

WELCOME

Welcome to our public consultation event on the emerging proposal for 240 new homes at Land Between Outwood Common Road and Coxes Farm Road, Billericay.

The site forms a central part of the wider H1 allocation in the emerging Basildon Borough Council Local Plan.

We are asking for your views to inform and improve the proposal prior to the submission of an outline planning application to Basildon Borough Council in the coming months.



AT THIS PUBLIC CONSULTATION EVENT YOU CAN:



Speak to members of the project team and ask questions



View the emerging proposals in greater detail



Provide your feedback on the emerging proposals

ABOUT BC LAND LIMITED:

BC Land is an affiliate of Beaufort Capital - a UK-focused real estate investor and lender whose leadership team has been investing in and developing UK real estate for over 50 years in the residential, retirement living, commercial and hospitality sectors.

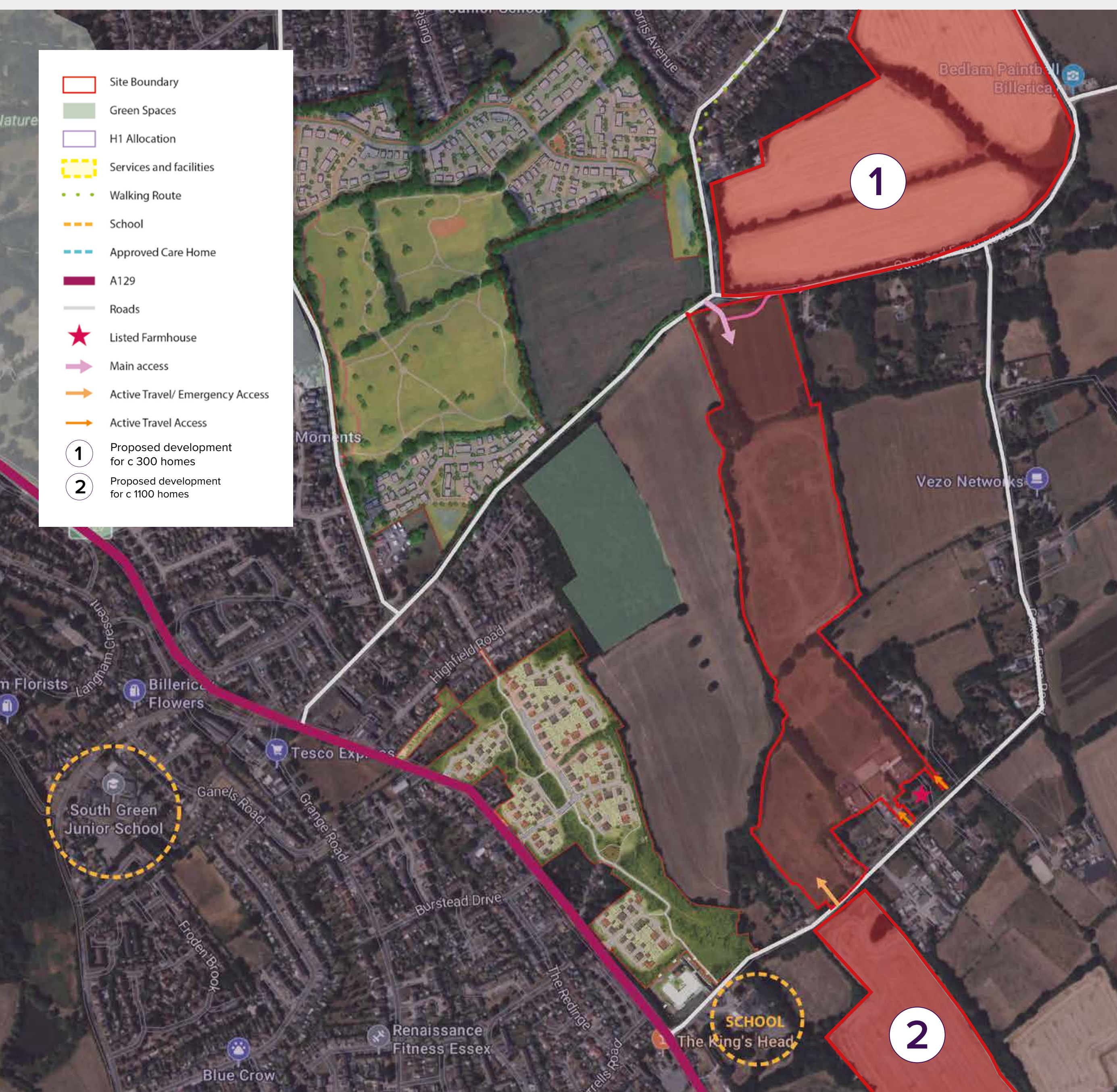
BC Land consistently delivers thoughtful, sustainable and high-quality homes that provide a wide range of local housing choices, including starter homes and family housing, alongside actively addressing local infrastructure needs.

