

A map of the Basildon area in Essex, UK, showing major roads highlighted in yellow. The roads include the A127, A1235, A130, A13, and A129. Key locations such as Basildon, North Benfleet, South Benfleet, and Rayleigh are labeled. The map also shows various landmarks like Gloucester Park, Basildon University Hospital, and the Basildon Golf Course.

Creating Opportunity

Borough Local Plan 2016

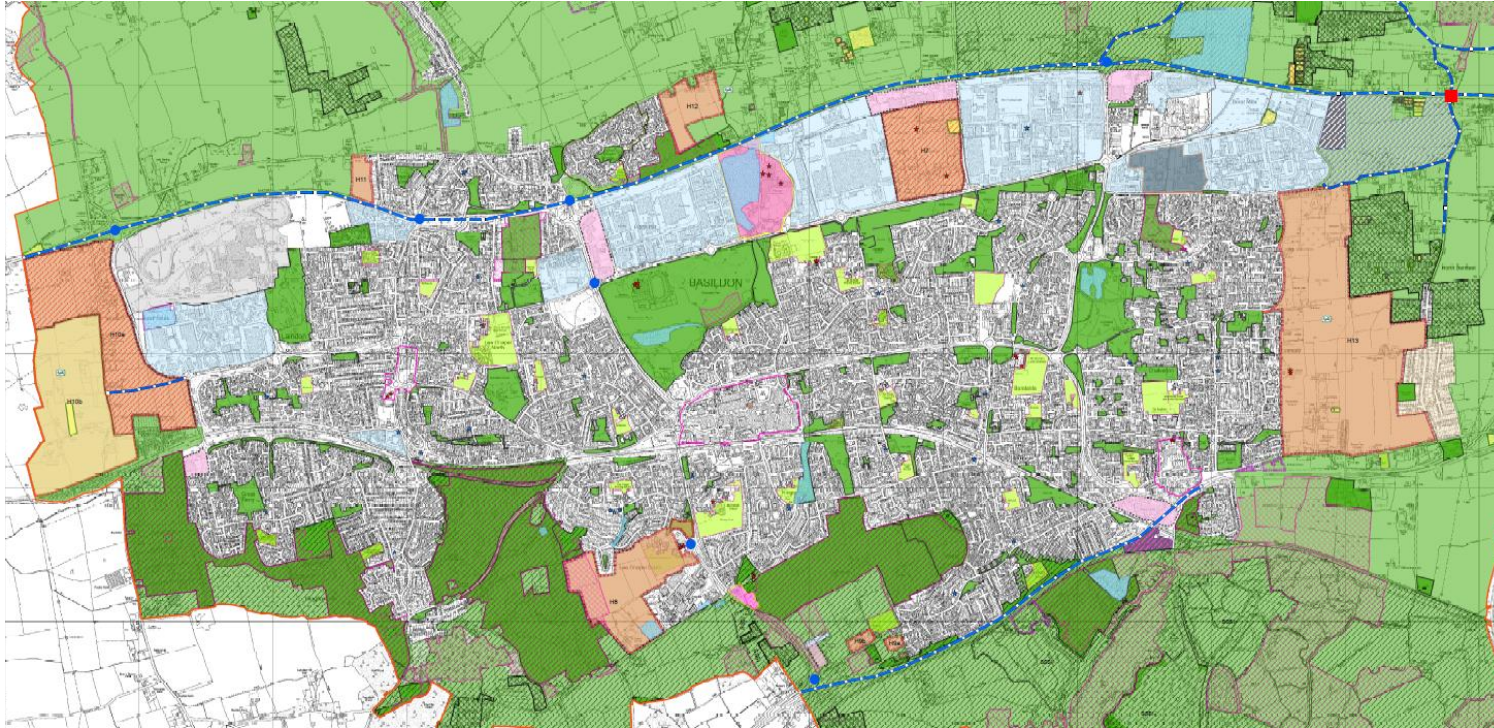
**Bowers Gifford Parish Council Meeting
24 February 2016**

Overview - What is the Local Plan?

The strategic policy framework that will guide all development in the borough until 2034. Specifically, it addresses:

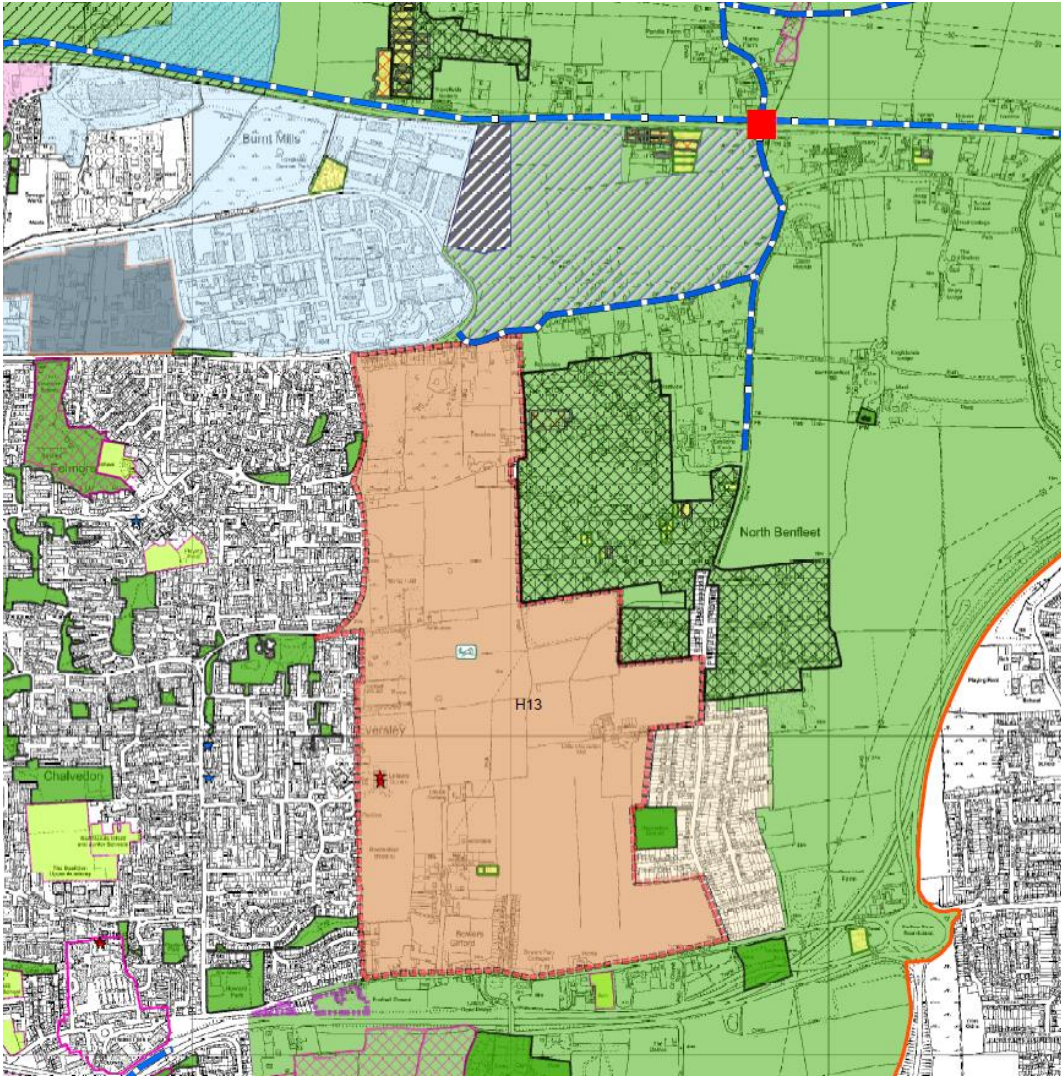
- How we will try and meet the need for **new homes** for a growing population
- How we will ensure there is **land for development to support business growth**
- How we will support major **infrastructure improvements**, such as transport & highways improvements, and superfast broadband
- How we will provide for **specialist accommodation** – such as care home places, sheltered housing & traveller pitches
- How we will focus **greater protection from development** to parts of the Borough – such as for flood plains, heritage, wildlife, open spaces, landscape and Green Belt

