

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:

New Site 6 - Land between London Road and A13, Pitsea, Basildon

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).

New Site 6 - Land between London Road and A13, Pitsea, Basildon

(i) West of Church Road: (ii) Gifford House Care Home (iii) South of Old Church Road

The three sections of New 6 accumulatively run along the full stretch of the London Road B1464.

1.0 Development:

1.1 Development along this corridor would effectively coalesce Basildon and the settlements of Bowers Gifford & North Benfleet and this would have a detrimental effect on the character of the area. All three sites support an extension to H13 which is vehemently opposed by the Parish Council and the community at large. It is considered that the representation made by Gifford House should be dealt with under the normal planning process as has been accomplished with other landmarks such as The Gun Public House, London Road.

1.2 The Land West of Church Road would remove the strategic gap merging the two hamlets if occupied by anything more substantial than the football stadium depicted in the proposal.

1.3 The Land East of Old Church Road is within the boundaries of Bowers Gifford and as such could be developed without the problems of convergence or coalescence.

2.0 Green Belt

Visual amenity currently provided as green belt to the village if developed would mean the continuation of dwellings all along the London Road. This would turn the B1464 from a country road into an urban street.

In its Draft Local Plan 2015 Basildon Council considered there to be potential risk of harm to the Green Belt in this location and the Parish Council would concur with this.

The site would become urbanised and would lose its openness contrary to the aims of the National Planning Policy Framework (NPPF)

3.0 Highways:

3.1 The London Road B1464 sees high levels of traffic congestion at peak times, school times and as a result of traffic diversions on surrounding roads, thus developing a safe means of ingress and egress would raise significant difficulties in regard to the volume of traffic which any development along this corridor would effectively bring. Sadlers Farm, Pound Lane and the village of Bowers Gifford & North Benfleet would come to a standstill.

3.2 The village of Bowers Gifford & North Benfleet will bear the full force of the increase in traffic and the current infrastructure of the London Road would not be able to sustain the increase in traffic.

3.3 More traffic congestion would lead to an increase in carbon emissions and greenhouse gases which would have a detrimental effect on the area and its environment.