

RAMSDEN CRAYS PARISH COUNCIL



Valid Planning Objections

Valid Reasons (Planning related)

- **Design & Character:** Out of scale, height or design; harms local character or conservation areas; incompatible materials
- **Privacy & Light:** Overlooking/loss of privacy; significant loss of light/sunlight to your property
- **Traffic & Parking:** Increased traffic, road safety issues, insufficient parking, inadequate access
- **Environment:** Harm to protected trees, wildlife, habitats or flood risk
- **Heritage:** Harm to listed buildings, or their setting/conservation areas.
- **Amenity:** Overshadowing, noise, smells or disturbance that affects public amenity (not just construction nuisance)
- **Policy Conflict:** Goes against local/national planning policies or guidance
- **Overdevelopment:** Too dense for the area, loss of amenity/garden space

Invalid Reasons (Not Planning Related)

- Loss of a private view
- Decrease in property value
- Boundary or land disputes

- . Construction noise, dust or hours (only the completed development's impact counts)

Grey Belt & Green Belt

The December 2024 NPPF (National Planning Policy Framework) sets out the new concept of grey belt.

Annex 2 of the NPPF defines grey belt as follows: For the purposes of plan making and decision making, "grey belt" is defined as land in the green belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b) or (d) in paragraph 143.

"Grey belt" excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than green belt) would provide a strong reason for refusing or restricting development.

Paragraph 143 of the NPPF sets out the green belt purposes as:

- a) To check the unrestricted sprawl of large built-up areas;
- b) To prevent neighbouring towns merging into one another;
- c) To assist in safeguarding the countryside from encroachment;
- d) To preserve the setting and special character of historic towns; and
- e) To assist in urban regeneration, by the encouraging the recycling of derelict and other urban land.

The Local Plan

There is currently no Local Plan, it is currently an Emerging Plan but not yet Adopted. References made by the Applications to the Local Plan are invalid as it is not yet in place.

Within the current Emerging Local Plan is a proposal for 215-240 new dwellings to be built in Crays Hill.

Applications 25/01663/OUT (Approach Road) & 25/01678/OUT (Barnsfield)

Points to Note:

Alternate access could be from Oak Avenue, as opposed to the London Road but this may require an easement agreement.

The grey belt definition is quoted as having scope for subjective interpretation, meaning it is open to interpretation by the local Planning Department.

Due to the size of the proposed development the land at Barnsfield will be put before the planning committee at a date and time to be decided. Residents would be encouraged to attend to take the opportunity to have their opinions heard by the committee. The Parish Council are requesting that the application for Approach Road is also put before the committee.

If the Applications were to be agreed, Section 106 monies could be negotiated with the developer whereby they are made to contribute financially back into the community, for example a more regular bus service.

Reasons to Object:

Approach Road is green belt and does not tick the boxes as a grey belt site.

Both sites have dangerous access on to the London Road.

Accident data quoted in the Applications is incorrect. Up to date data for traffic count and RTAs has been requested but in any objection, quote serious accidents that have happened close to the locations.

Request a site survey by Highways to evaluate the sight lines for site access.

The traffic count on London Road will increase due to extensive local developments in Billericay and Wickford, therefore will increase the possibility of accidents at peak times.

Reasons Not To Object:

Boths sites would contribute to our total of required new dwellings.

Barnsfield has 50% affordable housing.

The website www.planningvoice.com [Valid reasons for objecting to a planning application - Planning Objections](#) is a useful source of information and ideas on the most effective way to use valid objections.

All applications in the Basildon Borough can be found on the Planning Portal [e-Planning - Search and comment on applications - Basildon Borough Council](#). Searches can be made using the application number or address and residents can comment on all applications through the portal, email or post.

Planning applications are discussed each month at the Parish Council Meeting and the Agenda containing details of every application to be discussed is published five days before the meeting on the website and displayed on the two noticeboards in the village, situated at the end of Church Lane and Gardiners Lane North at the junction with London Road.