Basildon, including Bowers Gifford

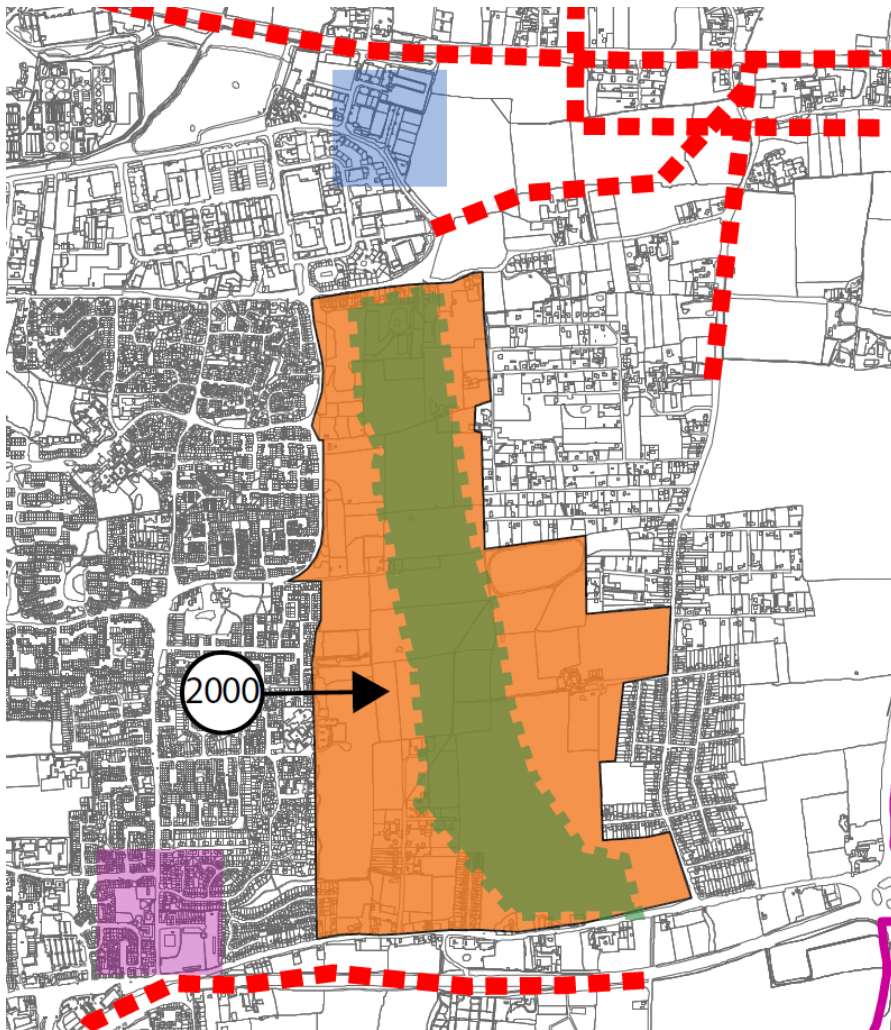


- 300Ha (720 acres) to be released from Green Belt
- 8,835 new homes and 2 new care homes
- 600 homes in Bowers Gifford
- 48Ha (115 acres) of new business land
- 5 new primary schools, new and upgraded health / GP centres, plus upgrades to other community facilities
- 4 new strategic open spaces, including 180 acre park between Pitsea and Bowers Gifford / North Benfleet
- Highway improvements including widening the A127 and A13, a new junction on the A127 to serve Pitsea and Wickford, and junction improvements in Basildon Town Centre, at the Five Bells, Nethermayne and Upper Mayne.

Focus on Parish of Bowers Gifford



Key Proposals for Parish of Bowers Gifford



- Green Belt amendments
 - H13 – Housing Allocation proposed to come out of Green Belt
- New **Strategic Open Space** to centre of H13
- Designation of 75ha **Public Open Spaces**, and 180 acre **Strategic Buffer** between settlements of Pitsea and Bowers Gifford,
- **Local Centre and Community Facilities**
- **Plotland Infill area** at North Benfleet Plotland
- **New junction on the A127** with upgrades to Pound Lane and Burnt Mills Road
- **Widening of the A127** to 3 lanes

