

Appendix A

CHAPTER 7: BUILDING A STRONG, COMPETITIVE ECONOMY	
Strategic Policy E	Comment
<p>Policy E2 7.28 In reviewing the existing employment areas, a boundary review was conducted within the <i>ELPS</i> to ensure they remain fit for purpose and reflective of the development patterns on the ground. This has concluded that boundary changes should be made in the following locations: h. Radford Way employment area expanded to include the surface car park on Radford Crescent.</p>	<p>The Town Council does not agree with Para 7.28h if this means the loss of parking space. Parking is a significant problem in Billericay and extra space is badly needed.</p>
<p>Policy E14 Offices</p> <ol style="list-style-type: none"> 1. Any proposals for new B1 office development will follow the sequential approach to town centre uses as set out in the <i>NPPF</i>. 2. B1 office development should be located in town centres and then in edge of centre locations, and only if suitable sites are not available will Existing Employment Areas be considered, followed by the Dunton or Burnt Mills Extensions. 3. The scale of development must be appropriate to the size and character of each centre and respect the delivery of any site specific allocations, where relevant, and any other local guidance or material considerations. 4. Proposals for non-town centre uses which seek the loss of office floorspace within defined town centres will need to demonstrate that the proposal maintains the vitality of the existing centre and would not substantially prejudice the overall supply of office floorspace needed in the Borough over the plan period. 	<p>There is no mention of office potential in Billericay town centre. The area around the railway station, including the station car park, widely regarded as an unattractive gateway to the town, could be re-developed with multi-storey facilities including public car parking plus offices and apartments.</p> <p>There are some residential units in the Billericay Employment area that are not mentioned or shown on the map.</p>
CHAPTER 8: ENSURING VITALITY OF TOWN CENTRES	
Strategic Policy R6	Comment
<p>8.60 – The study recommended that the town centre could benefit from the introduction of a second supermarket, likely to be in the form of a local store format, to improve consumer choice. As the town centre is fairly constrained with limited opportunity to expand the Council will consider positively applications which seek to modify or amalgamate suitable units providing they do not conflict with the historic setting to provide additional convenience goods floorspace.</p>	<p>The Town Council does not support the introduction of a second supermarket as Billericay already has one supermarket and three convenience stores. The Town Council would oppose the amalgamation of units for convenience goods floor space.</p>
<p>Policy R6 section 2 Billericay Town Centre Enhancement</p>	<p>The Town Council does not support the policy of encouraging a street market but would welcome more public open space.</p>

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<p>Policy R16</p> <p>1. Applications for new hot food takeaways falling within the A5 use class will be supported, subject to compliance with all other relevant policies of this plan, where the following thresholds are not exceeded:</p> <ol style="list-style-type: none"> a. Within town centres, no more than 10% of shop units should comprise hot food takeaways; b. Within local centres comprising 6 or less shop units, no more than 50% of the shop units should comprise hot food takeaways; c. Within local centres comprising 7 to 14 shop units, no more than 30% of the shop units should comprise hot food takeaways; and d. Within local centres comprising 15 or more units, no more than 20% of the shop units should comprise hot food takeaways. <p>2. Hot food takeaway shops that fall within 400 metres of the boundary of schools, colleges, and youth centres, or are adjacent to the boundary of any open space allocated within this plan will not be permitted.</p> <p>This policy will also apply to applications to relax or vary conditions to allow hot food takeaway facilities in conjunction with existing restaurants, cafés and other hospitality uses.</p>	<p>Town Council supports this policy, but notes that there are some minor discrepancies on the classifications of premises as shown on the associated town centre map</p>
<p>CHAPTER 9: PROMOTING SUSTAINABLE TRANSPORT</p>	
<p>Strategic Policy Policy TS</p>	<p>Comment</p>
<p>9.33 A relief route to the south/south-west of Billericay, between Laindon Road and the A129 London Road: Currently traffic accessing the west of Billericay must travel through the southern part of Billericay town centre. Junctions in this location experience capacity issues. It is proposed that spine roads are provided running through sites H22 to H24 to provide an alternative route to the west, avoiding the town centre. This will require some limited improvements to the existing local highway network, including the reclamation of highway land in Frithwood Lane. It is expected that the costs of this route will be met by developers as they bring forward their sites for development. A separate Southern Relief Road was tested through the <i>Highway Mitigation Modelling</i>. This was anticipated to cost £65m, which was considered prohibitive based on the limited quantum of development proposed in this location, and the lack of wider growth opportunities.</p>	<p>The Town Council strongly supports and endorses the requirement for infrastructure to be in place before any housing development takes place. Further traffic modeling should also be done before any conclusions are reached as to the viability of sites especially at the following locations:-</p> <ul style="list-style-type: none"> • North/South traffic along Mountnessing Road and Western Road • Traffic along Tye Common Road • Mountnessing Road/Radford Way and Perry Street roundabout <p>The proposed south/west relief road should be in place in its entirety before any development takes place.</p> <p>The Town Council would recommend that the proposed south/south west relief route for Billericay be linked to the existing roundabout at Kennel Lane.</p>

