



# Orbit Homes Land at North Benfleet Hall Farm

A sustainable option for new homes

November 2016

**As part of the emerging Basildon Local Plan, Basildon Borough Council is currently seeking views on which Green Belt sites have to be released for new housing development. Orbit Homes, one of the UK's largest housing association developers, is therefore promoting Land at North Benfleet Hall Farm for a new sustainable community.**

**The development of the North Benfleet Hall Farm site would provide:**

- In the region of 800 new family homes, including 200 affordable homes.
- An 83-hectare Country Park for public enjoyment and to secure a permanent green buffer to prevent Bowers Gifford and North Benfleet merging with Thundersley and South Benfleet.

- A new primary school, convenience shop and village green.
- A contribution towards the new A127 / Pound Lane junction.

The release of Green Belt sites is naturally sensitive, but we believe that North Benfleet Hall Farm represents the most suitable site for development and, unlike other sites that are being proposed for new housing, would prevent North Benfleet and Bowers Gifford from merging with existing settlements.

*To have your say, turn to the back page...*



## Basildon Local Plan

**Basildon Council is currently preparing a new Local Plan which will guide growth and development in the area until 2034. The Local Plan needs to plan for 15,260 new homes over the same period, 25% of which will need to be made available as affordable homes.**

It is not possible to meet all this need on previously used land. The Council is therefore required to release some sites from the Green Belt for development.

Part of the North Benfleet Hall Farm site is being consulted on as a potential site for new housing development by the Council. However, Orbit Homes believes that a larger area of land, which can deliver a Country Park, new local infrastructure and facilities as part of the scheme, should be considered as an alternative to the East of Basildon site (emerging Policy H13).

The North Benfleet Hall Farm site also sits within the designated Bowers Gifford & North Benfleet Neighbourhood Area and proposals for a Neighbourhood Plan, covering Bowers Gifford and North Benfleet, will shape the way development comes forward in the local area.



*Map showing Land at North Benfleet Hall Farm and other adjacent sites*

## Orbit Homes

**As the UK's second largest housing association developer, rather than giving profits to shareholders, Orbit Homes reinvests every penny to build more affordable homes for people who need them.**

Orbit Homes prides itself on delivering exemplar homes and communities which exceed national design and build standards. Orbit Homes is the only Housing Association with a 5 star HBF (Home Builders Federation) housebuilder award.

All Orbit Homes developments seek to provide a range of homes to help people get on the property ladder in a way that is affordable.

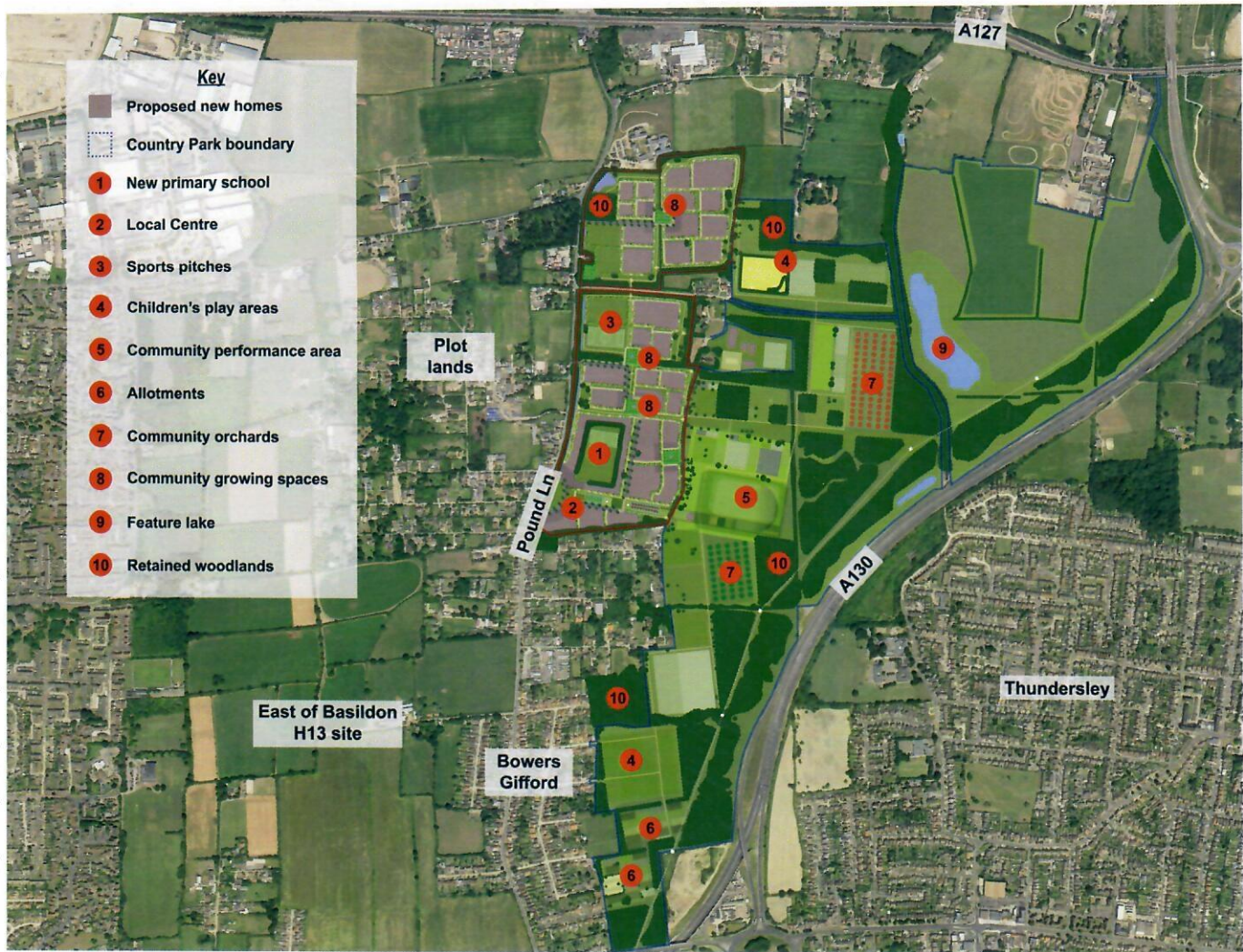
A new development by Orbit Homes at North Benfleet Hall Farm presents a unique opportunity to provide a sustainable new community that respects and maintains a strong Green Belt buffer.



