure new development options do not have an adverse impact on the strategic road network.	NS/1056
The suggested site and access arrangements could compromise the long term route management strategy for the A127 corridor.	NSC4.14	Concerns over potential impacts on land safeguarded for transport improvements noted.	Work with the Highway Authority to ensure new development options do not have an adverse impact on the strategic road network.	NS/1056
A bespoke bus service would be required for the scale of development proposed.	NSC4.15	Noted.	The Council will continue to work with the County Council and all other infrastructure providers to continually update the Infrastructure Delivery Plan to ensure that infrastructure needed to deliver planned growth is done in a sustainable, effective and timely manner.	NS/1056
Primary school provision would be required if development within the area exceeds 350 new dwellings.	NSC4.16	Noted.	Continue to work with ECC and other stakeholders on the potential impact of growth on the provision of school places by location.	NS/1056

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An additional Early Years capacity and the possible expansion of current facilities would need to be considered.	NSC4.17	Noted.	Continue to work with ECC and other stakeholders on the potential impact of growth on the provision of school places by location.	NS/1056
The site is within a Waste Consultation Area as defined in the Pre-Submission Replacement Waste Local Plan, and should not prevent the continued operation of the safeguarded waste development.	NSC4.18	Comment about safeguarded waste development noted.	Continue to work with ECC to consider the potential infrastructure requirements and opportunities of this allocation.	NS/1056
The continued occupation of the site is not sustainable due to contamination/health reasons.	NSC4.19	Concerns over potential health impacts and restoration of area noted.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/1436; NS/1786
The current use of part of the site for Gypsy/Traveller accommodation and the subsequent requirement for clearance could result in constraints to the delivery of the site.	NSC4.20	Concerns over the deliverability of the site noted.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/1497
Object to the proposed development.	NSC4.21	Objection noted.	None required.	NS/418
If the site previously occupied illegally by Gypsies/Travellers were to	NSC4.22	Concerns over the proposed change of use of the site and possible displacement of existing	If the Council is minded to consider this proposal favourably, the Council will	NS/1642; NS/1653

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be redeveloped for housing, there is the possibility of residents/Council being accused of ethnic cleansing, which would be difficult to justify.		residents noted.	seek legal advice as to whether the non-disclosure of this information is fundamental to the achievement of a legally compliant and sound Local Plan. This would help inform the Service Impact Assessment carried out to comply with the Equality Act 2010, which will inform how the Local Plan policies need to be phrased to ensure legal compliance.	
The development of the legal Gypsy/Traveller site would be more acceptable, although this could make the proposal less viable.	NSC4.23	Concerns over the viability of development noted. A Viability Assessment will be used to confirm the economic viability of all the sites proposed for development.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/1642; NS/1653
The site promoter considers the site has the potential to accommodate between 350 and 550 dwellings.	NSC4.24	Noted. Guidance on the densities that are appropriate in each development location is taken from the Outline Landscape Appraisal, which considers the capacity of the potential development locations to accommodate housing growth, including considerations of scale and density.	None required.	NS/1633
Site promoter highlights the benefits of allocating the site for housing	NSC4.25	Support noted.	None required.	NS/1633

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development.				
Site promoter has initiated early engagement with the local community, and proposes mitigation to some issues raised by residents.	NSC4.26	Noted. The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Use evidence base to determine the final distribution of development in the borough.	NS/1633
Site promoter has indicated that they will only be able to confirm details of the relocation of Gypsies and Travellers, if the proposal is approved.	NSC4.27	Noted.	If the Council is minded to consider this proposal favourably, the Council will seek legal advice as to whether the non-disclosure of this information is fundamental to the achievement of a legally compliant and sound Local Plan. This would help inform the Service Impact Assessment carried out to comply with the Equality Act 2010, which will inform how the Local Plan policies need to be phrased to ensure legal compliance.	NS/1633
Support the development of the existing legal traveller site.	NSC4.28	Support noted.	None required.	NS/1735
Object to the replacement of the traveller site within Crays Hill.	NSC4.29	Objection noted.	None required.	NS/1735
New Site 4 is adjacent to a Grade II farmhouse, and this should be referenced	NSC4.30	Noted.	Use historic environment evidence to inform the allocations and any policy	NS/1757

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in any relevant policy if taken forward.			requirements in the submission Local Plan.	
The site is in close proximity to a fuel pipeline, and CLH Pipeline System Operator should be contacted for advice and, if required, Works Consent prior to any work or activity on the site.	NSC4.31	Comment about CLH Pipeline asset encroachment noted.	The Council will keep this situation under review in the development of the Local Plan and where appropriate, amend relevant policies to incorporate any additional mitigation requirements.	NS/1774
New Site 5 - Additional land at Greenleas Farm, South of London Road, Billericay				
Concerns about the scale of development/ housing density proposed for the site.	NSC5.1	It is estimated that this site can accommodate approximately 360 dwellings. Guidance on the densities that are appropriate in each development location is taken from the Outline Landscape Appraisal, which considers the capacity of the potential development locations to accommodate housing growth, including considerations of scale and density.	Use landscape appraisal to determine the extent of development in any site allocation, and any mitigation required.	NS/33; NS/614; NS/698; NS/466; NS/682; NS/757; NS/1002; NS/1239; NS/1437; NS/1369; NS/128; NS/134; NS/1620
Concerns regarding coalescence between Billericay and Brentwood, if development occurs in this location.	NSC5.2	Noted. This site is not adjacent to the urban edge of Brentwood, and it is unlikely that development in this location would result in the coalescence of Billericay and Brentwood. However, it recognised that the area forms part of a strategic gap separating Billericay from Brentwood.	Give consideration to open landscape settings when reviewing housing allocation options.	NS/443; NS/519; NS/487; NS/867; NS/836; NS/938; NS/1223; NS/1540; NS/1084; NS/1761; NS/1747

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Concerns about the cumulative impact of this allocation with draft allocations H20, H21, H22 and H23.	NSC5.3	Concerns about the cumulative impacts of development in these locations noted.	The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	NS/559; NS/1540; NS/1120
Not objecting to the principle of a care village, but this can be accommodated within other sites.	NSC5.4	Noted. The Council will use its evidence base to determine the final distribution of development in the borough.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/867; NS/938
ECC welcomes the proposal for the site to deliver the northern section of the proposed Billericay Link Road from the A129.	NSC5.5	Support noted.	None required.	NS/1067
Concerns about the cumulative impact of this allocation with draft policy allocations H21 and H22 on highway infrastructure.	NSC5.6	Noted. The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	Use the traffic modelling work to determine the level of growth to be accommodated in this location, taking into account any necessary highway mitigation measures.	NS/1067
Ongoing transport modelling will determine the suitability of this site for development.	NSC5.7	Noted and agreed.	Consider the implications of additional work undertaken, and amend policy requirements accordingly.	NS/1067
Public transport needs can	NSC5.8	Noted.	None required.	NS/1067

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be accommodated by existing services.				
Extension of existing settings or additional Early Years provision would need to be considered in this location.	NSC5.9	Noted.	Continue to work with ECC and other stakeholders on the potential impact of growth on the provision of school places by location.	NS/1067
Loss of / impact on existing businesses on the site.	NSC5.10	Draft Policy E9 of the Local Plan would apply to proposals for development within the borough's existing Rural Enterprise Sites.	None required.	NS/1223
Site promoter highlights the benefits of allocating the site for housing development.	NSC5.11	Support noted.	None required.	NS/1477; NS/1487
Indicates preference for New Site 5 as an alternative to draft allocation H20.	NSC5.12	Preference for site noted.	Use evidence base to determine the final distribution of development in the borough.	NS/938
Residential development on the site is partially feasible based on its landscape characteristics.	NSC5.13	Noted. Outline Landscape Appraisals have been prepared for all potential strategic sites in order to identify where there may be capacity within the landscape for development to occur.	Use evidence base to determine the final distribution of development in the borough.	NS/1481
Allocating development on this site would facilitate the delivery of the proposed Southern relief road.	NSC5.14	Support noted.	Continue to work with ECC and other stakeholders on the provision of the south/south-west relief route for Billericay.	NS/1487
Supports the proposal for a care home in this location.	NSC5.15	Support for specialist accommodation noted.	None required.	NS/1564; NS/1120

