

Bowers Gifford & North Benfleet Residents Association

www.bowersgifford.org.uk

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Planning Policy Team
Planning Services,
Basildon Borough Council
St. Martin's Square,
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Re. Draft Core Strategy, PAD6

The Residents Association has taken a neutral stance with regard to the core strategy and has only acted as a communication vessel. Feedback we have received from residents is that:

- The requirement to build over 16,000 houses in Basildon is too high.
- If development has to go ahead locally it would be preferable for this to take place on the northern side of the A127. An appropriate location might be between the Dick Turpin Public House and Noak Bridge.
- We understand that the farm land indicated in PAD6 has been “offered up” for development by its owners. We understand that the land on the northern side of the A127 has not been “offered up” and that this is the reason that development is to take place on the southern side of the A127. If this is the case, and development cannot take place on the northern side, then generally the feedback has been that these developments should have their own access routes from the A127 and possibly A130 so as to reduce the volume of traffic going through Pound Lane, Rectory Road and London Road. Burnt Mills Road would need to be significantly improved by widening and the addition of pavements either side. Such improvements should not be to the detriment of residents who live in Burnt Mills Road.
- The historic and rural nature of Harrow Road and School Lane should be protected. Development should not be to the detriment of the residents who live in Harrow Road or School Lane.

- Care should also be taken to ensure that residents living in Burnt Mills Road, Harrow Road and School Lane are protected from long term building works and any other adverse affects of development.
- We are pleased that Little Chalvedon Hall Farm and the southern side of North Benfleet Hall Farm are not included in the strategic plan. Keeping this area open will ensure that the wild life corridor is maintained and minor roads will not suffer the brunt of the increased traffic. It will also minimise the adverse affects of local development on the majority of homes in the area. The council's options are regarded as the "lesser of two evils" but neither is welcome.
- A local organisation is actively trying to raise funds to buy back Little Chalvedon Hall Farm as a community farm. If this is successful it would provide an accessible green area for the benefit of all and would like to see this included in any local plan.
- Infill building in the plotlands is welcomed by most of the plotland residents. However, there is concern about drainage, flooding and cars passing on single lane roadways. Builders/Developers of any proposed dwelling should be given some sort of information pack advising them that ditches should not be filled in and that the builder/the purchaser are responsible for maintaining and cleaning ditches on their property.

Many plotlanders would like the plotlands to become a serviced area. If the area is not to be a serviced area then new residents should be made aware of the fact that they are responsible for the roads outside of their property.

- The field belonging to the diocese on London Road, between the care home and the school, is identified as tier 1 development. Residents in the London Road and Ilfracombe Avenue strongly believe that if an application for planning is put forward for this site, part of it should be used to provide a school car park. Parents driving to the school from other parts of Essex echo this sentiment. However, most residents would strongly oppose any plan to build on the school playing field which is also identified in the tier 1 development area.
- Whatever development takes place we have serious concerns regarding flooding as this has increased significantly in the last year.

The Residents Association believes that Neighbourhood Planning is essential and would like to be involved. We know that we cannot control the number of dwellings being built but that Neighbourhood Planning would give residents a measure of control over quality, design and positioning of new dwellings.

Yours faithfully

Rose Griffin-Twidell

Chair

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