Field boundary
vegetation within site



Photo 12.1 - View south from north-eastern field within site

Field boundary
hedgerow within site

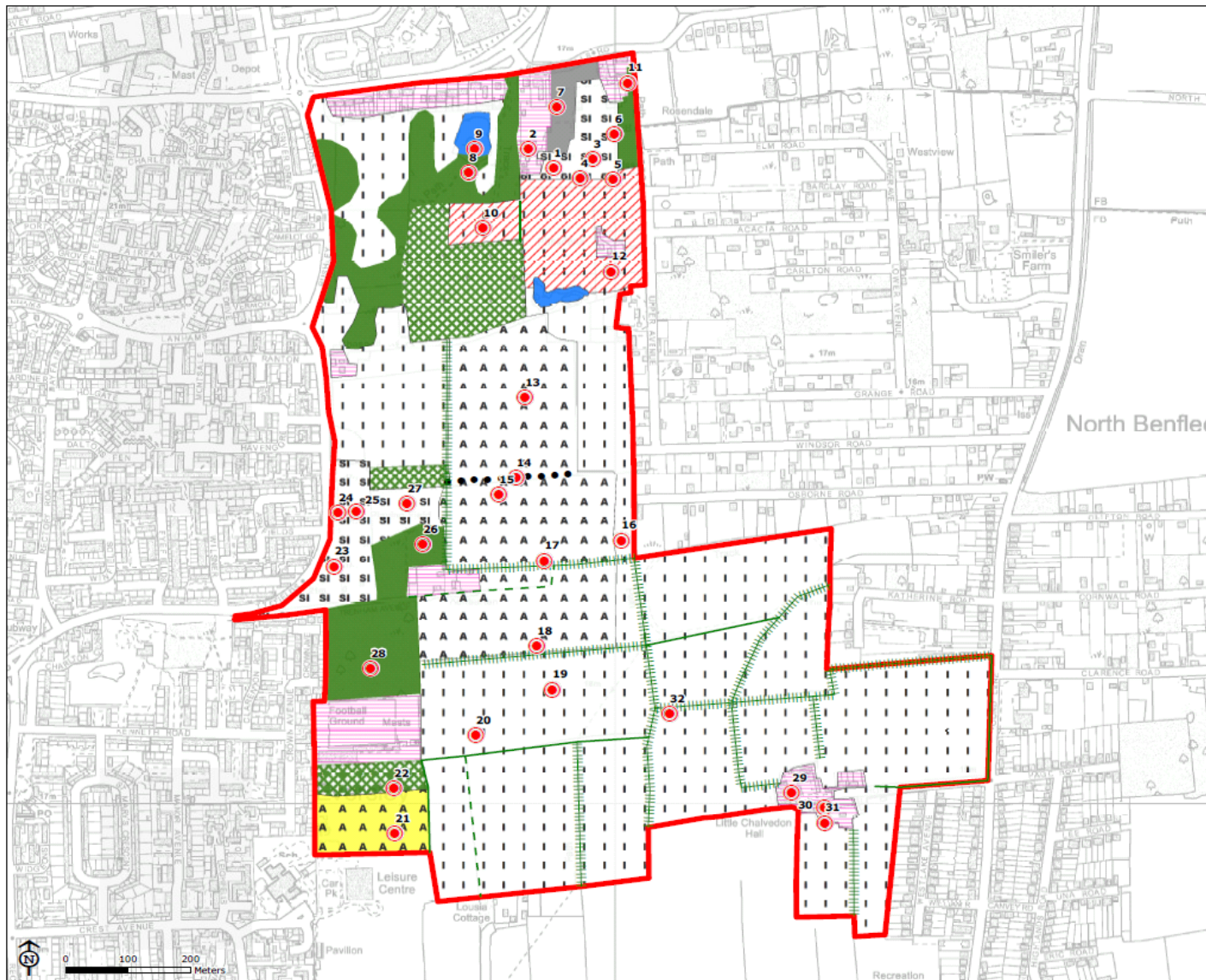
Roof of Pasadena,
residential property
within site



Photo 12.2 - View from public footpath on eastern boundary of site looking west

**Basildon Borough Council
Ecology Surveys**

Figure 15.1: Phase 1 Habitat Survey: Site 12- Land east of Tyefields, south of Burnt Mills Road, Basildon



- Site Boundary
- Target note
- Intact hedge (species-poor)
- Defunct hedge (species-poor)
- Hedge with trees (species-poor)
- ● Tree line
- Broadleaved woodland (semi-natural)
- Scrub (dense/continuous)
- Scrub (dense/continuous)/ Broadleaved scattered trees
- Improved grassland (no direct access)
- Improved grassland
- Poor semi-improved grassland
- Standing water
- Hardstanding
- Arable
- Amenity grassland
- Private residence

LUC

Map Scale @ A3: 1:6,100

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CB:Green_C EB:Goosen_V LUC/LON 6485-01_001_Map 22/12/2015

Site analysis

Key site features and characteristics

- Mature vegetation surrounding areas of open space and recreation
- Intact hedgerows (some overgrown and poorly managed) defining the historic rectilinear field pattern
- Public footpath extending south between Burnt Mills Road and London Road
- Good visual containment from the wider landscape
- Generally flat site with topography rising beyond the southern boundary
- Roadside hedgerows along Rushley, Tyefields and Pound Lane
- Neighbouring North Benfleet Plotlands
- Scattered ponds
- Informal and formal recreation facilities including Bowers and Pitsea Football Club and part of Eversley recreation ground
- Masts at Bowers and Pitsea Football Club

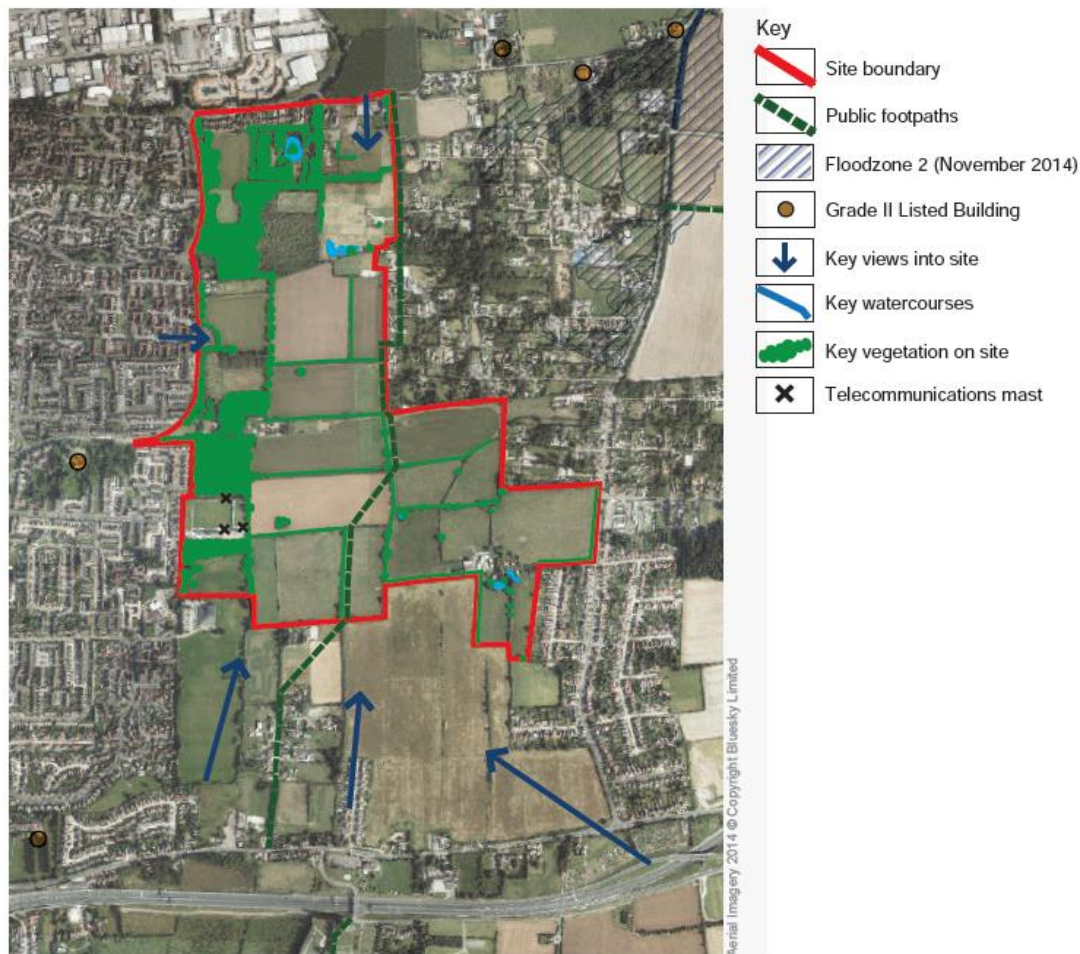


Figure 3: Site analysis

Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 12 is in part the same as Area 53A in the Green Belt Landscape Capacity Study. Area 53A extends further east to include the North Benfleet Plotlands. The southern boundary of Site 12 extends further south to include fields surrounding Little Chalvedon Hall which are included in Area 53B in the Green Belt Landscape Capacity Study.

