

Here are the questions, along with answers received from Planning Officers who gave a presentation to residents at the Parish Council meeting of 24th February 2016.

Members of the Residents' Association were in the audience and collated the information below.

Please feel free to use this information to help form your objections to Basildon Council's Draft Local Plan. **The deadline for your response is 24th March 2016.** Suggesting alternative sites in the borough, with rationale, would help support your argument.

You can respond in a variety of ways however it is essential that you include your name and full postal address in your submission for it to be legally valid. Every adult in your household can respond if they wish.

by email to: planningpolicy@basildon.gov.uk

✉ **on paper** by posting a letter or by using the response form in the special edition of the Borough Diary. **Allow time for delivery** or pass on to the Residents' Association for bulk delivery- (see our website for details). If you choose to post then send it to:

Draft Local Plan Consultation 2016
FREEPOST ANG11276
Policy and Democratic Services,
The Basildon Centre,
St.Martins Square,
Essex SS14 1ZZ

www.basildon.gov.uk/localplan

Questions and Answers

Q: Can you please confirm the amount of homes planned for the orange block Pitsea side & Bowers Gifford side?(this refers to the map displayed in the Benbow Club and comprises the fields between Pitsea in the west and Bowers Gifford in the east reaching from London Rd to Burnt Mills)?

Answer: 1400 dwellings on the Pitsea side using council owned land in and around the Eversley Centre, 600 on the Bowers Gifford side plus 1 primary school.

Q: Plus how many homes are planned for infill in North Benfleet plot lands?

Answer: 40-50 homes, policy GB3 “infill policy”. A resident commented that the infill policy contained some odd restrictions.

Q: The area designated as Pitsea on the map of the field was previously part of Bowers Gifford. There has been a boundary change with Bowers Gifford contracting to the east. What does this mean for the residents of Ilfracombe

Avenue, Bowers Gifford?

A: there would be no change to the political boundaries of the properties located within Ilfracombe Avenue, Bowers Gifford if the housing site H13 (fields between Bowers Gifford and Pitsea) is adopted and development taken forward. The existing homes in Ilfracombe Avenue may however end up being closer to the new homes that would be addressed as within Pitsea.

Q: The green strategic space running through the middle between Pitsea & Bowers Gifford. During the build, how will this space be utilised? Will it be dug up/churned over by all the lorries & used as a storage area for the bricks etc?

Answer: Strategic open space aligned to the sensitivity of the land ‘independently assessed’ related to the views in and out of the area of land, in-keeping with the character of the land. The land assessments are in the presentation from BBC. Landscaping plans would be at the application for development stage.

Q: and this green strip, how is it to be used?

A: 180 acre park between Pitsea and Bowers Gifford. Will be used for football/ rugby pitches etc when the Eversley sports centre moves there.

further comment from resident: that means that the area becomes exclusive and unavailable to local people particularly during matches at weekends (plus parking) and the area would become floodlit at night too.

Q: Can you please explain what 30dph means? Plus how did you arrive at the amount of homes for each area - how did you calculate it?

Answer: ‘Urban capacity study 2004’ reviewed settlements and densities. BBC applied the logic from this study to the draft local plan

Note: DPH means dwelling per hectare

Q: Pound lane is used as a rat run whenever there are problems on the other main roads (A130/A13/A127) blocking our road, so we cannot get to or from our homes. With the plan to improve/widen the top of Pound lane (new junction on A127), what will be done to discourage traffic from travelling all the way down into Bowers Gifford?

Answer: Essex county council highways studies conducted are on the website:

Highways Topic paper

Basildon Local Plan Mitigation (Dec 2015)

Traffic proposal for new junction at Pound lane / A127 is intended to provide access to North Benfleet & Burnt Mills only, and not to be used to access B1464/A13.

Q: In the Local Plan it states some of the homes are for ‘In Migration’. Does this mean that some homes are planned for people migrating in from London under the Tower Hamlets Cash Incentive Scheme? If so, what percentage & where?

A: Majority of housing provision for growth of population from within the borough. A smaller percentage of migration into the borough is projected.

‘Emerging South Essex Strategic Housing Market Assessment’ is a document on the website that details these projections.

Whichever way you look at it, this would place extra demand on the rail and road networks.

Q: The character of our village will be materially altered by this development. Has this been considered at all?

A: Suitability of planning applications from developers will be assessed as they come forward.

Q: The Basildon borough consists of three towns, Basildon, Billericay & Wickford. However, it is mainly Basildon bearing the brunt of the new planned development. why is that? Why is Billericay being protected? There is a lot of green space to the south of Billericay, both west & east.

Answer:

- **The answer was that BBC (Basildon Borough Council) believe the numbers are proportionate between the three towns.**
- **Basildon**
- **3646 with planning**
- **2234 within urban areas**
- **2955 within green belt**
- **Billericay**
- **111 with planning**
- **9 within urban areas**
- **1740 within green belt**
- **Wickford**
- **908 with planning**
- **292 within urban areas**
- **2100 within green belt**

Q: Driving through Billericay town centre is a nightmare, so is it envisioned that the planned new road to the west of Billericay will act as a ring road to take traffic away from the town centre as well as feed the new development? If this is the case, then why not plan for more homes to be built here? The area between H23, H24, H25a & H25b would be ideal area to develop as a new & improved road network already planned. Why is this not on the plan?

Answer:

Planners have put the road going through the middle of the development in Billericay to guarantee that the road gets built as part of the development. If more homes were proposed to be built in the neighbouring sites, then there would be more potential to improve the road network.

Q: Apart from H11 & H12, there are no other builds along the A127 corridor. Surely this would be an ideal area to develop as already has the infrastructure of A127 & easy access to Basildon.

Answer: Site 16 in ‘Basildon Outline landscape appraisals of potential strategic development sites’ was not included due to views of the countryside.

Q: What are the timescales for development?

A: Between 2018 and year 2034

Q: I understand that H13 (land between Pitsea and Bowers Gifford) is third tier development - what does this mean?

Answer:

- **Status of the land was changed in the ‘Green Belt Study 2015’**
- **Assessment was changed for:**
- **Preventing neighbouring towns from merging.**
- **Assist in safeguarding the countryside from encroachment.**

Q: What about Dipple Medical Centre?

Answer:

- **Strategy is expansion & integration with existing facility (we believe this to be ‘the place’).**
- **The ratio for additional GP’s is 1800 new residents = 1 new GP.**

Q: New Primary School planned?

Answer:

- **Current primary school provision nearly filled.**
- **new primary school would have 2 to 3 classes per year.**

Q: What about Secondary School provision (Not in the draft local plan)?

Answer:

- **Schools in Billericay nearly to capacity, Basildon academies not to capacity until year 2023.**
- **BBC are aware of the potential requirement, but have assessed this as not something that really needs to be in the draft local plan.**