

## Written Submissions to the Core Strategy Examination

**Andrew Martin Associates on behalf of AW Squier Ltd, Humphrey Squier,  
Daniel Squier, Jeremy Squier and the Croll Group**

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1. Our representations to the Submission version of the Core Strategy set out our clients' position with regard to the content of the Core Strategy and also their land interests in the Rochford/Ashingdon area (land at "East Ashingdon", "South East Ashingdon" and land north of Doggetts Close. East Ashingdon and we do not intend to repeat these representations at length here. Since those submissions, however a planning application has been prepared for the site and therefore technical surveys and assessments have been carried out, detailed discussions have been held with the Council's officers and development in this location has been examined in more detail. Whilst the outline planning application is a few weeks away from submission, the majority of the surveys and assessments have now been undertaken and the development proposals are now largely fixed.
2. With regard to the highways and educational benefits proposed for the adjoining King Edmund School, these have now been discussed and agreed with the Headmaster, Mr Abel, and Mr Gammie at Essex County Council. In accordance with Core Strategy Policy CLT3, it is proposed that the planning application will also include a bus turning and drop-off area for the school and an area of land which will be reserved for future educational use. At this stage, the exact uses of this land is not known however the attached illustrative masterplan (ref: 010036/03) shows how this land could be configured. As currently shown, the area of land which has been identified as reserve land could accommodate two football pitches on the eastern parcel and the bus turning and the drop-off area on the western parcel and also new buildings in close proximity to existing school buildings, if required.
3. The technical surveys and assessments have revealed that there are no issues arising that should prevent planning permission from being granted. These reports have not been submitted to the Examination, however they can be provided if required.
4. The landscape and visual impact of a development in the form proposed has now been assessed. This has revealed that although the area of countryside is within the Green Belt, its intrinsic value and sensitivity of the landscape is low. The land parcel to the south of Brays Lane is well enclosed and has little relationship with the outlying countryside. The southern third of the northern parcel also has no publicly appreciable relationship or visual link to the outlying countryside and development here would not affect the character and the openness of the remaining Green Belt land. To the north the field adjoins houses in Canewdon View Road although the site does have some visual link with the Green Belt to the north east, however influences are highly limited and development would not bring significant changes to the scene that cannot be mitigated. It is also possible that good design of the development edge could result in an enhanced urban edge.
5. With regard to the quantum of development that can be accommodated in East Ashingdon during the period up to 2015, it is submitted that this should be increased

to 150 units. This will make a greater contribution towards housing requirements and also results in a more viable scheme given the high level of costs, to meet the requirements of Appendix H1, relative to the level of development and potential returns. As identified above, the increased number of dwellings proposed has been tested and found to be acceptable. Furthermore, the respondent is not confident that all of the housing sites that have been identified as broad locations in the Core Strategy are deliverable, in particular the allocation at Stambridge Mills to accommodate 250 units.

6. Whilst we recognise that the exact location and quantum will be determined in the Allocations DPD, we consider that it would be consistent to amend the figure in the Core Strategy. Therefore the table in policy H2 should be amended to show 150 dwellings for East Ashingdon.
7. Given the detailed discussion with the school and Essex County Council, it is also suggested that Policy CLT3 is amended to state "up to 3 hectares of land should be reserved for the expansion of King Edmund Secondary School" as we understand that the school are satisfied that a 3ha parcel could accommodate both the proposed new access and also the reserve school land.
8. With regard to the two other sites falling under our clients control, our position remains unchanged. Support is given to the allocation of 500 dwellings at "South East Ashingdon", although as we stated in our representations, the phasing policy is unnecessary and overly restrictive and the site should be able to come forward earlier. The land north of Doggetts Close has been overlooked and should be included as an allocation given our concerns regarding deliverability of other sites and the sustainability credentials of the site.