



Bowers Bugle

Our NEW web address: e-voice.org.uk/bgnb-parishcouncil
Parish Clerk 01268 725236 (M) 07758255621 Email: clerkbgnbparishcouncil@gmail.com

 You can follow us on Twitter @bowers_bugle

 See information on Facebook: www.facebook.com/bgnbpc

YOUR QUESTIONS ANSWERED

WHERE ARE THE PROPOSED ALLOCATION SITES?

- A Hall Farm and Country Park** - 650 homes
- B Smiler's Farm** - 150 homes
- C 245 Pound Lane** - 25 homes
- D Little Chalvedon Hall** - Including community/commercial use - 195 homes
- E Eric Road/Alpha Close** - 25 homes
- F London Road/East of Old Church Road [Site 1]** - 20 homes
- G London Road/West of Old Church Road [Site 2]** - 40 homes
- H London Road/East of St. Margaret's School** - 15 homes
- * **The Plotlands** - approximately 300

The above housing numbers could potentially deliver more than 1350 homes – Do you agree?

WHAT IS THE GREEN RING?

The Green Ring is a sequence of connected green infrastructure assets, including woodlands, natural greenspaces, recreation spaces, allotments, playgrounds, local amenity areas, streams, ponds, street trees, hedgerows and public footpaths. Parts of it already exist but the Neighbourhood Plan presents a unique opportunity to create significant new assets, to improve those that exist and to ensure the full range of benefits are achieved.

Co-ordinating the development proposals at Hall Farm, Little Chalvedon Hall Farm, along London Road and the Plotlands (as well as those at Pitsea and at Bradfields Farm) will enable the Green Ring to completely encircle the village. Its largest single element will be the creation of a new 200acre country park at Hall Farm comprising all of the undeveloped land from the Farm across to the A130 and down to London Road. However, the development of land at Little Chalvedon Hall, Bradfields Farm and Eversley/Pitsea could also create significant new open spaces, woodlands and footpaths for the local community to enjoy. In some other places – notably Pound Lane and parts of London Road and Burnt Mills Road – the Ring will comprise significant new street tree planting and pocket parks, as well as improved footpaths and cycleways.

WHAT IS THE DESIGN CODE?

The Code establishes the principles of five essential design considerations (i) plot design, (ii) dwelling design, (iii) boundary design, (iv) access/parking (v) landscaping with the aim of preserving the character of the village but with a few subtle changes. However, there are variations between different roads in the village, which **must** be taken into account and there will be explicit buildings criteria setting out the principles of design for each road. Beyond the above five matters, there remain other design matters where the Code does not need to be prescriptive, as there is considerable variation in the existing character, e.g. building materials.

NEIGHBOURHOOD DEVELOPMENT ORDER

How will planning be controlled in some areas?

It is proposed to put in place a Neighbourhood Development Order. The Order applies only to land that is vacant or is in established residential use at the time it comes into force, unless specific provision is made.

The Order provides for the development of new dwellings in a certain designated area, either by way of the use of qualifying vacant land or by the redevelopment or subdivision of qualifying land, provided the relevant conditions are met, to be deemed permitted development and will not require an application for planning permission.

It puts certain conditions on the type of development and sets out what would be permitted or what would not be permitted on the building land.

HOW TO RESPOND TO THIS INFORMAL CONSULTATION

Please complete the questionnaire on the Parish Council website:
<https://e-voice.org.uk/bgnb-parishcouncil/>

Email to the Parish Clerk:
clerkbgnbparishcouncil@gmail.com

By post or hand deliver to:
Mrs Christine Barlow, The Parish Clerk
15 Highlands Road, Bowers Gifford,
Basildon, Essex SS13 2HR

THE VISION ONE VILLAGE

You will be aware from the publicity over the last four or more years that the Parish Council started its journey preparing the Bowers Gifford & North Benfleet Neighbourhood Plan in 2016.

A Steering Group was formed and has been working hard on your behalf since then to achieve the vision of “One Village” and to reduce the housing numbers originally set by Basildon Council in their Local Plan prior to 2018. The Parish Council succeeded in reducing the housing target from 2,500 to 1,350 and in persuading Basildon Council that the local community should decide where new development would go.

