

**MINUTES OF THE BOWERS GIFFORD AND NORTH BENFLEET  
PARISH COUNCIL MEETING  
HELD AT THE BENBOW CLUB BOWERS GIFFORD  
ON WEDNESDAY 25 JANUARY 2017 AT 7.30 p.m.**

**PRESENT:**

**Councillors:** R.Smillie: B. Foster: T. Potter: S. Pegg

**Parish Council Clerk:** Mrs Christine Barlow

**Residents present:** 8

**108/16 Apologies for absence:** Councillor Nigel Tyler

**109/16 Declarations of member's interest** – To receive any declarations of disclosable pecuniary interests, other pecuniary interests or non-pecuniary interests by members relating to any agenda items.

None were received

**110/16 Public Forum:** To enable residents to raise issues of concern with Parish Councillors (The time allowed for this item is 15 minutes)

(i) It was reported that large vehicles parked on the corner of William Road were causing an obstruction and obscuring the view of oncoming traffic. Although yellow lines were in place at the junction of Pound Lane/William Road these were often ignored because other cars were also parked in the same location. In addition other cars were parked on the opposite side of the road at the same junction causing further problems for passing cars. **Action:** The Parish Clerk was asked to contact South Essex Parking Partnership (SEPP) for advice and to investigate.

(ii) A pothole had appeared in Pound Lane between Cat Tree Lane and Smilers Farm. **Action:** Residents were asked to report pothole defects of this nature on the Essex County Council website but the Parish Clerk advised said she would also report the pothole as in need of repair.

**111/16 Minutes of Parish Council meeting held on Wednesday 14th December 2016:** Council to approve the accuracy and content of the minutes of the previous meeting and the Chair to sign.

The minutes of the previous meeting were accepted as a true record of the meeting subject to the following amendment; Page 5 (Item 105/16): The increase in the Precept was £0.99 per Band D property and not as stated £1.01. The minute was amended to correct the amount and then signed by Councillor Robert

Smillie, Chair as a true record.

**112/16** Parish Clerk's Report: The Parish Clerk to report and update on Parish Council business since the last meeting.

The Parish Clerk gave a report on business and responses to issues:

(i) **Item 106/16 (i):** Pothole in Pound Lane reported and now repaired.

(ii) **Item 106/16 (ii):** Street lights not working in Pound Lane were now operational. However, other lights were not working. Residents were asked to obtain the column numbers of the defective lights and provide this information to the Clerk to enable a report to be logged on the Essex County Council website.

(iii) **Item 106/16:** Talking Bench: Arrangements had been made for a contractor to build a base for the new audio bench which had been donated by The Essex Records Office and Basildon Heritage to the Parish Council for Westlake Park. The cost of the work will be paid for by the Records Office in partnership with the Basildon Heritage Centre. However, due to the weather, installation had been delayed until early February.

(iv) **Item 108/16:** The Parish Council's responses to Basildon Council's New and Alternative Sites Consultation on four relevant sites within and around the Parish (i) Land at Bradfield's Farm: (ii) Land at Benfleet Hall Farm: (iii) Hovefeilds & Honely Neighbourhood Plan Area and (iv) Land in London Road had been sent to Basildon Council Strategy and Policy Department on 22nd December 2016 and had been acknowledged as received from Basildon Council. A copy of the response will be attached to the minutes (Appendix A) and also a copy included on the Parish website for information.

(v) **Flooding:** An email had been received from Essex County Council's Watercourse Regulation Engineer, on 23<sup>rd</sup> January 2017, advising that Bowers Gifford Critical Drainage Area (CDA BAS16) had been identified by Essex County Council as a surface water flood risk area. Essex County Council was in the process of carrying out an assessment to determine if viable options exist to reduce flood risk in the area.

