

LAND WEST OF LAINDON ROAD - PHASE 2 – 420 HOMES (PROPOSED)



Dear Resident, below is what the applicants, Gleeson Land Ltd, say in their application to build 420 homes on this Green Belt land adjacent to Little Burstead, substantially surrounded by designated Wildlife Sites and Ancient Woodland.

“The site represents a logical extension to Billericay, which would be in keeping with the local character and would not significantly alter the existing visual envelope associated with the south side of Billericay.” The Laindon Common Wildlife Site will “not be directly impacted, with no habitat loss, isolation or fragmentation”

REALLY?

In their 2024 application to develop the land they control, specifically the now approved 15.74 hectare Phase 1 to the north (250 homes), the applicants stated “although the proposed (Phase 1) development would extend the existing built-up area into undeveloped green belt land, it would not project any further southwards, westwards or eastwards than the existing built up form”. This is the Phase 2 land - entirely southward, westward and eastward of the existing built up form. **Covering 26.8 hectares (excluding Frith Wood), this Phase 2 proposal now seeks to significantly more than double the total footprint, effectively thrusting a new suburban sprawl beyond the established edge of Billericay into the heart of the countryside.**

PLEASE OBJECT AND COMMENT NOW ON BASILDON COUNCIL’S PLANNING WEBSITE:
www.basildon.gov.uk/eplanning Register/Log in and enter the reference number 25/01451/OUT in the search box. Select “make a comment” and “general public”. Alternatively email planning@basildon.gov.uk or write to Planning Services, Basildon Borough Council, The Basildon Centre, St Martins Square, Basildon SS14 1DL. Include name, address postcode, say that you’re objecting and state the reference number

DEADLINE: 4TH DECEMBER

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This proposal to develop the area of green belt between Laindon Common and Frith Wood has completely ignored the environmental sensitivity of this site in not determining its effect on biodiversity on and around the location. Natural England has approved Laindon Common as a Local Nature Reserve (LNR) pending an agreement with the landowner for its future management by the Council. It should therefore be treated as an LNR by planning policies in considering the environmental impact of this proposed development. The site contains a wildflower meadow, freshwater ponds and mixed deciduous woodland creating a mosaic of habitats which are home to a wide range of flora and fauna, particularly invertebrates, some of which are on the Essex Red Data List.

Suggested Further Objections

1) The land is Green Belt (National Planning Policy Framework 143). This is reconfirmed in the council’s new November 2025 Green Belt Study showing that the bulk of this site (parcels BI19 and BI20) contributes strongly to the Green Belt purposes covering (a) to check the unrestricted sprawl of large built-up areas; (b) to prevent neighbouring towns merging into one another; and (c) to assist in safeguarding the countryside from encroachment. The applicant’s own Design & Access Statement (page 14) admits the site “is located within the current Green Belt boundary,” yet proceeds to assert that it represents a “logical extension to Billericay.” This reasoning contradicts the clear national intent that Green Belt land is not to be considered for urban extension except under exceptional circumstances. No such exceptional circumstances have been demonstrated.

2) This proposal will complete the merger of Billericay with Little Burstead, when considered together with the already approved adjacent Phase 1 development on Laindon Road.

3) Impacts on Laindon Common LWS not assessed. The Council decided in September 2025 that an Environmental Impact Assessment is not required. The Ecological Impact Statement (EIA) provided by the applicant describes Laindon Common Local Wildlife Site as being “located further south of the site” and “not being directly impacted, with no habitat loss, isolation or fragmentation”. Being directly adjacent to the site, this is not true. The Common will be more isolated, with the siting of the proposed building across its northern boundary and despite their agricultural use the fields provide a wildlife corridor for small mammals, reptiles and invertebrates. The building phase will seriously impact breeding birds in the vicinity (9 red or amber recorded). In the longer term, there will be impacts from increased trampling, littering, and dog fouling in sensitive areas (including Lowland Heathland and Dry Acid Grassland, both of which are rare in Essex and classified as priority habitats under the UK Biodiversity Action Plan). Badgers, bats, red-listed birds, bees, butterflies and other invertebrates are present across the site, including Laindon Common. The introduction of 420 dwellings close by, with their associated people, pets, noise and light pollution is likely to have a devastating effect on wildlife.

4) Wildlife Isolation. The Environment Act 2021 established Local Nature Recovery Strategies (LNRS) which obligate Local Authorities to conserve and enhance wildlife habitats and reverse the decline of biodiversity. **The Essex LNRS plan identifies both Laindon Common and Frith Wood as Areas of Particular Importance (API) for biodiversity and recognises that one of the main causes of decline is urban expansion which isolates habitats and their resident species** in wildlife islands, unable to move to access vital resources for their survival. The slogan of the Essex Local Nature Partnership is “Bigger, Better, More Connected”. The planning application will achieve the opposite effect.

5) Concern for future of Frith Wood. Following on from (4), the applicant’s EIA proposes that Frith Wood will be fenced to limit access, together with the planting of dense scrub. It is not clear how it will be managed in the future. It will be increasingly isolated, surrounded on three sides by housing. There is the real risk that over time it will succumb to littering, fly-tipping and become generally degraded. Whatever the long term plan for Frith Wood, it would likely benefit from management in a similar manner to Laindon Common, managed for years by the Basildon Council appointed Conservators.

6) Traffic congestion: With a single access to the site, the already busy Laindon Road roundabout will now have two additional access feeds when considered with the 179 houses directly opposite at Kennel Lane. Laindon Common Road is close by, effectively feeding into this roundabout such that **seven roads converge in close proximity**. The volume of traffic from 599 further houses is unsustainable. Laindon Common Road is already used heavily as a cut through, including outside peak hours, and there is a high potential for increased rat-running through Little Burstead and Tye Common Road to avoid Sun Corner. Laindon Common itself will have new residential roadways to the north, enclosing it on two of its three boundaries.

7) Despite the proposed induction and other measures to encourage new residents to walk and cycle, this edge of town location will inevitably be car dependent. Most facilities are at least a 15 minute walk away to the nearest schools, doctors, dentists and supermarkets, with a 25-minute walk to the rail station. It is on the edge of the distance where people will drive instead of walk if they have access to a car.

8) Public transport. No bus service runs on Laindon Road or Noak Hill Road. The nearest bus stops are a 15-minute walk away on Southend Road near Weir Wynd, or on Tye Common Road (the assumption is that a new service will operate on Tye Common Road as funded by other already approved developments on Dunton Road and Laindon Road).

9) Impact on already full or stretched schools, doctors, and dentists. This site will result in over approximately 1,000 new residents, or 1,600 when considered with the already approved 250 houses on Laindon Road. Onsite, there is reference only to some ground floor space being made available for retail, public meetings or professional services.

10). Excessive and unjustified 5 year housing supply: the Borough’s housing target at 27,111 is 4.5 times what is required for the natural population growth. In consideration of the above there is no justification for the 420 homes at this location.

Finally: the applicants have taken 10 years to get to this point. We have been given 4 weeks to respond. In support of previous applications for building on the land they control, the developers have consistently stated or implied their intention not to build upon the land between Frith Wood and Laindon Common - until July 2025 when they posted leaflets through local letterboxes. Help to stop this totally inappropriate proposal by submitting your objection before Thursday 4th December. Thank you



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