

REP NO: 26069



# Rochford District Council Core Strategy Submission – Schedule of Changes

## Representation Form

Name of the DPD to which this representation relates:

Core Strategy Submission –  
Schedule of Changes

Please return to Rochford District Council by 5.00 pm on Tuesday 30 November 2010

Post: Core Strategy Consultation, Rochford District Council, Council Offices, South Street,  
Rochford, Essex, SS4 1BW

Email: [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk)

Fax: 01702 318181

This form has two parts:

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

### Part A

#### 1 Personal Details\*

#### 2 Agent's Details (if applicable)

*\*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

Title	<input type="text"/>	<input type="text"/>
First Name	<input type="text"/>	<input type="text"/>
Last Name	<input type="text"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Line 2	<input type="text"/>	<input type="text"/>
Line 3	<input type="text"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
Email Address (where relevant)	<input type="text"/>	<input type="text"/>

**Part B – Please use a separate sheet for each representation**

3. To which part of the Schedule of changes does this representation relate?

Page  Policy/  
Paragraph

4. Do you consider the Schedule of Changes to the DPD would render the Core Strategy:

4(1) Legally compliant Yes  No

4(2) Sound Yes  No

If you have entered No to 4(2), please continue to Q5. In all other circumstances, please go to Q6.

5 Do you consider the Schedule of Changes to the DPD would render the Core Strategy *unsound* because it is *not*:

(1) Justified

(2) Effective

(3) Consistent with national policy

6 Please give details of why you consider the Schedule of Changes to the DPD is not legally compliant or is unsound. Please be as precise as possible.  
If you wish to support the legal compliance or soundness of the DPD, please also use this box to set out your comments.

SEE MY EMAILS OF THE 20TH OCTOBER 2010  
AND THE 22ND OCTOBER 2010  
TO ROCHEFORD DISTRICT COUNCIL (PLANNING POLICY)

(Continue on a separate sheet if necessary)

7 Please set out what change(s) you consider necessary to make the Schedule of Changes to the DPD legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the DPD legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

SEE MY EMAILS OF THE 20TH OCTOBER 2010  
AND THE 22ND OCTOBER 2010  
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(Continue on a separate sheet if necessary)

**Please note**

Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

**8 If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination?**

- No, I do not wish to participate at the oral examination
- Yes, I wish to participate at the oral examination

**9 If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:**

I AM A SOLICITOR-ADVOCATE WELL VERSED IN COURT PROCEDURE INVOLVING ORALEXAMINATION. IT WOULD GIVE ME AN OPPORTUNITY TO EMPHASISE AND AMPLIFY MY REPRESENTATIONS SEEKING CHANGE

**Please note**

- If you wish to make representations to the Schedule of Changes Consultation please do so online at <http://rochford.jdi-consult.net/ldf/> if possible. This is due to environmental concern (unnecessary paper production), the costs involved and Government encouragement to use electronic communication where possible. Submitting your representations online will also help us to capture your views in the most efficient way, will provide you with instant confirmation that your comments have received, reduce costs to the public, and is more environmentally friendly than submitting paper responses.

- All representations made should only relate to the Schedule of Changes or supporting documents. All other representations previously made to the Submission Consultation remain valid and have been submitted to the Inspector.

- Representations cannot be treated as confidential and will be published.

- The Council reserves the right to discount any comments which are offensive and/or racially discriminatory.

- The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature: 

Date: 22/10/10

REP No: 26070

23rd October 2010

Mr. S. Hollingworth,  
Rochford District Council

Dear Sir,

Rochford District Core Strategy Document

Many thanks for your letter of the 18th October and I appreciate you keeping me informed.

I have now studied the above document at Rayleigh Library and would make the following comments.

I am pleased to learn that fewer ...

.../a

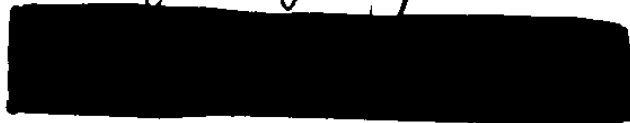
2

dwellings are to be built as this was a worry to me bearing in mind the impact on infrastructure. The 'plan, monitor, manage' approach is an excellent idea, as is obviously targeting brownfield sites initially.

However, the revision of the Green Belt boundary is of concern and I would very much appreciate it if you could keep me informed when the new boundaries have been decided upon. I would also like to know what Gypsy and Traveller sites are decided upon.

I look forward to hearing from you on these two points.

Yours faithfully,



REP No: 26071

[REDACTED]

Samuel Hollingworth  
Planning Policy Team Leader  
Rochford District Council  
Council Offices  
South Street  
Rochford  
Essex SS4 1BW

25th October 2010

Dear Samuel

**RE: CORE STRATEGY - SOUTH WEST HULLBRIDGE**

Thank you for your letter of 18th October 2010 and your email notification of the proposed changes to the Core Strategy. Having perused the proposed changes we would really appreciate some clarification and guidance, important to us as a Land Trust, prior to making representational comments on the changes as requested.

