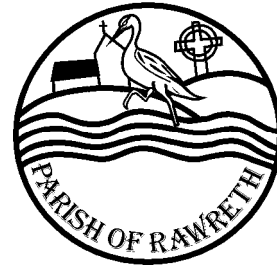


RAWRETH PARISH COUNCIL

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Ms Laura Graham
C/O Lissa Higby
Programme Officer
Rochford District Council
South Street
Rochford
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18th April 2011

Dear Ms Graham

“Planning For Growth” new Government Policy

Thank you for the opportunity to comment on “Planning for Growth” and other budget announcements.

Rawreth Parish Council have previously stated that they consider the Rochford District Council Core Strategy to be unsound and having read the documents made available to them for comment, standby that statement and now consider the Core Strategy even more unsound in light of the requirements of “Planning For Growth” . The Rochford District Council Core Strategy was not designed in consideration of the special direction now given by the Government and equally was not produced with the new policy in mind.

Rawreth Parish Council believe that Rochford District Council have not done enough work on the locations within the Core Strategy therefore under the new ordered presumption to say “yes” to development Rochford District Council will not have the benefit of full planning applications as a backstop therefore rendering the Core Strategy even more flawed.

In addition Rochford District Council have not in the opinion of Rawreth Parish Council sufficiently considered the overall infrastructure and sustainability across the district sufficiently. Rawreth Parish Council still do not believe a comprehensive assessment on highway impact in terms of all the proposed developments has taken place, in particular the cumulative effect that all the developments will have on the present highways. This is of grave concern as new proposals will allow local authorities to reconsider at developers request existing 106 agreements that currently render schemes unviable and where possible modify those obligations to allow developments to proceed. If comprehensive assessments have not already taken place how can these new polices be implemented without a devastating affect on the district.

Further more Rawreth Parish Council believe that Rochford District Council will not have considered within the Core Strategy the call for neighbouring authorities to work together to ensure that needs and opportunities that extend beyond or cannot be met within their own boundaries are identified and accommodated in a sustainable way. If neighbouring districts have an influence on adjoining districts then full consideration of infrastructure across other districts in addition to Rochford should have been taken into account, in the opinion of Rawreth Parish Council the Core Strategy is unsound as Rochford District Council have failed to sufficiently consider the overall infrastructure and sustainability across neighbouring districts.

Rawreth Parish Council have always believed that an objective assessment in planning terms of reasonable alternatives to the locations put forward in the Core Strategy has not been undertaken. In particular 550 of the proposed houses allocation for the Parish of Rawreth will be built on Greenbelt, high grade agricultural land. Given the contents of the "Planning For Growth" policy this further renders the Core Strategy unsound as there should be "localised choice about the use of previously developed land whilst retaining existing controls on greenbelt land". In all the submissions put forward by Rawreth Parish Council, alternative smaller brownfield sites have been suggested and put forward with the agreement of the land owners and neighbours, this coincides with the "Planning For Growth" policy as it is stated that Neighbourhood Development Orders will become effective giving neighbourhoods the opportunity to put forward plans for development and shape development, however Rochford District Council has not given due consideration to these alternative sites, preferring to use Greenbelt land to enable mass development. Again this renders the Core Strategy unsound.

The "Planning For Growth" policy has raised several issues which are significant and new material considerations in the planning system which have not been addressed in the Rochford District Council Core Strategy and therefore renders it unsound.

Yours sincerely

Mrs Hayley Bloomfield
Clerk to Rawreth Parish Council