Area 53A as a whole was assessed as having a Medium landscape capacity rating. The area is generally well enclosed from public/private views and the existing structure of vegetation presents relatively good scope to provide mitigation for proposed development.

Site sensitivity

Characteristics of high sensitivity included within the site are the retained historic character of the landscape and the presence of open space designations. The area forms part of an important strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east. Most of the site contributes to this strategic landscape function and is of higher sensitivity. An area of lower sensitivity exists on the eastern side of the site to the south of the North Benfleet Plotlands. The well vegetated plotlands provide some visual enclosure to this area and there is a direct association with development here and to the south in Bowers Gifford. This area is outside of the strong band of recreation and agricultural land to the eastern edge of Basildon and is set on lower ground, enclosed from the open rural landscape to the south-west of Little Chalvedon Hall.

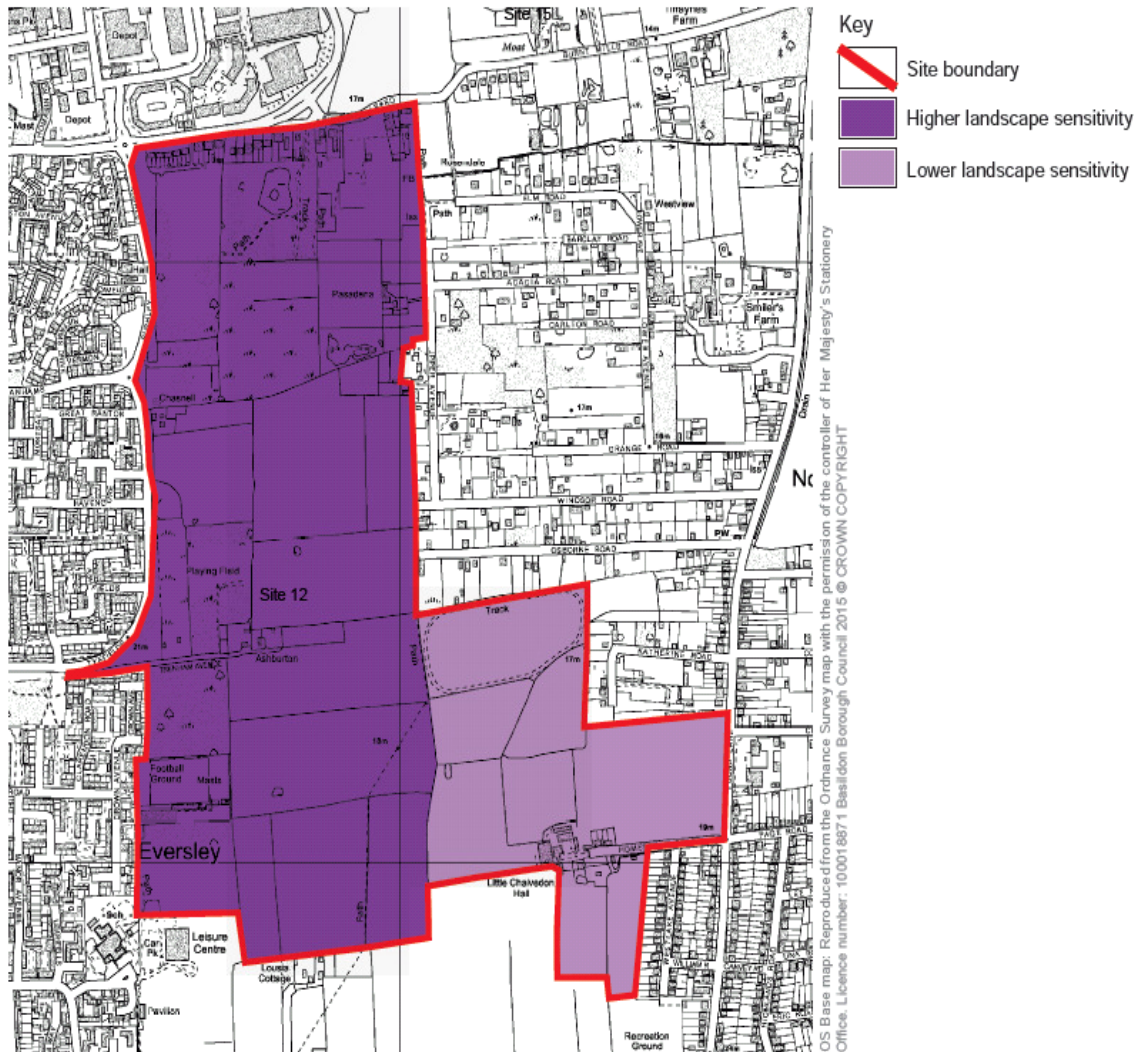
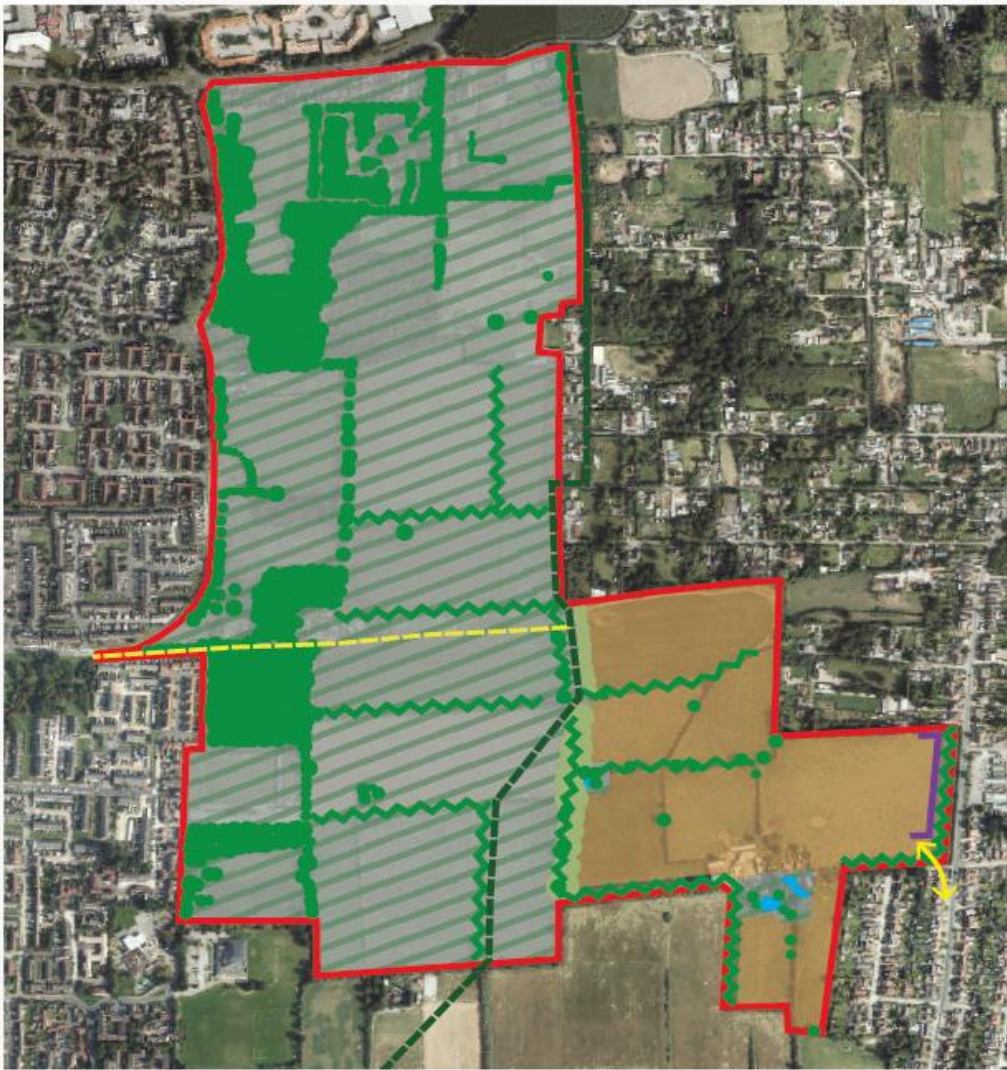