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The location of the site does not provide the opportunity to reinforce a defensible green belt boundary for the town.	NSC5.16	Concerns about potential town boundary noted.	Use evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	NS/724; NS/938; NS/1107; NS/1747
Object to the proposed development.	NSC5.17	Objection noted.	None required.	NS/53; NS/1662
New Site 5 may include the remains of a Roman road and if brought forward, should be identified as an area of archaeological potential.	NSC5.18	Noted. The Council will continue to work with Historic England and other stakeholders to ensure new development does not have an adverse impact on the historic environment.	Use historic environment evidence to inform the allocations and any policy requirements in the submission Local Plan.	NS/1761
New Site 6 - Land between London Road and A13, Pitsea, Basildon				
The development will result in the loss of public open space.	NSC6.1	Chapter 13 addresses the Borough's leisure and recreation facilities. Where a loss would occur through new development, the Council would encourage the existing use to be offset elsewhere within the Borough.	None required.	NS/439
Concerns regarding coalescence between Basildon, Bowers Gifford and South Benfleet, if development occurs in this location.	NSC6.2	It is recognised that development in this location would integrate the settlements of Basildon, Bowers Gifford and South Benfleet. Whilst a degree of mitigation of the effects of this can be achieved through the way new development is laid out, accessed and landscaped, it is a consequence of this plan which needs to be given consideration.	Consider the consequences of the proposal on the settlements of Basildon, Bowers Gifford and South Benfleet. Consider 1) opportunities for mitigation; and 2) Evidence based approach to considering impacts.	NS/439; NS/728; NS/728; NS/726; NS/722; NS/912; NS/1502; NS/1541; NS/1621; NS/1673; NS/1758

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Ongoing transport modelling, assessed alongside the impact of H13, will determine the suitability of this site for development.	NSC6.3	Noted and agreed.	Consider the implications of additional work undertaken, and amend policy requirements accordingly.	NS/1057
The Highway Authority will expect significant highway improvements in the vicinity, including the A13, should this site come forward for development.	NSC6.4	Noted. The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	Use the traffic modelling work to determine the level of growth to be accommodated in this location, taking into account any necessary highway mitigation measures.	NS/1057
There is potential for the site to be adequately served by existing public transport services.	NSC6.5	Noted.	The Council will continue to work with the County Council and all other infrastructure providers to ensure the delivery of infrastructure needed to deliver planned growth.	NS/1057
Primary school provision would be required if development within the area exceeds 1,050 new dwellings.	NSC6.6	Noted.	Continue to work with ECC and other stakeholders on the potential impact of growth on the provision of school places by location.	NS/1057
There are adequate places available for childcare provision.	NSC6.7	Noted.	None required.	NS/1057
Supports the expansion of a care home in this location.	NSC6.8	Support for specialist accommodation noted.	Use evidence base to determine the final distribution of development in the borough.	NS/859

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Indicates preference for New Site 6 as an alternative to other draft allocations in Bowers Gifford/North Benfleet.	NSC6.9	Preference for site noted.	Use evidence base to determine the final distribution of development in the borough.	NS/859
Supports the proposal for a football stadium in this location.	NSC6.10	Support noted.	Use evidence base to determine the final distribution of development in the borough.	NS/726; NS/782
Supports the development of land at Gifford House, London Road.	NSC6.11	Support noted.	None required.	NS/913
Indicates preference for Alternative Site 3 as an alternative to New Site 6.	NSC6.12	Preference for site noted.	Use evidence base to determine the final distribution of development in the borough.	NS/1154
Site promoter highlights the benefits of allocating land East of Old Church Road for housing development.	NSC6.13	Support noted.	None required.	NS/1237
There would be no justification to retain New Site 6 as green belt, if draft allocation H13 were to be removed from the green belt.	NSC6.14	Concerns about the cumulative impacts of development on Green Belt noted.	The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	NS/1438
The current use of part of the site as a mobile home park could result in constraints to the delivery of the site.	NSC6.15	Concerns over the deliverability of the site noted.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities	NS/1500

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			change.	
The site does not offer any strategic benefit that can't be delivered by the draft allocation H13.	NSC6.16	Noted. The Council is obliged to give consideration to the representations made in respect of the new/alternative proposals before the Publication Local Plan is prepared. The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/1531
The western edge of New Site 6 may have some potential for local employment uses to complement growth in the area.	NSC6.17	Noted. The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Use evidence base to determine the final distribution of development in the borough.	NS/1531
Concerns over the scale of development proposed in this location.	NSC6.18	Concern about the scale of development noted. Consideration will be given to the desirability of this option in light of the evidence available to determine if a higher scale development in this location would be suitable or not.	If found suitable, consider whether a lower scale development should be sought on the proposed development site.	NS/197
Extending draft allocation H13 will distort the creation of a defensible greenbelt boundary.	NSC6.19	Concerns about potential green belt boundary noted.	Use evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	NS/1621
The site is in multiple land	NSC6.20	Concerns over the deliverability of	The Council will keep this	NS/1621

Summary of Comment	Summary Reference	Council Response	Council Action	Consultee Rep ID
ownership, and this could result in constraints to the delivery of the site.		the site noted.	situation under review in the development of the Local Plan in the event any evidence or priorities change.	
New Site 6 is adjacent or includes Grade II Saddler's Hall Farmhouse, and this should be referenced in any relevant policy if taken forward.	NSC6.21	Noted.	Use historic environment evidence to inform the allocations and any policy requirements in the submission Local Plan.	NS/1758
Developers promoting the site highlight the benefits of allocating their site for housing development.	NSC6.22	Support noted.	None required.	NS/1720; NS/1732
New Site 7 - Hovefields and Honiley Neighbourhood Area, Wickford				
Indicates preference for New Site 7 as an alternative to other green belt sites.	NSC7.1	Preference for site noted.	Use evidence base to determine the final distribution of development in the borough.	NS/7; NS/289; NS/296; NS/285; NS/286; NS/337; NS/372; NS/366; NS/368; NS/369; NS/371; NS/456; NS/453; NS/471; NS/591; NS/592; NS/593; NS/606; NS/608; NS/609; NS/1177; NS/164; NS/291; NS/358; NS/284; NS/455; NS/1025; NS/370; NS/454; NS/312; NS/373; NS/1583; NS/1584; NS/1656; NS/1781; NS/1782; NS/1783
Supportive of development as proposed in this location.	NSC7.2	Support noted.	None required.	NS/289; NS/296; NS/285; NS/286; NS/337; NS/372; NS/366; NS/368; NS/369; NS/371; NS/456; NS/453; NS/471; NS/563; NS/565;

Summary of Comment	Summary Reference	Council Response	Council Action	Consultee Rep ID
				NS/591; NS/592; NS/593; NS/709; NS/606; NS/608; NS/609; NS/1187; NS/924; NS/1026; NS/1177; NS/164; NS/291; NS/358; NS/284; NS/455; NS/1025; NS/564; NS/370; NS/454; NS/312; NS/373; NS/1583; NS/1584; NS/1656; NS/1781; NS/1782; NS/1783
Support the provision for Gypsy/Traveller accommodation.	NSC7.3	Support noted.	None required.	NS/289; NS/296; NS/285; NS/286; NS/337; NS/372; NS/366; NS/368; NS/369; NS/371; NS/408; NS/456; NS/453; NS/471; NS/591; NS/592; NS/593; NS/899; NS/606; NS/608; NS/609; NS/1177; NS/164; NS/291; NS/358; NS/284; NS/455; NS/1025; NS/370; NS/454; NS/312; NS/373; NS/1583; NS/1584; NS/1656; NS/1781; NS/1782; NS/1783
The scale of development proposed for this site is too high.	NSC7.4	Concern about the scale of development noted. Consideration will be given to the desirability of this option in light of the evidence available to determine if a higher scale development in this location would be suitable or not.	Use landscape appraisal to determine the extent of development in any site allocation, and any mitigation required.	NS/408
Concerns over the impact of new development and	NSC7.5	Noted. Basildon Borough Council is working closely with the	Consider the implications of additional work on traffic	NS/899; NS/1517

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site access on the A127.		Highways Authority at Essex County Council to determine the impact of Local Plan growth on the highway network, further mitigation to the highway network required, and sustainable access measures for each of the strategic development sites proposed in the Draft Local Plan.	modelling undertaken, and amend policy requirements accordingly.	
Concerns about the cumulative impact of this allocation with draft allocation H14.	NSC7.6	Concerns about the cumulative impacts of development in these locations noted.	The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	NS/709
The Highways Authority does not support a new access onto the A127, as this is contrary to highway policy.	NSC7.7	Objection noted.	Work with the Highway Authority to ensure new development options do not have an adverse impact on the strategic road network.	NS/1072
The suggested site and access arrangements could compromise the long term route management strategy for the A127 corridor.	NSC7.8	Concerns over potential impacts on land safeguarded for transport improvements noted.	Work with the Highway Authority to ensure new development options do not have an adverse impact on the strategic road network.	NS/1072
There is potential for improvement to the public transport network.	NSC7.9	Noted.	The Council will continue to work with the County Council and all other infrastructure providers to continually update the	NS/1072