Points for clarification

- 1.** We refer to Councillor Lucas-Gill's press statement which aptly highlighted the current, acute deficit of available land for affordable housing (see copy attached).
- 2.** Councillor Hudson, Portfolio Holder for the Core Strategy has stated that the total allocation of greenbelt land for the next twenty years will only be one percent of the nine tenths Green Belt land within the Rochford District. It has also been stated that the drainage and triple road junction of Lower Road, Watery Lane and Hullbridge Road currently needs redesigning, in conjunction with the proposed new development. Under the proposed changes it appears that these much needed improvements have been deferred until 2026-2031.

Acknowledging the years of planning and consultation work, we consider it is only reasonable and fair that the Council should more clearly identify the actual sites in this locality, selected from the Preferred Options for future development, before compromising our Trust to possible unnecessary time consuming representations.

**Contd**

[REDACTED]

[REDACTED]

With all due respect, we would appreciate hearing your considered response regarding the above somewhat misleading and contradictory statements.

We look forward to hearing from you. Please note our new Email address if preferred. \*

[REDACTED]

Encl.

# Council 'shock' as association fails to build any new homes

By JOHN GEOGHEGAN  
john.geoghegan@nqe.com

A HOUSING provider has built no new affordable homes in Rochford district, despite promising to provide 50 a year since 2007.

Rochford District Council's review committee heard the revelation at a meeting, where councillors expressed their disappointment at the findings.

They criticised members of Rochford Housing Association, part of the national housing provider the Sanctuary Group, for failing to meet the promised targets for affordable housing.

The association's aim was to provide at least 50 new affordable homes each year, mostly ones with low rents, but also properties which are cheap to buy.

But councillors heard no new homes had been provided for the past two-and-a-half years and just two planning applications had been submitted for a total of 12 homes.

The council transferred its housing stock, with almost 2,000 tenants, to Rochford Housing Association in Decem-

**It vowed to provide 50 properties a year**  
**Group blames lack of grants and land**

ber 2006 after 80 per cent of tenants voted in favour of the move.

Rowan Kirk, director of development services of the Sanctuary Group, said: "We are disappointed we haven't delivered the 50 homes per year. We are behind target on that."

"We are absolutely committed as a group to deliver more affordable housing."

"We clearly haven't made significant progress in Rochford in the past two-and-a-half years, partly because of the downturn in the market and land in Rochford is difficult to come by."

Mr Kirk also blamed a lack of funding from the Government's Homes and Communities Agency, adding: "This is the key issue. Funding is getting tighter."

"We have the skills, the money and the resources in place."

"We understand your con-

cerns and share your disappointment."

However, councillor Gillian Lucas-Gill (Con, Rochford) said: "You are 125 homes down already. Our main worry is if you are relying on a big housing development, we could be waiting forever."

"I want you to be aware of how very concerned we are this just isn't happening."

She asked why the association could not build on garage sites it owns.

She said: "No one is expecting you to come up with a site and build 50 houses, but our concern is you are doing nothing we can see."

"If you take a garage site, then at least it's a start."

Mr Kirk said the association had looked at garage sites, but they were not "technically deliverable".

**Our worry is if you are relying on a big housing development, we could be waiting forever**



o Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

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### **Core Strategy Consultation Oct/Nov 2010**

We wish to register the following objections and comments regarding the above document:

1. The Core Strategy is unsound because proposals to build on the Green Belt have not been properly evaluated and are contrary to government policy. There is no sufficient justification for this variance from government policy.
  - Para 4.23 of the published Core Strategy states that the Council will prioritise the redevelopment of brownfield sites to minimise green belt release. This is still not the case in the amended proposals under consultation, which results in 67% of new dwellings being sited on greenbelt land and any windfall sites will be too late to save green belt that has already been built on.
  - The older component of our population is said in the Council Paper to be a block on the release of "previously owned homes" and yet the Council has no proposals to release the blockage by requiring the provision of smaller homes in developments like Coachman's Court (Rochford, Sheltered/wardened Flats for over 55's). If this were part of the Core Strategy then much less green belt would need to be released.
  - The two proposed new industrial sites will also be on Green Belt land.
  - There is no actual evidence that the Council has undertaken a comprehensive and detailed (in planning terms) comparative assessment of the impact of the CS Locations, in that they are identified for places of housing growth, in terms of the impact on green belt, the effect on the landscape and highways. Were the alternatives put forward under the "Call for Sites" properly evaluated and evidenced?
2. No justification or consultation regarding how the proposed total of 3,800 new homes has been calculated. The council turned down a motion from two members in this regard.
  - There is now no proposed development proposed for Rayleigh over the first 15 years yet, according to the published Core Strategy (para 2.38 page 30), the greatest demand for housing is in Rayleigh at 44.4% of the District's total. There is something wrong here.
  - Have the alternatives been properly evaluated and evidenced?