As part of this initial process data on historic flooding in the area is being gathered and the Parish Council was asked to assist with providing this information. Data gathered during the "Where Water Goes" project, carried out by residents and the Parish Council in the summer months of 2016 was proving invaluable towards the assessment. Information gathered from photographs, local knowledge and residents will be forwarded to Essex County Council Officers to assist with the assessment. A request will be included in the next Bowers Bugle newsletter asking residents for more information. It had also been reported in previous minutes that a meeting with Anglia Water, regarding flooding, had taken place in the summer of 2016 and this information had been relayed to ECC Watercourse Engineer and it was hoped to set up a further meeting with all parties concerned.

**Action:** It had been **AGREED** that Councillor Pegg would lead on the project and liaise with Essex County Council regarding the assessment and for the Parish Clerk to offer support as and when needed.

(vi) **Locality Addresses:** An update had been requested from Basildon Council in order to progress proposed changes to address locations in the Parish.

**Additional reports made:**

(vii) The condition of the verges around Exchange House in North Benfleet had once again been reported to Essex County Council and Basildon Council Enforcement.

(viii) A report had been logged on the Essex County Council website regarding (i) street light No 57 not working at the corner of Burnt Mills Road/Pound Lane (Ref: 20272054) and (ii) street light No 4 in Highlands Road ( on all the time) to Essex County Council. (iii) street lights Nos: 1, 3, 4 Osborne Road, which are not working, reported to Basildon Council.

(ix) Fly – tipping in Pound Lane opposite Windsor Road, Grange Road and Cat Tree Lane had been reported to Basildon Council earlier in the day.

(x) A request has once again been made to Whirledge & Nott, agents for Meridian Strategic Land, to prune the hedges around Little Chalvedon Hall Farm site.

(xi) The Essex Association of Local Councils (EALC) are planning to run Saturday morning training sessions covering different topics to do with Council life.

(xii) Basildon Council is consulting on its proposed list of requirements for explanatory and supporting information to accompany planning application. The closing date for any responses from the Parish Council is 28<sup>th</sup> February 2017.

**113/16 Policing:** To update on policing matters in regard to information received.

Councillor Foster and Chris Barlow had met with Sergeant Cathy Caulder the new Police Sergeant at Basildon Police Station and PC Paul Downs, the Police Traveller and Gypsy Officer. Sergeant Caulder advised she would try and provide an update on crime figures and other policing information for Parish Council meetings but informed that the Police were no longer able to attend these meetings in person.

Matters of anti-social behaviour in the plotlands and other areas in the Parish were also discussed along with possible solutions. It was agreed to set up regular meetings with the Police. The Parish Clerk having made contact with Barbara Holmes, the Ward Neighbourhood Watch Co-ordinator, had not received any information on crime issues in the area from her as yet.

**114/16 Finance Report:** To report on the Parish Council's current financial position.

The Parish Clerk presented the financial report as follows:

	£
Balance at Bank 14 <sup>th</sup> December 2016	11,515.72
Balance at Bank 20 <sup>th</sup> January 2017	11,748.04
<b><u>Income</u></b>	
Fun Walk Sponsorship	75.00
Aviva Insurance Claim Payment – Damaged Net Swing	<u>778.80</u>
	853.80
<b><u>Payments</u></b>	
Parish Clerks Salary – December (inc. Office Use)	- 621.48

(i) An insurance payment of £778.80 had been received towards the cost of the replacing the damaged net swing in the junior play area in Westlake Park. Under the Parish Council's Insurance Cover the Council had been liable for a £250 excess payment and any shortfall in the cost of replacement would need to be borne by the Parish Council. The repair would be carried out using the contractor who most reflected the payment received.

(ii) The overall percentage increase in the Parish Council Precept for 2017/2018 was 3.4%. In monetary terms this was an overall increase in the Precept of £678.18 per annum over 2016/2017.

(iii) The Parish Council was advised that with effect from April 2017 they had a duty to contribute towards the pension of any employee who was entitled to receive a pension under new Government Pension Regulations. The Parish Council budget for 2017/2018 had reflected this statutory requirement in its budget for this period.

**115/16 Planning -** Councillors to review and comment on Planning Application/s under the Town and Country Planning Act 1990 (as amended)

**Planning Application: 16/01661 FULL:** Land rear of The Bull , Pitsea

Although the Planning Application was not within the Parish boundary and Councillors were not objecting to the proposed development they considered that they should make several comments regarding the application due to the proximity of the development in relation to Bowers Gifford.