THE SITE

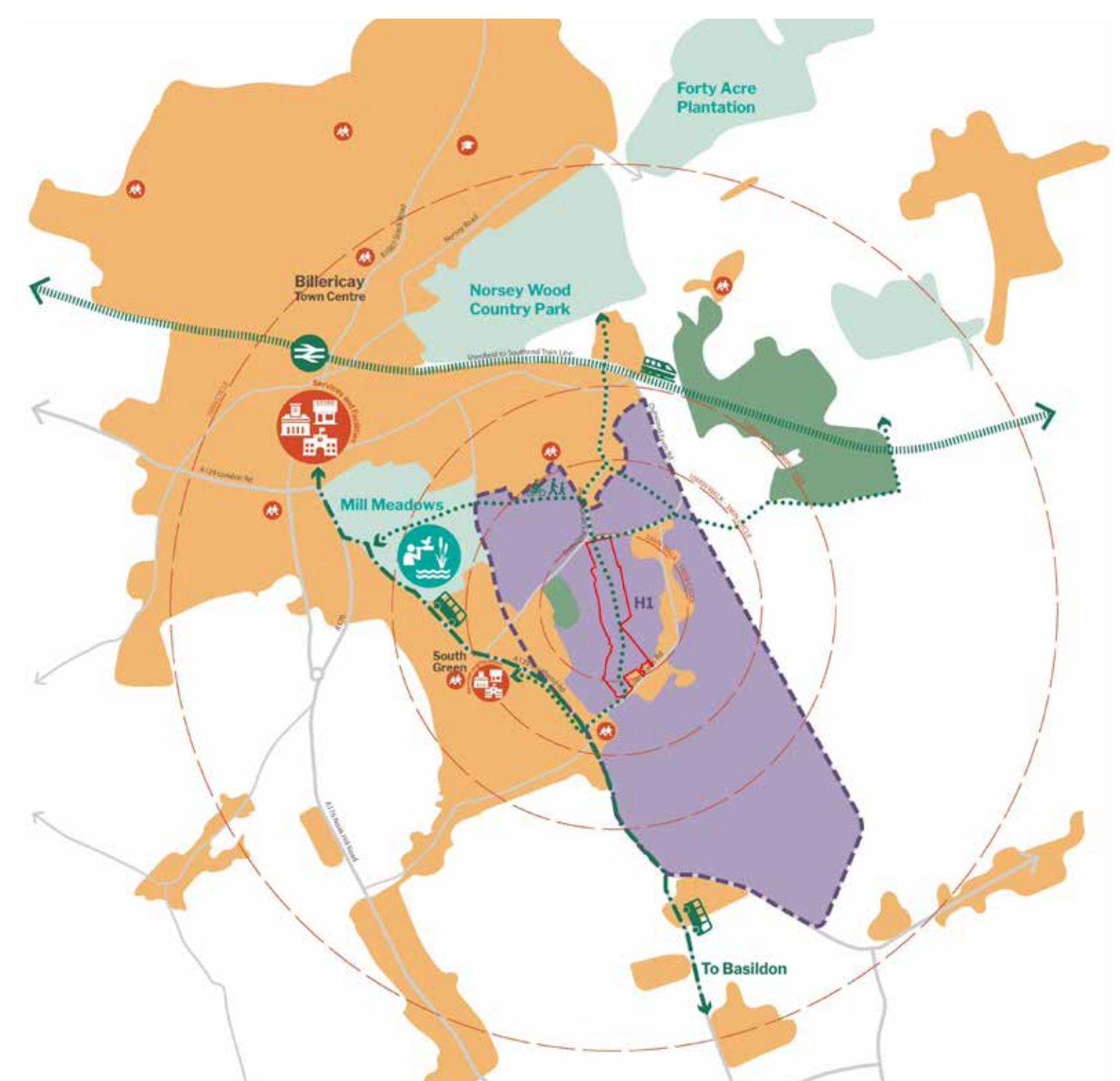
The site is situated between Outwood Common Road and Coxes Farm Road and a number of commercial and industrial buildings across the site.