This lack of consultation and inconsistency means the proposals are unsound.
3. Lack of appropriate infrastructure and distributed approach negates economies of scale. Existing 'back of a fag packet' [RDC/ECC quote] estimates of £50-75M are unsubstantiated (and could increase) but still equate to £14/21K standard charges per dwelling. Is this viable, particularly for "Affordable Housing" and the plan sustainable?
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  - There is no evidence that the consolidated impact of all the various developments on highways has been assessed.
  - Proposed phasing will focus initial developments in the centre of the district (Hockley/Ashingdon/Hawkwell/Rochford) but delay access road improvements in West of district until end of programme resulting in road chaos for years.
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5. The Core Strategy only takes into account Flood risk identified by the Environmental Agency which is fluvial based (tidal) and does not take into account Surface Water flooding risk. This is despite the fact that majority of flooding in the area has been caused by the latter and a combination of both.

- Aviva Insurance were not content with the Environmental Agencies evaluation they conducted their own that included Surface Water and number of claims for an area. This was because flooding was and still is a major concern to their revenue stream so they needed to identify properly all types of flooding risks.
- An additional point that is not captured by either the Environmental Agency or Aviva is there is no need to report flooding occurring regularly in a field, only local people know about this. It is wrong for the Core Strategy to only consider Flovial flood risk.

The Core Strategy is therefore unsound.

6. Gypsy sites - the proposals provide for 14 pitches by 2014 but no indication is given of where these should be sited. This issue has caused a lot of concern to many residents who favour a single, manageable site in a location with good road access and all appropriate services and the proposals are unsound and, probably, unsustainable.
  - Gypsy/Traveller sites must be positioned in locations that have the best access to transport links and services. It is essential that any gypsy/traveller site developments are matched by appropriate infrastructure such as established road networks, water / gas / electric supply, mains sewerage, access for refuse / recycling collection, and access to healthcare and schools.
  - The choice of a suitable site(s) must ensure that such communities can be appropriately integrated, and promote the right level of community cohesion for these people. Inappropriate location of Gypsies and Travellers would not bring about desired cohesion, and if a poor choice is made by the Council this could lead to exactly the opposite and disharmonious relationships between communities and the local community would transpire.
  - In the light of the above, and in line with previous recommendations, if it is decided that Gypsies and Travellers must be accommodated on 'official' sites, then such sites are best suited to the west of the district. Any loss of countryside, greenbelt and open spaces in and around Hockley is considered unacceptable when there are known alternative locations that would be better suit mutual Council and Traveller needs.
7. The last consultation on the DPD Allocations was in April and is believed to have 'attracted' a record level of responses but has not even been considered by the council 6 months later. This reflects the generally inadequate consultation during the entire process and means the Core Strategy is undemocratic and consequently the proposals are unsound.

Signed

Name

Address

Date .....23 October.....2010

Rep 26110

To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

(email: [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk))

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Signed

Name

Address

Date 22 / 10 .....2010

(NB Closing date: 5.00pm 30 November)

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  - In the light of the above, and in line with previous recommendations, if it is decided that Gypsies and Travellers must be accommodated on 'official' sites, then such sites are best suited to the west of the district. Any loss of countryside, greenbelt and open spaces in and around Hockley is considered unacceptable when there are known alternative locations that would be better suit mutual Council and Traveller needs.
7. The last consultation on the DPD Allocations was in April and is believed to have 'attracted' a record level of responses but has not even been considered by the council 6 months later. This reflects the generally inadequate consultation during the entire process and means the Core Strategy is undemocratic and consequently the proposals are unsound.

Signed

Name

Address

Date 23.10.2010.....2010

(NB Closing date: 5.00pm 30 November)



To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

(email: [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk))

**Core Strategy Consultation Oct/Nov 2010**

I/we wish to register the following objections and comments regarding the above document:

1. The Core Strategy is unsound because proposals to build on the Green Belt have not been properly evaluated and are contrary to government policy. There is no sufficient justification for this variance from government policy.
  - Para 4.23 of the published Core Strategy states that the Council will prioritise the redevelopment of brownfield sites to *minimise green belt release*. This is still not the case in the amended proposals under consultation, which results in 67% of new dwellings being sited on greenbelt land and any windfall sites will be too late to save green belt that has already been built on.
  - The older component of our population is said in the Council Paper to be a block on the release of "previously owned homes" and yet the Council has no proposals to release the blockage by requiring the provision of smaller homes in developments like Coachman's Court (Rochford, Sheltered/wardened Flats for over 55's). If this were part of the Core Strategy then much less green belt would need to be released.
  - The two proposed new industrial sites will also be on Green Belt land.
  - There is no actual evidence that the Council has undertaken a comprehensive and detailed (in planning terms) comparative assessment of the impact of the CS Locations, in that they are identified for places of housing growth, in terms of the impact on green belt, the effect on the landscape and highways. Were the alternatives put forward under the "Call for Sites" properly evaluated and evidenced?
2. No justification or consultation regarding how the proposed total of 3,800 new homes has been calculated. The council turned down a motion from two members in this regard.
  - There is now no proposed development proposed for Rayleigh over the first 15 years yet, according to the published Core Strategy (para 2.38 page 30), the greatest demand for housing is in Rayleigh at 44.4% of the District's total. There is something wrong here.
  - Have the alternatives been properly evaluated and evidenced?This lack of consultation and inconsistency means the proposals are unsound.
3. Lack of appropriate infrastructure and distributed approach negates economies of scale. Existing 'back of a fag packet' [RDC/ECC quote] estimates of £50-75M are unsubstantiated (and could increase) but still equate to £14/21K standard charges per dwelling. Is this viable, particularly for "Affordable Housing" and the plan sustainable?
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  - Proposed phasing will focus initial developments in the centre of the district (Hockley/Ashingdon/Hawkwell/Rochford) but delay access road improvements in West of district until end of programme resulting in road chaos for years.
  - No consideration appears to have been given to mapping highways improvements to the housing phasing. As with other environmental issues, the capacity of the highways network should be assessed formally with consideration of the cumulative effects of other developments. The highways plan is unsound and not sustainable.
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  - In the light of the above, and in line with previous recommendations, if it is decided that Gypsies and Travellers must be accommodated on 'official' sites, then such sites are best suited to the ~~west~~ <sup>EAST</sup> of the district. Any loss of countryside, greenbelt and open spaces in and around Hockley is considered unacceptable when there are known alternative locations that would be better suit mutual Council and Traveller needs.
7. The last consultation on the DPD Allocations was in April and is believed to have 'attracted' a record level of responses but has not even been considered by the council 6 months later. This reflects the generally inadequate consultation during the entire process and means the Core Strategy is undemocratic and consequently the proposals are unsound.

Signed

Name

Address

Date

...24/10/.....2010

(NB Closing date: 5.00pm 30 November)

To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW  
(email: [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk))

**Core Strategy Consultation Oct/Nov 2010**

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  - The older component of our population is said in the Council Paper to be a block on the release of "previously owned homes" and yet the Council has no proposals to release the blockage by requiring the provision of smaller homes in developments like Coachman's Court (Rochford, Sheltered/wardened Flats for over 55's). If this were part of the Core Strategy then much less green belt would need to be released.
  - The two proposed new industrial sites will also be on Green Belt land.
  - There is no actual evidence that the Council has undertaken a comprehensive and detailed (in planning terms) comparative assessment of the impact of the CS Locations, in that they are identified for places of housing growth, in terms of the impact on green belt, the effect on the landscape and highways. Were the alternatives put forward under the "Call for Sites" properly evaluated and evidenced? Is there sufficient justification for this variance from government policy?
2. No justification or consultation regarding how the proposed total of 3,800 new homes been calculated. The council turned down a motion from two members in this regard.
  - There is now no proposed development proposed for Rayleigh over the first 15 years yet, according to the published Core Strategy (para 2.38 page 30), the greatest demand for housing is in Rayleigh at 44.4% of the District's total. There is something wrong here.
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Signed

Name

Address

Date 22/10/2010 ((NB Closing date: 5.00pm 30 November)

OBJECTIONS

Rep 26115

To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

(email: [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk))

**Core Strategy Consultation Oct/Nov 2010**

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Signed .....

Name

Address .....

Date ..... 23<sup>rd</sup> October 2010

(NB Closing date: 5.00pm 30 November)

Rep. 26116

B-78920

[REDACTED]

Dear Sir

I am writing about  
 the Future of Development  
 in Rockford District in my  
 opinion there should not  
 be any Development at all  
 in Rockford District, the  
 whole area is to congestive  
 now, I dread to think when  
 the other runway finished at  
 the airport, it will be more  
 congested than ever with  
 I was fully against it any  
 way,  
 Yours Truly

[REDACTED]

To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

26120

Rep 26120

I/we wish to register the following objections regarding the above consultation:

1. The Core Strategy is unsound because proposals to build on the Green Belt have not been properly evaluated; are contrary to government policy and alternatives not evaluated. There is no justification for this variance from government policy.
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Cont'd



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Signed

Name

Address

Date



.....  
To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

10/11/2010  
Rep 26121

I/we wish to register the following objections regarding the above consultation:

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Cont'd

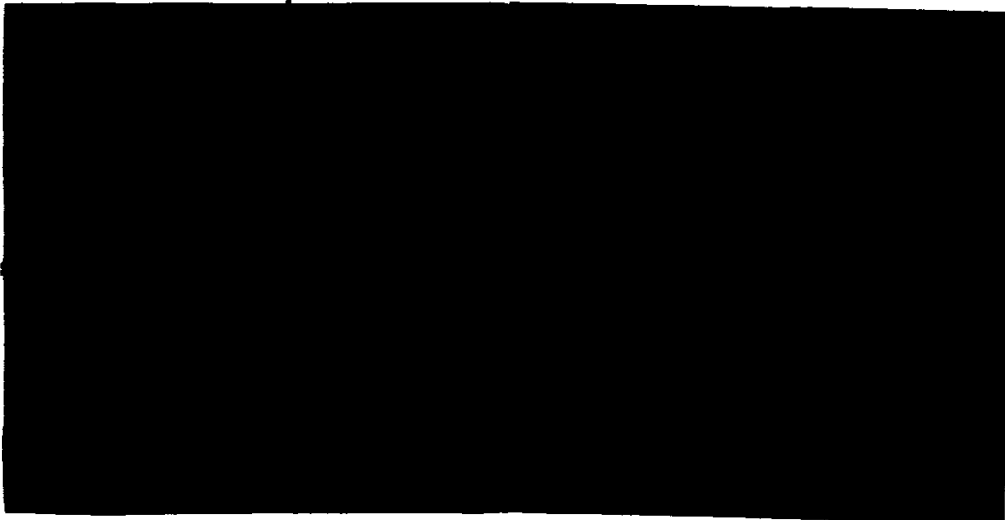
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Signed

Name

Address

Date



B-79120

To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

REP NO: 26122

I/we wish to register the following objections regarding the above consultation:

1. The Core Strategy is unsound because proposals to build on the Green Belt have not been properly evaluated; are contrary to government policy and alternatives not evaluated. There is no justification for this variance from government policy.
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5. The Core Strategy only takes into account Flood risk identified by the Enviromental Agency which is flivial based (tidal) and does not take into account Surface Water flooding risk. This is despite the fact that majority of flooding in the area has been caused by the latter or a combination of both. It is wrong for the Core Strategy to only consider Flovial flood risk. The Core Strategy is therefore unsound.

Cont'd

6. Gypsy sites - the proposals provide for 14 pitches by 2014 but no indication is given of where these should be sited. This issue has caused a lot of concern to many residents who favour a single, manageable site in a location with good road access and all appropriate services and the proposals are unsound and, probably, unsustainable.
  - Gypsy/Traveller sites must be positioned in locations that have the best access to transport links and services. It is essential that any gypsy/traveller site developments are matched by appropriate infrastructure such as established road networks, water / gas / electric supply, mains sewerage, access for refuse / recycling collection, and access to healthcare and schools.
  - The choice of a suitable site(s) must ensure that such communities can be appropriately integrated, and promote the right level of community cohesion for these people. Inappropriate location of Gypsies and Travellers would not bring about desired cohesion, and if a poor choice is made by the Council this could lead to exactly the opposite and disharmonious relationships between communities and the local community would transpire.
  - In the light of the above, and in line with previous recommendations, if it is decided that Gypsies and Travellers must be accommodated on 'official' sites, then such sites are best suited to the west of the district. Any loss of countryside, greenbelt and open spaces in and around Hockley is considered unacceptable when there are known alternative locations that would be better suit mutual Council and Traveller needs.
  
7. The last consultation on the DPD Allocations was in April and is believed to have 'attracted' a record level of responses but has not even been considered by the council 6 months later. Revised proposals have now been made on aspects covered by the DPD. Similarly, proposals for Hockley Village Centre have been repeatedly rejected but are still included. This reflects the generally inadequate consultation during the entire process and means the Core Strategy is undemocratic and consequently the proposals are unsound.

Signed

Name

Address

Date



To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

REP No 26123

I/we wish to register the following objections regarding the above consultation:

1. The Core Strategy is unsound because proposals to build on the Green Belt have not been properly evaluated; are contrary to government policy and alternatives not evaluated. There is no justification for this variance from government policy.
  - There is no evidence that the Council has undertaken a comprehensive and detailed (in planning terms) comparative assessment of the impact of the CS Locations. Were the alternatives put forward under the "Call for Sites" properly evaluated and evidenced?
  - Para 4.23 of the published Core Strategy states that the Council will prioritise the redevelopment of brownfield sites but the amended proposals still result in 67% of new dwellings being on greenbelt land (and any windfall sites will be too late to save green belt that has already been built on).
  - The two proposed new industrial sites will also be on Green Belt land.
  - The older component of our population is said by the Council to be a block on the release of "previously owned homes" but there are no proposals to release the blockage by requiring the provision of smaller homes in developments like Coachman's Court (Rochford, Sheltered/Wardened Flats for over 55's).
2. No justification or consultation regarding how the proposed total of 3,800 new homes has been calculated. The council turned down a motion from two members in this regard. This lack of consultation and inconsistency means the proposals are unsound.
  - There is now no proposed development proposed for Rayleigh over the first 15 years yet, according to the published Core Strategy (para 2.38 page 30), the greatest demand for housing is in Rayleigh at 44.4% of the District's total. There is something wrong here.
  - Have the alternatives been properly evaluated and evidenced?
3. Lack of appropriate infrastructure and the distributed approach negates economies of scale. Existing 'back of a fag packet' [RDC/ECC quote] estimates of £50-75M are unsubstantiated (and could increase) but still equate to £14/21K standard charges per dwelling. Is this viable, particularly for "Affordable Housing" and sustainable?
4. Development proposals for the first phase are concentrated in the centre of the district where the infrastructure, based on historical country lanes, cannot cope with existing traffic – there are a number of bottlenecks across this part of the District and being systemic in nature will not be improved by the relatively small improvements provided by the developments proposed.
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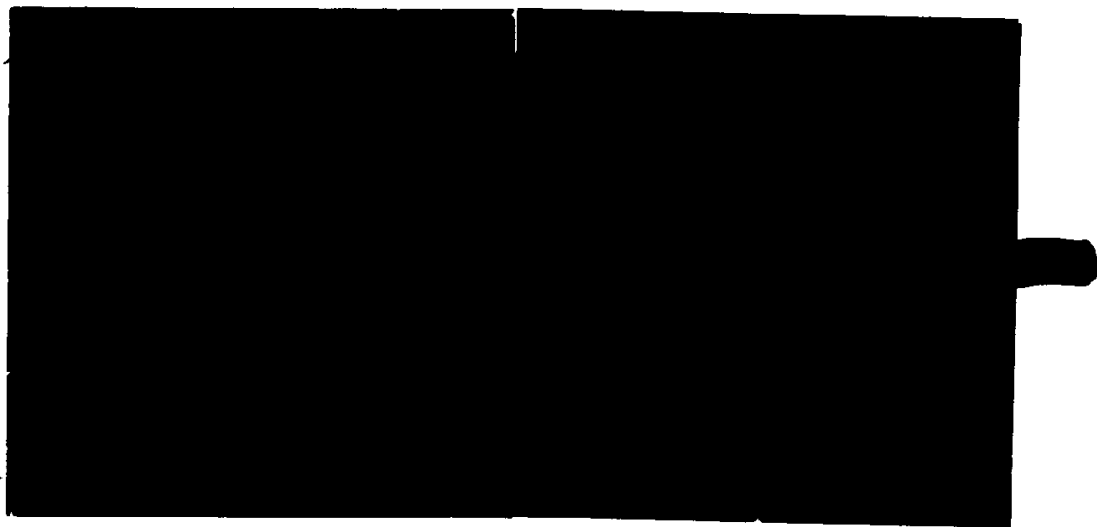
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Name

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Date



To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

Rep. 26124

I/we wish to register the following objections regarding the above consultation:

1. The Core Strategy is unsound because proposals to build on the Green Belt have not been properly evaluated; are contrary to government policy and alternatives not evaluated. There is no justification for this variance from government policy.
  - There is no evidence that the Council has undertaken a comprehensive and detailed (in planning terms) comparative assessment of the impact of the CS Locations. Were the alternatives put forward under the "Call for Sites" properly evaluated and evidenced?
  - Para 4.23 of the published Core Strategy states that the Council will prioritise the redevelopment of brownfield sites but the amended proposals still result in 67% of new dwellings being on greenbelt land (and any windfall sites will be too late to save green belt that has already been built on).
  - The two proposed new industrial sites will also be on Green Belt land.
  - The older component of our population is said by the Council to be a block on the release of "previously owned homes" but there are no proposals to release the blockage by requiring the provision of smaller homes in developments like Coachman's Court (Rochford, Sheltered/Wardened Flats for over 55's).
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  - There is now no proposed development proposed for Rayleigh over the first 15 years yet, according to the published Core Strategy (para 2.38 page 30), the greatest demand for housing is in Rayleigh at 44.4% of the District's total. There is something wrong here.
  - Have the alternatives been properly evaluated and evidenced?
3. Lack of appropriate infrastructure and the distributed approach negates economies of scale. Existing 'back of a fag packet' [RDC/ECC quote] estimates of £50-75M are unsubstantiated (and could increase) but still equate to £14/21K standard charges per dwelling. Is this viable, particularly for "Affordable Housing" and sustainable?
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Name

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Date .....2010



It is difficult to see in the Core Strategy the justification for the level of proposed housing there is no growth in the local population forecast except in the 65+ age group, but additional retirement homes are not planned. The new jobs are intended to be occupied by the local population. It is assumed that the main driver is the extra council tax needed to plug the imminent gap of falling reserves and rising costs. The Strategy does not comply with the Government's policy on reducing <sup>carbon</sup> emissions

REP NO: 26126

**Hockley & Hawkwell Residents Associations – suggested response to RDC Core Strategy Consultation Oct 2010** (NB Closing date: 5.00pm 30 November)

If you agree with our views (which are based on what you have told us), please complete and post this letter to:

.....