A statement had been prepared in regard to the application and these observations were recorded within the document.

**Action:** It was **AGREED** by all present to send the Parish Council's comments to the relevant Planning Officer for consideration. The Parish Clerk would also include these comments on the Parish Council website and attach them to the minutes of the meeting. (attached Appendix B)

**115/16/1 Planning decisions and comments:** To receive updates and comments regarding Planning Applications.

**TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION NO: 16/01391/FULL:** 7 Page Road, Bowers Gifford, Basildon, Essex SS13 2HP - Erection of four bedroom chalet, replacing existing two bedroom bungalow – **Permission Granted**

**TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION NO: 16/001581/FULL:** Colarado, Burnt Mills Road, North Benfleet Basildon  
Rear extension to existing bungalow incorporating changes to the roof profile and dormers (Revised proposal) – **Permission Granted**

**TOWN AND COUNTRY PLANNING ACT 1990 - APPLICATION NO: 16/01718/PDPA:** 231 Pound Lane , Bowers Gifford , Basildon, Essex SS13 2LB

Notification of a larger home extension (conservatory) projecting 4.2 meters from the rear wall of the original dwelling.

**116/16 Illegal use of land in the plotland area:** To discuss concerns regarding the use of land in the plotlands without Planning Permission.

Councillors raised their concerns regarding the continuation of illegal use of land within the plotland areas, the lack of Enforcement Officers to take action to curb this use and the failure to respond to questions regarding the areas of illegal use of land in other areas.

The Parish Clerk had raised concerns on behalf of the Parish Council by email on several occasions and also sent a list of areas identified as being illegally used for development within the Parish to Neil Costen, Basildon Council Enforcement Manager but information had not been forthcoming.

Councillors stated that they were fully aware of the fact that some data could not be released into the public domain due to ongoing investigations and which might prejudice any outcome but Council Officers had a duty to respond or send a holding reply if unable to provide details within a specified period of time.

**Action:** The Parish Clerk was asked to send a further email to the appropriate Officers and request a reply in respect of the issues raised.

**117/16 Control of Horses Act 2015:** To update Members on Basildon Council's decision to put in place measures to implement the Act.

The Parish Clerk reported that following the Parish Council writing to Basildon Council for an update of information regarding measures to prevent the grazing of horses on public land under the Control of Horses Act 2015 and requesting what action the Council intended to be taken to deal with infringements under the Act a response had in fact been received from Phil Eastal , Basildon Council Group Manager , Regulatory Services on the matter advising that “under the Animals Act 1971 (as amended by the Control of Horses Act 2015) a landowners use of powers in the Act was discretionary.

However, a recent decision by the Cabinet Member for Arts & Leisure on 11<sup>th</sup> January 2017 confirmed Basildon Council actively supports the enforcement of The Control of Horses Act 2015 on Council owned land and other public spaces to appropriately manage abandoned and fly-grazing horses. The decision was hoped to dissuade owners of horses from using Council owned land to store/graze animals and avoid the costs of responsible horse ownership. Under Basildon's Animal Welfare Charter published in June 2015 the Council will not allow the long term tethering of horses or ponies, in an open environment on land owned or managed by the Council. In line with the RSPCA "Basildon Council does not oppose an animal being tethered for short periods e.g. for grooming or short breaks during a journey or working periods".

**Action:** The Parish Clerk was asked to email Phil Eastael, Basildon Council and ask for some clarification on the timescales which constituted the temporary tethering of horses by their owners.

- 118/16 Prohibition of Motor Vehicles:** To update on Essex County Council's decision to prohibit motor Vehicles in Old Church Road and receive the Parish Council's response to the order.

The Parish Clerk was able to inform Councillor that as a result of several requests by the Parish Council, via the Local Highways Panel and Essex County Councillor Bobbin, to install barriers at either end of Old Church Road to prevent frequent problems with fly-tipping and burnt-out vehicles, Essex County Council had advised of their intension to amend the existing Traffic Regulation Order (TRO) in this location.