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<p>9.36 Various individual junction improvement schemes: The <i>Highway Mitigation Modelling</i> identifies the need to undertake improvements at the following junctions in order to support growth:</p> <ul style="list-style-type: none"> • A127 Dunton Interchange, Basildon • A13 Haywain junction, Vange • A176/Dry Street interchange, Basildon • Mountnessing Road/London Road roundabout, Billericay • Sun Corner junction, Billericay • Junction of the Runwell Road and the A132, Wickford 	<p>The Town Council objects to Laindon Road becoming two way working along its whole length. This would cause considerable loss of amenity for residents of Laindon Road by doubling the traffic passing their door on an already busy road that has three schools, five pre schools, two Churches a Fire Station and an ambulance station and Scouts, Army cadets and Air Cadets meeting halls.</p> <p>The Town Council does not support the proposed left turn filter lane from Laindon Road into London Road. The Town Council would support the signalisation of the Sun Corner junction and would be in favour of a mini roundabout as a viable replacement to the proposed roundabout at Mountnessing Road/London.</p> <p>The Town Council strongly objects to the loss of any green space as a result of these proposed junction improvement schemes.</p>
<p>TS2</p> <p>1. In order to manage congestion on key routes, and at key junctions within the Borough, the Council will work with Essex County Council and developers to secure the following improvements and alterations to carriageway infrastructure in the Borough, alongside new development, during the plan period up to 2034:</p> <p>The provision of a south/south-west relief route for Billericay alongside new housing development;</p> <p>k. Various individual junction improvement schemes:</p> <ul style="list-style-type: none"> i. A127 Dunton Interchange, Basildon ii. A13 Haywain junction, Vange iii. A176/Dry Street interchange, Basildon iv. Mountnessing Road/London Road roundabout, Billericay v. Sun Corner junction, Billericay vi. Junction of the Runwell Road and the A132, Wickford 	<p>The Town Council does not support the proposed junction at Sun Corner (k.v) and objects to two way working in Laindon Road. The installation of a slip road would compromise the pelican crossings in Laindon Road and London Road. The field at Sun Corner is a Field in Trust and thus the Council would object to any attempts to utilise this land for a slip road.</p> <p>The Town Council would be in favour of a mini roundabout as a viable replacement to the proposed roundabout at Mountnessing Road/London Road (k.iv)</p> <p>The Town Council would recommend that the proposed south/south west relief route for Billericay be linked to the existing roundabout at Kennel Lane.</p>

