

Ramsden Crays Parish Council



Minutes of Community Meeting held on March 9th 2026 Proposed Development of Land at Barnsfield

Cllrs. Kirby, Jenkins, Pusey & Cook
Cllr. Ball, Basildon Borough Council
Emma Beadle – Clerk

Ian Beatwell – Landmark Town Planning Group
Josh Fitzwater – Stratstone Developments

Ian Beatwell explained that the site had been identified as suitable and fulfilled criteria to be identified as grey belt. Planning at Basildon Borough Council will determine if the land can be reclassified as grey belt.

Essex Highways are statutory consultees to the application. Their decision is not yet known. The Planning Committee are able to override Highways decision.

Over 23,000 homes are required to be built in the district and the development would play a part in meeting this number.

Fifty percent of the development will be affordable housing. Thirteen properties of different sizes could be handed over to Basildon Council for use as social housing and shared ownership properties.

Residents raised concerns that marketing is already available for the development stating it is “coming soon” which makes them feel it is already a done deal. Cllr. Kirby explained this is usual for developers to use marketing such as this to gauge the market and interest in the proposed development. No decisions have been made and this is an initial outline application.

A resident raised concern about contaminated land in the area. An Environment Agency report exists detailing contaminated land around the Dale Farm area which is affecting the surrounding land. The developers had no comment on this. The plan for sewage from the proposed development has yet to be decided, this is included in Reserved Matters.

A resident asked if there was a need for the houses in the village as there are currently many unsold properties within Crays Hill.

Cllr. Ball explained that the Emerging Local Plan is a 20 year plan so the numbers are huge because they are intended to be built over a long period of time. There has not been a Local Plan in place since 1998. If Basildon Council fail to adopt the current Emerging Plan the Government will take over. The Plan can be reassessed every 5 years.

In response to questions about whether infrastructure is considered on grey belt applications, Cllr. Ball explained that new infrastructure such as schools and surgeries are triggered on the amount of new properties that are built.

Cllr. Ball will check with Planning why the amount of responses are not displayed on the Planning Portal and the responses of statutory consultees are not shown.

Residents asked if there were any plans for access through Barns Road, Crays Hill Road or Oak Road. The developers confirmed that there was not. They did confirm that they had approached the owners of the field on the other side of Barns Road but there are currently no plans to develop that land.

Residents are extremely concerned about the amount of wildlife that exists within the land. An independent Eco survey took place on 24th July 2025 but residents are sure that the land was bulldozed and cleared before that took place therefore displacing the wildlife. The developers were unable to confirm the date that machinery entered the site for clearing. Mr Fitzwater said he would try to obtain further information on this.

A resident asked if the design of the properties would be in keeping with the village. The developers responded that this will be decided in Reserved Matters and the design can be influenced by residents and the Parish Council.

The developers cannot confirm when works may begin but it could potentially be a long process as it is currently in the initial stages. Development must be within three years of planning permission being granted.

The next step in the process of this application is it being put before the Planning Committee but due to the upcoming local elections that is unlikely to take place until May, after the elections have taken place. Only five people are allowed to speak for, and five against the application at the committee meeting and this needs to be registered. There is merit in organising within the community who should speak and what points should be made.