

YOUR CONSULTATION RESPONSE

Please complete a separate copy of page 2 only for each site on which you are making a representation.

1. Please insert the site name and number, as found on the consultation documents to which this representation refers:

Alternative Site 3 - Land at Hall Farm, North Benfleet

2. Please indicate the nature of your representation in relation to this site:

Object Support Technical Comment

3. Please provide details of your representation below (continue onto a separate sheet as necessary).

Although the Parish Council would prefer there to be no development on the Green Belt of Bowers Gifford and North Benfleet they feel that providing an alternative site to H13 would be a better solution than the current proposals in Basildon Borough Council's Draft Local Plan 2016 in order for the Council to achieve its assessed housing targets as set by Government, for the following reasons:

1.0 Development

1.1 North Benfleet Hall Farm proposals would meet the increases required within the Neighbourhood Area without the village being subsumed. The proposals will add to the village aspect, provide economic stability, employment, education and promote health and create a sustained and stable environment for all who work and live in the area.

1.2 The site has a single owner who has already pledged a willingness to support the developer thus ensuring a smooth delivery within the initial five year period, unlike other proposed New/Alternatives sites that have multiple owners. The site can deliver all that is reasonably expected of site H13 without all the disruption to residents and without contributing to urban sprawl.

1.3 The Parish Council consider that in developing land at North Benfleet Hall Farm it will unify the two areas of Bowers Gifford & North Benfleet and form a common aim which has been developing in recent years.

1.4 The Parish Council is sympathetic to proposals for the regeneration of the plotland areas providing the development is controlled and sympathetic.

2.0 Green Belt:

2.1 The purpose of Green Belt is:

- (i) to check the unrestricted sprawl of large built up areas
- (ii) to prevent neighbouring town merging into one another
- (iii) to assist in safeguarding the countryside from encroachment
- (iv) to preserve the setting and special character of historic towns

2.2 Where Alternative Site 3 complies with these policies, H13 fails by trying to mask the merging of the two hamlets of Pitsea and Bowers Gifford by using the width of a football pitch. The intense concentration of development into the densest area as proposed by H13 will not help to further unify or facilitate the village which will be promoted by shops, a school and even a village situated within H13.

2.3 The Secretary of State, in dismissing an appeal against the refusal of Basildon Council to grant planning permission by developers in June 2014, considered Little Chalvedon Hall Farm, which forms part of H13, to be harmful to the Green Belt, and stated that development in the area identified now as H13 would cause harm by the loss of openness and permanence, encroach on the countryside and cause coalescence between Pitsea and Bowers Gifford and would have a detrimental effect on the unique character of the two area and in accord with the National Planning Policy Framework would add substantial weight to the harm it would cause” Alternative Site 3 presents none of these objections or disadvantages.

2.4 The inclusion of a Country Park within Alternative Site 3 will prevent any coalescence of North Benfleet and Bowers Gifford with neighbouring South Benfleet and the A130 will form a barrier between North Benfleet and Thundersley thus preventing urban sprawl and retaining an essential part of the green belt whilst helping the Borough Council meet their requirement for housing.

3.0 Highways:

3.1 Building in this location will result in less congestion on Pound Lane. The proposed changes to the A127 junction together with a planned new road to the north of Burnt Mills Road , which the developer has agreed to contribute to, will mean that the village of Bowers Gifford & North Benfleet will not have to sustain heavy works vehicles and lorries through its centre and country roads causing immeasurable strain on existing infrastructure.

4.0 Flooding:

4.1 Alternative Site 3 is less susceptible to flooding than H13 and other alternative sites.

5.0 Sustainability:

5.1 The Country Park will help retain the rural aspect of the village, promote healthy living, retain and develop access to wildlife and help conserve the natural beauty of the village, H13 will achieve none of this. The inclusion in proposals of a school, shop and village green will help to further promote a community feel.

5.2 The regeneration of the plotland areas is also key to the sustainability of the village and the Parish Council would support, as with previous comments in 1.4, complementary infill in the plotlands.

The National Planning Policy Framework guideline supports many of the proposals within Alternative Site 3 and this site is sustainable for all the right reasons.