Basildon currently has a housing land supply of 1.88 years against the required 5 years. Moreover, the latest Housing Delivery Test

results published in December 2024 concluded that only 35% of Basildon's need was met in the 2023 monitoring year.



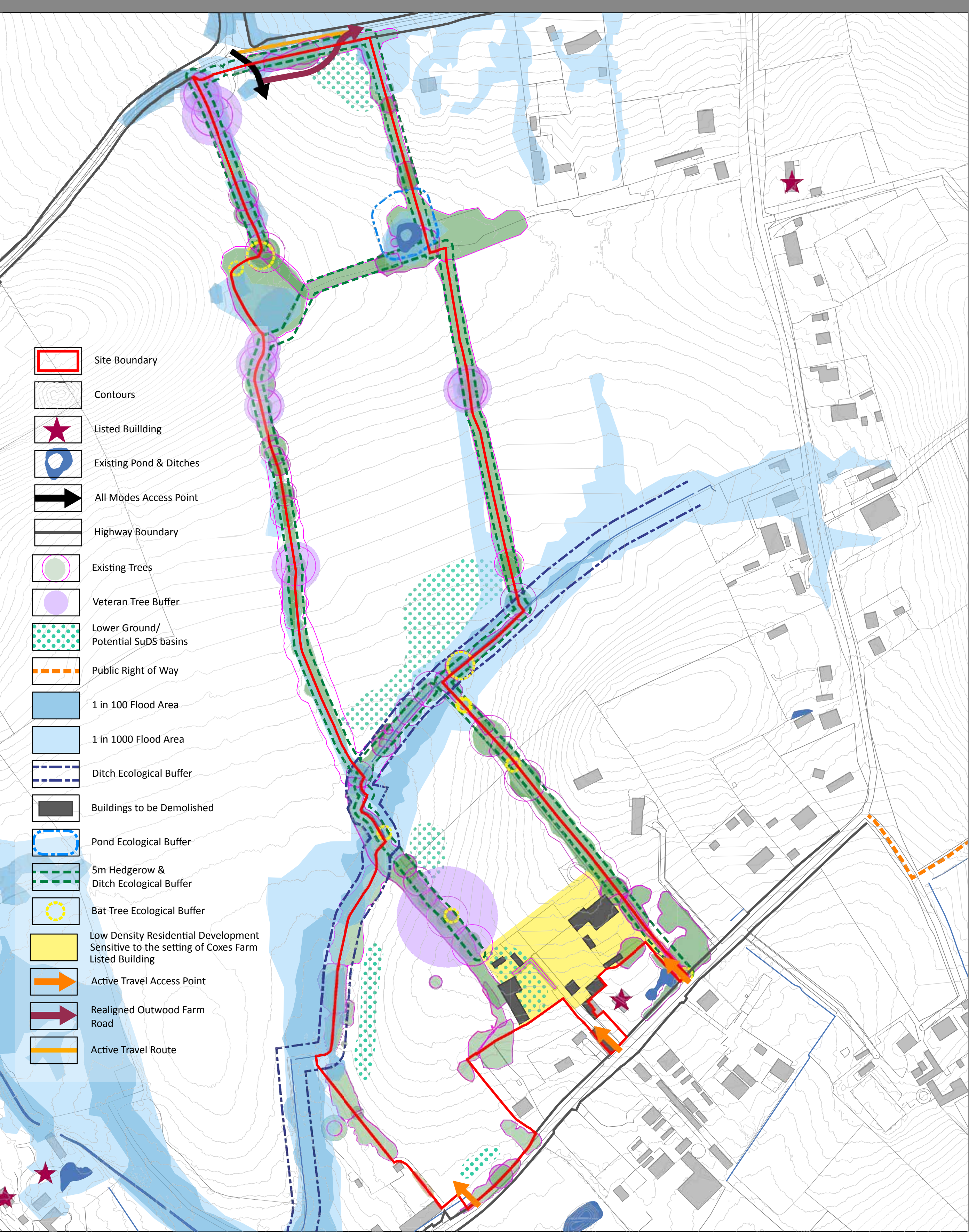
The site forms part of the wider H1 draft allocation within the emerging Basildon Council Local Plan, meaning that the land between Outwood Common Road has been identified (alongside other local areas) as an appropriate site for the development of new housing.