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			Infrastructure Delivery Plan to ensure that infrastructure needed to deliver planned growth is done in a sustainable, effective and timely manner.	
There would be a need for an additional Early Years provision to be considered in this location.	NSC7.10	Noted.	Continue to work with ECC and other stakeholders on the potential impact of growth on the provision of school places by location.	NS/1072
The site is within a Waste Consultation Area as defined in the Pre-Submission Replacement WLP, and should not prevent the continued operation of the safeguarded waste development.	NSC7.11	Comment about safeguarded waste development noted.	Continue to work with ECC to consider the potential infrastructure requirements and opportunities of this allocation.	NS/1072
The proposal to redevelop the neighbourhood area will help address existing infrastructural challenges within the community.	NSC7.12	Noted. The aim of the Local Plan is to put in place mechanisms for delivering infrastructure to fund growth, and not necessarily shortfalls in existing systems. Although, it is expected that well planned development contributes positively to the desirability of an area.	Use evidence base to determine the final distribution of development in the borough.	NS/924; NS/164; NS/1187
New Site 7 is not a sustainable alternative to those sites previously	NSC7.13	Noted. The Council is obliged to give consideration to the representations made in respect	The Council will use its evidence base to determine the final	NS/1517; NS/1532

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identified in the draft plan.		of the new/alternative proposals before the Publication Local Plan is prepared. The Council's decision on the final site selection will be subject to the outcomes of its evidence base.	distribution of development to ensure the most appropriate development sites have been selected.	
Concerns regarding coalescence between Basildon and Wickford, if development occurs in this location.	NSC7.14	It is recognised that development in this location would reduce the degree of separation between Basildon and Wickford. Whilst a degree of mitigation of the effects of this can be achieved through the way new development is laid out, accessed and landscaped, it is a consequence of this plan which needs to be given consideration.	Consider the consequences of the proposal on the settlements of Basildon and Wickford. Consider 1) opportunities for mitigation; and 2) Evidence based approach to considering impacts.	NS/1517; NS/1499; NS/1413; NS/1501; NS/198; NS/1542; NS/1622
Concerns about the cumulative impact of this allocation and draft allocation H14 on green belt.	NSC7.15	Noted. The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	Use the Green Belt study to determine those parts of the Green Belt that should be maintained taking into account any necessary landscape mitigation measures, in accordance with the NPPF.	NS/1517; NS/1439; NS/1542
The Basildon Plotland Study discounted this site for significant new housing based on landscape evidence, and there is no new evidence to suggest otherwise.	NSC7.16	Noted. The Council is obliged to give consideration to the representations made in respect of the new/alternative proposals before the Publication Local Plan is prepared. The Council's decision on the final site selection will be subject to the outcomes of	The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	NS/1499

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		its evidence base.		
Concerns over housing density proposed on the site.	NSC7.17	It is estimated that this site can accommodate approximately 500 dwellings. Guidance on the densities that are appropriate in each development location is taken from the Outline Landscape Appraisal, which considers the capacity of the potential development locations to accommodate housing growth, including considerations of scale and density.	Use landscape appraisal to determine the extent of development in any site allocation, and any mitigation required.	NS/1542
The site is being promoted by the recently designated Hovefields and Honiley Neighbourhood Forum, and might not be deliverable.	NSC7.18	Concerns over the deliverability of the site noted.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/1621
Concerns regarding coalescence between Pitsea, Bowers Gifford and the boundary with Thundersley, if development occurs in this location.	NSC7.19	It is unlikely that development in this location would result in the coalescence between Basildon and Castle Point. However, it is recognised that the area forms part of a strategic gap separating Basildon from Castle Point and it is a consequence of this plan which needs to be given consideration.	Use evidence based approach to considering impacts, and consider opportunities for mitigation through the way new development is laid out, accessed and landscaped.	NS/1674
Alternative Site 1 - Alpha Garden Centre, Wickford				
Loss of / impact on employment.	ASC1.1	Alpha Garden Centre is not within the Existing Employment Areas identified and safeguarded for	None required.	NS/1; NS/2; NS/1162; NS/1386; NS/1404; NS/1420; NS/978

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		employment uses within the Borough. The site has been assessed to be suitable for both housing and employment development within the HELAA. However, the site is only being promoted for residential development by the landowners. The Council's full suite of evidence base will inform the final site selection process.		
Loss of retail and community facilities.	ASC1.2	Policy HC 10, Loss of Community Facilities, would apply to proposals resulting in the loss of an existing community facility. That said, this policy restriction would not apply to the Garden Centre because it is not a designated community facility or local centre in the Borough. The site is being promoted for residential development by the landowners.	None required.	NS/5; NS/720; NS/1404; NS/978
Indicates preference for Alternative Site 1 in relation to other draft allocations in the area.	ASC1.3	Preference for site noted.	Use evidence base to determine the final distribution of development in the borough.	NS/6; NS/64; NS/1405; NS/80
Supportive of development in this location.	ASC1.4	Support noted.	None required.	NS/64; NS/199
Housing density proposed for this site is too high.	ASC1.5	It is estimated that this site can accommodate approximately 112 dwellings. Guidance on the	If found suitable, consider whether lower densities should be sought on the	NS/646; NS/976

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		densities that are appropriate in each development location is taken from the Outline Landscape Appraisal, which considers the capacity of the potential development locations to accommodate housing growth, including considerations of scale and density.	proposed development site.	
Ongoing transport modelling will determine the suitability of this site for development.	ASC1.6	Noted and agreed.	Consider the implications of additional work undertaken, and amend policy requirements accordingly.	NS/1073; NS/1589
Consideration could be given to the potential for public transport improvements through pooled contributions with site allocations within the vicinity.	ASC1.7	Noted.	The Council will continue to work with the County Council and all other infrastructure providers to continually update the Infrastructure Delivery Plan to ensure that infrastructure needed to deliver planned growth is done in a sustainable, effective and timely manner.	NS/1073
Extension of existing Early Years provision would need to be considered in this location.	ASC1.8	Noted.	Continue to work with ECC and other stakeholders on the potential impact of growth on the provision of school places by location.	NS/1073
Concerns about flood risk arising from the proposed	ASC1.9	Noted. It is recognised that areas of the borough are susceptible to	The proposed allocation will be subjected to a flood	NS/6; NS/907; NS/1007; NS/1073; NS/1005; NS/1405;

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allocation, particularly in association with its proximity to the River Crouch.		surface water flood risk. Consequently, New Housing Development Sites will be expected to give consideration to flood risk matters in the development of the site, with compliance with policy CC4 required.	risk sequential test, the results of which will contribute towards informing the site selection process.	NS/1491
Concerns regarding coalescence between Ramsden Bellhouse and Wickford, if development occurs in this location.	ASC1.10	It is recognised that development in this location would reduce the degree of separation between Wickford and Ramsden Bellhouse. Whilst a degree of mitigation of the effects of this can be achieved through the way new development is laid out, accessed and landscaped, it is a consequence of this plan which needs to be given consideration.	Consider the consequences of the proposal on the settlements of Ramsden Bellhouse and Wickford. Consider 1) opportunities for mitigation; and 2) Evidence based approach to considering impacts.	NS/1491
Concerns about the cumulative impact of this allocation with draft policy allocations H17, H18 and Alternative Site 8.	ASC1.11	Concerns about the cumulative impacts of development in these locations noted.	The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	NS/64
Alternative Site 2 - Land at Bradfields Farm, Basildon				
Concerns regarding coalescence between settlements, if development occurs in this location.	ASC2.1	This site is adjacent to the urban edge of Basildon only, and it is unlikely that development in this location would result in the coalescence of neighbouring settlements. However, it	Consider the consequences of the proposal on the surrounding settlements. Consider 1) opportunities for mitigation; and 2)	NS/821; NS/791; NS/772; NS/922; NS/1516; NS/1530; NS/1624; NS/1671

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		recognised that the area forms part of a strategic gap separating Basildon from Thundersley. Whilst a degree of mitigation of the effects of this can be achieved through the way new development is laid out, accessed and landscaped, it is a consequence of this plan which needs to be given consideration.	Evidence based approach to considering impacts.	
Concerns about the cumulative impact of this allocation with draft policy allocation H13 and Alternative Site 3 on highway infrastructure.	ASC2.2	Noted. The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	Use the traffic modelling work to determine the level of growth to be accommodated in this location, taking into account any necessary highway mitigation measures.	NS/1058
Proposed road improvements, including widening of the A127 should be taken into account when considering the extent of development the site can accommodate.	ASC2.3	Concerns over potential impacts on land safeguarded for transport improvements noted.	Work with the Highway Authority to ensure new development options do not have an adverse impact on the strategic road network.	NS/1058, NS/791
Consideration could be given to the potential for public transport improvements, including pooled contributions with site allocations within the vicinity.	ASC2.4	Noted.	The Council will continue to work with the County Council and all other infrastructure providers to continually update the Infrastructure Delivery Plan to ensure that	NS/1058