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CHAPTER 11: HOUSING STRATEGY	
Strategic Policy H	Comment
<p>Policy H 19</p> <p>Housing Development Site - Land North of Potash Road, Billericay</p> <p>19ha of land north of Potash Road, Billericay, as identified on the Policies Map with the notation H19 will be developed to provide around 150 high quality homes developed at a density of 20duph. Within this site, the frontage of Potash Road, Billericay will be limited to a lower density frontage development only, set back from the road, which is narrower at this point.</p> <p>Access to this site must be secured from Stock Road for development to the west of the site, and from Potash Road for the lower density development to the east of the site.</p> <p>Development on this site must be supported by sufficient infrastructure to ensure that the development is sustainable, and does not exceed the capacity of existing infrastructure, facilities and services.</p>	<p>The Town Council strongly supports and endorses the requirement for infrastructure to be in place before any development takes place especially the proposed south/west relief road.</p> <p>Any development of site 19b will require the widening and improvement of Potash Road.</p> <p>There should be a sufficiently wide wildlife buffer maintained along the northern perimeter of site H19.</p> <p>The infrastructure delivery plan states that 501 additional primary school places will be required in Billericay 446 of which are needed south of the Railway line. The Town Council would recommend that a new primary school should be provided to meet these requirements.</p> <p>The Town Council strongly supports the need for a new purpose built Health Centre.</p> <p>Green Belt sites by definition are on the outskirts of the urban area. As such, housing density should be reduced, with ample provision of green open spaces; 2½ and 3 storey dwellings in proximity to the Green Belt are inappropriate.</p>
<p>Policy H 20</p> <p>Housing Development Site - Land West of Tye Common Road, Billericay</p> <p>5.4ha of land west of Tye Common Road, Billericay, as identified on the Policies Map with the notation H20 will be developed to provide around 160 high quality homes developed at a density of 30duph.</p> <p>Access to this site should be taken from Tye Common Road. A road should extend north-westwards through the site to meet up with that required to be provided under the requirements of policy H21. This road should be provided during the first phase of development of this site.</p>	<p>The Town Council strongly supports and endorses the requirement for infrastructure to be in place before any development takes place especially the proposed south/west relief road.</p> <p>The infrastructure delivery plan states that 501 additional primary school places will be required in Billericay 446 of which are needed south of the Railway line. The Town Council would recommend that a new primary school should be provided to meet these requirements.</p> <p>The Town Council strongly supports the need for a new purpose built Health Centre to support the housing in areas H20, 21, 22 and 23.</p>

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	<p>The Town Council would regret the release of H20 from the Green Belt as this site presently performs a significant Green Belt function which should be taken into account with any development of this site. The Town Council would be unhappy about the loss of viewpoint 27 which gives an open aspect to the Town.</p> <p>Green Belt sites by definition are on the outskirts of the urban area. As such, housing density should be reduced, with ample provision of green open spaces; 2½ and 3 storey dwellings in proximity to the Green Belt are inappropriate.</p>
<p>Policy H 21</p> <p>Housing Development Site - Land south of London Road, Billericay</p> <p>5.8ha of land south of London Road, Billericay, as identified on the Policies Map with the notation H21 will be developed to provide around 180 high quality homes developed at a density of 30duph.</p> <p>Access to this site should be taken from London Road, at a point where a junction can be provided to also serve site H22. A road should extend southwards through the site to meet up with that required to be provided under the requirements of policy H20. This road should be provided during the first phase of development of this site. Secondary access should be taken from Heath Close and Mountnessing Road.</p>	<p>The Town Council strongly supports and endorses the requirement for infrastructure to be in place before any development takes place especially the proposed south/west relief road.</p> <p>The infrastructure delivery plan states that 501 additional primary school places will be required in Billericay 446 of which are needed south of the Railway line. The Town Council would recommend that a new primary school should be provided to meet these requirements.</p> <p>The Town Council would regret the release of H21 from the Green Belt as this site presently performs a significant Green Belt function which should be taken into account with any development of this site.</p> <p>The Town Council strongly supports the need for a new purpose built Health Centre to support the housing in areas H20, 21, 22 and 23.</p> <p>Green Belt sites by definition are on the outskirts of the urban area. As such, housing density should be reduced, with ample provision of green open spaces; 2½ and 3 storey dwellings in proximity to the Green Belt are inappropriate.</p>

