

Planning Application : 25/01565/OUT

Land Between Outwood Common Road And Coxes Farm Road Billericay Essex

Demolition of existing buildings and structures. Outline planning application with all matters reserved except means of access for the redevelopment of the site for residential development of up to 250 dwellings (Use Class C3) including provision of affordable housing, landscaping, public open space and play space, active travel links for pedestrian and cycle access, off-site highways improvements, and all associated infrastructure.

Great Burstead and South Green Village Council Response:

The Village Council object to this application for the following reasons:

Loss of Green Belt and Agricultural Land:

It is Village Council Policy to object to any further building on Green Belt land.

The Green Belt Act was put in place in 1938 to contain urban growth, safeguard the countryside, maintain historic town settings, and encourage regeneration by promoting development within existing urban areas.

Disregarding the Green Belt status of this land and building on it will have an irreversible detrimental effect.

Highways Safety:

Coxes Farm Road and Outwood Common Road (in vicinity of the site) are narrow country lanes and already can not cope with the volume of vehicles travelling along them. It would be completely irresponsible to place homes in this location and force yet more vehicles onto these roads.

It was noted that a traffic audit was included in the application documents but the Village Council feel that carrying out a count for one day between 13:45 – 14:45 is not sufficient enough to give an accurate depiction of the usage.

The data of the safety audit of eight accidents in the last five years also needs to be carefully considered. The data counted on record are only those when significant damage and injury are caused; so is not an actual record of the number of ALL accidents. The Village Councillors as residents of the area for many years know the the number of accidents to be much higher than eight. Cars in the ditches along Outwood Common Road waiting to be towed away has been seen on many occasions.

The other serious concern of safety along these roads is for the pedestrians. With a primary school at the end of Coxes Farm Road and with only a very small staff car park available, both members of staff and parents of pupils have no alternative but to park along the road and then walk in the road to reach the school. At school drop off and pick up times Coxes Farm Road is chaotic. Adding houses here, will in turn add more vehicles to this daily congestion, and is going to make it unbearable for all who attempt to travel through the area.

It was noted that the plans show a footpath onto Coxes Farm Road, yet with no pavement on this road it does not seem a sensible idea.

There was also concern on the emergency access point on Coxes Farm Road. As already described above Coxes Farm Road is congested daily and therefore would not be an adequate route for emergency vehicles.

Health Services:

This development will put additional pressure on infrastructure that is already at breaking point. There is no longer a doctor's surgery in South Green, so patients have had to merged within the other doctors' surgeries in Billericay and they can no longer take on anymore new patients.

Basildon Hospital - which serves Basildon and the neighbouring towns and villages has been rated as "Inadequate" for Urgent & Emergency Services and "Requires Improvement" for Medical Care in the latest official CQC ratings, published in October 2025. The Hospital is already struggling to meet the needs of population it serves. Adding more residents is going to cause serious implications for people needing treatment, and there being no space or resources to treat them.

There are no dental practices taking on new NHS patients within the parish or the wider area of Billericay.

Education:

The schools within the area are at capacity or oversubscribed. With other housing developments already under construction in the parish it is a concern how all the children that will be living in the area will be able to get an education. Parents may be forced to put their children in schools outside of the area which has a big impact on both the child and the family.

Environmental impact:

The emissions from all the extra vehicles that this development would bring, will affect the air quality for residents with potential to cause health issues.

The construction on this open countryside will cause the loss of natural habitats for plants and wildlife in the area and in turn contribute to climate change. The Village Council was disappointed to note that the Badger survey included in the documentation was so heavily redacted in was not possible to form any kind of conclusion.

The building of these houses will completely destroy the visual amenity of the area.

Flooding:

The loss of permeable ground could have a major impact on water drainage and lead to

flooding in roads and homes. The Village Council was informed of occurrence of this in recent years.

Utilities Services:

Members of the Council has first hand experience of there being problems with the water system and supply in Coxes Farm Road. As part of it's objection the Village Council wish to request Anglian Waters report on this site.

Cumulative effect with other development sites:

The cumulative effect of the all the other large planning applications within the Parish of Great Burstead and South and around Billericay must be considered when this application is reviewed.

The continued process of reviewing housing development applications in isolation of each other, is leading to a disastrous outcome for the future.

Developers and the Planning Authority must consider not just the construction of the houses, but the people who will be living in the area after. Will anyone want to live in an area where it is impossible to commute anywhere because the roads are too congested; where you cannot see a doctor when you are ill, because doctors' surgeries are too oversubscribed to accept new patients; and where children cannot go to local schools because there are now more places.

The Village Council are strongly opposed for the development of this site and yet more houses in this area, and ask that the planning department take into consideration the many other developments within close proximity to this site.

- Maitland Lodge, Southend Road – 47 houses
- Land at Southend Road – 99 houses
- Fairview, Coxes Farm Road – 76 bed care home
- Land North of Kennel Lane – 200 houses
- Land at Greens Farm Lane – 255 houses
- Land At Foots Farm Southend Road – 1100 houses