Figure 4: Landscape sensitivity



- Key
-  Site Boundary
 -  Key existing vegetation to be retained
 -  Existing hedgerow to be retained
 -  Existing public footpath
 -  Area with potential for development
 -  Area not recommended for development (to remain in current land use)
 -  Area not recommended for development (suitable for open landscape uses)
 -  Key connections
 -  Potential additional right of way connection
 -  Key frontages
 -  Landscape mitigation measures

Aerial Imagery 2014 © Copyright Bluesky Limited

Figure 5: Development potential

200m 

Land North of London Road, East of Ilfracombe Avenue and West of Pound Lane, Bowers Gifford

Houses on Ilfracombe Avenue within site

Warehouse within Burnt Mills Industrial Estate

Mature vegetation enclosing North Benfleet Plotlands

Houses in Bowers Gifford



Photo 13.1 - View north across large scale field to east site

Houses in Bowers Gifford

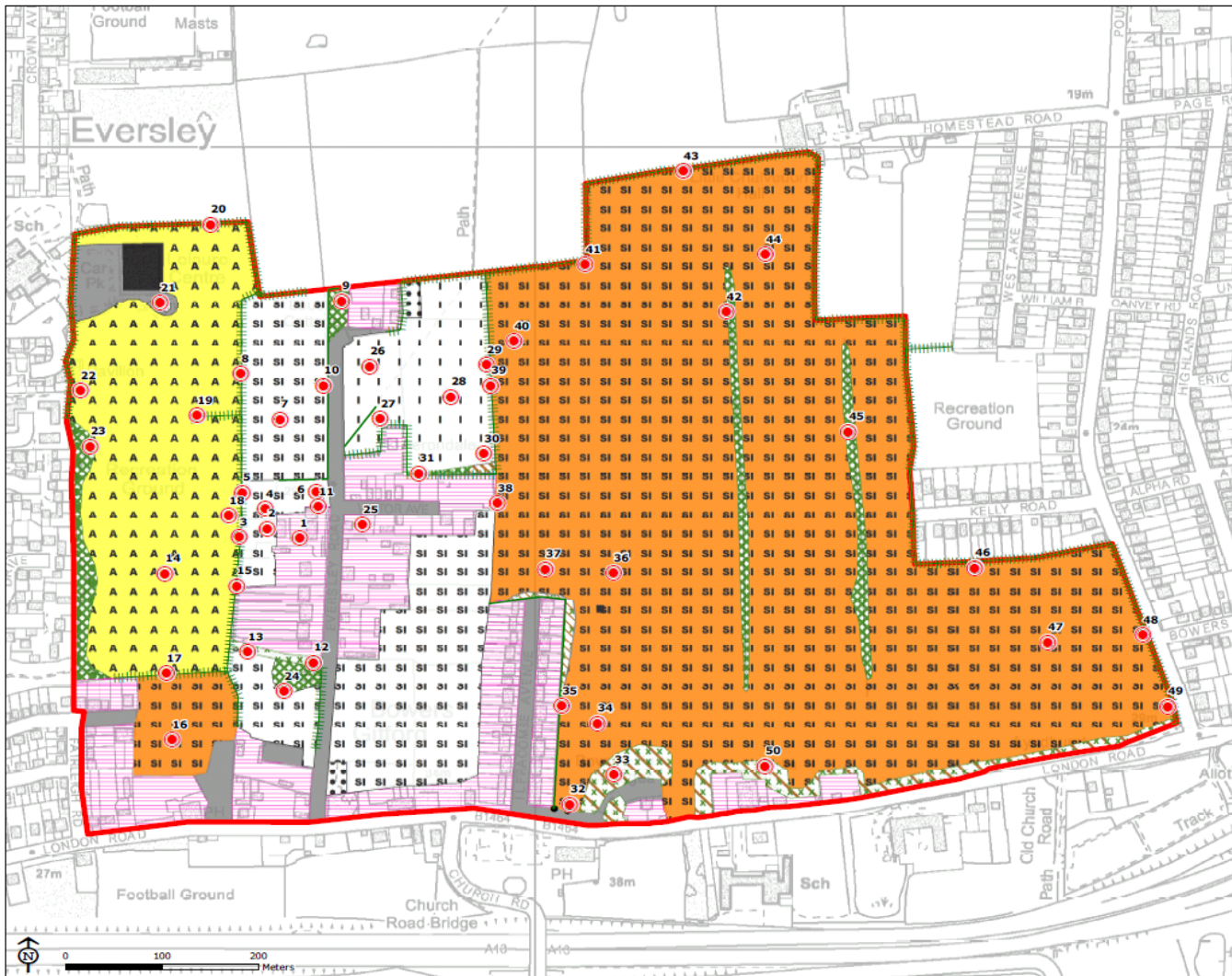
Over bridge on A13

Gifford House Care Home on London Road

Van on London Road



Photo 13.2 - View east towards Bowers Gifford from within site



Basildon Borough Council Ecology Surveys

Figure 16.1: Phase 1 Habitat Survey: Site 13- Land North of London Road, East of Ilfracombe Avenue and West of Pound