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			infrastructure needed to deliver planned growth is done in a sustainable, effective and timely manner.	
Extension of primary/nursery school provision would need to be considered in this location.	ASC2.5	Noted.	Continue to work with ECC and other stakeholders on the potential impact of growth on the provision of school places by location.	NS/1058
The loss of this safeguarded employment site to housing would significantly erode the availability of new employment sites to support employment growth.	ASC2.6	Concerns about the loss of employment land noted.	Use evidence base to determine the final distribution of development in the borough.	NS/1058; NS/1516; NS/1530; NS/1544
The site is within a Waste Consultation Area as defined in the Pre-Submission Replacement WLP, and should not prevent the continued operation of the safeguarded waste development.	ASC2.7	Comment about safeguarded waste development noted.	Continue to work with ECC to consider the potential infrastructure requirements and opportunities of this allocation.	NS/1058
Indicates preference for the site to be utilised for employment uses as identified in previous draft plan, rather than for housing.	ASC2.8	Preference for previous proposals noted.	Use evidence base to determine the final distribution of development in the borough.	NS/791; NS/1417; NS/1533; NS/200; NS/1768

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Housing density proposed for this site is too high.	ASC2.9	It is estimated that this site can accommodate approximately 870 dwellings. Guidance on the densities that are appropriate in each development location is taken from the Outline Landscape Appraisal, which considers the capacity of the potential development locations to accommodate housing growth, including considerations of scale and density.	If found suitable, consider whether lower densities should be sought on the proposed development site.	NS/856; NS/1181; NS/1516; NS/1530
Indicates preference for Alternative Site 2 as an alternative to other draft allocations in the area.	ASC2.10	Preference for site noted.	Use evidence base to determine the final distribution of development in the borough.	NS/1409; NS/1490
The Council had previously discounted this site for housing development, and there is no new evidence to suggest otherwise.	ASC2.11	Noted. The Council is obliged to give consideration to the representations made in respect of the new/alternative proposals before the Publication Local Plan is prepared. The Council's decision on the final site selection will be subject to the outcomes of its evidence base.	The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	NS/1496; NS/1533
Indicates preference for Alternative Site 2 as an alternative to draft allocation H13.	ASC2.12	Noted. The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/1490; NS/1741
Highlights the availability and suitability of the site	ASC2.13	Support noted.	None required.	NS/1490

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for housing or mixed use development.				
Proposed development around this site is likely to lead to the discontinuation of agricultural uses on the land.	ASC2.14	Noted. The Council will use its evidence base to identify the most appropriate locations for development so that the areas of highest value can be protected and defensible in the long term.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/1490
The proposed development can be designed to avoid areas most at risk to flooding.	ASC2.15	Noted. All new Housing Development Sites will be expected to give consideration to flood risk matters in the development of the site, with compliance with policy CC4 required.	None required.	NS/1490
Object to the proposed development.	ASC2.16	Objection noted.	None required.	NS/347
Historic England discourages the allocation of this site as it is likely to have a detrimental impact to the rural setting of the Grade II* listed Church of All Saints.	ASC2.17	Noted. The Council will continue to work with Historic England and other stakeholders to ensure new development does not have an adverse impact on the historic environment.	Use historic environment evidence to inform the allocations and any policy requirements in the submission Local Plan.	NS/1759
If brought forward, Alternative Site 2 should be identified as an area of archaeological potential, and any associated policy should pay particular attention to the setting of the important listed building.	ASC2.18	Noted. The Council will continue to work with Historic England and other stakeholders to ensure new development does not have an adverse impact on the historic environment.	Use historic environment evidence to inform the allocations and any policy requirements in the submission Local Plan.	NS/1759

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Site promoter highlights the benefits of allocating the site for housing development.	ASC2.19	Support noted.	None required.	NS/1741
Alternative Site 3 - Land at Hall Farm, North Benfleet				
Concerns regarding coalescence between Pitsea and Bowers Gifford/ North Benfleet, if development occurs in this location.	ASC3.1	Noted. This site is not adjacent to the urban edge of Basildon, and it is unlikely that development in this location would result in the coalescence of Pitsea and North Benfleet. However, it recognised that the area forms part of a strategic gap separating Basildon from Thundersley.	Give consideration to open landscape settings when reviewing housing allocation options.	NS/346; NS/940; NS/1769
Indicates preference for Alternative Site 3 as an alternative to draft allocation H13.	ASC3.2	Noted. The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/355; NS/828; NS/524; NS/528; NS/554; NS/412; NS/470; NS/567; NS/1021; NS/789; NS/762; NS/857; NS/763; NS/764; NS/860; NS/1232; NS/914; NS/1152; NS/1395; NS/1505; NS/81; NS/482; NS/411; NS/566; NS/1765; NS/1737
Generally supportive of development in this location.	ASC3.3	Support noted.	None required.	NS/353; NS/470; NS/475; NS/557; NS/567; NS/721; NS/789; NS/762; NS/1232; NS/566
Housing density proposed for this site is too high.	ASC3.4	The site promoter has estimated that the site can accommodate approximately 870 dwellings. Guidance on the densities that are appropriate in each	If found suitable, consider whether lower densities should be sought on the proposed development site.	NS/828; NS/721; NS/857; NS/765; NS/940

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		development location is taken from the Outline Landscape Appraisal, which considers the capacity of the potential development locations to accommodate housing growth, including considerations of scale and density.		
Concerns about the cumulative impact of this allocation with draft policy allocation H13 and Alternative Site 2 on highway infrastructure.	ASC3.5	Noted. The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	Use the traffic modelling work to determine the level of growth to be accommodated in this location, taking into account any necessary highway mitigation measures.	NS/1059
Proposed road improvements, including widening of the A127 should be taken into account when considering the extent of development the site can accommodate.	ASC3.6	Concerns over potential impacts on land safeguarded for transport improvements noted.	Work with the Highway Authority to ensure new development effectively mitigates the impact of development on the strategic road network.	NS/1059
Public transport needs can be accommodated by the existing bus service, with the potential for improvement.	ASC3.7	Noted.	None required.	NS/1059
Extension of primary/nursery school provision would need to be considered in this	ASC3.8	Noted.	Continue to work with ECC and other stakeholders on the potential impact of growth on the provision of	NS/1059

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location.			school places by location.	
Any proposed development should apply the sequential approach to flood risk.	ASC3.9	Noted. All new Housing Development Sites will be expected to give consideration to flood risk matters in the development of the site, with compliance with policy CC4 required.	The proposed allocation will be subjected to a flood risk sequential test, the results of which will contribute towards informing the site selection process.	NS/1059
Appropriate allowance should be made to accommodate the drainage impacts of the new developments.	ASC3.10	Noted.	Continue to work with relevant stakeholders on the potential impact of growth on drainage infrastructure.	NS/1059
The Parish Council should be consulted if the site is to be developed.	ASC3.11	The site lies within the Bowers Gifford and North Benfleet Neighbourhood Area, which is a statutory consultee for planning purposes in line with the Council's Statement of Community Involvement.	None required.	NS/721
The proposal for a country park is not justified.	ASC3.12	Noted.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/734; NS/1219
Allotments are needed in the area.	ASC3.13	Through Policy HC 1 Leisure and Recreation Strategy, the Council will seek to secure additional provision for the growing population by having regard to Borough's local recommended standards of open space, playing	None required.	NS/749

Summary of Comment	Summary Reference	Council Response	Council Action	Consultee Rep ID
		pitch and indoor sports provision when considering the provision of all relevant typologies of leisure and recreation facilities.		
Sports pitches are needed in the area.	ASC3.14	Through Policy HC 1 Leisure and Recreation Strategy, the Council will seek to secure additional provision for the growing population by having regard to Borough's local recommended standards of open space, playing pitch and indoor sports provision when considering the provision of all relevant typologies of leisure and recreation facilities.	None required.	NS/750
Suggestions regarding the development design for the housing allocation.	ASC3.15	The design and type of dwelling on each housing allocation will be based on the developer's proposal when applying for planning permission. The proposal should be subject to other relevant policies within the Local Plan including design policies which ensure that proposals are in keeping with the character of the existing area.	None required.	NS/1155
Suggests specific infrastructure improvements to promote leisure.	ASC3.16	The Council notes the suggested infrastructure improvements, however the Local Plan covers the policies that would apply and does not control whether such suggestions would come forward from developers.	None required.	NS/1155

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Allocation incorporates part of draft policy H13 and is therefore not an alternative.	ASC3.17	The Map of New and Alternative Sites published with this consultation clearly shows that Alternative Site 3 is not adjacent to draft allocation H13.	None required.	NS/1319
No comment on Alternative Site 3.	ASC3.18	Noted.	None required	NS/1457
The site does not offer any strategic benefit that can't be delivered by the draft allocation H13.	ASC3.19	Noted. The Council is obliged to give consideration to the representations made in respect of the new/alternative proposals before the Publication Local Plan is prepared. The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/1534
Concerns about the cumulative impact of this allocation with draft policy allocation H13 and Alternative Site 2 on Green Belt.	ASC3.20	It is recognised that the area forms part of a strategic gap separating Basildon from Thundersley. The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/1419
Alternative Site 3 is recognised and supported in principle at the local level.	ASC3.21	Noted. The purpose of this consultation is to seek the views of residents, businesses and other stakeholders on the draft allocations. Any comments received at this time will be used	None required.	NS/1505