CONSTRAINTS & OPPORTUNITIES

There are a number of commercial buildings present on site. The proposal for 240 homes would enhance the current setting and provide a variety of high-quality affordable homes.

- The majority of the Site is located in Flood Zone 1 and is not at risk of flooding.
- The site has some tree and hedgerow cover around the parcel boundaries and features an existing watercourse and pond.
- Coxes Farmhouse is a listed building located to the south. The proposed development would substantially improve the current setting of the Farmhouse.



TRANSPORT AND ACCESS

Active Transport Proposals



ACCESS:

- Primary access taken from Outwood Common Road.
- Outwood Farm Road is to be realigned to join the site access road within the site.
- Emergency / active travel access to be provided onto Cokes Farm Road to the south.

MOVEMENT THROUGHOUT THE SITE:

- An active travel corridor will be provided through the site.
- Vehicle speeds through the site are to be limited to 20mph.

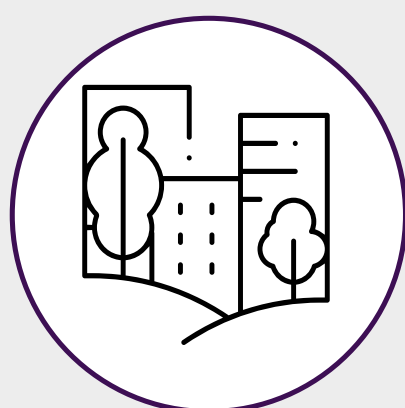
CONNECTIVITY:

- Active travel improvements will be provided to link with Sunnymede to the north.
- A footway will be provided along Cokes Farm Road to better connect to Southend Road.
- These improvements will allow connections to local bus stops and amenities.

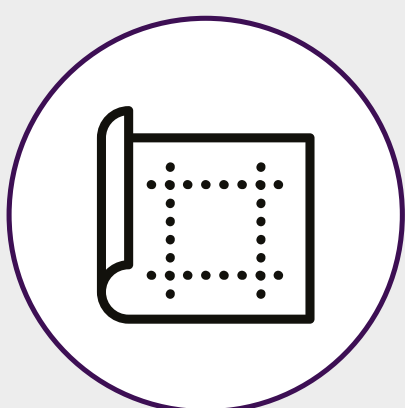
LANDSCAPING, HERITAGE AND ECOLOGY

The site offers an excellent opportunity to create a distinctive sense of place which celebrates and enhances the site's natural features and local heritage, positioned close to the existing settlement and set in the heart of Basildon's emerging H1 location.

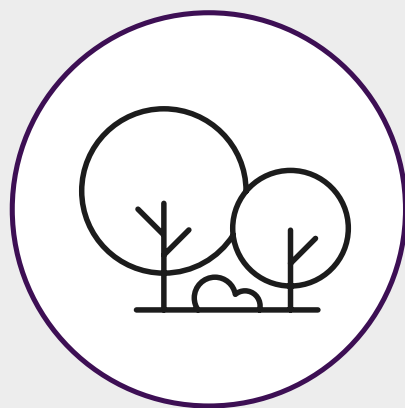
THE PROPOSALS SEEK TO:



Create a place where the development integrates with the character of the area and the wider H1 draft allocation.