- Site Boundary
- Target note
- Intact hedge (species-poor)
- Hedge with trees (species-poor)
- Tree line
- Scrub (dense/continuous)
- Scrub(dense/continuous)/ Broadleaved scattered trees
- Scrub (scattered)
- Scrub (scattered)/Other tall herb and fern (ruderal)
- Neutral grassland (semi-improved)
- Neutral grassland (semi-improved)/Scrub (scattered)
- Improved grassland
- Poor semi-improved grassland
- Other tall herb and fern (ruderal)
- Hardstanding
- Amenity grassland
- Introduced shrub
- Buildings
- Bare ground
- Private residence

LUC Map Scale © A3: 1:4,000

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CB:Green_C EB:Goosen_V LUC/LON 6485-01_001_Map 21/12/2015

Site analysis

Key site features and characteristics

- Mature trees and shrub belts enclosing fields and Eversley Leisure Centre
- Existing low density residential development along Eversley Road and Victor Avenue and higher density along Ilfracombe Avenue (all unmade roads)
- Open large scale eastern field with remnant linear hedgerow/ shrub blocks
- Slope across the site from south to north with slightly elevated ridge line to south
- Public footpath travelling north from London Road forms important strategic north-south route
- Long distance views north across Wickford towards the South Hanningfield Wooded Farmlands
- Sense of separation between Pitsea, Bowers Gifford and built up areas of Castle Point
- Views towards the site from local roads
- Part of strategic green corridor connecting Thames estuary marshlands with open countryside to the north-east

