



Ms L Higby
Core Strategy Programme Officer
Planning Department
Rochford District Council
South Street
Rochford
SS4 1BW

14 January 2011

Our Ref: SS/MA/1024

Dear Ms Higby

**CORE STRATEGY EXAMINATION REPRESENTATIONS ON BEHALF OF
FAIRVIEW NEW HOMES LTD
RESUMED EXAMINATION FEBRUARY 2011**

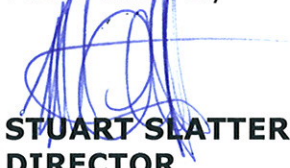
On behalf of our client Fairview New Homes Ltd, please find enclosed our further representation in respect of "further matters and issues" that have been identified by the Inspector.

I trust that you find the attached in order and will be pleased to receive your confirmation that these have been received.

You will also note from the attached, that my client does not propose to take up any further time at the resumed hearings, and will rely solely on all representations made to date (both written and orally) and the attached.

Should you wish to discuss this in greater detail, please do not hesitate to contact me.

Yours sincerely



**STUART SLATTER
DIRECTOR**

Enc

Cc: Mr John Baines – Fairview New Homes Ltd

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ROCHFORD DISTRICT COUNCIL

CORE STRATEGY EXAMINATION

PLANNING POTENTIAL ON BEHALF OF FAIRVIEW NEW HOMES

**FURTHER RESPONSES TO INSPECTORS MATTERS AND ISSUES TO
BE ADDRESSED AT THE RESUMED EXAMINATION – FEBRUARY
2011.**

Planning Potential on behalf of Fairview New Homes

1. Fairview New Homes have an interest in a parcel of land to the South West of Rayleigh Town Centre. The Inspector, and indeed the Local Authority, are well aware of my clients land through the various discussions directly with officers and of course through the representations and appearing at the earlier Hearing sessions of the examination into the Soundness of the Core Strategy.
2. On behalf of our client, we have submitted to date, various representations in response to the earlier consultation on the evolvement of the Core Strategy, and most recently, in response to the proposed changes as suggested by Rochford District Council.
3. The Inspector has specifically requested that due to time constraints where matters have already been addressed either orally or through written representations, that these not be repeated and that focused responses that will provide additional consideration should only be provided now.
4. The remainder of this submission deals with the further matters and issues as raised by the Inspector, which are to be discussed in the February Hearing sessions.

Inspectors Matter 1 – General

5. With regards to both part A and part B of the Matter 1 raised by the Inspector, in so far as the proposed changes to the Core Strategy would fail to be in general conformity with the East of England plan, and as to what weight should be given to the Secretary of States intention to abolish Regional Strategies, my client has already set out their position in detail in our earlier submission. Without repeating those points, my client remains of the view that the Regional Spatial Strategy remains part of the current Development Plan and the suggested changes by Rochford District

Council would not (in their opinion) be in general conformity with the Regional Spatial Strategy.

6. Although the Secretary of States intention to abolish Regional Spatial Strategies is a well-documented position, it remains for now an intention, and until such time as due process is followed and appropriate steps are taken as to seek to revoke and or abolish Regional Spatial Strategies it remains part of the plan. For the foreseeable future we have no time scales or definite measures and therefore we must work on the premise that the RSS remains in full force and the Core Strategy should be in general conformity with East of England Plan – which the proposed changes are not.
7. We do note the 'post comments' provided on the published Matters and Issues, and we would reserve our clients right to submit further statements following the Court Judgement, once this is issued, which we note is due to be towards the end of January.

8. Matter 2 – Location and supply of new homes

- a) With respect to the revised Core Strategy meeting the requirements of PPS3 and specifically paragraphs 33 and 52-61 we have already submitted representations that the reduced housing delivery as proposed by the revised Core Strategy would not meet the requirements 'to identify the five, ten and fifteen' years supply, regardless of the fact that the Local Planning Authority is relying on the proposed modifications to the East of England Plan. You will be aware of our earlier representation in so far as the proposed review of the East of England Plan is not proceeding, and for the basis of the Regional Spatial Strategy, the adopted RSS remains in full force, the Council therefore are clearly not able to meet the requirements of PPS3.
- b) As eluded to above, my client is of the view that there is insufficient justification for the Council to use Option 1 figures, given that the review

of the East of England plan has not progressed far enough for those changes to be of a material consideration. I do not propose to repeat earlier submissions here.

- c) With respect to the revised Core Strategy complying with the requirement in PPG2, my client is of the view that both the submitted Core Strategy and the revised Core Strategy would both be in accordance. The question should not be if the approach is correct/in accordance with PPG2, rather, the degree, which is covered in other matters.
 - d) Both the submitted Core Strategy and the revised Core Strategy would allow for the release of green belt land and it is specifically acknowledged that there will be a requirement to release green belt land to deliver the requisite housing requirements. As mentioned, it is the degree of how much land will be required to be released, and my client contends that insufficient has been allowed for. In order to respond to PPG2, any amendment to Green Belt should be done in a coherent manor and consideration of long term objectives. As part of the emerging Site Allocations Develop Plan Document is understood that a review of such sites and the green belt will be undertaken at such time and that this will be sufficient.
 - e) My client is of a view that the revised Core Strategy will not provide sufficient flexibility and a continuous supply of housing land. Again without repeating any earlier submissions my client has at length set out their view on deliverability, sites being available, suitable and achievable and in addition, meeting the tests of Soundness, all which my client contests.
9. In conclusion, my client has already (by default) dealt with the Matters and Issues now raised by the Inspector for consideration at the resumed examination through their earlier representations, and would request that these all remain a consideration for the Inspector. My client maintains his position that the Core Strategy would not be in general conformity with East of England plan, that inappropriate weight has been given to the Secretary of States intention to abolish Regional Spatial Strategies and

that the Local Planning Authority are relying on insufficient justification to use the revised Option 1 Housing figures from the East of England plan review, and that ultimately, the revised Core Strategy would not meet the requirements of PPS3 or the tests of soundness.

10. My client has expended significant resource through the entire process of the emerging Core Strategy, and now, the proposed changes to the Core Strategy, through numerous written representations and appearing orally at three of the earlier hearing sessions. My client is of the view that the submissions made most recently, are concise and clear and would not need to take any further time at further hearing sessions and will therefore rely solely on the most recent written submissions to further support their objections to the submitted Core Strategy and/or the revised Core Strategy.

11. Whilst we have already reserved our right to respond further on the matter of the weight to be afforded to the Secretary of State's intention to abolish Regional Spatial Strategies, should any new information come to light or additional consultations take place, we would reserve our right to take part at such stage.