The target date for the Local Plan examination is expected early 2021, although the details have not been published yet. At the examination we must be able to convince the Government's Inspector that the emerging Neighbourhood Plan **can and will** do the job asked of it.

If the Parish Council is unable to convince the Inspector that the Neighbourhood Plan has the backing of the community the likely outcome would be for Basildon Council to revert back to its original proposals and merge Bowers Gifford and North Benfleet with Eversley and Pitsea.

Saying NO! to the development in the village is not an option.

The Parish Council has carried out an assessment of the potential development sites in and around the village – all 100 of them! It has looked at their impacts on the Green Belt, traffic, design and flooding and how they would fit with our “One Village” vision. This work showed that we could reach the housing target of 1350 homes set by Basildon Council and provide a new primary school, community centre, GP surgery, childcare nursery, shops and services to support our new village. We

could also create a new ‘green ring’ of footpaths and cycleways, as well as new public open spaces and woodlands, all around the village.

We had proposed to carry out an informal consultation with you regarding our proposals back in the Spring, but we had to abandon this because of Covid-19 restrictions. However, despite current restrictions we feel we can wait no longer to bring you up to date. Therefore, we will be carrying out an **informal consultation** with residents from:

**SATURDAY 16th NOVEMBER
to MONDAY 6th DECEMBER**



**LOOK INSIDE
FOR MORE INFORMATION**

**COMMUNITY VIRTUAL
MEETING VIA ZOOM
23rd NOVEMBER at 7pm**

See joining details on:
Parish Council website, Questionnaire,
Facebook and Twitter

YOUR VIEWS MATTER

**and they will be important for the success
or failure of the Neighbourhood Plan.**

Your views will give the Parish Council a clear idea of the level of support for the proposals. The stronger the support, the better chance we will have of convincing the Local Plan Inspector that the community has taken its job seriously.

The views of the community from the very start of the process were to create one village and that has shaped the emerging proposal in this newsletter. The sites within the map on this page fit this aim.

THE VISION - ONE VILLAGE

See back page for site reference letters

What the Parish Council consulted with you on in 2018 remains predominately the same i.e. Hall Farm, Plotlands, London Road sites.

Is this still the right approach?

A F G H

Other sites which have come forward undermine the separate identity of the village and merge it with Basildon because Basildon Council's Local Plan are remaining determined in its plans to build 650 homes at Pitsea/Eversley so the original gap between the two locations will be narrower.

Has the Parish Council been right in preserving the gap between the village and Basildon?

There has had to be compromises and a small area of Little Chalvedon Hall Farm and sites at 245 Pound Lane and Eric Road /Alpha Close and in the plotlands have been used to reach our target number of 1350. This means that the sites are spread around the edges of the village. The proposals for the Plotlands are intended to see the plotlands become part of the new village vision.

Is the approach of spreading development better than putting it in one or two locations?

C D E

There will be a new school and community hub at Hall Farm and new shops and café on Pound Lane, Smilers Farm and Little Chalvedon Hall Farm.

Are these good locations for them?

E

We want to encourage developers big and small to build homes of a high environmental standard and make our local contribution to aiding climate change.

Is this the right thing to do?



It is proposed to have a doctors' surgery and childcare nursery at Smilers and a new village green at the entrance to the Little Chalvedon Hall site.

Are these good locations for these facilities?

The combination of sites will allow a Green Ring of footpaths and cycleways to be created in the countryside around the village including the new Country Park at Hall Farm and an extension to Westlake Park.

Is this a good idea?

A new design code for development in the village, with set standards for all infill schemes, but we need the views of the community on allowing for change in building types in different roads and locations.

Should all development be the same building type or is there room for some differences?

We propose for all developers to contribute to improvements to managing traffic in Pound Lane and making it more attractive for walking and cycling than it is now - we know you cannot prevent people using their cars but want to make the alternatives more acceptable.

Is this the right approach?

We are proposing to encourage significant improvements to local bus services i.e. more routes to neighbouring places, higher quality buses and more frequent services with a green travel Plan.

How do you think we can achieve this?

COMPLETE THE QUESTIONNAIRE TO GIVE YOUR VIEWS

SEE THE REVERSE FOR DETAILS