They had confirmed that physical measures would be installed at either end Old Church Road at its junction with the London Road and at the south entrance to the underpass in Church Road, in order to facilitate the Prohibition of Motor Vehicles. The measures will include a lockable gate, a pedestrian gate and lockable bollards. Vehicular access will be restricted to adjoining landowners, emergency services and for highway maintenance. Access will be permitted by horses and riders, pedestrians and cyclists. A map showing the proposed restrictions was provided to Councillors (Attached Appendix C)

**Action:** A date for the installation had yet to be received but the Parish Clerk will request further information in respect of timescales as soon as she returns from holiday. The Parish Council confirmed they would monitor the ingress of any water which might accumulate in the underpass as a result of any blocked ditches.

- 119/16 Notice of Proposed Modifications of the Essex County Council and Southend-on-Sea Replacement Waste Local Plan:** To inform Councillors regarding the public consultation which runs from 5th January 2017 – 16th February 2017.

Essex County Council was currently in the final stages of a public consultation relating to modifications to Modifications of the Waste Local Plan with a closing date on Thursday 16 February.

The documentation which had been provided was lengthy and much of it related to the areas of Rochford and Southend - on – Sea but one part of the modifications in the Plan included the potential allocation of a new site for a Waste Recycling Plant at Dollyman’s Farm on the boundary of Rochford and Shotgate which raised a great deal of concern.

A briefing session had been arranged by Essex County Council to be held on 6<sup>th</sup> February to give more clarity and understanding of the document and it was intended for a member of the Parish Council, if possible, to attend.

**Action:** Councillor, where appropriate to do so, would consider an further information which came our if the briefing session

**120/16 Neighbourhood Plan update:** To inform on progress.

The Parish Clerk advised that she had now received responses from her contacts regarding suitable experienced consultants who would help to bring together the required elements within the Neighbourhood Plan in order to prepare the documentation for the Governments Inspector. On her return from holiday she would contact the various consultants she had been given and discuss the Parish Council’s requirements and ask each consultant to provide a quotation to carry out the work necessary to produce the required documentation. Once the quotations were received she would then have the information required to be able to apply for funding to support the work of the Parish Council in their application. The Clerk had also revised the progress chart which identified the steps and work needed to complete Neighbourhood Plan.

The Parish Council already had a great deal of documentation and researched material which could be used to complete the Plan. There was a also a need to set up the Steering Group of interested persons to help progress the work and assist with evidence gathering and to this end the Parish Council would enlist the help and experience of the Rural Community Council of Essex ( RCCE)

**Action:** The Clerk would make contact with the various consultants and obtain quotations from each and then apply for funding to assist with the work required to progress the Neighbourhood Plan. In addition arrangements would be made to meet with interested persons to form a Neighbourhood Plan Steering Group.

**121/16 Community Event 2017:** To discuss holding a Community Event in 2017 and possible dates.

Following discussions it was **AGREED** by all present to hold the Picnic-in-the Park Event once again in 2017 and taking into account that in the previous two years in June and July the weather had been wet it was **AGREED** that a Sunday in late August early September would be preferable. The duo that played at the 2016 event had been very popular and the Parish Clerk was asked to book the same duo for the 2017 event. The details of further arrangements would be progressed over the next few months. The Parish Council would set a budget for the event at a subsequent meeting.

**122/16 Feedback on meetings attended by Councillors:** Councillors to provide a brief update on meetings attended as representatives of the Parish Council.

Councillor Foster and the Parish Clerk had attended the Association of Basildon Councils meeting on 17<sup>th</sup> January 2016. Various financial matters were discussed which included (i) proposed increases of subscriptions by external organisations to Parish/Town Councils and (ii) the Governments Council Tax referendum principles in regard to the level of precept charges set by Local Councils and proposals to cap these charges. As a result of pressure by the National Association and Essex Association of Local Councils the Government had decided not to put a cap on precept levels for 2017.