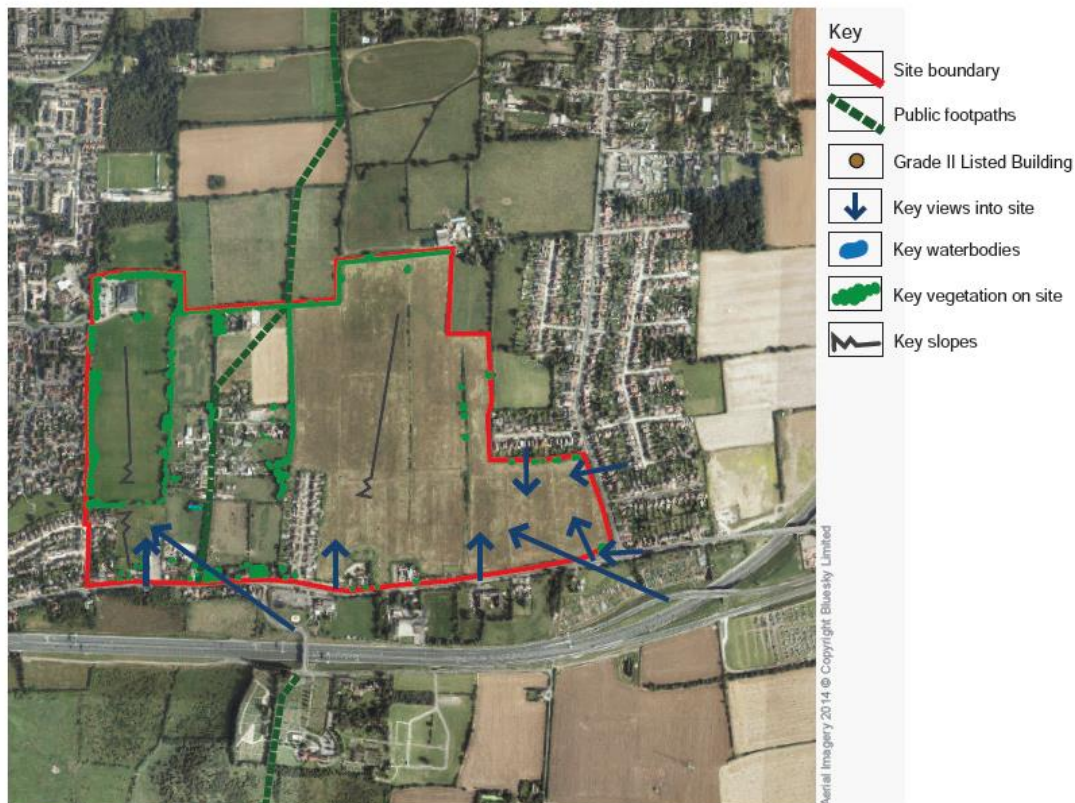


Figure 3: Site analysis

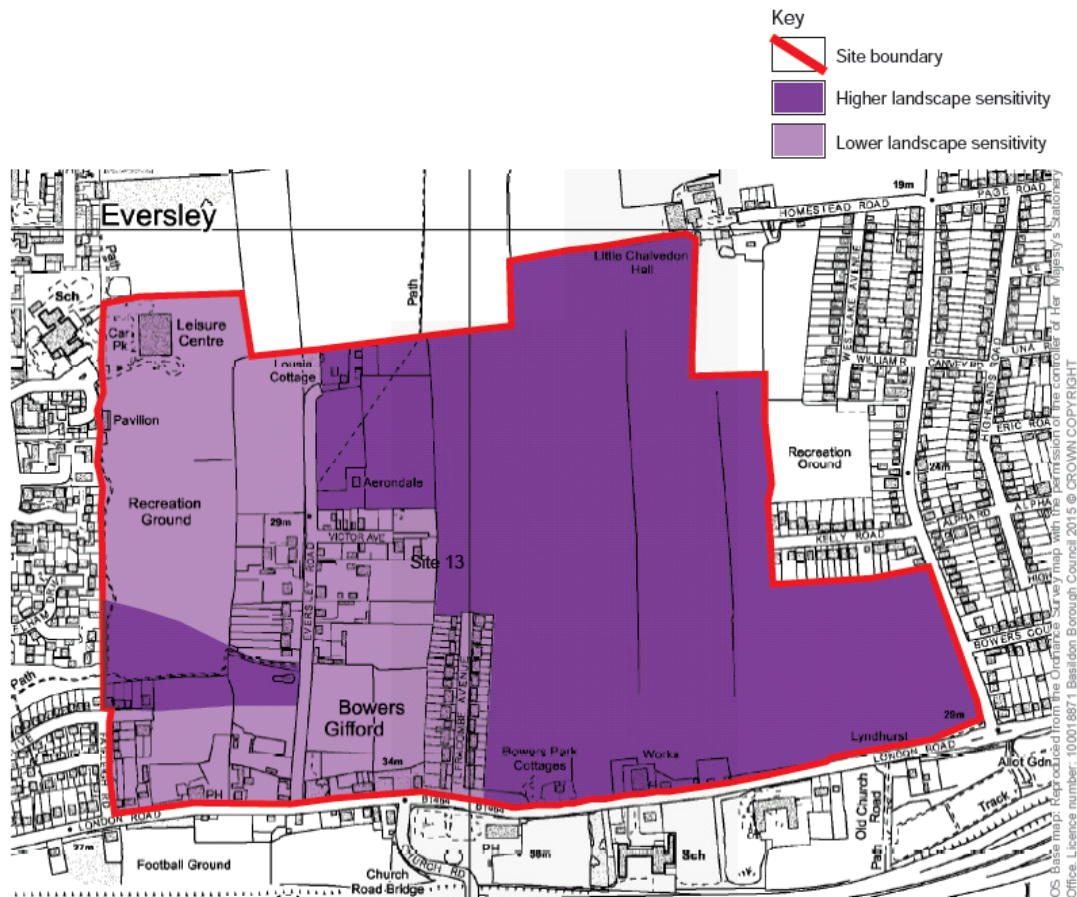
Landscape capacity and sensitivity

Green Belt Landscape Capacity Assessment rating

Site 13 is the same as Area 53B in the Green Belt Landscape Capacity Study other than the northern boundary which extends further north in Area 53B to include the rest of Eversley recreation grounds and the small scale fields north of Little Chalvedon Hall. Area 53B as a whole was assessed as having a Low relative landscape capacity rating. This was particularly due to the openness to public view of the area from London Road and the public footpath crossing the site. The role the area plays in retaining separation between built up areas of Castle Point and Basildon was also a key factor as was the presence of formal recreation facilities.

Site sensitivity

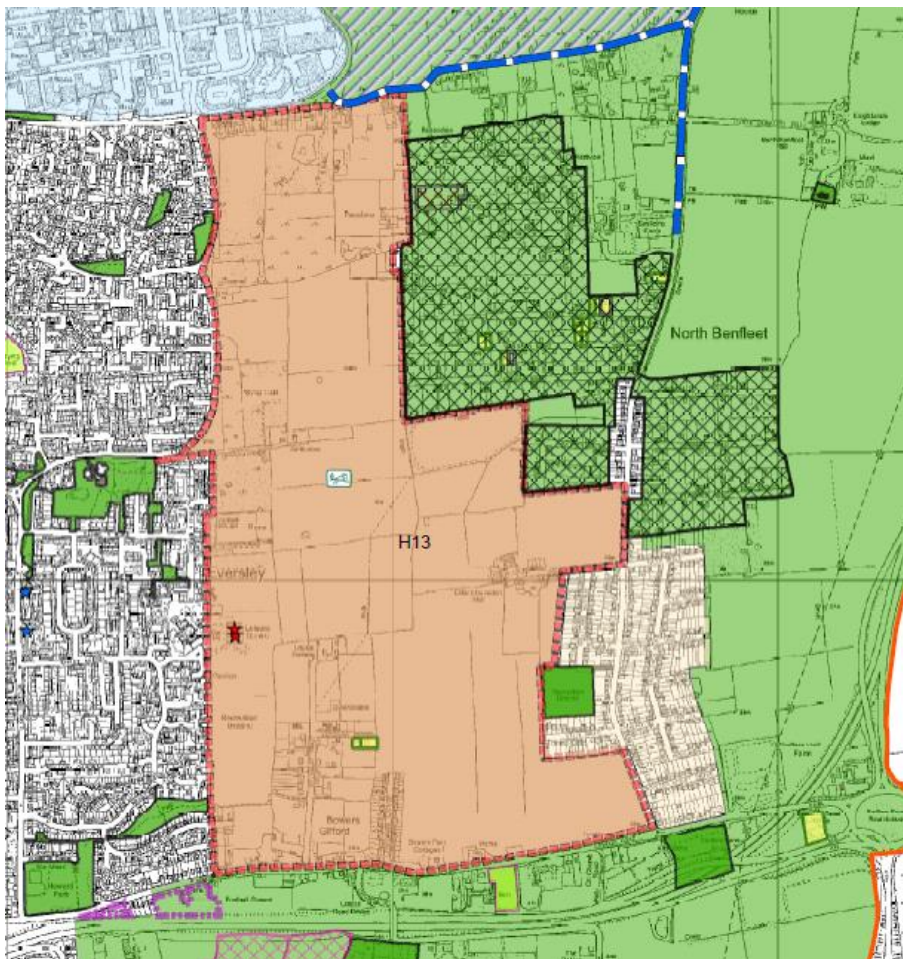
The characteristics identified above for Area 53B extend across most of the site. However, in landscape and visual terms, the western side of the site is considered to be less sensitive. This area is less open to public view due to the presence of hedgerows and tree belts surrounding the small scale fields and sports pitches. It also has a direct association with the existing built edge of Pitsea/ Basildon and its character is influenced by the existing presence of urbanising features. However, the central ridge of higher ground within this area is of higher sensitivity due to its visibility from the wider area. The eastern side of the site is also more sensitive due to its openness to public view and importance in creating a sense of separation between the urban areas to the east and west.



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Focus on Parish of H13 – Proposed New Housing Allocation, East of Basildon



- **What:** 152 hectares (376 Acres) Green Belt land proposed for 2,000 homes developed at 30dph and 15 pitch G&T site
- **What:** 75Ha new open space to be created to at H13 to include new and replacement sports facilities and playing pitches and act as a landscape buffer between the settlements of Pitsea & Bowers Gifford
- **What:** On-site provision for new 2 - 3fe primary school and pre-school provision
- **How:** Financial contribution to local GP centres including the Dipple Medical Centre in Pitsea
- **How:** Must contribute to improvements to strategic and local road network, including delivery of new grade separated junction on the A127 at Pound Lane/Cranfield Park Road and new road between Pound Lane and Courtauld Road

Public Consultation Arrangements

8 week public consultation – 28 Jan to 23:59 24 Mar 2016

10 public exhibitions – 2 in Billericay, Wickford, Laindon, Basildon and Pitsea – starting 13 February until 16 March 2016

Site Notices – have gone up for proposed Green Belt release housing or employment sites

Adverts in Echo, Yellow Advertiser, Recorder and Gazette and spoken article in Talking Newspaper

Adverts on Essex Heart – 96.3FM, prior to films at Basildon Empire Cinema and at all Borough Train Stations

Posters for Parish and Community Notice Boards

**LOCAL PLAN
CONSULTATION
SPECIAL EDITION**

**YOUR
BOROUGH.
YOUR
SAY.** ”

74,000 been printed and have been/are being delivered – contains overview of the plan and a Freepost comment form

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EVENTS

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Draft Local Plan Consultation - Introduction

BUILDING PROSPERITY AND CREATING OPPORTUNITY FOR EVERYONE

Phil Turner, Leader of Basildon Borough Council
The Local Plan is crucial to shaping the future of our borough. We've set out a clear ambition to create a prosperous economy so that everybody can achieve their ambitions and succeed locally.