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		to ensure that the most appropriate options have been selected for each policy area, and to identify any outstanding issues that need to be addressed before the plan is finalised for submission. That said, it must be recognised that national planning policy set out in the NPPF, and the Government's interpretation of this, as set out in the Planning Practice Guidance (PPG), provide direction and limitations to the scope of local planning policies, and are consequently reflected in the Local Plan.		
Developer seeks modifications to the boundaries of Alternative Site 3 to reflect the full promoted site, consistent with proposals.	ASC3.22	The information submitted by this developer will be considered against the Council's evidence base in order to ensure that the allocation is appropriate in terms of its size, proposed housing provision and the infrastructure required.	Review this allocation to ensure it is appropriate in all respects, having regard to the evidence base.	NS/1505
Site promoter highlights the benefits of allocating the site for housing development.	ASC3.23	Support noted.	None required.	NS/1505
Concerns regarding coalescence between Basildon and Castle Point, if development occurs in this location.	ASC3.24	It is recognised that development in this location would reduce the degree of separation between Bowers Gifford and the town of South Benfleet. Whilst a degree	Consider the consequences of the proposal on the settlements of Ramsden Bellhouse and Wickford.	NS/201; NS/1545; NS/1498; NS/1625; NS/1672

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		of mitigation of the effects of this can be achieved through the way new development is laid out, accessed and landscaped, it is a consequence of this plan which needs to be given consideration.	Consider 1) opportunities for mitigation; and 2) Evidence based approach to considering impacts.	
Historic England discourages the allocation of this site as it is likely to have a detrimental impact to the rural setting of the Grade II* listed Church of All Saints.	ASC3.25	Noted. The Council will continue to work with Historic England and other stakeholders to ensure new development does not have an adverse impact on the historic environment.	Use historic environment evidence to inform the allocations and any policy requirements in the submission Local Plan.	NS/1778
If brought forward, Alternative Site 3 should be identified as an area of archaeological potential, and any associated policy should pay particular attention to the setting of the important listed building.	ASC3.26	Noted. The Council will continue to work with Historic England and other stakeholders to ensure new development does not have an adverse impact on the historic environment.	Use historic environment evidence to inform the allocations and any policy requirements in the submission Local Plan.	NS/1778
Alternative Site 4 - Outwood Farm, Billericay				
The Council had previously discounted this site for housing development; site should be retained as an 'Area of Higher Landscape Value'.	ASC4.1	Noted. The Council is obliged to give consideration to the representations made in respect of the new/alternative proposals before the Publication Local Plan is prepared. The Council's decision on the final site selection will be subject to the outcomes of its evidence base.	The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	NS/34; NS/170; NS/150; NS/238; NS/615; NS/413; NS/863; NS/727; NS/699; NS/840; NS/742; NS/941; NS/958; NS/933; NS/1211; NS/1158; NS/1227; NS/1199; NS/1174; NS/1213; NS/1235; NS/1336; NS/1288; NS/1440; NS/1354; NS/1475; NS/968; NS/961; NS/1546; NS/1138;

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				NS/1121; NS/1580; NS/1654; NS/1680; NS/1748
Concerns regarding coalescence particularly between Billericay and South Green & Great Burstead, if development occurs in this location.	ASC4.2	There is not a risk that settlements would merge if development were to take place in this area, as it is only near one large settlement. Whilst there are a number of buildings within the area itself, these do not constitute a settlement. Furthermore, Great Burstead and South Green are areas within the larger settlement of Billericay, and cannot be distinguished as a separate settlement for the purposes of the Borough's Settlement Hierarchy.	None required.	NS/251; NS/727; NS/701; NS/941; NS/958; NS/933; NS/1227; NS/1213; NS/1235; NS/202; NS/1580; NS/1727
Support for Alternative Site 4.	ASC4.3	Support noted	None required	NS/373; NS/964
Concern about impact of proximity of potential homes to the water recycling centre.	ASC4.4	Noted. It is considered reasonable that safeguarding distances recommended by the Anglian Water can be integrated into potential development schemes in close proximity to water recycling centres. Additionally, these could be further complemented by Odour Plume analysis, and landscaped buffers could be provided through such sites.	The Council will continue to work with Anglian Water to consider the potential infrastructure requirements for this allocation, and where appropriate, amend relevant policies to incorporate any additional mitigation requirements.	NS/863; NS/1213; NS/1235; NS/1083; NS/1748
Recreational pressures on Mill Meadows Local Nature Reserve, arising	ASC4.5	Noted. The provision and/or enhancement of open space will be required as part of any new	None required.	NS/620; NS/1748

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from development on this site.		development. 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 Mill Meadows LNR of development in this location can be fully managed by the policies set out in the Draft Local Plan.		
Impact of development on this site on the wildlife corridor between Mill Meadows and Norsey Wood SSSI.	ASC4.6	It is recognised that the development proposed has the potential to have significant adverse effects on biodiversity and habitats. However, it is expected that any proposals for development will be assessed against policy NE6 to ensure that development of this site must not cause harm to biodiversity, and in association with the landscaping proposals should seek to achieve a net gain in biodiversity overall.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/183; NS/180; NS/283; NS/444; NS/246; NS/659; NS/488; NS/863; NS/620; NS/727; NS/802; NS/699; NS/740; NS/818; NS/941; NS/958; NS/1372; NS/1195; NS/1211; NS/1158; NS/1227; NS/1199; NS/1174; NS/1213; NS/1235; NS/1260; NS/1252; NS/1336; NS/1416; NS/1288; NS/1440; NS/1354; NS/1445; NS/1297; NS/1274; NS/1380; NS/1475; NS/1482; NS/968; NS/961; NS/1546; NS/1388; NS/1138; NS/1121; NS/1083; NS/1099; NS/1109; NS/1580; NS/1112; NS/1680; NS/1727; NS/1748
Concerns about the cumulative impact of this allocation with New Site 1 and/or draft allocation	ASC4.7	Concerns about the cumulative impacts of development in these locations noted.	The Council will use its evidence base to determine the final distribution of development	NS/620; NS/727; NS/941; NS/933; NS/1372; NS/1195; NS/1260; NS/1440; NS/1445; NS/1274; NS/202; NS/984;

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H26, including impacts on wildlife.			to ensure the most appropriate development sites have been selected.	NS/1138; NS/1121; NS/1109
Any proposal for development on this site should incorporate a green corridor/ green space.	ASC4.8	Noted. All potential strategic sites are subject to Ecology Appraisals to ensure that they would not have a significant impact on wildlife if brought forward for development. These appraisals are used to identify the extent of the development locations, and also to identify any mitigation required within the respective site allocation policies.	None required.	NS/620; NS/802
A restrictive covenant applies to the northern part of the site which would affect site densities delivered.	ASC4.9	Noted. The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Undertake a review of the allocation in light of comments received.	NS/699
Ongoing transport modelling will determine the suitability of this site for development.	ASC4.10	Noted and agreed.	Consider the implications of additional work undertaken, and amend policy requirements accordingly.	NS/1068
Consideration should be given to the provision of an evening service to support bus services.	ASC4.11	Noted.	The Council will continue to work with the County Council and all other infrastructure providers to continually update the Infrastructure Delivery Plan to ensure that infrastructure needed to deliver planned growth is	NS/1068

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			done in a sustainable, effective and timely manner.	
Provision of additional nursery places would need to be considered in this location.	ASC4.12	Noted.	Continue to work with ECC and other stakeholders on the potential impact of growth on the provision of school places by location.	NS/1068
Flood management infrastructure would be required to accommodate any additional development on this site.	ASC4.13	Noted. All new Housing Development Sites will be expected to give consideration to flood risk matters in the development of the site, with compliance with policy CC4 required.	The Council will continue to work with the County Council and all other infrastructure providers to continually update the Infrastructure Delivery Plan to ensure that infrastructure needed to deliver planned growth is done in a sustainable, effective and timely manner.	NS/1068
Indicates preference for draft allocation H26 over Alternative Site 4.	ASC4.14	Preference for site allocation H26 noted.	Use evidence base to determine the final distribution of development in the borough.	NS/1475
Concerns about the scale of development/ housing density proposed for the site, particularly in relation to previous proposals.	ASC4.15	Concern about the scale of development noted. Guidance on the densities that are appropriate in each development location is taken from the Outline Landscape Appraisal, which considers the capacity of the potential development locations to accommodate housing growth,	Use landscape appraisal to determine the extent of development in any site allocation, and any mitigation required.	NS/984; NS/1121; NS/1663