Councillor Foster and the Parish Clerk as reported in agenda Item 113/16 had also met with Basildon Police Officers.

**123/16 Date of next meeting** - To confirm the date of the next Parish Council meeting.

The date of the next Parish Council meeting was confirmed as 22<sup>nd</sup> February 2017 at the Benbow Club, 77 Pound Lane, Bowers Gifford commencing at 7.30 p.m.



**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.

## **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 2 - Land at Bradfields Farm , 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).

Even though the proposal has been revised the site position and therefore its capacity and impact on the merging of Pitsea and North Benfleet has not changed. Land at Bradfields Farm for housing and industry would negate the green belt, encourage urban sprawl and cause harm to wildlife. Such large scale development would not be considered a benefit to the community and improve links with other respective areas of Bowers Gifford and North Benfleet Neighbourhood Area. However there may be some consideration to low density housing that does not have impact on the plotland areas or the visual amenity of the landscape. If the site

was to be developed along the full extent of Burnt Mills Road if would effectively coalesce the end of the village of Felmores thus potentially removing the strategic gap with Basildon.

**1.0 Highways:**

**1.1** Proposals for a new road to the North of Burnt Mills Road linking the A127, Pound Lane and Courtauld Road would benefit the community and turn Burnt Mills road back into a country road but any development should not go ahead without adequate infrastructure being in place and the introduction of the proposed number of houses would cause harm on this very fragile area.

**2.0 Development**

**2.1** Development beyond the North West area originally, designated for the A127 Enterprise Corridor, would cause coalescence raising the same arguments and objections as with H13 (i) coalescence and merge (ii) flooding (iii) highways issues (iv) over development.

**2.2** Any development would have an impact on the agricultural and surrounding landscape.

**2.3** Domestic development would be unacceptable, although some industrial development in the south corner might be acceptable. However, there is already a supply of unused brownfill sites which could accommodate this use.

**3.0 Flooding and Drainage:**

a. The location floods and any development on this particular Site would potentially increase the harm to the areas and surrounding properties and those in the plotland areas. The drainage system could not withstand this scale of development on this site.

**CONSULTATION RESPONSE**

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

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

***New Site 7 – Hovefields & Honiley Neighbourhood Area, Wickford***

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

Object  Support  Technical Comment

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

The Parish Council would be supportive of proposals put forward by the Hovefields and Honiley Neighbourhood Forum to develop land North of the A127 in regard to 500 homes. When coupled with Alternative Site 3 – Land at Hall Farm- this will further balance the housing figures in respect of Basildon Council’s housing target, enforce the arguments for the A127 improvements and supply additional funding towards such developments.

**1.0 Development**

**1.1** There appears to be no local opposition to the development of this site and the development would address many issues which blight the community.

**1.2** However, development of New Site 7 needs to be supported by improved infrastructure. The suggested provision of a new separated junction on the A127 Pound Lane/Cranfield Park Road to serve Wickford and East Basildon, together with local traffic must be delivered in the first phase of any development.

## **2.0 Drainage:**

**2.1 Improvements** to the drainage system in the vicinity of the development and beyond need to be addressed to accommodate growth and developers will need to engage Anglia Water to deliver the capacity improvements required. There would also be a need to consider the drainage and flooding problems as experienced by residents in the plotlands areas as part of these discussions and improvements as the related issues go hand in hand.

## **3.0 Green Belt:**

**3.1** The site essentially appears to offer an alternative to building in the Green Belt.

## **4.0 Gypsy & Traveller Site**

**4.1** There would also be support for an increase in the capacity of the proposed traveller site which would appear to be in keeping with the wishes of residents and would not seem to be unsubstantial to meet their objectives.

**Executive Summary:** Dependant on further ecological and other assessments the Parish Council would support in principle the development of New Site 7.