Clar Phil Turner, Leader of Basildon Council
If we want a borough where businesses can thrive, jobs are readily available to local people, and our children and their children have a future raising their families here, then we have to create that environment. It will not happen by itself. It is about finding a balance. A balance between development and the protection of as much of our green space as we can. Development to ensure we have enough homes to house a growing population and allow local businesses to grow, balanced with providing those families and employees with great open spaces and a place where they want to spend their time. But this Local Plan is about far more than homes, and I would urge you to look at it in a wider context. It is about the bigger picture. It is also about securing land for our local businesses to grow and to attract new ones. It is about improving the road and transport network so we can welcome that economic growth. We want to ensure generations to come can continue to live in the borough and take advantage of all the opportunities we are creating.

Phil Turner
Phil Turner

WHAT IS THE LOCAL PLAN?

The Local Plan is the document that will guide all development, infrastructure and future planning priorities for our borough between now and 2034. The Local Plan supports the delivery of the Council's overall vision for the borough and our priorities for regeneration, housing and economic growth. The Council is required to produce a Local Plan ready to submit to the Government in 2017. We are re-

quired to set out how we plan to meet housing needs, as well as a plan to support our own ambition of increasing economic growth. In 2014 the Council ran a major consultation on our local planning priorities, called the "Core Strategy". This consultation gave rise to over 10,000 consultation comments addressing a range of issues. A key theme of these comments was the need for more detail to be provided around where in the borough land might be developed and what types of development this could include. The comments also suggested a need for clarity on what infrastructure would be planned for to support this growth. The Draft Local Plan provides this additional detail. Remember - we are consulting on a Draft Local Plan. This is not the finished document. The views of local residents, businesses and other interested bodies will be considered in detail as we shape the final version of the Local Plan for approval by the Council and submission to the Government by 2017. The Draft Local Plan consultation closes on 24 March 2016. So don't miss your chance to have your say!

BASILDON LOCAL PLAN – THE TIMETABLE
In preparing our Local Plan, the Council is currently working to the following timetable:

- Draft Local Plan consultation starts 28 March 2016
- Draft Local Plan consultation closes 24 March 2016
- Analysis and consideration of all responses March to June 2016
- Refine the Draft Local Plan June to November 2016
- Final version of Local Plan approval by Councillors before submission to Government – December 2016
- Public Consultation on Final Local Plan and Submission to Government by March 2017
- Examination in Public by independent Planning Inspector March 2017 to November 2017
- Inspector's Report and Recommended Modifications December 2017
- Consultation on the recommended changes January-February 2018
- Adoption by Council by March 2018

Many ways to respond...

In writing – just send us a letter

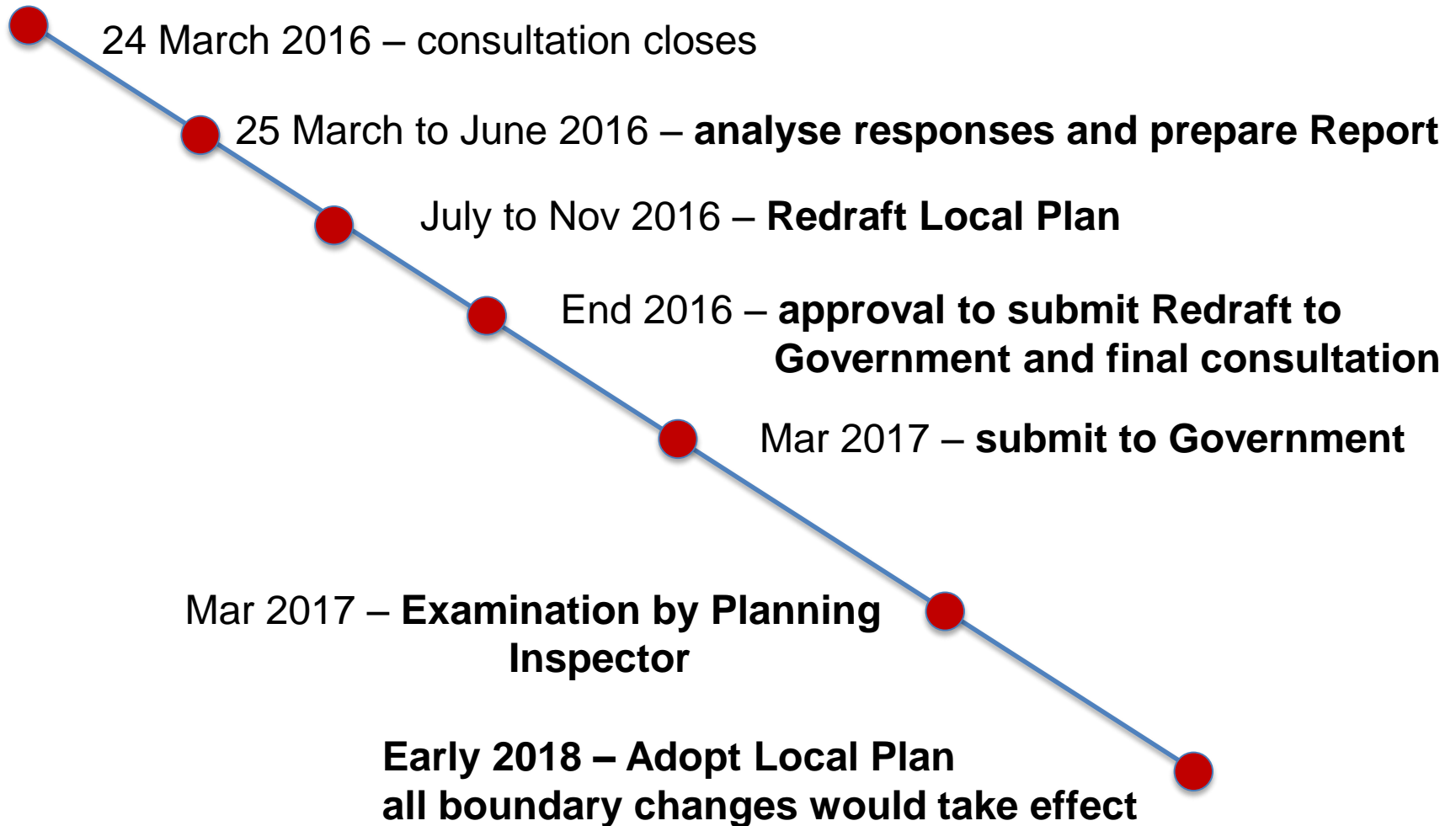
Residents' Comment Form – in the Borough Diary

**Draft Local Plan Consultation 2016, Policy and Democratic Services, Basildon
Borough Council, FREEPOST ANG 11276, St Martin's Square, Basildon,
Essex, SS14 1ZZ**

Email - planningpolicy@basildon.gov.uk

Go Online – Online version of Local Plan can be commented on or alternatively people can view or save to their PC's copies of the Local Plan from our website www.basildon.gov.uk/localplan

Next Steps – Post Consultation



Thank You

Any Questions?