Accommodate extensive landscape buffers along the site boundaries ensuring the proposed development is respectful to surrounding neighbours.



Shape the place around the existing mature trees, hedgerows, woodlands, ponds and ditches, whilst providing space for these to be protected and enhanced.



Provide green corridors which will provide and improve habitat connectivity and biodiversity and offer walking and cycling routes linking across the site and to the wider area.



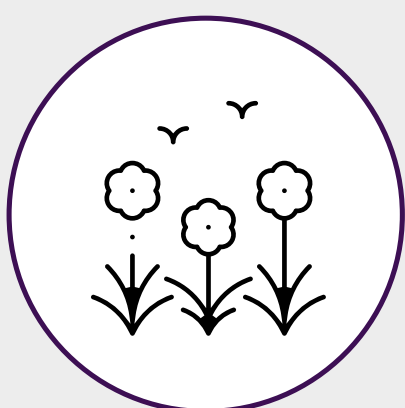
Work with the rolling landform to create areas of green space and built form throughout the site, which aim to retain a local sense of place.



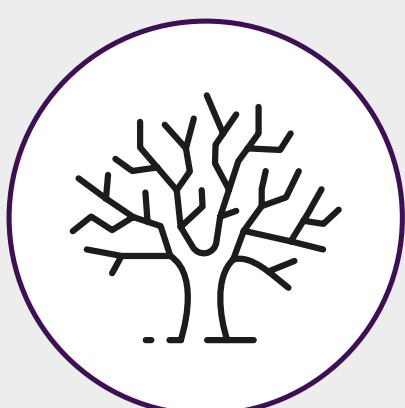
Sympathetically consider the setting of the nearby listed building by providing appropriate offsets and complementing its vernacular, scale and materials.



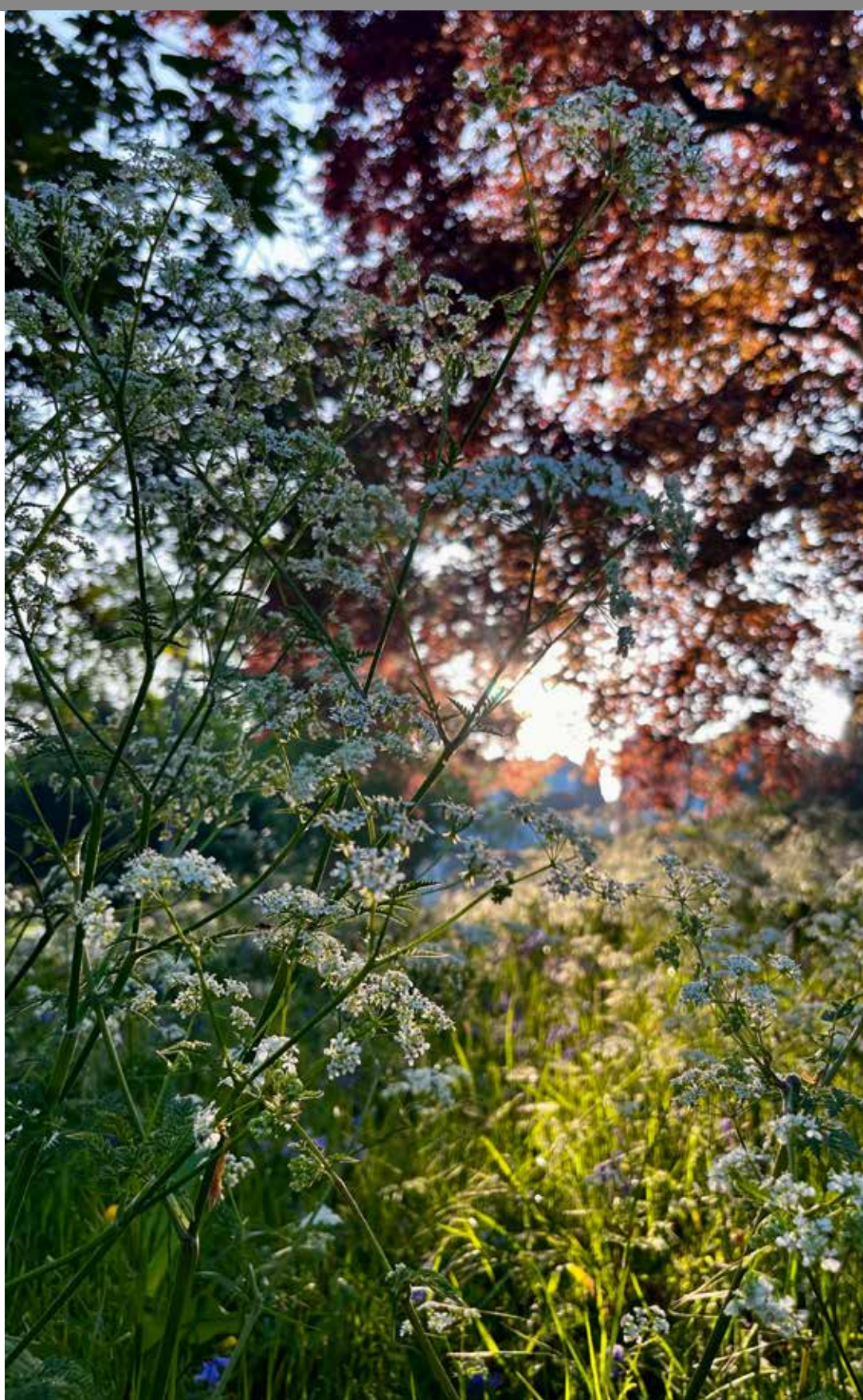
Provide approximately 40% + of the site as green open space, containing existing retained trees, hedgerows and woodland and water bodies which will sit alongside new publicly accessible open spaces, green corridors and water attenuation basins promoting healthy living, biodiversity, ecology and sustainable drainage. These will help to contribute towards the required biodiversity net gain targets.