*Images showing existing Orbit Homes developments*



# The vision for North Benfleet Hall Farm



## Benefits of the North Benfleet Hall Farm site

Part of the North Benfleet Hall Farm site is being consulted on as a potential site for new housing development by Basildon Council. However, Orbit Homes believes that a larger area of land, which can deliver a Country Park, new local infrastructure and facilities as part of the scheme, should be considered as an alternative to the East of Basildon site (emerging Policy H13).

A larger development at North Benfleet Hall Farm would deliver a wide range of benefits.

- An 83 hectare Country Park which would act as a permanent strategic green buffer to prevent North Benfleet / Bowers Gifford

merging with Thundersley and South Benfleet. Conversely, developing East of Basildon (emerging Policy H13) would merge Basildon with North Benfleet / Bowers Gifford.

- The Country Park would open a huge swathe of green space for public enjoyment and conserve important wildlife habitats, protect the setting of All Saint's Church and potentially allow access to Page Wood.
- Contribute towards delivering a new A127 / Pound Lane junction.
- Significant new local facilities, including a primary school, convenience shop and village green, creating a community focal point for North Benfleet.
- An allocation at North Benfleet Hall Farm would reduce the need to

allocate other, less suitable, sites for new development such as the East of Basildon site (emerging Policy H13) which could require the relocation of local sports facilities.

- Orbit Homes' proposals could act as a catalyst for the regeneration of the neighbouring plot land area.
- Provide a range of economic benefits including new jobs, Council tax uplifts and new spending in the local economy.
- Crucially, North Benfleet Hall Farm is owned by a single landowner and could be delivered in a much shorter timescale than other sites in multiple ownership, such as East of Basildon (draft Policy H13).



## Have your say

Basildon Council is currently undertaking a consultation on several sites not included in the draft Local Plan, including part of the North Benfleet Hall Farm site (Alternative Site 3). Orbit Homes believes that North Benfleet Hall Farm could replace the East of Basildon site (emerging Policy H13) if the whole North Benfleet Hall Farm site, which can deliver a Country Park, new local infrastructure and facilities, is allocated for development. However, this can only happen if local people respond to the Council's consultation.

If you agree with us that the development of North Benfleet Hall Farm for up to 800 dwellings, as well as the creation of the Country Park, is a more attractive and sustainable alternative to other sites proposed in the Local Plan, particularly East of Basildon (emerging Policy H13), you can use the points made in this brochure to show your support by:

- Completing a form at: <https://basildon.objective.co.uk/portal/localplan/newsites>
- Emailing: [planningpolicy@basildon.gov.uk](mailto:planningpolicy@basildon.gov.uk)
- Writing to: **Planning Policy Team, Basildon Borough Council, St Martin's Square, SS14 1DL**

Please also copy your emails to us at [northbenfleethallfarm@gka.co.uk](mailto:northbenfleethallfarm@gka.co.uk).

**The consultation will end at midnight on 15 December 2016, so it is vital that your comments are provided by then or they will not be considered by the Council.**



Should you have any questions, or if you would like to discuss our proposals for North Benfleet Hall Farm, please do not hesitate to contact us via:

Phone: **0800 080 3264** or Email: [northbenfleethallfarm@gka.co.uk](mailto:northbenfleethallfarm@gka.co.uk)

For further information on Orbit Homes' vision for North Benfleet Hall Farm, please visit:  
[www.orbithomes-consultation.co.uk](http://www.orbithomes-consultation.co.uk)