

**Bowers Gifford & North Benfleet Residents Association**

[www.bowersgifford.org.uk](http://www.bowersgifford.org.uk)

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Planning Policy Team  
Planning Services,  
Basildon Borough Council  
St. Martin's Square,  
Basildon SS14 1DL

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**Re. Draft Interim Planning Obligations Strategy**

We respond as follows:

Firstly we note that the booklets outlining the strategy are not available free of charge and that hard copies are only available to view in libraries. Therefore, we feel that response to this document has been restricted and that Basildon Council will not get the level and quality of response that this important document deserves.

We do not feel that the content has been widely published. We previously offered Basildon Council Planning Policy Team the opportunity to come and talk to our residents about planning policy but it declined.

We understand that Basildon Council cannot set a CIL until it has a core strategy in place.

**Section 1 - Purpose of Document** - States that Basildon Council has identified a need for 16,000 dwellings and 8,600 jobs between 2011 and 2031. However, the figure of 16,000 is being disputed by many organisations as it appears to exceed natural growth. If the number of dwellings needed is proven to be too high then it follows that the number of jobs and therefore industrial buildings eating into the green belt is also too high.

We also note from recent correspondence with our MP that the new Corringham Port will provide 12,000 jobs. In addition to the jobs at the port there will undoubtedly be the need for support services which will provided other employment. Has the number of people commuting from Basildon to work at Corringham port and its nearby support services been taken into account when planning the number of industrial sites needed within Basildon?

**Section 2 - Legislative and Planning Policy Context** – No comment except to say that the NPPF can often be perceived as being ambiguous. We look forward to seeing Basildon Council Community Infrastructure Level (CIL) policy.

**Section 3 - Basildon Council's Approach** – Again, we look forward to seeing Basildon council's CIL policy. It is not clear in s.3.6.1 whether the CIL is to be ring fenced to provide infrastructural needs for the development for which the CIL is received or whether it can be used in other areas.

**Section 4 - Affordable Housing** – This section looks reasonable

**Section 5 - Community Facilities** - Section 5.6.1. We have some concerns about when the contribution is to be paid by developers with regard to community services. If the contribution is not paid until the end of a particular development and that development is late being completed then existing community services could be stretched as a result. This is particularly important when projects are completed on a stage by stage basis. There needs to be some sort of policy as to the point at which a contribution is to be made – currently the strategy is too loose.

**Section 6 – Education** – Section 6.2.1 - same as 5.6.1. above. If the developers contribution is not made early enough after the commencement of the project then existing services will suffer whilst new schools/extensions are being planned/completed.

**Section 7 – Flood Protection and Water Management** – This is of particular interest to us as we live in a flood risk area although it is not recognised as such by Basildon Council or Essex County Council. We were disappointed with the ease with which Nottingham Council's plans to build in this area were approved by Anglian Water. We found many flaws in the same plan as approved by "the experts". We provided portfolios of flood photos both to the Landscape Character Assessment which fed the draft core strategy and the Appeal to build on Little Chalvedon Hall Farm.

We are disappointed in current responses from ECC Water Management team regarding recent flood issues and therefore have little confidence in the plan. We are members of the Rawreth Flood Risk Action Group and we are taking our concerns forward via that group.

**Section 8 – Health Services - Section 8.3.1 - Health and Well Being** – A lot more consideration needs to be given to this section. Interesting to see how the Council can plan to improve the health and well being of the local population when it plans to build 16,000 homes which will bring with it pollution caused by the additional traffic from builders/new residents; plus pollution from the percentage of the 8000 lorries travelling either way in the Basildon area each day when the Corringham Port is fully operational; and the volume of traffic and air pollution caused by the new waste management plant in Burnt Mills. Health planning need to include the number of additional medical episodes caused by the deterioration in air quality and the number of accidents caused by the increase in traffic.

**Section 8.4** Comment as per section 5.6.1 and section 6.2.1 above

**Section 9** – ECC Highways are not currently coping with the volume of work it has to deal with. Residents are concerned about complaints which go unanswered /not actioned.

Sadlers Farm Roundabout is a prime example. Years late in completion and land utilised by the contractor still not returned to the green belt as agreed.

Penalties need to be considered for late completion of schemes and any financial penalty ring fenced to compensate the area which has suffered from late completion of projects.

**Section 9.1.3 a)** states that the Council will work to improve the carbon footprint. It is difficult to see how this will be achieved taking into account the number of properties it plans to build and the associated increase in traffic /air pollution etc.

**Section 10 – Landscaping-** Sounds good in theory but again, using Sadlers Farm as an example, how many years will it take for the planting to look like the architects impression when the plans are first put forward.

**Section 11 – Natural Environment** – Again looks good in theory but in practice any excess development and impingement on the green belt will have an adverse effect on the natural environment.

**Open Space (Recreation and Leisure)** – Again sounds good in theory.

Thank you for your time in considering this document.

Yours sincerely

**Rose Griffin-Twidell**

**Chair**

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