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CANEDDON PARISH  
COUNCIL

**Formal reply to RDC ref the allocation plan for 60 new dwellings in the village of Canewdon**

Dear Rochford District Council Planning officers.

Thank you for your recent presentation at the village hall on 20<sup>th</sup> April 2010 where you outlined the proposals for the allocation plan for sixty new dwelling in the village of Canewdon. The Canewdon Parish council has the following comments to make re these proposals.

After seeing the publication of documents for the Allocations development plan, The CPC decided to hold an extraordinary meeting on 20<sup>th</sup> April 2010 & invited members of the RDC planning committee to present their plans to the parishioners of the village for the four proposed sites for development of green belt land to accommodate 60 new dwellings. During the meeting it was very clear that some parishioners had very strong negative feelings towards any plans for development on the green belt, & the CPC agrees with this.

Firstly the Canewdon Parish council would like to make it clear that it has already consulted it's parishioners during a recent parish plan & village survey (February 2010) with regard to what parishioners thoughts were as to whether the village could accommodate any new houses. The result of this survey showed us that.

- 73% replied that no new houses were needed in Canewdon.
- 79% of parishioners also replied that more houses in Canewdon would spoil the environment.

The position of the CPC is that we would strongly object to the development of green belt in the village, for reasons as follows.

- The village is almost unique within the RDC borough in that it is a stand alone community
- It is located within an open rural setting surrounded by green belt productive agricultural land.
- There are natural boundaries to the village by way of the access roads from three directions, & on approaching the village you are presented with a pleasant open rural view.
- Any development of the green belt would spoil this view, not only for those whose enjoyment of the countryside will be spoilt by new houses being built obscuring their view, but also for those who enjoy the village for recreational purposes.

Having considered the options proposed & presented by RDC in the allocation plan and if this development is to be forced upon the parish, we have chosen site SC1 as the most suitable, for reasons as follows.

- The site makes it easily defensible from further development of the green belt as there are natural boundaries to three sides by means of highways, an ancient hedgerow and a ditch border,
- (A condition would be the development of a natural recreational land barrier to the south to prevent further future expansion into the green belt.)
- The site is located to the South East of the village & is better supported in terms of access by highway.
- The site is big enough to accommodate the building of 60 dwellings in a manner where density would not present a sprawl.

We would also request the following points to be taken into consideration.

1. To meet the needs of the community, all new housing should include a suitable mix of 1 & 2 bedroom houses/bungalows to enable parishioners to buy a house to downsize, & also to

enable first time buyers the opportunity to live in the village where they may have grown up & now want to purchase their own living accommodation.

2. Affordable properties with some part rent, & part mortgage.
3. All dwellings to have designs which are sympathetic to the rural environment.
4. Properties to be offered to parishioners firstly & then to people from other areas.

Additionally the CPC would like to insist on the following conditions being met before planning consent is granted.

- Upgrade of existing primary school to allow for extra pupils.
- Secondary school catchment schools reviewed with provisions for free home/school transport
- Public transport links improved into Rochord, Hockley, Southend & Rayleigh.
- Promise of a recreational barrier between site SC1 & agricultural green belt
- Full survey & upgrade of existing sewage infrastructure (village already has regular sewage blockages)
- Full survey & upgrade of existing fresh water supply (village already has low water pressure)
- Full survey & upgrade of existing electricity supply (village suffers from low voltage & frequent power cuts in winter months)
- Full survey & upgrade of telecommunication facilities (the village is currently poorly supported by broadband & there is no cable network)
- Funding support for rebuild of the community village hall (the hall is currently too small for the village population & requires a new roof)
- Improvement of the junction at Canewdon road & Ashingdon road to include a mini roundabout to improve road safety & ease congestion when exiting the village at peak times of the day.
- 40 mph speed limits to be introduced along Lark Hill road & Scotts Hall road to improve road safety on entering the village.

Finally, there are also three other new site proposals from parishioners which the CPC support for further investigation by RDC planning officers.

1. Land from the south of the village pond, to the northern border of Gardiners Lane, this plot also boundaries the Canewdon School playing field & the village allotments on the West & to the East is a ditch border to Farm land.
2. Land located to the East of the village hall, which is bordered on the south by Lambourne Hall road & Pylon Cottages to the East.
3. Land to the East of Rosemount in Anchor Lane & to the south of Anchor Lane, adjacent to the junction of Gardiners Lane and East across to the field where the public footpath Number.....insert

Yours sincerely,

Nigel Wallace,

Chairman of Canewdon Parish Council.