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		including considerations of scale and density. Consideration will be given to the desirability of this option in light of the evidence available to determine if a large scale development in this location would be suitable or not.		
Site promoter highlights the benefits of allocating the site for housing development.	ASC4.16	Support noted.	None required.	NS/1615
The site is in close proximity to a fuel pipeline, and CLH Pipeline System Operator should be contacted for advice and, if required, Works Consent prior to any work or activity on the site.	ASC4.17	Comment about CLH Pipeline asset encroachment noted.	The Council will keep this situation under review in the development of the Local Plan and where appropriate, amend relevant policies to incorporate any additional mitigation requirements.	NS/1773
Anglian Water indicates that the site is in close proximity to the Billeriacy Water Recycling Centre (WRC), and may be susceptible to nuisance caused by noise, lighting, traffic movement, and more prevalently odours.	ASC4.18	Comment about WRC asset encroachment noted.	The Council will continue to work with Anglian Water to consider the potential infrastructure requirements for this allocation, and where appropriate, amend relevant policies to incorporate any additional mitigation requirements.	NS/1462
An initial odour risk assessment will be required for any potential development in this location.	ASC4.19	Noted.	The Council will continue to work with Anglian Water to consider the potential infrastructure requirements for this allocation, and	NS/1462

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			where appropriate, amend relevant policies to incorporate any additional mitigation requirements.	
The site layout should be designed to take account of sewers or water mains crossing the site, having regard to Anglian Water encroachment policy.	ASC4.20	Safeguarding distances recommended by the Anglian Water would be applied in identifying the extent of this site. Additionally, landscaped buffers would be provided following the route of sewers or water mains.	The Council will continue to work with Anglian Water to consider the potential infrastructure requirements for this allocation, and where appropriate, amend relevant policies to incorporate any additional mitigation requirements.	NS/1462
Alternative Site 5 - Land North of Wash Road, Noak Bridge				
Concerns regarding coalescence between Basildon and Billericay, if development occurs in this location.	ASC5.1	It is recognised that development in this location would reduce the degree of separation between Basildon and Billericay, particularly in relation to the ribbon development on Noak Hill. Whilst a degree of mitigation of the effects of this can be achieved through the way new development is laid out, accessed and landscaped, it is a consequence of this plan which needs to be given consideration.	Consider the consequences of the proposal on the settlements of Basildon and Billericay. Consider 1) opportunities for mitigation; and 2) Evidence based approach to considering impacts.	NS/75; NS/76; NS/177; NS/310; NS/367; NS/387; NS/989; NS/1001; NS/1030; NS/1180; NS/1467; NS/1422; NS/1547; NS/1588; NS/1626
Indicates preference for draft allocation H12 over Alternative Site 5.	ASC5.2	Preference for site allocation H12 noted.	Use evidence base to determine the final distribution of development in the borough.	NS/75; NS/177; NS/107; NS/217; NS/450; NS/464; NS/1180
Concerns over housing density proposed on the	ASC5.3	It is estimated that this site can accommodate approximately 300	Use landscape appraisal to determine the extent of	NS/109; NS/211; NS/669; NS/1588

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site.		dwellings. Guidance on the densities that are appropriate in each development location is taken from the Outline Landscape Appraisal, which considers the capacity of the potential development locations to accommodate housing growth, including considerations of scale and density.	development in any site allocation, and any mitigation required.	
Concerns about the cumulative impact of this allocation with draft policy allocation H12 on infrastructure.	ASC5.4	Concerns about the cumulative impacts of development in these locations noted.	The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	NS/95; NS/234; NS/228; NS/233; NS/537; NS/548; NS/953; NS/962; NS/1467
Supportive of development in this location.	ASC5.5	Support noted.	None required.	NS/1520
The long-term proposal for a Basildon Northern by-pass should be taken into account when considering the extent of development the site can accommodate.	ASC5.6	Concerns over potential impacts on land safeguarded for transport improvements noted.	Work with the Highway Authority to ensure new development options do not have an adverse impact on the strategic road network.	NS/1060
Site can be served by existing public transport services.	ASC5.7	Noted.	None required.	NS/1060
Primary school provision, as well as additional Early Years settings would be	ASC5.8	Noted.	Continue to work with ECC and other stakeholders on the potential impact of	NS/1060

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required if development occurs in this location.			growth on the provision of school places by location.	
The Council had previously discounted this site for housing development, and there is no new evidence to suggest otherwise.	ASC5.9	Noted. The Council is obliged to give consideration to the representations made in respect of the new/alternative proposals before the Publication Local Plan is prepared. The Council's decision on the final site selection will be subject to the outcomes of its evidence base.	The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	NS/650; NS/671; NS/950; NS/959; NS/647
Development proposed will impact on the character of Noak Bridge as a designated Conservation Area.	ASC5.10	Noak Bridge has been developed as a series of estates over a period of time, with the most recent additional occurring in the 1980s. It is not therefore considered that a well-designed estate in the identified location will be out of character with the existing settlement.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/787; NS/1012; NS/989; NS/1209; NS/1467; NS/1008; NS/1637
Site promoter highlights the benefits of allocating the site for housing development.	ASC5.11	Support noted.	None required.	NS/1520
Indicates preference for Alternative Site 5 over draft allocation H12.	ASC5.12	Preference for site allocation H12 noted.	Use evidence base to determine the final distribution of development in the borough.	NS/203
Concerns relating to the proximity of the site to Landon Airfield.	ASC5.13	Noted. The Council will give consideration to the information submitted, and determine whether additional homes could be accommodated on this site.	Consider any planning safeguards for airfields as part of the national infrastructure.	NS/290

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Concerns relating to the proximity of the site to electricity pylons.	ASC5.14	Noted. Safeguarding distances recommended by UK Power Networks would be applied in identifying the extent of any site within close proximity of electricity pylons.	None required.	NS/290
Object to the proposed development.	ASC5.15	Objection noted.	None required.	NS/529; NS/1035; NS/1116
Alternative Site 6 – Tompkins Farm and Brickfield Road Site, Basildon				
Indicates preference for Alternative Site 6 over other draft allocations in the area.	ASC6.1	Noted. The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/1506; NS/1421
The scale of development proposed for this site is too high.	ASC6.2	Concern about the density of development noted. Consideration will be given to the desirability of this option in light of the evidence available to determine if higher density development in this location would be suitable or not.	Use landscape appraisal to determine the extent of development in any site allocation, and any mitigation required.	NS/920; NS/1346
Ongoing transport modelling will determine the suitability of this site for development.	ASC6.3	Noted and agreed.	Consider the implications of additional work undertaken, and amend policy requirements accordingly.	NS/1061
Consideration could be given to the potential for public transport improvements through pooled contributions with	ASC6.4	Noted.	The Council will continue to work with the County Council and all other infrastructure providers to continually update the	NS/1061

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site allocations within the vicinity.			Infrastructure Delivery Plan to ensure that infrastructure needed to deliver planned growth is done in a sustainable, effective and timely manner.	
Primary school provision, as well as additional Early Years settings would be required if development occurs in this location.	ASC6.5	Noted.	Continue to work with ECC and other stakeholders on the potential impact of growth on the provision of school places by location.	NS/1061
Any proposed development should apply the sequential approach to flood risk.	ASC6.6	Noted. All new Housing Development Sites will be expected to give consideration to flood risk matters in the development of the site, with compliance with policy CC4 required.	The proposed allocation will be subjected to a flood risk sequential test, the results of which will contribute towards informing the site selection process.	NS/1061
Flood risk management infrastructure would be required to accommodate the drainage impacts of any new development.	ASC6.7	Noted. All new Housing Development Sites will be expected to give consideration to flood risk matters in the development of the site, with compliance with policy CC4 required.	The Council will continue to work with the County Council and all other infrastructure providers to continually update the Infrastructure Delivery Plan to ensure that infrastructure needed to deliver planned growth is done in a sustainable, effective and timely manner.	NS/1061
Development of this site would need to implement	ASC6.8	Noted. All new Housing Development Sites will be	Continue to work with ECC and other stakeholders to	NS/1061

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source control SuDS measures to avoid knock-on effects on the downstream drainage infrastructure which are already under extreme pressure.		expected to give consideration to flood risk matters in the development of the site, with compliance with policy CC4 required.	consider the potential infrastructure requirements of this allocation.	
The site is within a Waste Consultation Area as defined in the Pre-Submission Replacement WLP, and should not prevent the continued operation of the safeguarded waste development.	ASC6.9	Comment about safeguarded waste development noted.	Continue to work with ECC to consider the potential infrastructure requirements and opportunities of this allocation.	NS/1061
Impact of development on this site on the wider landscape character area.	ASC6.10	It is recognised that this site forms part of an important wider landscape character area. Outline Landscape Appraisals have been prepared for all potential strategic sites in order to identify where there may be capacity within the landscape for development to occur. All potential strategic sites are also subject to Ecology Appraisals to ensure that they would not have a significant impact on wildlife if brought forward for development. These appraisals will be used to identify the extent of development locations, and also to identify any	Use evidence to consider whether the proposed development location would be appropriate in terms of landscape and ecology impacts.	NS/1346; NS/1423; NS/1493; NS/1686