**To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW**

**Core Strategy Consultation Oct/Nov 2010**

I/we wish to register the following objections regarding the above consultation:

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Cont'd

[HRA Note: You can download a more detailed version of the above <http://www.hockleyresidents.co.uk/Other/>  
You can also input comments direct to the RDC system at <http://rochford.jdi-consult.net/ldf/> (its easier this time as only one comments box to enter) or you can e'mail a copy to [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk)]

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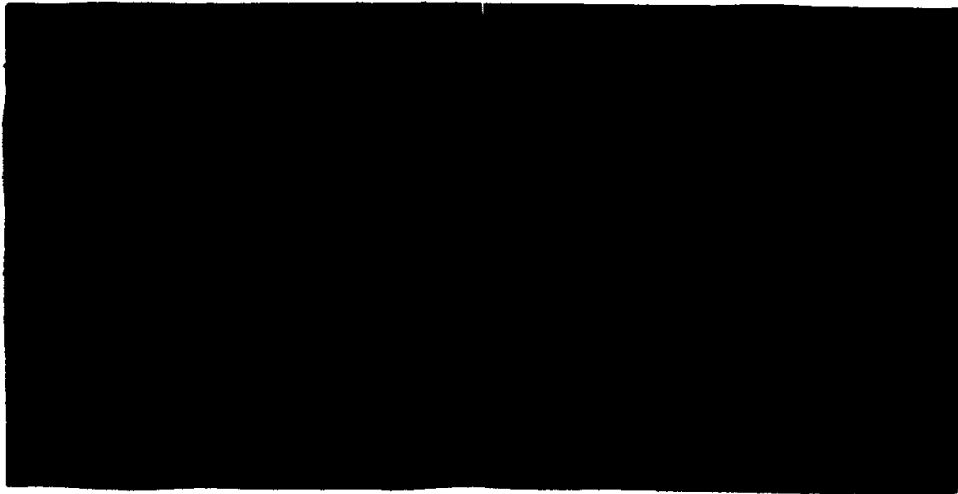
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Signed

Name

Address

Date



To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

B-79208

I/we wish to register the following objections regarding the above consultation:

REP No: 26127

1. The Core Strategy is unsound because proposals to build on the Green Belt have not been properly evaluated; are contrary to government policy and alternatives not evaluated. There is no justification for this variance from government policy.
  - There is no evidence that the Council has undertaken a comprehensive and detailed (in planning terms) comparative assessment of the impact of the CS Locations. Were the alternatives put forward under the "Call for Sites" properly evaluated and evidenced?
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**Core Strategy Consultation Oct/Nov 2010**

REP NO: 26128

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**Core Strategy Consultation Oct/Nov 2010**

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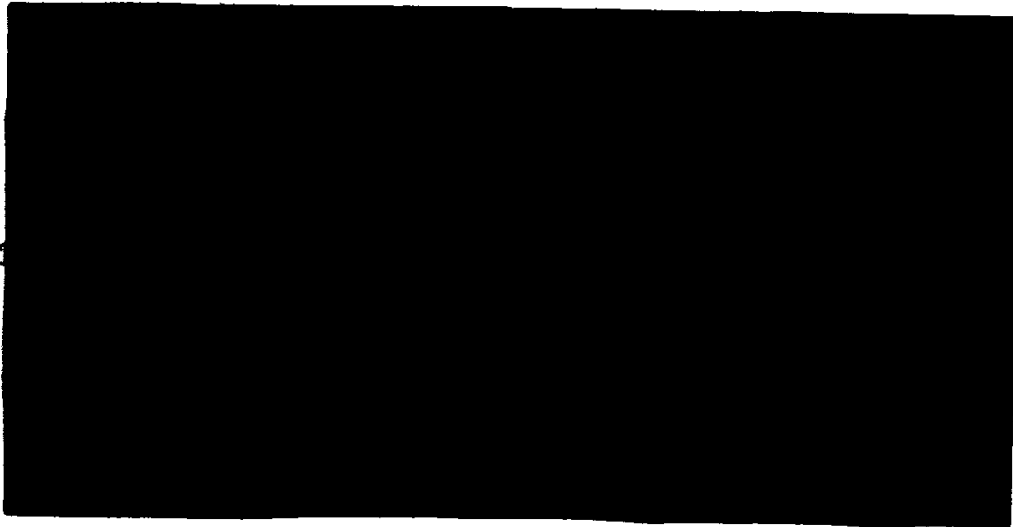
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Signed

Name

Address

Date



Rep 26130 and 26131

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
*27 October 2010*  
[REDACTED]

ROCHFORD DC.  
CHANGES TO CORE STRATEGY

SOUTH CANEWDON LOCATION .....SC3

Dear Sir

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This would then not require the green belt farm land to the west of Church Lane only the "BROWN" built on "GREEN BELT" land of Birch Lodge & Three Acres in Anchor Lane ,a 3.6 ACRE SITE which is joined to the existing built up area. of Canewdon.

The owners of Birch Lodge & Three Acres would be agreeable to any advance in the development of this site to help the Rochford DC meet the. need for new homes.