## **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.

## Appendix B

**Observation and comments on behalf of Bowers Gifford and North Benfleet Parish Council regarding:****PLANNING APPLICATION 16/01661 FULL – Land Rear of The Bull , London Road , Pitsea**

**1.0** It would seem that objecting to the above Planning Application would be irrelevant given that the development of 24 dwellings (14/00041/FULL) appears to be nearing completion with display houses advertised, although many of the original details and constraints appear to have been changed or removed with the consent of Basildon Local Planning Authority. Included in the amended conditions are presumably insignificant alterations to detail on e.g. surface water (SUDs), sewerage, refuse collection facilities etc.

The Bowers Gifford and North Benfleet Parish Council would however make the following comments for consideration.

**1.1** Accepting that the common filtration style of SUDs is not practicable due to the fact of under surface clay the choice seems to be to spread it and lose it. The developers in their statement comment they will provide *“permeable paving, soft landscape, gardens and water butts. (6) Source control: due to existing ground conditions, infiltration techniques are not sustainable for surface water disposal on this site, the use of flow restriction and attenuation is proposed as a viable alternative.”*

**1.2** The onus would appear now to be the responsibility of the owners who may not be aware of such conditions.

**1.3** Essex County Council Highways accept no responsibility so the entrance for the main part will be privately owned, thus, it would be considered residents will have no natural right of access to their properties.

**2.0 Development of an additional 32 properties- 16/01661 FULL:**

To extend the application already granted under 14/00041/FULL appears to be the same scenario. Section: 4.65 states *“In accordance with policy CC4, a Sustainable Urban Drainage Strategy (SUDS) is proposed to manage surface water arising from the proposal”*. This will rely on the residents maintaining a system that they will know nothing about whilst the developers just walk away as it does not seem to make them responsible in any way, not even the normal 5 year plus or financial cover is provided. It comes as no surprise that Anglian Water have reputedly stated that the sewage system has adequate capacity. That being the case -

(i) has the surface water taken into account?

(ii) where will the surface water eventually settle?

(iii) will surface water find its way into the sewage system, onto the roads and residents gardens?

**2.1 Noise levels during build**

The 32 unit development will not only back onto existing properties and Fairleigh Avenue and Eversley Road, but also use the 24 unit development as access which means if a 07.00hrs start is sanctioned men and machines will be arriving any time after 06.00hrs. If building development goes through the summer, which at times will be dry. Methods to avoid both noise and dust contamination to existing residences should be actioned and enforceable.

## **2.2 Parking & Transport - Short term and long term implications.**

### **(a) Transport:**

A bus service runs along the B1464 at regular intervals during at off peak times, but at peak times becomes much less reliable early morning due to cancelations and at early evening peak times due to constricted traffic flow. It is not uncommon for school children to be stranded during these periods due to full or cancelled buses and few commuters are brave enough to risk missing their train through waiting for a bus so residents will therefor turn to using their cars at these testing times.

### **(b) Parking:**

There is little local employment and this site will not directly generate future employment, hence cars will be required. For the existing original plan of 24 dwellings there are 38 spaces. The same argument applies to Phase 2 with 32 units having 48 parking spaces, both comply with minimum standards of 1.5 although the developers state this as a maxim.

Where are visitors or residents families going to park as an alternative?

Concerns have been raised by local Police Officers regarding the issues of overflow parking and the need for the London Road (B1464) to accommodate parking space and the need for the installation of parking restrictions on the London Road of yellow lines as opposed to permit parking.

The demand for housing will generate a nominal number of 48 adults & 48 associated family members within the complex. If 20% of associated family members have a vehicle parking is already at a premium and falls short of requirement. In addition during construction contractors will need to park off site and how will this be managed. The figure from the Office for National Statistics (ONS) shows that from 2007 to 2013 in this local area the number of houses with 4 or more cars or vans has risen by 58% and houses with 3 or more cars or vans has risen by 47% in the same period. This means that when the construction is completed the problem does not go away as proportionally the 2<sup>nd</sup> phase has less parking than the first and the only alternative is the B1464 thus creating a hazardous ingress and egress.

Concerns were shown about this when the HELAA was produced resulting in the site not being thought acceptable as an employment site because of the amount of traffic generated.