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		mitigation required.		
Housing densities should be increased on this site, in order to make more efficient use of a greenfield site.	ASC6.11	Concern about the density of development noted. Consideration will be given to the desirability of this option in light of the evidence available to determine if higher density development in this location would be suitable or not.	Use landscape appraisal to determine the extent of development in any site allocation, and any mitigation required.	NS/1548; NS/1421
Concerns regarding coalescence between Basildon and Thurrock, if development occurs in this location.	ASC6.12	Noted. This site forms part of Green Belt Area 59 of the 2015 Green Belt Review, which is only adjacent to the large urban area of Basildon and therefore would not risk the merging of neighbouring towns if it were developed. However, it recognised that the area contributes to the open panoramic views across to Kent/Thurrock and Basildon.	None required.	NS/1346
Supportive of/ highlights the benefits of development in this location.	ASC6.13	Support noted.	None required.	NS/1508; NS/1506; NS/1507
Part of the site is in private ownership and not available for development.	ASC6.14	Noted. The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	Undertake a review of the allocation in light of comments received.	NS/1527
Historic England discourages the allocation of this site as it is likely to	ASC6.15	Noted. The Council will continue to work with Historic England and other stakeholders to ensure new	Use historic environment evidence to inform the allocations and any policy	NS/1762

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have a detrimental impact to the rural setting of the Grade II* listed Church of All Saints.		development does not have an adverse impact on the historic environment.	requirements in the submission Local Plan.	
If brought forward, great consideration should be given to the significance of the Grade II* listed Church and its setting, and this should be reflected in any relevant policy wording for the site.	ASC6.16	Noted. The Council will continue to work with Historic England and other stakeholders to ensure new development does not have an adverse impact on the historic environment.	Use historic environment evidence to inform the allocations and any policy requirements in the submission Local Plan.	NS/1762
The site is in close proximity to a fuel pipeline, and CLH Pipeline System Operator should be contacted for advice and, if required, Works Consent prior to any work or activity on the site.	ASC6.17	Comment about CLH Pipeline asset encroachment noted.	The Council will keep this situation under review in the development of the Local Plan and where appropriate, amend relevant policies to incorporate any additional mitigation requirements.	NS/1772
Alternative Site 7 - Land at Sellers Farm, Dunton Road, Basildon				
Ongoing transport modelling will determine the suitability of this site for development.	ASC7.1	Noted and agreed.	Consider the implications of additional work undertaken, and amend policy requirements accordingly.	NS/1062
ECC would discourage the proposed new access onto the A127 as this area is safeguarded for future widening as set out in the draft Policy TS2.	ASC7.2	Concerns over potential impacts on land safeguarded for transport improvements noted.	Work with the Highway Authority to ensure new development options do not have an adverse impact on the strategic road network.	NS/1062
A bespoke bus service	ASC7.3	Noted.	The Council will continue	NS/1062

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would be required in this location.			to work with the County Council and all other infrastructure providers to continually update the Infrastructure Delivery Plan to ensure that infrastructure needed to deliver planned growth is done in a sustainable, effective and timely manner.	
Primary school provision, as well as additional Early Years settings would be required if development occurs in this location.	ASC7.4	Noted.	Continue to work with ECC and other stakeholders on the potential impact of growth on the provision of school places by location.	NS/1062
No objection against this proposal.	ASC7.5	Noted.	None required.	NS/205
Site promoter highlights the benefits of allocating the site for housing development.	ASC7.6	Support noted.	None required.	NS/1176
Alternative Site 8 - Land South of London Road, Wickford				
Indicates preference for Alternative Site 8 over draft allocation H17 or others proposed in the area.	ASC8.1	Noted. The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/8; NS/65; NS/1428
Concerns about the cumulative impact of this allocation with draft policy allocations H17, H18 and	ASC8.2	Concerns about the cumulative impacts of development in these locations noted.	The Council will use its evidence base to determine the final distribution of development	NS/65; NS/112; NS/649; NS/1629

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Alternative Site 1.			to ensure the most appropriate development sites have been selected.	
Object to development in this location.	ASC8.3	Objection noted.	None required.	NS/738
Concerns regarding coalescence between Wickford and Crays Hill, if development occurs in this location.	ASC8.4	It is recognised that development in this location would reduce the degree of separation between Wickford and Crays Hill. Whilst a degree of mitigation of the effects of this can be achieved through the way new development is laid out, accessed and landscaped, it is a consequence of this plan which needs to be given consideration.	Consider the consequences of the proposal on the settlements of Wickford and Crays Hill. Consider 1) opportunities for mitigation; and 2) Evidence based approach to considering impacts.	NS/827; NS/1550; NS/1629
Ongoing transport modelling will determine the suitability of this site for development.	ASC8.5	Noted and agreed.	Consider the implications of additional work undertaken, and amend policy requirements accordingly.	NS/1074; NS/1590
Consideration could be given to the potential for public transport improvements through pooled contributions with site allocations within the vicinity.	ASC8.6	Noted.	The Council will continue to work with the County Council and all other infrastructure providers to continually update the Infrastructure Delivery Plan to ensure that infrastructure needed to deliver planned growth is done in a sustainable, effective and timely manner.	NS/1074

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Extension of existing Early Years provision would need to be considered in this location.	ASC8.7	Noted.	Continue to work with ECC and other stakeholders on the potential impact of growth on the provision of school places by location.	NS/1074
Minerals Resource Assessment is not required because the area concerned is below the minimum threshold.	ASC8.8	Noted.	None required.	NS/1074
Extending development along the A129 would not be sustainable.	ASC8.9	Noted. The Council is obliged to give consideration to the representations made in respect of the new/alternative proposals before the Publication Local Plan is prepared. The Council's decision on the final site selection will be subject to the outcomes of its evidence base.	The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	NS/207
Indicates preference for Alternative Site 8 and draft allocation H18 (south of London Road) as an alternative to Alternative Site 1 and draft allocation H17 (north of London Road).	ASC8.10	Noted. The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	The Council will keep this situation under review in the development of the Local Plan in the event any evidence or priorities change.	NS/1222; NS/1226
Supportive of development in this location.	ASC8.11	Support noted.	None required.	NS/1472
Alternative Site 9 - Land East of Frithwood Lane, Billericay				
Concerns regarding	ASC9.1	It is recognised that development	Consider the	NS/445; NS/733; NS/473;

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coalescence between Billericay and Little Burstead, if development occurs in this location.		in this location would reduce the degree of separation between Billericay and Little Burstead. Whilst a degree of mitigation of the effects of this can be achieved through the way new development is laid out, accessed and landscaped, it is a consequence of this plan which needs to be given consideration.	consequences of the proposal on the settlements of Billericay and Little Burstead. Consider 1) opportunities for mitigation; and 2) Evidence based approach to considering impacts.	NS/459; NS/489;p NS/448; NS/525; NS/582; NS/864; NS/730; NS/700; NS/710; NS/707; NS/736; NS/872; NS/871; NS/1236; NS/943; NS/997; NS/898; NS/1018; NS/1248; NS/1224; NS/1242; NS/1483; NS/897; NS/1551; NS/1101; NS/1571; NS/1430; NS/1446; NS/1630; NS/1678; NS/1669; NS/1668; NS/1728; NS/1749
Concerns about the scale of development/ housing density proposed for the site, particularly in relation to previous proposals.	ASC9.2	The site promoter has estimated that the site can accommodate approximately 525 dwellings. Guidance on the densities that are appropriate in each development location is taken from the Outline Landscape Appraisal, which considers the capacity of the potential development locations to accommodate housing growth, including considerations of scale and density. Consideration will be given to the desirability of this option in light of the evidence available to determine if a large scale development in this location would be suitable or not.	Use landscape appraisal to determine the extent of development in any site allocation, and any mitigation required.	NS/616; NS/517; NS/697; NS/477; NS/661; NS/845; NS/1236; NS/952; NS/898; NS/948; NS/935; NS/1224; NS/1168; NS/1182; NS/1192; NS/1382; NS/1551; NS/126; NS/132; NS/985; NS/1122; NS/1101; NS/1664
Impact of development on this site on wildlife, considering its proximity to	ASC9.3	It is recognised that the development proposed has the potential to have significant	The Council will keep this situation under review in the development of the	NS/216; NS/245; NS/733; NS/473; NS/459; NS/518; NS/477; NS/561; NS/582;

