



Newsletter

January 2014

In this edition of the Newsletter:

1. 5th February Meeting – Guest Speaker is Tony Ball, Leader of Basildon Council
 2. Revised Core Strategy– Development in North Benfleet - exact transcript of email from the Council
 3. Little Chalvedon Hall Farm (LCHF) Appeal
 4. Flood Risk Action Group (FRAG)
 5. Table Top Sale – 15th March 2014
1. Many thanks to Tony Ball for offering to speak to us again. If you have a question for Mr. Ball then please forward it to Rose by 30th January. Please restrict questions to the Draft Core Strategy; LCHF Appeal; or Flood Risk.

It is a pity that our **5th February Meeting, 7.30 at the Benbow in Pound Lane SS13 2HN** is after the

Consultation in Pitsea on 27th January.

However, if you go to the Pitsea Consultation you can always complete your “comments form” at a later date or you can wait and attend one of the later

Consultations e.g. Basildon, Wickford; **BUT PLEASE “HAVE YOUR SAY”. UNLESS BASILDON COUNCIL HAVE A STRATEGY IN PLACE THEN DEVELOPERS CAN RUN RIOT GETTING THEIR PLANS PASSED PRACTICALLY ANYWHERE.**

2. Draft Core Strategy:

The report is very broad but below is an **exact** transcript of the email received from Basildon Council identifying potential locations in **North Benfleet:**

“The diagram within the Core Strategy Revised

Preferred Options Report is illustrative only and is not meant to be locational specific down to local roads/ farms/ any other local landmarks other than main roads/railway lines/ urban areas which form the Borough. I realise this means it is difficult to be able to pinpoint where exactly development could happen in the future, but this is how Core Strategies are meant to be prepared as they delegate the exact detail of site boundaries to a “Site Allocations and Development Management Local Plan”, preparation of which is scheduled to commence at the end of next year.

The Policy PAD6 and its accompanying text (4.3.6 onwards in the document) provides further detail on how any diagram/ illustration in the Core Strategy should be interpreted and more will become even more clearer when the Evidence Base studies are published in

the New Year when the Core Strategy is published for consultation. It is titled the "North East Basildon Urban Extension" and states "...an area to the north east of Basildon will be developed by way of an urban extension to provide up to 2,000 homes and 5.5Ha of B class employment development to be delivered between 2016 and 2031." Effectively any land that falls within this broad description has the potential to be allocated in the Site Allocations and Development Management Local Plan at a later date.

On this basis, land within the North East of Basildon between the A127 and A13 could be regarded as being part of PAD6. As I mentioned above, there are no specific sites identified at this stage, but it could include land at Bradfields Farm/ Harrow Road/ Carpenters Farm/ North Benfleet Hall Farm, as well as land around them, as these are in the North East of this area of the Borough. The policy says that the development should support the existing Plotland community of North Benfleet to the

south through Plotland Infill, as well as retaining and maintaining a strategic gap of Green Belt along the A130 Corridor. It is not unreasonable therefore to assume that it is the Council's proposed intention to try to contain its spread southwards and eastwards, which would mean the far east of the Borough adjacent to the A130, which includes Bonvilles Farm and others may be excluded as a development location and any development in the Plotlands would be limited to infill only. As the Core Strategy does not give any certainty to these locations, I cannot either. It does not allocate land as I have set out above, a function for which will be undertaken by the Council at a later date."

For your information – Rose was told over the phone that it was **part but not all** of North Benfleet Hall Farm. However the word “part” was missed from the email above.

It really is important to complete your comment forms or write to the Council and “have your say”. **For example**, if you think that development is better on the other side of the

A127 next to the Dick Turpin then say so! If you would like to see more infill development in the plotlands or elsewhere in Bowers Gifford then say so!

3. **Little Chalvedon Hall Farm – 2 week Appeal 25th February**- Recently we emailed a list of areas which we are asking the Planning Inspector to visit. We will be visiting the specific properties mentioned to ensure that they do not object to their house number/name being mentioned. If your property is on the list and you want it removed then please let me know.
4. **Flood Risk Action Group** – A flood risk action group (FRAG) has been formed in Rawreth, which suffers serious flooding issues. It is believed that some of the problem is increased development. At the moment Rose is the Bowers Gifford & North Benfleet representative but she would really like to share this responsibility with

someone else. Would you be willing to help, please? For more information email chair@bowersgifford.info or phone 0780 804 1825

- 5. Table Top Sale & Coffee Morning – 15th March 2014 – 10.00 a.m to 2.00 p.m. – Benbow Club**
– at the moment we are not planning a March meeting but we are holding a table top sale, which some of the committee will attend. We will be available to update you on progress. Why not come along and

have a cup of coffee with us?

Tables ONLY £2 each if you would like to sell your own goods

Please help - Do you have any unwanted Christmas Gifts which we could use as raffle prizes? Do you have any good quality bric-a-brac or clothing that we can sell on our tables? Could you make a cake to sell on our coffee bar? Would you be willing to help on the coffee bar or on one of the

Residents Association tables?

If you can help in any way then we would be delighted to hear from you !!!

Proceeds to our administrative costs

Please phone 01268 726475 or 0780 804 1825 for further information or leave donations at 31A, Westlake Avenue (if we are not in then please leave in the Wendy House).

Best wishes from the management committee:

Rose Griffin-Twidell (Chairman), Derek Twidell (Secretary), Tracy Calver (Treasurer), Tina Whitham (Website Co-ordinator), George Smith, Gary Lee, Laura Watts, Carole Turkson (co-opted member from Pitsea) and Jon Horwood.

Contact Us

If you wish to contact us or you have a friend or neighbour who would like to be added to our email update database then please contact secretary@bowersgifford.info

Bowers Gifford & North Benfleet Residents Association

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