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<p>Policy H 22</p> <p>Housing Development Site - Land west of Mountnessing Road, Billericay</p> <p>7ha of land west of Moutnessing Road, Billericay, as identified on the Policies Map with the notation H22 will be developed to provide around 280 high quality homes developed at a density of 30duph.</p> <p>The principal access to the site will be taken to from the London Road, at the junction of the Billericay southern relief route with the London Road. Secondary access for pedestrians and cyclists will be taken from Moutnessing Road.</p>	<p>The Town Council strongly supports and endorses the requirement for infrastructure to be in place before any development takes place especially the proposed south/west relief road.</p> <p>There should be no site access from Moutnessing Road during the development of this site. The Town Council would strongly oppose any vehicular access to this site from Moutnessing Road once developed.</p> <p>The infrastructure delivery plan states that 501 additional primary school places will be required in Billericay 446 of which are needed south of the Railway line. The Town Council would recommend that a new primary school should be provided to meet these requirements.</p> <p>The Town Council strongly supports the need for a new purpose built Health Centre to support the housing in areas H20, 21, 22 and 23.</p> <p>Green Belt sites by definition are on the outskirts of the urban area. As such, housing density should be reduced, with ample provision of green open spaces; 2½ and 3 storey dwellings in proximity to the Green Belt are inappropriate.</p> <p>The Town Council would regret the release of H22 from the Green Belt as this site presently performs a significant Green Belt function which should be taken into account with any development of this site. The Town Council would be unhappy about the loss of viewpoint 26 which gives an open aspect to the Town.</p>
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<p>Policy H 23</p> <p>Housing Development Site - Land East of Frithwood Lane, Billericay</p> <p>11ha of land east of Frithwood Lane, Billericay, as identified on the Policies Map with the notation H23 will be developed to provide around 330 high quality homes developed at a density of 30duph.</p> <p>Access to the site should be secured from both Laindon Road and Frithwood Lane, with these two access points linked by a spine road running through the site east-west. This should be supported by off-site improvements to the capacity of Frithwood Lane, in conjunction with the highway authority. This spine road and the off-site improvements to Frithwood Lane should be delivered during the first phase of development on this site.</p>	<p>The Town Council strongly supports and endorses the requirement for infrastructure to be in place before any development takes place especially the proposed south/west relief road.</p> <p>The infrastructure delivery plan states that 501 additional primary school places will be required in Billericay 446 of which are needed south of the Railway line. The Town Council would recommend that a new primary school should be provided to meet these requirements.</p> <p>The Town Council strongly supports the need for a new purpose built Health Centre to support the housing in areas H20, 21, 22 and 23.</p> <p>The Town Council would regret the release of H23 from the Green Belt as this site presently performs a significant Green Belt function which should be taken into account with any development of this site.</p> <p>Green Belt sites by definition are on the outskirts of the urban area. As such, housing density should be reduced, with ample provision of green open spaces; 2½ and 3 storey dwellings in proximity to the Green Belt are inappropriate.</p>
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<p>Policy H 26</p> <p>Housing Development Site - Land East of Greens Farm Lane, Billericay</p> <p>1. 9.4ha of land east of Greens Farm Lane, Billericay, as identified on the Policies Map with the notation H26 will be developed to provide around 280 high quality homes developed at a density of 30duph. Adjoining land will provide a 19ha extension to Mill Meadows Nature Reserve, which will remain in the Green Belt. Access to this site will be taken from Greens Farm Lane and Outwood Common Road.</p> <p>2. Land to the north of the site, as annotated H36a will be developed to provide around 200 homes. Land to the south of the site, as annotated H26b will be developed to provide around 80 homes.</p> <p>3. Development on this site must be supported by sufficient infrastructure to ensure that the development is sustainable, and does not exceed the capacity of existing infrastructure, facilities and services.</p>	<p>The Town Council strongly supports and endorses the requirement for infrastructure to be in place before any development takes place especially the proposed south/west relief road. The Town Council notes that there is no information in the Local Plan regarding traffic modeling for this site.</p> <p>The infrastructure delivery plan states that 501 additional primary school places will be required in Billericay 446 of which are needed south of the Railway line. The Town Council would recommend that a new primary school should be provided to meet these requirements.</p> <p>The Town Council strongly supports the need for a new purpose built Health Centre to support housing in areas H24 to H27.</p> <p>The Town Council would regret the release of H26 from the Green Belt as this site presently performs a significant Green Belt function which should be taken into account with any development of this site.</p> <p>The Town Council supports the central open land buffer which will be an area of strategic landscape value.</p> <p>Green Belt sites by definition are on the outskirts of the urban area. As such, housing density should be reduced, with ample provision of green open spaces; 2½ and 3 storey dwellings in proximity to the Green Belt are inappropriate.</p>
<p>Policy H33 – The size and Types of Homes</p> <p>1. All proposals for development which comprise 10 or more dwellings must provide an appropriate mix of housing types to meet the specific needs of existing and future households in the Borough taking in to account the latest <i>Strategic Housing Market Assessment</i>, the <i>South Essex Housing Strategy</i> and the Council's <i>Integrated Housing Strategy</i>, whilst having regard to the existing mix of housing in the locality.</p>	<p>Provision should be made for a supply of single storey dwellings and there should be a presumption against the conversion of single storey dwellings to two or more storey family homes.</p>

