Minutes of the Great Burstead and South Green Village Council, held at South Green Memorial Hall, Southend Road, Billericay on Wednesday 2nd September 2026 at 7:00pm

Present: -
Councillor M Dear – Chair
Councillor A Boyce
Councillor G Carey
Councillor L Cowles
Councillor R Jackson
Councillor D Sarbutt

26/134 Apologies
Apologies from Cllrs Crowe and Thomas

26/135 Declarations of Interest
None.

26/136 Minutes
The Minutes of the meeting on 1st July 2026, were received, and duly signed by the Chair of the meeting as a true record of the meeting.

26/137 Public participation session with respect to items on the agenda and other matters, which are of mutual interest. No decisions to be made.
Three members of the public were in attendance.
One gentleman who had kindly volunteered to carry out a litter pick with Cllr Sarbutt asked what could now be done with the bags of rubbish they had collected. The Chair advised the Clerk would request for Basildon Council to collect the rubbish bags from the recycling point.
One resident from Noak Hill Close shared concerns to planning application 26/00753/FULL which Cllrs took into consideration when reviewing this during the planning item.
Two residents from Grange Road attended to express concerns about the speed at which vehicles travel along Grange Road and what could be done. They also complained about the inconsiderate and dangerous parking at the shopping parade and the poor state of the forecourt outside the shops.
The Chair advised that it order for Essex Highway to consider evaluating the need for traffic calming measures it would be helpful for the residents of Grange Road come together to form a petition, she also suggested they could contact our Essex County Councillor Andrew Shrader.
With regards to the shopping parade the Chair explained that the Village Council had worked with Essex Highways in the past to have safety bollards installed to deter cars mounting the pavement and to try to keep pedestrians safe, however sadly people continue to park on the pavement. The forecourt of the shops is private land so Council authorities cannot force them to make repairs.

26/138 Finance
a) The following payments were unanimously approved:

Month	Payee	Description	Amount
August	Santander	Business account bank charge	£9.99
August	Mrs M Linwood	Clerk salary July 2026	£
August	Mrs M Linwood	Clerk reimbursement for EE data connection for CCTV. (July-Aug) 2026)	£18.48

Sept	Santander	Business account bank charge	£9.99
Sept	Mrs M Linwood	Clerk salary August 2026	£
Sept	Mrs M Linwood	Clerk reimbursement for EE data connection for CCTV. (Aug - Sept 2026)	£18.48
Sept	Heelis & Lodge	Internal Audit of 2025-26 Village Council Accounts	£285.00
Sept	South Green Memorial Hall	July meeting hall hire	£59.13
Sept	Cllr A Boyce	Cllr printer ink allowance	£33.07
Sept	Billericay Nurseries	Summer planting, weed spraying and watering in July	£1252.00
Sept	Mrs M Linwood	Home working Allowance Q1 (April, May, June)	£200.00
Sept	Mrs M Linwood	PAYE & NI month 3 (reimbursement for payment to HMRC)	£
Sept	Billericay Nurseries	Flowerbed watering – August 2026	£672.00
Sept	Vision ICT	Email hosting	£240.00
Sept	EALC	EALC/NALC Affiliation fee 2026/27	£1099.80
Sept	EALC	New Cllr training 2 day course – Cllr Carey	£300.00
Sept	Mrs M Linwood		£6.61
Sept	Billericay Nurseries	Flowerbed watering + repairs	£720.00
		Total:	**£6647.68**

b) It was noted that the monthly cost of CCTV data connection had increased by £1.04 per month. Two bank signatories signed the standing order mandate change letter for the new monthly amount of £19.52

26/139 Annual Governance and Accountability Audit – 2025-26
Item deferred to October meeting as not yet received.