Introduce a mix of native species and ornamental planted areas throughout the site to complement existing landscape features and habitats.



Interpret and celebrate historic features within the site, for example, ancient and veteran trees.



SUSTAINABILITY

The site is primarily within Flood Zone 1 and all built development is to be constructed on the lower risk Flood Zone 1 area. Moreover, Sustainable Drainage Systems will boost on-site attenuation and further mitigate against flood risk.

Noise and air quality will be considered in the construction, design and layout of the scheme to minimise impacts on existing and future residents

There is the potential for buildings to be designed to reduce energy demand by using energy efficiently, and providing renewable and low carbon energy generation technologies.

A Construction Management Plan will be submitted and agreed with the Local Authority prior to commencement on site. This will contain measures to minimise adverse ecological, noise, dust and air quality impacts.

Green, open spaces and trees will be utilised to decrease the heat island effect and minimise air pollution.



Artist impression of the site

COMMUNITY BENEFITS

Up to 240 new high quality and sustainable homes, including 50% affordable homes ranging from starter homes up to larger family homes, to meet local housing need.



Proposed improvements to the junction at Outwood Common Road as part of wider transport infrastructure improvements to support new homes in the area.

10% Biodiversity Net Gain as part of a plan to improve access to the surrounding countryside, alongside a soft green edge for the east of Great Burstead / South Green.

Better connections into Billericay through enhanced walking and cycling links, ensuring that residents have a genuine choice of travel options.

Enhancing existing ecology features with public green spaces and children's play areas.

NEXT STEPS

Thank you for taking the time to view our proposal for Land Between Outwood Road and Coxes Farm, Billericay.



We're grateful for your feedback, which will help inform and improve the current draft proposals. If you'd like to get in touch with us to discuss them in more detail you can contact us in the following ways:



hello@billericayconsultation.co.uk



0203 0264351



www.billericayconsultation.co.uk

Following today's event, we will take some time to review feedback ahead of the submission of an outline planning application in the coming months.