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CHAPTER 12: REQUIRING GOOD DESIGN	
Strategic Policy DES	Comments
<p>Policy DES 1</p> <p>Achieving Good Design</p> <ol style="list-style-type: none"> 1. Working with partners to deliver regeneration and public realm improvements in the Borough's town centres as set out in policies R2 to R6; 2. Expecting all development proposals to adopt high quality design that complements and enhances the quality and appearance of an area, and the way it functions. 3. Where appropriate design guidance, development briefs, masterplans, regeneration strategies and public realm strategies, design guidance in supplementary planning guidance and local design policies within neighbourhood plans will be prepared to ensure that new development is well designed to reflect its context and respond to future needs. It is expected that regard will be had to these area specific policies when new development proposals are brought forward. 4. For larger single use schemes or mixed use developments applicants are encouraged to engage in a relevant Design Review process. This should initially form part of the pre-application process, with further review panels carried out through the formal planning application process if required. 	<p>Green Belt sites by definition are on the outskirts of the urban area. As such, housing density should be reduced, with ample provision of green open spaces; 2½ and 3 storey dwellings in proximity to the Green Belt are inappropriate.</p>
<p>Policy DES 2 - Urban Character Areas</p> <ol style="list-style-type: none"> 1. The Borough's Urban Character Areas are defined on the Policies Map. These will be managed and, where possible, enhanced through development proposals using character assessments as part of the planning application process. 2. Planning applications will be expected to respond effectively to local character and distinctiveness. Where there are local features or characteristics that are considered to undermine the overall character of the area, and / or it relates poorly to the surrounding development or lacks a coherent and integrated built form, new development will be expected to take reasonable steps to improve the area's character, enclosure, permeability, public realm and appearance and better integrate the area with its surroundings. 3. Where there are no significant or predominant local design styles, innovative contemporary design is encouraged, however regard should be had to characteristic features of the wider Borough such as using local materials or adopting successful urban forms. 	<p>The standards detailed in the Billericay Conservation Area and Shopfront Design Guide must be rigorously applied in historic Billericay. Greenness is a distinctive feature of modern Billericay, created by trees, shrubs, hedges and grass. Trees, especially mature ones, should be retained. Additional trees should be planted. Similarly, solid walls, gates and fences should be avoided – see Billericay Design Statement recommendations B10 and C1.</p>

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Policy DES 4

High Quality Buildings

1. Buildings should be designed to a high standard, responding appropriately to their location and reflecting their function and role in relation to the public realm. Proposals for new buildings, extensions, and alterations to existing buildings will be expected to:
 - a. Use good quality and durable building materials, that are appropriate to the context of the development;
 - b. Be clearly organised in terms of their form and internal layout and circulation to reflect the hierarchy of function they will accommodate, the uses they will serve and the context they will address;
 - c. Establish a coherent and consistent building line that relates to the existing street alignment;
 - d. Incorporate active frontages to the public realm that emphasise corners, establishes new, or reinforces the most prominent existing frontages, and provide natural surveillance over all publicly accessible spaces;
 - e. Create distinct public frontages and private areas with clear and delineated boundaries;
 - f. Allow for flexibility in future adaptation or extension to accommodate alternative uses, or to respond to the changing future needs or circumstances of occupiers by means of their internal arrangement, internal height, detailed design and construction;
 - g. Incorporate exteriors and elevations that provide visual interest, and are visually organised and well-proportioned to contribute positively to the legibility of the area; and
 - h. Enable the provision of adequate, appropriate and usable private or communal amenity space, defensible space, as well as parking and servicing as necessary.
2. In addition, extensions and alterations to existing buildings or spaces will be expected to:
 - a. Respect the siting, scale, form, proportions, materials, details and the overall design and character of the host building, its curtilage and the wider street scene; and
 - b. Retain and / or reinstate traditional or distinctive features.

There has been an increasing tendency to permit unsympathetic conversions or extensions on established dwellings, particularly large box dormers. These should be carefully scrutinised for detriment to the street scene. In particular there should be a presumption against permission for large box dormers.

There should be a presumption against the conversion of single storey dwellings to two or more storey family homes that do not respect the siting, scale, form, proportions, materials and details of the street scene in which the building is located.