26/140 Planning Applications

a) Members reviewed the following planning applications

Planning App. Ref	Address	Planning Request	Comment:
26/00741/FULL	112 Church Street	Change of use of existing dwellinghouse (class C3) to residential children's home (class C2) to provide accommodation for up to three children under the age of 18 with 24-hour staffing and care.	No objection
26/00753/FULL	Land to the rear of 8 Noak Hill Close	Demolition of existing dwelling fronting Noak Hill Close to facilitate access and erection of five bungalows with associated amenity space, access, turning and parking	The Village Council object to this application of building on greenbelt land. It is the council's policy to protect greenbelt land from development. The plans were considered to be overdevelopment of the

			site, and will significantly alter the character of the close. It was noted that the application contains no analysis of how the site interacts with Noak Hill Road or how vehicles navigate the restricted visibility area to/from Noak Hill Road. The additional homes will likely lead to vehicles parking in the road, which will be a hazard for refuse lorries and emergency vehicles. There are concerns that the change of use of land to hardstanding area will significantly raise the flood risk to the area, and will also have a negative impact on the environment, especially as several trees would be felled.
26/01466/OUT	Land at Foots Farm	Outline Planning Application (with all matters reserved except for points of access) for the residential led development, delivering in the region of 910 homes, along with a range of compatible supporting non-residential uses (Use Class E), provision of Gypsy and Traveller Pitches and open space, associated amenity and infrastructure, whilst also providing land for educational uses (Use Class F1)	Please see attached sheet.
26/00762/REM	Land South Of London Road Billericay	Application for the approval of reserved matters relating to appearance, landscaping, layout, and scale pursuant to outline planning permission 24/00980/OUT (Demolition of existing buildings for the erection of up to 130 dwellings (Use Class C3)	No objection to the reserved matters.

		(including market and affordable dwellings) with access, parking, public open space and associated landscaping and infrastructure works)	
26/00889/FULL	8 Stockwell Close, CM11 2QA	Erection of a front porch	No objection

b) It was noted that the planning application below was reviewed and the response agreed by Members during August recess in order to meet the comments deadline.

Planning App. Ref	Address	Planning Request	Comment
26/00698/FULL	Gobions Farm Gobions Farm Chase Billericay	Retrospective application for the retention and conversion of existing garage and storage building into an ancillary residential annex	No objection, providing that the recommendations by Basildon Council, outlined in Krystal Architecture's letter of 19th June 2026 are adhered to.

26/141 Basildon Borough Local Plan Regulation 19 Consultation

Cllr Carey volunteered to review the Village Council's response and compiled to answer the sections of the latest consultation. Cllr Dear to write the response for Vision & Strategic Objectives.
Cllr Carey to circulate draft by 11th September 2026 and members to arrange to meet on 14th Sept to finalise ahead of the deadline of 22nd September 2026.

26/142 Gas Main Fracture – Southend Road – 3rd August 2026

The Chair shared the response she had received from the Head of Planning at David Wilson Homes.
During off-site works to form an entrance from the highway into the approved development they encountered an unknown and unidentified purge valve. Unfortunately, gas then escaped from the valve and so Cadent were called to make the area safe and carry out the necessary repair.
David Wilson Homes said they are grateful to residents and businesses for their patience and understanding and apologise for any inconvenience caused.

26/143 Southend Road Footbridge Refurbishment

From 10th August 2026 refurbishment work started on the Slicesgate footbridge. For the works to be carried out there have been temporary traffic lights and overnight road closures on Southend Road.
The Clerk advised that Essex Highways had provided the update that works were expected to be finished by 6th September 2026, and they thank residents for their patience while the work is completed.

26/144 BloomFest Garden Competition 2027

Item deferred to next meeting

26/145 Historical stones/markers in South Green

Further information had been received from the stonemasons since the stones had been removed from the ground. The stones are bigger than originally thought. The various options and quotes were discussed.
Members were in favour of the stones being cleaned, the inscriptions being reworked and for the stones to be safely refitted into the ground, however the Clerk is to enquire more about the re-shaping work quoted to ensure this would not affect the historical integrity of the stones.
It was also suggested to have an inscription to record the restorative work carried out by the Village Council and the date.

26/146 Improvement to Youth Shelter

The quote of £1580+Vat to repaint the shelter was received.
Unanimously agreed to proceed with the repainting work.

26/147 Improvements to Children's Play Equipment

Following communication from Basildon Council on a new scheme for the Borough Council to collaborate with Parish Councils to identify play areas that need improvements, the Clerk has requested to meet with the Council officers involved.

26/148 Allotment Plots – Oak View Development
No further information received since the last meeting.

26/149 Association of Basildon Local Councils – AGM – 23rd July 2026
Members who attending the AGM found the evening very informative, particularly the updates and Q&A session with Chief Inspector Paul Hogben from Essex Police.

