

Wickford North GREEN ACTION GROUP

Leaflet 11 – March 2011 - the latest information about the new housing development on the 2 fields bordered by Jubilee Drive, Station Avenue, Clovelly Gardens, Guernsey Gardens & Alderney Gardens.

More countryside is bulldozed, 152 homes will be built, and central Government 'pockets' £ millions!

Basildon Council finally gave Gleeson Homes Ltd and Gladedale Estates Ltd planning permission to build on two fields at Barn Hall in November 2010. Their hands were 'tied'. The last Government overturned the independent Planning Officer's decision not to allow building - an action which gave central Government a 'kickback' worth £ millions under the contract by which they sold the land to the developers in 2003.

The development is called St Mary's Walk. It's being built by a Gladedale company, Country and Metropolitan Homes. 152 homes will be built - 6 (2-bedroom) flats, 2 (2-bedroom), semi-detached bungalows & 144 (2, 3 & 4-bedroom) terraced, semi-detached & detached houses. Excavations in the fields so far have been for the archaeology survey, which found nothing significant; then to set up the site compound; and to prepare the only access road to the new estate - which will be from Station Avenue, approx. 30 metres north-west of the Silver Way junction. Construction proper will begin when Essex and Basildon Councils approve the design of the estate roads and footpaths. Show houses and a sales area will be built near the access point, then the remainder of the south-east field (probably proceeding in an anti-clockwise direction round the field), before moving on to the second, north-west field.

Raise any concerns or issues directly with the developer as building progresses

Country and Metropolitan Homes have given assurances that they wish to keep disruption to a minimum. Their Site Manager at St Mary's Walk is Nigel Cansell. His contact number is 07582 292 905. He is the person to telephone if, at any time, you have concerns or wish to raise issues about the construction work. If he's unable to answer when you call him, please leave a message - including your full name, a contact telephone number, and a brief description of the reason for your call.

Wickford North Green Action Group (WNGAG) continues its work to protect the environment

WNGAG was set up in 2006 to fight this development. When planning permission was granted, we realised that we'd reached 'the end of that road'. We're continuing as a residents' committee to work to ensure that what is built is the most suitable development for this part of Wickford and that, as far as possible, the impact on the environment is minimised. We've been successful in having many trees covered by Tree Protection Orders (TPOs), most hedges retained and protected by fences during building, footpaths kept where possible, and the pond at the end of Jubilee Drive will be cleaned up and fenced off.

We'll continue to do what we can until construction finishes. If you'd like to bring environmental issues to our attention and/or update us on concerns which you've raised directly with Country and Metropolitan Homes, please e-mail us at wngag@hotmail.co.uk or via the links on our website at www.greenwickfordnorth.co.uk. Sorry, we're not able to take forward individual concerns on your behalf but we will monitor the development as a whole and raise the wider issues with the appropriate person(s).

The latest plan of the new estate is overleaf, together with details of where to get more information.

Planning Layout for St Mary's Walk, Wickford



Schedule of Accommodation

Code	Bedrooms	No.
A	3 Bed House	6
B	3 Bed House	6
D	3 Bed House	10
D1	4 Bed House	2
E	4 Bed House	4
F	4 Bed House	6
G	4 Bed House	14
H	4 Bed House	14
J	4 Bed House	2
M	2 Bed Bungalow	5
N	3 Bed House	24
P	3 Bed House	14
C	4 Bed House	7
R	3 Bed House	2
S	3 Bed Bungalow	2
TOTAL		152

1. 20.11.10 Draw Review and update to plan date 27.11.10 (Rev 14) GJP DGP
 2. 02.01.11 Check and update to plan date 02.01.11 (Rev 15) GJP DGP
 3. 05.03.11 South Essex Area Approval 05.03.11 (Rev 16) GJP DGP
 4. 15.05.11 Final Allocation List of 152 Units Housing Plan No. 1001 GJP DGP
 5. 02.07.11 Final Allocation List of 152 Units Housing Plan No. 1001 GJP DGP
 6. 20.06.11 Final Allocation List of 152 Units Housing Plan No. 1001 GJP DGP
 7. 20.06.11 Final Allocation List of 152 Units Housing Plan No. 1001 GJP DGP
 8. 20.06.11 Final Allocation List of 152 Units Housing Plan No. 1001 GJP DGP

Date: 27.11.10
 Drawn: GJP
 Checked: DGP

Station Avenue, Wickford,
 Essex
 Planning Layout

Scale: 1:500 © A1
 Date: Feb 2010
 Ref: P653/201

Drawn: GJP
 Checked: DGP
 File: P653.dwg
 User: L
 Project: Planning

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You can find more details of the development, including the conditions imposed upon it, on Basildon Council's website at www.basildon.gov.uk. Go to Quick Link to Planning Services>Public Access>Property Search>Enter Land North Of in Property Name/Number box & Station Avenue in Street Name box>Search>View Details>Related Information>Display. 10/00481/REM is the reference with most documents. **And check the Council's website regularly in case the developers submit revised or additional plans!**

www.greenwickfordnorth.org.uk details WNGAG's fight to save Barn Hall & brings you all our updates
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