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<p>Policy DES 5</p> <p>High Quality Public Realm</p> <ol style="list-style-type: none">1. Development will need to demonstrate how it will contribute to safe, inclusive, accessible, attractive, and user friendly streets and spaces that encourage appropriate levels of activity, social interaction, and connections for all users. Changes, refurbishment or the installation of new public realm should:<ol style="list-style-type: none">a. Incorporate appropriate materials, street furniture, and lighting of high quality, environmental performance and durability;b. Harmonise with the street scene and enhance the quality, character and appearance of the public realm through their siting and design;c. Conserve and enhance any historic fabric, features and assets;d. Be sited to minimise visual clutter;e. Ensure legibility and permeability within and surrounding the development;f. Incorporate good quality landscape design, including hard and soft landscaping;g. Consider the incorporation or siting of public art;h. Sensitively integrate and prioritise appropriate levels of movement infrastructure for all users, having regard to age, gender and disability, including provision for convenient pedestrian and cycle movement;i. Ensure that any car parking and provision for servicing are appropriate and are sensitively integrated so as not to dominate the public realm; andj. Be designed to enhance safety and security in the environment by creating natural surveillance.	<p>The standards detailed in the Billerica Conservation Area and Shopfront Design Guide must be rigorously applied in historic Billerica. Sites for communication masts and pylons must be carefully assessed for visual impact as well as effectiveness (Billerica Design Statement recommendation I2).</p>
<p>Policy DES 6</p> <p>High Quality Landscaping</p> <ol style="list-style-type: none">1. All development should provide soft landscaping, hard landscaping and boundary treatments, as appropriate, suitable for the type of development and appropriate to the character of the site and its context.2. The details of how a development should be set out in a Landscaping Scheme and summarised in the Design and Access Statement. Integrated or incidental landscaping that will be disturbed or removed during construction of development will be expected to be reinstated following the development's completion, which will be secured by legal agreement as necessary.	<p>New developments should always be designed so that they are successfully integrated with and enhance their surrounding context.</p>

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Policy DES 7

Managing Advertisements

Advertising structures should be of high quality, integrate with the street scene, and relate positively to the surrounding environmental context. In determining applications for advertisement consent, the Council will have regard to their impact on public safety and amenity.

1. Proposals for advertisements will be approved where:
 - a. They do not adversely affect the amenity of residential occupiers and/or the area, by reason of their design, siting, scale, illumination or noise, having regard to the character and use of the building and/or area;
 - b. They will not result in a proliferation of advertisements by rationing and reducing street clutter;
 - c. They contribute to an inclusive, legible, and safe environment for pedestrians, cyclists and drivers; and
 - d. They contribute positively to public perceptions of security.
2. Within Conservation Areas and residential areas, internally illuminated box fascia signs and projecting signs will not be permitted unless they are successfully related to the design and detailing of the building and positively contribute to the special character of a group of buildings or the street.
3. Advertisement consent will not be permitted for poster advertising in the Green Belt. Other forms of advertisement in the Green Belt which require consent will be considered against whether they affect the openness or purposes of including land within the Green Belt, including the cumulative effects of advance signs along the highway will be refused to avoid a proliferation of advertisement

Specific reference should be made to Billericay Conservation Area and Shopfront Design Guide for recommended practice.

Policy DES 7 (2) should be reworded as follows:-

Within Conservation Areas and residential areas, internally illuminated box fascia signs and projecting signs will not be permitted unless they are successfully related to the design and detailing of the building and positively contribute to the special character of a group of buildings or the street. Specific reference should be made to Billericay Conservation Area and Shopfront Design Guide for recommended practice.

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Policy DES 8 - Appearance of Business Premises

1. Proposals for business premises should use high quality materials and design that relate well to their surroundings in line with policy DES4. New business premises or alterations to existing business premises should contribute positively to the character and appearance of the following:
 - a. The business frontage;
 - b. The building as a whole;
 - c. The parade or block of buildings in which the premises is located; and
 - d. The surrounding area.

The provision of security measures for business premises should form an integral part of the design approach. External roller shutters will only be acceptable if it can be demonstrated that there is no other suitable alternative. In such instances the roller shutters must be weaved or open-grille.

Recommendations/regulations regarding litter control should be included in this policy and there should be suitable provision made outside of premises for the disposal of waste and litter associated with the Business.

Policy DES 8 should be reworded as follows:-

1. Proposals for business premises should use high quality materials and design that relate well to **and enhance** their surroundings in line with policy DES4. New business premises or alterations to existing business premises should contribute positively to the character and appearance of the following:

- a. The business frontage;
- b. The building as a whole;
- c. The parade or block of buildings in which the premises is located; and
- d. The surrounding area.

The provision of security measures for business premises should form an integral part of the design approach. External roller shutters will only be acceptable if it can be demonstrated that there is no other suitable alternative. In such instances the roller shutters must be weaved or open-grille.

