



Public consultation launched on plans to build new homes in Crays Hill

An Essex-based developer, Higgins Homes, has unveiled plans to deliver up to 115 homes on Land at Southlands, Gardiners Lane North, Crays Hill.

The emerging development proposal provides an opportunity to deliver homes in a desirable location.

The location itself has been identified by Basildon Council as a potential location for housing as per the initial designation in H27 of the Regulation 18 Draft Local Plan.

Higgins Homes invites local people to participate in their public consultation and provide feedback on the concepts, initial designs and the site layout.

All feedback received will be considered as part of the design process before an outline planning application is submitted to Basildon Council this year.

Should planning permission be granted, Higgins Homes will deliver the scheme via their contracting arm, Higgins Partnerships, which underscores their commitment to quality and to leaving a legacy for years to come.

The emerging proposal

- A mix of **115 new homes**, and some centrally located low rise apartments.
- The proposal includes **50% affordable homes** for local people.
- The land has been identified as 'Grey Belt' and **adheres to technical planning policy considerations**, such as the golden rules.
- Provision of a **new open space and play equipment** for the entire community to enjoy.
- The site is relatively unconstrained; it is **not in any flood zones**, and it has no protected trees or endangered habitats.

How to contact us

Please return the feedback form in the envelope provided to: **FREEPOST SOUTHLANDS PUBLIC CONSULTATION**

You can view this information online at www.higgins-southlands.co.uk

About Higgins Homes

- Higgins Homes is the private housing development arm of the family-owned Higgins Group, which was founded in 1961.
- The company builds new homes across London & the Home Counties, focusing on quality, thoughtful design, and meeting customer needs.
- Higgins Homes is committed to environmental stewardship and ensuring that its developments adhere to high-quality standards.



The site

The site has been identified as a potential location for residential development and is included in H27 of Basildon Council's Draft Local Plan 2023-2043 (Regulation 18) Consultation.

The emerging Masterplan



Key

- | | | | | | |
|--|-----------------------|--|-------------------------------------------------|--|--------------------|
| | Primary access point | | Tertiary streets | | Attenuation basin |
| | Footpath link to PRoW | | Potential pedestrian, cycle and crossing routes | | Public open spaces |
| | Site boundary | | Residential development for up to 120 dwellings | | New trees |
| | Primary streets | | Key focal buildings | | Existing trees |
| | Secondary streets | | | | |



Why build here?

- Under current planning guidelines, Basildon Council is required to deliver more than 27,000 new homes. This includes just under 17,000 new homes on sites within the Green Belt. As such, development sites like these will help meet that target.

Is the site Green Belt or Grey Belt?

- In essence, the purpose of the Green Belt is to prevent urban sprawl and keep large built-up areas separate.
- In 2024, the Government introduced the concept of 'Grey Belt' land. This refers to areas within the Green Belt that make a limited contribution to these core purposes.
- Development on Grey Belt land must meet the Government's 'golden rules' to ensure clear benefits for the local community are delivered.
- These include providing affordable housing, publicly accessible green space, and improvements to local infrastructure.
- The site has been deemed as Grey Belt because it does not merge with any existing large built-up areas and does not harm the historic nature of existing towns.

Housing

- The scheme seeks to provide up to 115 energy-efficient new homes. It will include 50% affordable properties, prioritising local people on Basildon Council's housing waiting list, providing an opportunity for people to remain in the area they know.
- The emerging housing mix will include one- to five-bedroom traditionally designed houses, with a focus on three- and four-bedroom properties. The scheme excludes high-rise apartments.

Highways

- The team is working closely with Essex Highways to ensure the surrounding road network can accommodate any additional traffic, and, where necessary, to put in place mitigation measures to upgrade the local road network.
- At this stage of the planning process, Essex Highways has raised no objection to the principle of residential development in this location. They state that the existing road network can absorb additional car usage associated with this scheme.
- Parking provision will be in line with Essex County Council Parking Standards, and will be a mix of on-plot, on-street, and visitor parking to support a balanced streetscape.

Drainage

- The design of the emerging proposal is underpinned by a drainage strategy that includes permeable surfaces and attenuation basins to control surface water runoff across the site.
- The drainage strategy is engineered to cope with a one-in-one-hundred-year storm event plus climate change.

Landscaping

- The scheme will include on-site ecological enhancements and seek to deliver a significant level of biodiversity net gain in accordance with policy (at least 10%).
- Large green corridors and buffer zones are used to enhance this existing Grey Belt site.

Character, design and layout

- Finc Architects are an award-winning architectural practice based in Chelmsford that has been appointed by Higgins Homes to prepare proposals and design the scheme.
- As a starting point, Finc has used the existing character of the area to inform the emerging proposal, with initial designs as shown in the sketch below.

The emerging designs are traditional in character





Feedback form

To have your say, please complete the feedback form below and return it to us – no stamp required to:

FREEPOST SOUTHLANDS PUBLIC CONSULTATION

You can also submit your comments online via our dedicated website:

www.higgins-southlands.co.uk

Your contact details

Name

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Address

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Postcode

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Email

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Telephone

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Please tick here if you would like to be kept up to date by the project team.

Question 1

Would you, a relative, or a friend consider purchasing a new home in this development once it is delivered?

Yes Unsure No

Question 2

Basildon Council has identified the site as a potential location (H27) for housing growth in the Regulation 18 Draft Local Plan. Do you support or oppose development in this location?

Support Unsure Oppose

Question 3

Do you like or dislike the look and feel of this emerging residential development?

Like Unsure Dislike

Question 4

Do you have any comments on the draft development proposal?

GDPR and Data Protection: This information is collected by Higgins Homes and will be shared with them and the project team, securely stored and destroyed at the end of the planning process.