26/150 Grange Road Shopping Parade
Despite exploring many different avenues it has still not been possible make contact either with a building management company or landlord.
The Chair suggested that the Clerk write to MP Richard Holden to see if he is able to help.

26/151 Compacting Bin
The solar panel which was damaged in July has now been replaced with no charge to the Village Council. Cllr Sarbutt had reported the bin was overflowing after the bank holiday weekend. The bin has since been checked and is now fully functional.

26/152 Village Voice Newsletter
The following articles were suggested:
Play equipment improvements – Cllr Jackson
Historical stone restoration – Cllr Cowles
Litter picking – Cllr Sarbutt
Allotments – Cllr Boyce
Welcome to new residents – Cllr Dear
BloomFest

26/153 Training
No new training requests received.

26/154 Social Media
The following ideas were put forward to put on the Village Council's Facebook page:

- Gas leak
- Historical Stones
- Footbridge refurbishment update

26/155 Date of the next meetings
7th October, 4th November, 2nd December 2026

26/156 Exclusion of the Press and Public
It was RESOLVED by Members that in accordance with s.1 of the Public Bodies (admission to Meetings) Act 1960, to resolve that in view of the confidential nature of the business to be discussed it is in the opinion of the Council advisable in the public interest that the public and press be temporarily excluded and they be instructed to withdraw.

26/157 Village Council Facebook Page

26/158 Terms of service of an employee.

26/159 Close of Meeting:
8:29pm

Minutes agreed and approved:

Signed: ..... **Date: .....**

Land At Foots Farm Southend Road Great Burstead Billericay Essex
25/01466/OUT

Outline Planning Application (with all matters reserved except for access) for the residential led development, delivering in the region of 910 homes, along with a range of compatible supporting non-residential uses (Use Class E), provision of Gypsy and Traveller Pitches and open space, associated amenity and infrastructure, whilst also providing land for educational uses (Use Class F1)

The Village Council strongly OBJECT to this planning proposal.
This quantity of houses will have a terrible negative impact and completely change the character of the existing settlement.

The enormous size of this development could make the population of whole Parish double in size.
It is advertised as a new settlement, however it likely it will be using all of the infrastructure in the Parish of Great Burstead and South Green and Billericay. The Village Council is concerned that the proposed supporting infrastructure and services may not be sufficient to meet the needs generated by the development.

Should the proposal go ahead the Village Council is very concerned about the disruption for residents during the building works, which the Council was informed could take six to eight years to complete and that portions of the site may be sold to different development companies.

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 is 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:
Whilst the latest submission of this application includes land provision for a primary school to be built, but it does not state the developers have committed to build this school.
Obsidian stated at a Basildon Council meeting that the site would be sold to different development companies in sections. The Village Council feels this puts the building of this school in jeopardy. It makes it appear as a strategic requirement being fulfilled, but later down the process does not come to fruition.

Road Safety:
Congestion: This site could generate a substantial increase in traffic. The volume of traffic on the Southend Road will increase. The Southend Road is already an extremely congested road; journeys times can be double or trebled due to traffic being at a standstill. More homes and cars in this area is going to exacerbate the problem. It is likely that the top of Bell Hill will become daily traffic jam of vehicles.
The junction of Southend Rd/ Greens Farm Lane is very dangerous; there have been many serious accidents. Many collisions have also occurred at the junction of Southend Rd / Barleylands Rd.
More cars on the road at these junctions is going to raise the risk levels.

The site is isolated and this will result in the new residents needing to use their cars. We are informed that new residents will be encouraged to use bicycles but realistically this is not practical all of the time.

County lanes: Coxes Farm Road and Outwood Common Road are country lanes with no pavements; pedestrians cannot safety travel in and out of this site. The lanes are narrow and not suitable for large amounts of traffic.

Parking:
With three schools in the Village a high number of vehicles look for parking spaces daily. It is a difficult problem to solve and already causes the residents problems if they need to travel on the roads at these times of the day. The addition of this site is going aggravate this parking problem. The Village Council is disappointed that the Brentwood Diocese has chosen to sell the land they own for housing development when it could have chosen to use the land to provide school parking and help the staff and parents of pupils at St Peter's Catholic Primary School.