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CHAPTER 13: PROMOTING HEALTHY COMMUNITIES	
Strategic Policy HC 5	Comments
<p>Public Open Spaces – Alternative Options</p> <p>Option 1: No Policy - This option has been discounted as it is considered it would not achieve the aims of national policy in the <i>NPPF</i> to deliver new and enhanced open space to meet community needs. It is considered that a separate policy is required to manage the current provision of public open spaces, and how they are used in the future.</p> <p>Option 2: Absolute Retention - A second option is to provide stronger protection and insist that all existing areas of open space are retained in perpetuity. However this may result in the persistence of areas of open space which are undersized, impractical, difficult to put to an effective recreational or other use and not cost effective to maintain at public expense. In these circumstances open space is more likely to become unsightly, neglected and disused. It would also reduce opportunities to improve local recreational facilities if these are offered by new development.</p> <p>Option 3: Allocation of Local Green Spaces within the Local Plan - Following the nomination of some local green spaces as part of the Council's work on the local list of heritage assets, consideration has been given to including a specific list of Local Green Spaces within this plan. However, it is considered that it is the role of neighbourhood plans to identify local green spaces, and therefore it was not thought to be reasonable to include them in this plan for that reason.</p>	<p>The Town Council thinks that Local Green Spaces should be defined/designated in the Local Plan and should not be devolved to a Neighbourhood plan. The following Local Green Spaces should be defined for Billericay:-</p> <p>Carpenter Close Carson Road at Mayflower School Connaught Way off Porchester Road Daines Road/Jacksons Lane David's Walk Felsted Road play area Gilmour Rise greensward Harebell Close Hillary Mount greensward Hollyford at Longtail Home Meadows Mercer Road at Meade Road Mountnessing Road at Pleasant Drive Noak Hill Road greensward at Billericay School Norsey Road at Parklands Perry Green, London Road Perry Street at The Copse Queens Park Avenue opposite entrance to Stockbrook Manor Queens Park Avenue at footpath from Marlowe Close Rosebay Avenue north of Brightside School Rosebay Avenue south of Hannakins Farm Rosebay Avenue at Regent's Drive Rosebay Avenue north of Hannakins Farm Stock Road at Mayflower School The Avenue at West Park Avenue The Mount adj no. 11 Tye Common Road at Blunts Wall Road Walsingham Way at Cranmer Close</p>

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Policy HC11

Loss of Open Space

1. Any development resulting in a loss of land identified as public or private open space, allotment garden, or playing fields associated with educational facilities, on the Policies Map, or any recreational buildings ancillary to and directly associated with the open space and essential to its recreational function, will only be permitted where:
 - a. The proposal would result in an overall qualitative or quantitative improvement to recreational facilities, either within the open space or on an alternative accessible site in the locality;
 - b. There are cumulative community benefits identified, the need for which clearly outweighs the loss;
 - c. An assessment shows that the site is no longer required for, or is demonstrably unsuitable for its original intended purpose;
 - d. There is no viable or reasonably practicable means of restoring or re-using it for an alternative form of open space; or
 - e. There are no significant detrimental impacts on amenity, the character of the surrounding area, ecology and any historical or archaeological features.
2. Proposals for limited, minor scale ancillary development on land identified as public or private open space, allotment garden, or playing fields associated with educational facilities, on the Policies Map will be permitted where it can be demonstrated that:
 - a. The development will increase opportunity for public recreation use or improve the recreational quality of the space;
 - b. It would not detract from the open character of the site or surroundings;
 - c. The overall use of the open space is retained for recreation purposes;
 - d. The development will not be detrimental to any other function that the open space performs; and
 - e. The proposal would comply with all other relevant policies within this plan.

There is a deficit of public open space in Billericay and therefore the Town Council will not support the loss of any public open space.