## **2.3 Infrastructure & facilities**

### **(a) Infrastructure & parking**

The developer states that The Bull Development attraction is its proximity to the A13 which is understandable to anyone not familiar with the area or who has not had the pleasure of the B1464 car park.

Whether these comparatively few cars make a significant difference depends on how many vehicles result in parking on the B1464 and how many more are thrown into the mix by Basildon to the west of Sadlers Farm with Castle Point already building to the east of Sadlers Farm car park. The increase in vehicles from 2007 to 2013 was 16% and another 175 current residents will be eligible to drive by 2020 adding possibly 200 to 250 more vehicles.

**(b) Facilities**

It is stated “that the development will help secure existing facilities without placing a strain on them”. This statement does not establish what facilities it will sustain but it is evident some will be under significant pressure:

- The health surgeries are already running at over capacity due to having patients imposed on them, lack of doctors moving into the area and currently the possibility of one or more surgeries being closed down.
- Will the refuse storage system be designed to cope with up to 168 waste bins to allow for future Local Council changes in Strategy?
- The Council’s affordable housing policy seems to have been ignored as developers struggle to achieve their goals with a mere 56 (or 57 if item 6.1 is correct and they intend building 33 not 32) bijou units. That being the case this matter should be seriously looked at in order that the required number of affordable units can be delivered.

**3.0 Summary:**

The Local Planning Officer (**LPA**) states in his report that for the 24 units already built it is a way of extending the Basildon boundary eastwards. However, the developers state that the site is ancillary to H13 in the Draft Local Plan and is aimed at extending **Pitsea**. It speaks as though H13 was already been predetermined together with the coalescence of Pitsea with Basildon and Bowers Gifford none of which has been determined or has it?

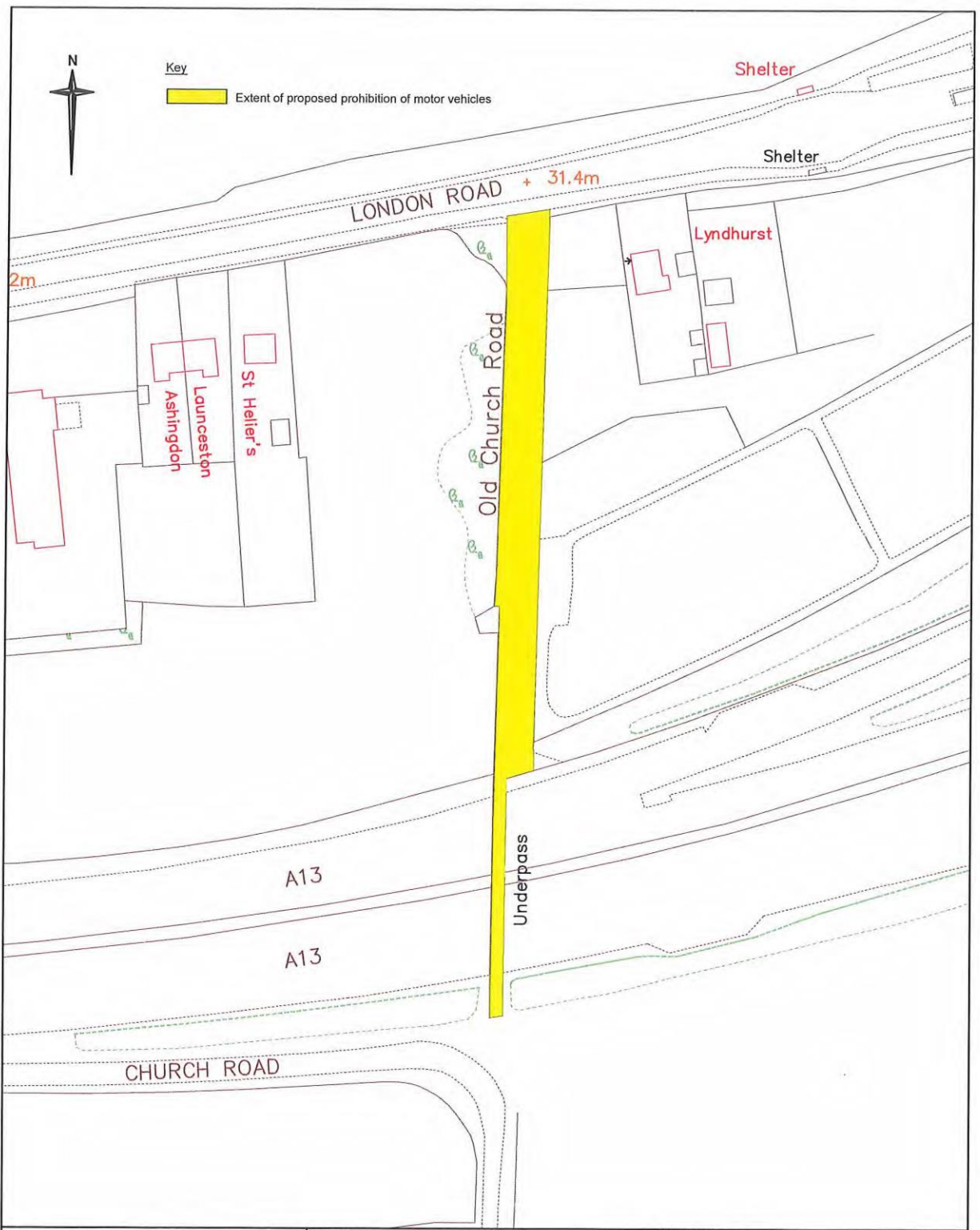
In summary the issues which are of a concern to the Parish Council are:



