

CANEWDON PARISH COUNCIL



Clerk to the CPC: Mrs Kelly Holland
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Kerry Freeman
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Dear Ms Freeman,

Allocations Plan Examination Hearings

Please find below the views of the Parish Council in response to the questions posed by the inspector in relation to the above document.

- (i) *Have the consultation procedures undertaken been adequate and in compliance with the Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012?*

The Parish Council was formally consulted on the Allocations Development Plan Document: Discussion and Consultation in 2010 and then the Allocations Submission Document in 2013.

We do not recall having been asked how our representations were to be made. We did not formally receive the letter dated 2nd May 2013 and our enquiries have led to Rochford District Council saying that we had previously advised that we would make written representations only. A resident contacted the Parish Council regarding the letter and the Parish Council then decided that a representative should be sent to the Hearing.

The Parish Council originally expressed a preference for site SC1 "South Canewdon", partly because of the text included in the document written by the District Council, as this site was considered to have a defensible Green Belt boundary. The other suggested sites put forward did not.

Site SER7 is an amalgamation of part of site SC2 and part of site SC3 from the original Discussion and Consultation Document. The Parish Council were not aware of this until the Submission Document was issued.

- (ii) *Would development of Site SER7 conserve the heritage asset of St Nicholas Church in a manner appropriate to its significance? How could this be achieved by design?*

No, St Nicholas' Church is a Grade II * Listed Building in a Conservation Area, surrounded by open fields and trees with the land rising towards the Church. This creates a very attractive foreground to the Church. Any development on the land east and west of Church Road would have a considerable impact on the appearance and setting of the Church. The Church can be seen from both the west and the south when approaching Canewdon and can even be seen from Great Stambridge and as far as Fossetts Way in Southend on Sea.

Development of any kind would have a negative impact on the Church.

- (iii) *Is the allocation contrary to the Policy H2 of the Core Strategy which refers to "South Canewdon" whereas at least part of the site lies to the west?*

Yes. The terminology 'South Canewdon' and the text within the Allocations Development Plan Document: Discussion and Consultation did contribute to the Parish Council deciding to select site SC1 as its preferred option.

However, the Parish Council is not necessarily concerned with how the site is described, but is concerned that the amalgamation of sites and numbering of the sites has caused some confusion. Site SER7 is an amalgamation of two sites, as previously mentioned, and not one of the specific sites that was originally consulted on.

The term "South Canewdon" could be misleading in regard to Policy H2 of the Core Strategy, as it could be assumed that the document is still referring to site SC1.

- (iv) *If Site SER7 is found unsound, would Option SC1 (Representation 28760) be sound?*

Yes. The Parish Council has always stated its preference for Option SC1 and continues to do so. The village sign is set at the junction of Lark Hill Road and Church Road welcoming visitors into Canewdon, with the housing commencing a few metres into the village. It is considered that development on the south side of Anchor Lane would be a better option in terms of protecting the views of the Church. Indeed, south east corner of the junction of Anchor Lane and Scotts Hall Road could be particularly sensitively developed to ensure such view is protected and to ensure an attractive entrance to the village.

Please note that Cllr. Lynne Van Houten shall be attending and speaking at the hearing on 4th September 2013 representing the Parish Council.

I would be grateful if these comments could be submitted to the inspector.

Thank you in anticipation of your assistance in this matter.

Yours sincerely,



Mrs Kelly Holland
Clerk to Canewdon Parish Council