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the Ancient Woodland of Frith Wood and Laindon Common.		adverse effects on biodiversity and habitats. However, it is expected that any proposals for development will be assessed against policy NE6 to ensure that development of this site must not cause harm to biodiversity, and in association with the landscaping proposals should seek to achieve a net gain in biodiversity overall.	Local Plan in the event any evidence or priorities change.	NS/864; NS/730; NS/798; NS/700; NS/702; NS/710; NS/707; NS/694; NS/736; NS/872; NS/1236; NS/943; NS/952; NS/925; NS/948; NS/992; NS/1018; NS/1023; NS/1034; NS/1347; NS/1224; NS/1168; NS/1242; NS/1382; NS/1473; NS/1275; NS/1551; NS/1565; NS/1122; NS/1371; NS/1430; NS/1581; NS/1630; NS/1669; NS/1668; NS/1682; NS/1728; NS/1749
Promotes alternative development location at Billericay Golf Course.	ASC9.4	Consideration was given to development at Billericay Golf Course in the preparation of the Draft Local Plan. Land in this location was subject to Landscape Appraisal, Ecology Assessment, infrastructure enquiries and Sustainability Appraisal. There were concerns however that development in this location would have a significant impact on the landscape. There are also issues relating to the coalescence of Little Burstead and Billericay, contrary to Green Belt policy.	Review any additional information provided with regard to Billericay Golf Course, and determine whether it should be included as an addition/alternative to policy H23 in particular, or any other site within the Local Plan.	NS/546; NS/1465
Concerns about the cumulative impact of this allocation with draft policy allocation H24, and	ASC9.5	Concerns about the cumulative impacts of development in these locations noted.	The Council will use its evidence base to determine the final distribution of development	NS/707; NS/1175

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Alternative Site 10.			to ensure the most appropriate development sites have been selected.	
The Highway Authority welcomes the proposal for the site to partly deliver the Billericay southern link road.	ASC9.6	Support for part delivery of the Billericay southern link road noted.	None required.	NS/1069
Ongoing transport modelling will determine the suitability of this site for development.	ASC9.7	Noted and agreed.	Consider the implications of additional work undertaken, and amend policy requirements accordingly.	NS/1069
The site is not currently served well by buses, and there is potential for improvement to the public transport network.	ASC9.8	Noted.	The Council will continue to work with the County Council and all other infrastructure providers to continually update the Infrastructure Delivery Plan to ensure that infrastructure needed to deliver planned growth is done in a sustainable, effective and timely manner.	NS/1069
Additional Early Years and childcare provision would need to be considered in this location.	ASC9.9	Noted.	Continue to work with ECC and other stakeholders on the potential impact of growth on the provision of school places by location.	NS/1069
Minerals Resource Assessment is not required because the area	ASC9.10	Noted.	None required.	NS/1069

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concerned is below the minimum threshold.				
Supportive of development in this location.	ASC9.11	Support noted.	None required.	NS/936
There is a gas pipeline running through the site.	ASC9.12	Noted. There are rules around development within the proximity of a gas pipeline as set out by the HSE. Development must not occur on top of such a pipeline, and a buffer of land should be left either side to minimise risk to property and enable access by the gas undertaker. It is considered reasonable that the HSE rules in relation to development within the proximity of a pipeline can be integrated into a development scheme.	Reconsult the HSE in relation to pipeline corridors within the Borough to ensure that the rules have been correctly interpreted.	NS/700; NS/1018; NS/1034
Indicates preference for draft allocation H23 over the new proposal.	ASC9.13	Preference for draft local plan proposal noted.	Use evidence base to determine the final distribution of development in the borough.	NS/1427
Indicates preference for Alternative Site 9 over other allocations to the west of Billericay.	ASC9.14	Preference for site noted.	Use evidence base to determine the final distribution of development in the borough.	NS/208
Object to the proposed development.	ASC9.15	Objection noted.	None required.	NS/55
Concerned about the viability of development in this location as a result of highways land required for	ASC9.16	At this stage no decisions have been made as to the exact location of the relief route or the final design for the proposed	Basildon Borough Council will continue to work with the Highway Authority to commission further	NS/1430

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access.		housing development. Further highway modelling has been commissioned to look at how the route could potentially be delivered, and compulsory purchase would be a last resort for the Council. This additional modelling work will also look at safe and sustainable access on each of the specific development allocations, but given that there are many existing schools located in close proximity to a two way road, there should be a safe solution to accommodating the proposed alteration on Laindon Road.	Highway Modelling to determine if there is any further mitigation to the highway network required, and to determine sustainable access measures for each of the strategic development sites proposed in the Draft Local Plan.	
Site promoter highlights the benefits of allocating the site for housing development.	ASC9.17	Support noted.	None required.	NS/1730
Alternative Site 10 - Land South of Windmill Heights, Billericay				
Concerns about the scale of development/ housing density proposed for the site, particularly in relation to previous proposals.	ASC10.1	Concern about the scale of development noted. Guidance on the densities that are appropriate in each development location is taken from the Outline Landscape Appraisal, which considers the capacity of the potential development locations to accommodate housing growth, including considerations of scale and density. Consideration will be	Use landscape appraisal to determine the extent of development in any site allocation, and any mitigation required.	NS/35; NS/1269; NS/986; NS/662; NS/865; NS/1208

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		given to the desirability of this option in light of the evidence available to determine if a large scale development in this location would be suitable or not.		
Concerns regarding coalescence between Billericay and Great Burstead & South Green, if development occurs in this location.	ASC10.2	Great Burstead and South Green are areas within the larger settlement of Billericay, and cannot be distinguished as a separate settlement for the purposes of the Borough's Settlement Hierarchy.	None required.	NS/435; NS/865; NS/1337; NS/1484; NS/1123
Object to the proposed development.	ASC10.3	Objection noted.	None required.	NS/54; NS/944
The Council had previously discounted this site for housing development, and there is no new evidence to suggest otherwise.	ASC10.4	Noted. The Council is obliged to give consideration to the representations made in respect of the new/alternative proposals before the Publication Local Plan is prepared. The Council's decision on the final site selection will be subject to the outcomes of its evidence base.	The Council will use its evidence base to determine the final distribution of development to ensure the most appropriate development sites have been selected.	NS/865; NS/1042; NS/1750
Ongoing transport modelling will determine the suitability of this site for development.	ASC10.5	Noted and agreed.	Consider the implications of additional work undertaken, and amend policy requirements accordingly.	NS/1070
Public transport needs can be accommodated by existing bus services.	ASC10.6	Noted.	None required.	NS/1070
This development considered alone would	ASC10.7	Noted.	Continue to work with ECC and other stakeholders on	NS/1070

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not need additional childcare provision, but combined with other developments, additional provision would need to be considered.			the potential impact of growth on the provision of school places by location.	
Any new development should avoid adding any flows to the CDA, and should use of source control SuDS measures.	ASC10.8	Noted. It is recognised that areas of the borough are susceptible to surface water flood risk. Consequently, New Housing Development Sites will be expected to give consideration to flood risk matters in the development of the site, with compliance with policy CC4 required.	The proposed allocation will be subjected to a flood risk sequential test, the results of which will contribute towards informing the site selection process.	NS/1070
Drainage and flood risk management infrastructure in this area should be significantly upgraded to cope with present and future challenges.	ASC10.9	Noted. All new Housing Development Sites will be expected to give consideration to flood risk matters in the development of the site, with compliance with policy CC4 required.	Continue to work with ECC and other stakeholders to consider the potential infrastructure requirements of this allocation.	NS/1070
Concerns about the cumulative impact of this allocation with draft allocations H24, H26b, H27, and New Site 1 on drainage infrastructure. Recommends that flood bunds and detention basins should be installed in the area as alleviation	ASC10.10	Concerns over surface water management noted.	Continue to work with ECC and other stakeholders to consider the potential infrastructure requirements of this allocation.	NS/1070

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measures.				
Supportive of development in this location.	ASC10.11	Support noted.	None required.	NS/937
Concerns regarding coalescence between Billericay and Basildon, if development occurs in this location.	ASC10.12	Noted. This site is not adjacent to the urban edge of Basildon, and it is unlikely that development in this location would result in the coalescence of Billericay and Basildon.	Give consideration to open landscape settings when reviewing housing allocation options.	NS/1337
Indicates preference for Alternative Site 10 over other allocations in the area.	ASC10.13	Preference for site noted.	Use evidence base to determine the final distribution of development in the borough.	NS/209; NS/1665
Object to access to this site via Kennel Lane and recommend access should be via the A176.	ASC10.14	Noted. Basildon Borough Council is working closely with the Highways Authority at Essex County Council to determine the impact of Local Plan growth on the highway network, further mitigation to the highway network required, and sustainable access measures for each of the strategic development sites proposed in the Draft Local Plan.	Consider the implications of additional work on traffic modelling undertaken, and amend policy requirements accordingly.	NS/1552
Housing densities should be increased on this site, in order to make more efficient use of a greenfield site.	ASC10.15	Concern about the density of development noted. Consideration will be given to the desirability of this option in light of the evidence available to determine if higher density development in this location would be suitable or not.	Use landscape appraisal to determine the extent of development in any site allocation, and any mitigation required.	NS/1552; NS/1432

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Notes that the site developer recognises the need for allotments in the area.	ASC10.16	Noted.	None required.	NS/1679
Site promoter highlights the benefits of allocating the site for housing development.	ASC10.17	Support noted.	None required.	NS/1738