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CHAPTER 14: PROTECTING GREEN BELT LAND	
Strategic Policy GB	Comments
<p>GB 1</p> <p>Strategic Approach to Green Belt Protection</p> <p>1. The Council will seek to protect the permanence and openness of land designated as Green Belt. Development within the Green Belt will only be supported in exceptional very special circumstances, as set out in national policy. Where development is permitted it must maintain the Green Belt's openness and must not conflict with the purposes for including land within it, or harm its visual amenities.</p>	<p>The Town Council has always supported the protection of Green Belt and therefore proposes that Policy GB1 (1) should be reworded to say the following:-</p> <p>The Council will protect the permanence and openness of land designated as Green Belt. Development within the Green Belt will only be supported in exceptional very special circumstances, as set out in national policy. Where development is permitted it must maintain the Green Belt's openness and must not conflict with the purposes for including land within it, or harm its visual amenities.</p>
<p>GB 1</p> <p>Strategic Approach to Green Belt Protection</p> <p>4. The Green Belt contains a rich resource of heritage assets and features that contribute to a well preserved historic landscape character. In addition to historic field patterns, there are a number of churches and listed buildings dispersed across the landscape, and two Conservation Areas. There are also a number of small settlements within the extent of the Green Belt which have unique characteristics and provide a sense of place for their community. The setting and special character of these settlements and heritage assets, and the landscape as a whole, must be preserved, and specific consideration will therefore be given to these features of the Green Belt in considering the harm arising from development proposals.</p>	<p>This definition should be broadened to include the context of the whole settlement area. The Green Belt on the fringe of Billericay makes a significant contribution to the character of the Town in particular the green fingers of Norsey Wood, Mill Meadows and the views to the West of Billericay. These should be preserved.</p>
<p>GB 11</p> <p>Positive Uses of Land in the Green Belt</p> <p>A proposal that seeks to positively enhance the beneficial use of the Green Belt will be supported by the Council where it fulfils the following criteria:</p> <p>e. Provides opportunities for one or more of the following:</p> <p>v. Outdoor sports and recreation;</p>	<p>There should be no unnecessary permanent buildings constructed that are associated with recreational/sports activities.</p>
<p>GB 3</p> <p>14.21 There are 13 plotland settlements within Basildon Borough, listed below. The plotland areas were identified in the 1998 <i>Basildon District Local Plan</i>, and have been subject to a restrictive development policy since that time:</p>	<p>It is essential to correct the error on the Policy Map, omitting to show the Break Egg Hill, Billericay area as Green Belt and Plotlands. Failure to correct this error could result in unexpected and inappropriate development.</p>

Appendix A

<ul style="list-style-type: none"> • Fobbing (also referred locally as Crooked Brook), • Bell Hill Road/Hawkesbury Bush Lane, • Stormont Way, Langdon Hills, • Northlands, Langdon Hills, • Green Lane, Little Burstead, • Broomhills Chase, Little Burstead, • Break Egg Hill, Billericay, • Crays Hill, • Newhouse Farm and Castledon Road, Wickford, • Ramsden View Road, Wickford, • Fairmead, Wickford, • Wickford Lawns, Shotgate 	
<p>CHAPTER 16: CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT</p>	
<p>Strategic Policy NE</p>	
<p>NE2</p> <p>Areas of Higher Landscape Value</p> <p>1. Three Areas of Higher Landscape Value, as identified on the Policies Map, which support the quality, character and distinctiveness of the Borough’s natural environment, including its landscape, cultural and historic value, tranquillity, geology, countryside, soil and biodiversity, will be protected from degradation, and opportunities to enhance them will be supported.</p> <p>Area A: East Billericay</p> <ul style="list-style-type: none"> i. Ensure areas of open space and agricultural land are maintained; and ii. Promote and manage recreational access. 	<p>The Town Council strongly supports the designation of this area as an area of Higher Landscape Value and within this designation would support part of this area as a Strategic Open Space.</p>

Appendix A

CHAPTER 17: CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT	
Strategic Policy HE	Comments
<p>HE 4 – Scheduled Monuments</p> <p>17.43 The Scheduled Monument at Botelers dates back to the medieval period and comprises a water filled moat, approximately 90 square metres in size, with a causeway which is no longer extant. The moated site at Basildon Hall is also medieval in origin and an example of a homestead moat. Whilst there are no buildings within it, there is evidence of possible remains of old brickwork showing upon an eroded pathway in the interior of site. Norsey Woods is a multi-period site which contains an extensive collection of visible and documented archaeological features. These include the Bronze Age bowl barrow, the Iron Age and Roman cemeteries and the medieval deer bank. Numerous artifacts some dating back to the Iron Age have also previously been unearthed.</p>	<p>The Town Council would like to comment that Norsey Wood is listed as an ancient monument because of the wood itself as well as its extensive collection of visible and documented archaeological features.</p> <p>Refer to document –Designated Sites Natural England Noesy Wood https://designatedsites.naturalengland.org.uk/</p>