



Councillor John Mason

Representing the Hawkwell West Ward

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Member Correspondence

Date: 1 August 2013

I am submitting this **Hearing Statement** giving evidence on a new matter which has arisen since my original representations were submitted.

The Inspector has already acknowledged publicly that the Council have undergone a long process and identified the sites. If the examination process finds the plans to be sound no other sites will be looked at. The sites already identified should be concentrated on.

The Inspector has also stated that the key focus is sites that have already been proposed in the Plan. If these are found to be sound other sites will not be looked at although representatives may raise alternatives.

In the case of SER4 planning permission for net 175 has been granted and this is in construction delivering 35% Affordable Housing (61).

No other or additional Allocation is required under SER4.

The 5% referred to by the Council is to allow some flexibility on the quantum allocations which is unnecessary as net 175 is agreed by planning permission approval and it is in construction.

It is not an add on of 5% for allocation of another site or sites to SER4.

I understand that in respect of **Land Rear Of 14 Main Road Hawkwell Essex** and the Rural Settlement Area of Hawkwell West Ward (Hawkwell South in the Core Strategy) that a representation has been made to you in respect of additional allocations of land for residential development.

The Land Rear Of 14 Main Road has a significant number of trees which in my opinion continue the habitat corridor retained as part of the development already in construction in SER4.

I oppose any re-designation of such land from MGB to residential and associated MGB Boundary changes.

Whilst Main Road itself would also form a defensible MGB boundary, forming such a boundary for Land Rear Of 14 Main Road alone would not allow a defensible MGB

to the west and east of No. 14, making the neighbouring sites within the MGB vulnerable to future development. It is not considered that a defensible MGB boundary would be formed to all boundaries.

RSA Rural Settlement Area

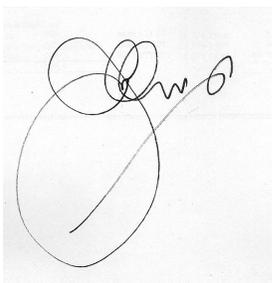
The rear boundaries of properties within Main Road is considered to represent a defensible MGB boundary.

It should be noted that it is considered that the proposal to re-designate the RSA as residential would also have a detrimental impact upon the openness and character of the MGB creating a more urbanised effect in an area that is only previously developed at the margin by ribbon housing and with some low level agricultural greenhouse structures.

In addition to this, and with regards to the release of land from the MGB, Policy H2 of the Core Strategy requires any residential development within the general locations to be comprehensively planned including the infrastructure requirements at Appendix H1 of the Core Strategy. In addition, affordable housing is an important consideration. The allocation of Land Rear Of 14 Main Road and the RSA would not provide any affordable housing. The Council's five year housing supply has been produced in a strategic manner to ensure that contributions to infrastructure, services and affordable housing are also made as part of larger schemes to ensure developments are sustainable. The piecemeal development proposed of the RSA would not provide all of these requirements. Collectively, if other piecemeal sites such as this were permitted throughout the district in an attempt to meet the Council's housing needs then the much needed infrastructure and service improvements that should come with such an increase in housing would not occur and therefore collectively would not form a sustainable pattern of development.

The Inspector is respectfully asked to reject this representation for allocation of Land Rear Of 14 Main Road and the RSA as residential.

Sincerely

A handwritten signature in black ink, appearing to read 'John Mason', written over a light grey rectangular background.

Councillor John Mason BSc FLS ACIB