- (i) Traffic issues at peak times and parking on the B1464.
- (ii) Inadequate parking emphasising the fact that probably double yellow lines will be enforced on the B1464.
- (iii) The removal of surface water and effect on the sewage system.
- (iv) Coalescence
- (v) Refuse
- (vi) Impact on nearby health services
- (vii) Responsibility on owners
- (viii) Conditions into granting the planning application.





Appendix C



 		<p>DESIGNED: AD    DRAWN: AD    CHECKED:    REVIEWED:    APPROVED:</p>				<p><b>CONSULTATION DRAWING</b></p>																															
<p>Mark Rowe, Service Director, Highways Seax House, Victoria Road South, Chelmsford, CM1 1QH. Tel: 0345 6037631    © Essex County Council</p>		<p><b>OLD CHURCH ROAD, BOWERS GIFFORD</b></p> <p><b>PROPOSED PROHIBITION OF MOTOR VEHICLES</b></p>				<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description of revision</th> <th>Drawn</th> <th>Checked</th> <th>Review'd</th> <th>Approv'd</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>XXX 15</td> <td>If rev D is needed remove details of rev A and move the rest down.</td> <td>XXX</td> <td>XXX</td> <td>XXX</td> <td>XXX</td> </tr> <tr> <td>B</td> <td>XXX 15</td> <td>Description - if needed use two lines</td> <td>XXX</td> <td>XXX</td> <td>XXX</td> <td>XXX</td> </tr> <tr> <td>A</td> <td>XXX 15</td> <td>Description - if needed use two lines</td> <td>XXX</td> <td>XXX</td> <td>XXX</td> <td>XXX</td> </tr> </tbody> </table>				Rev	Date	Description of revision	Drawn	Checked	Review'd	Approv'd	C	XXX 15	If rev D is needed remove details of rev A and move the rest down.	XXX	XXX	XXX	XXX	B	XXX 15	Description - if needed use two lines	XXX	XXX	XXX	XXX	A	XXX 15	Description - if needed use two lines	XXX	XXX	XXX	XXX
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<p>© Crown copyright. All rights reserved. Essex County Council 100019002 2016</p>		<p>DATE: NOV 16</p>	<p>DATE: NOV 16</p>	<p>DATE:</p>	<p>DATE:</p>	<p>DATE:</p>	<p>DRAWING UNITS IN G: DIMENSIONS IN MILLIMETRES LEVELS IN METRES</p>	<p>SCALE: AT A4 (210x297mm) 1:1250</p>																													
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