Emergency Services:
Has the access of Fire and Police services in an emergency been properly reviewed?
The aforementioned parking and traffic problems are already a concern for emergency services getting through the congested roads. This needs to be taken into consideration when reviewing how emergency services would get to the site if needed.

Billericay Police Station has now closed and residents of Billericay and the neighbouring villages have to rely on services travelling from other stations. Have additional Police resources been considered for the enormous increase in population of the area.

Utilities Services:
Has the impact on water supply and the sewage system been properly investigated? The cumulative effect of the hundreds of new houses currently being built and then a further 910 plus other amenities, would put too much pressure on a system that is crumbling and barely coping at present.
This site would cause big problems in the future.
In the past 3 months alone, the residents in South Green have suffered from:

- A burst water main in Coxes Farm Road, causing the road closure to Vehicles and Pedestrians while the emergency was being resolved and repairs were being conducted.
- A major raw sewage escape between Coxes farm Road and Outward Farm Road.
- Emergency drainage works which again closed Coxes Farm Road to both vehicles and pedestrians for 4 days.
- A significant gas mains breach, requiring the evacuation of 45 residents and the closure of a nearby section Southend Road to vehicles and pedestrians.

The proposed development should be considered in the context of the significant existing and future pressures on water resources in Essex. Essex County Council's Water Strategy for Essex 2024 identifies Essex as a water-stressed area and states that, on average, only three-fifths of the drinking water consumed in Essex comes from within the county, with the remainder having to be imported from elsewhere. The Strategy identifies population growth, alongside climate change and the need to protect and enhance the natural environment, as factors which are expected to increase pressure on water resources.

The Strategy further identifies the need to reduce demand for water and specifically highlights the importance of "building water efficient or water neutral development", while also recognising that new sources of water supply will be required in the medium to long term.

In this context, the addition of 910 dwellings represents a significant increase in local demand for water and raises legitimate concerns about whether adequate water resources and infrastructure are available to support the proposed development without placing additional pressure on existing supplies. The Planning Authority should therefore require the applicant to demonstrate clearly that sufficient water supply capacity exists for the development, taking account not only of the needs of the proposed dwellings but also the existing demand and the wider water-resource constraints identified by Essex County Council.

The fact that Essex is already reliant on water imported from outside the county, together with the Strategy's warning that water-resource pressures will increase as a result of population growth and climate change, should be given appropriate weight when considering whether this scale of additional development is sustainable in this location.

Loss of green belt and agricultural land

As per the latest National Planning Policy Framework "The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence." The excessive scale of proposed planning applications for this area will certainly create an urbanising effect on what is currently open countryside and cause the permanent loss of green belt land and agricultural land.

The Philpot Family boast of a history in farming since 1937, playing an important part in farming in Essex and Suffolk; their Barleylands Farm is highly focused on educating the local community to understand where it is their food comes from, so it is very disappointing that they would now sell a vast area of agricultural land, affecting the security of locally sourced food and putting England more at the mercy of food imports.

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

Flooding:

Such a large loss of permeable ground could have a major impact on water drainage and lead to flooding in roads and homes. Flooding is already a problem in this area and has caused damage to homes. This is a big area of concerns for our residents.

Gypsy and Traveller Pitches:

Access/road safety:

There are serious concerns as to the safety of the access to this site due to it being on a twisting and narrow country lane, it would not be suitable for caravans, trailers.
Travelling Show people may have large lorries. This could cause a highways hazard and gridlock in Coxes Farm Road.
There are no pavements in Coxes Farm Road making pedestrian travel very dangerous.

Visual Amenity:

A site such as this, would be out of keeping with the residential area of South Green.

Local Plan Target:

The Village Council notes the identified borough-wide need for Gypsy and Traveller pitches but requests that the Council carefully consider the distribution of provision across the Borough, the extent to which the identified need has already been met or is committed through existing permissions, and whether the proposed number and location of pitches at this site are justified by the most up-to-date evidence.

Alternative location:

When planning the location of this has consideration been given to the present community in South Green? The proposed situation adjacent to a Primary School is not felt to be suitable. Road congestion around the school is already a big problem so this site in the same area will add to this problem.

Should the need for the gypsy site be approved the Village Council would suggest that it is located at the southern end of the development closer to the open area of football pitches and Barleylands Farm.

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 – 310 houses
- Land at Outwood Common Road – 300 houses