Yours Faithfully

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To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

B-79207  
Rep 26132

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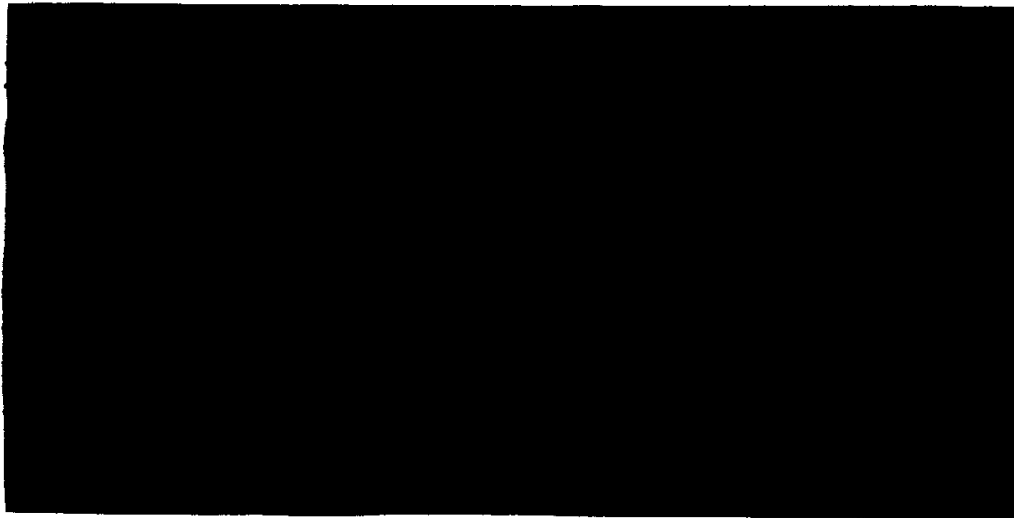
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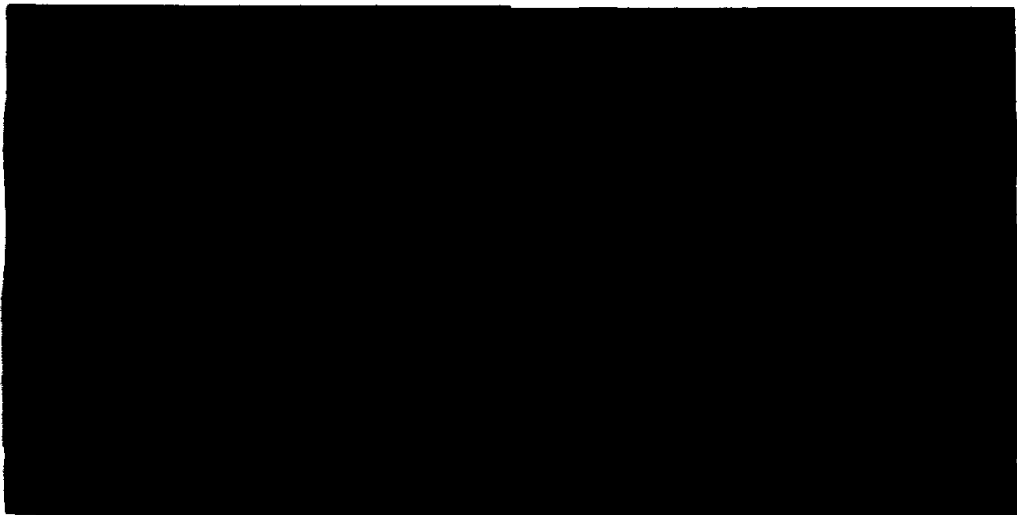
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Rep No. 26138

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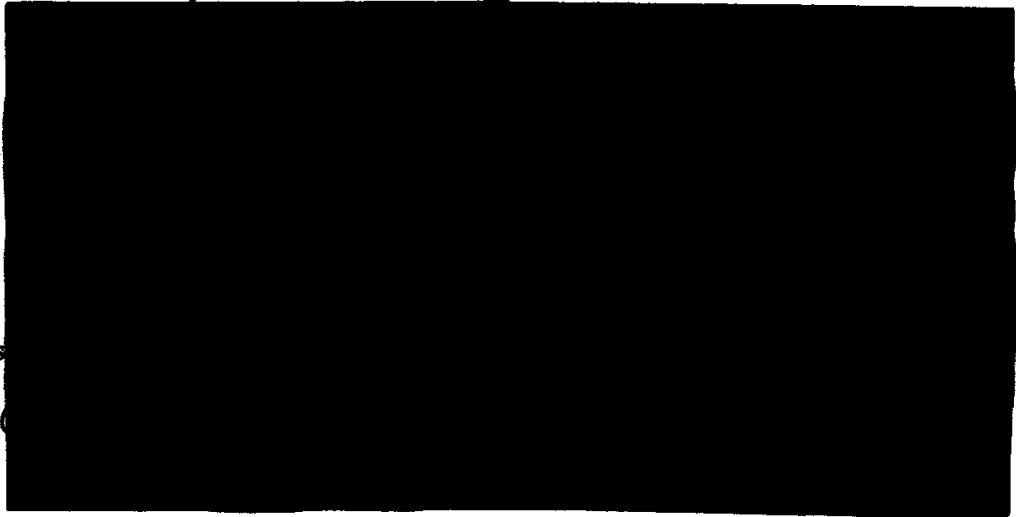
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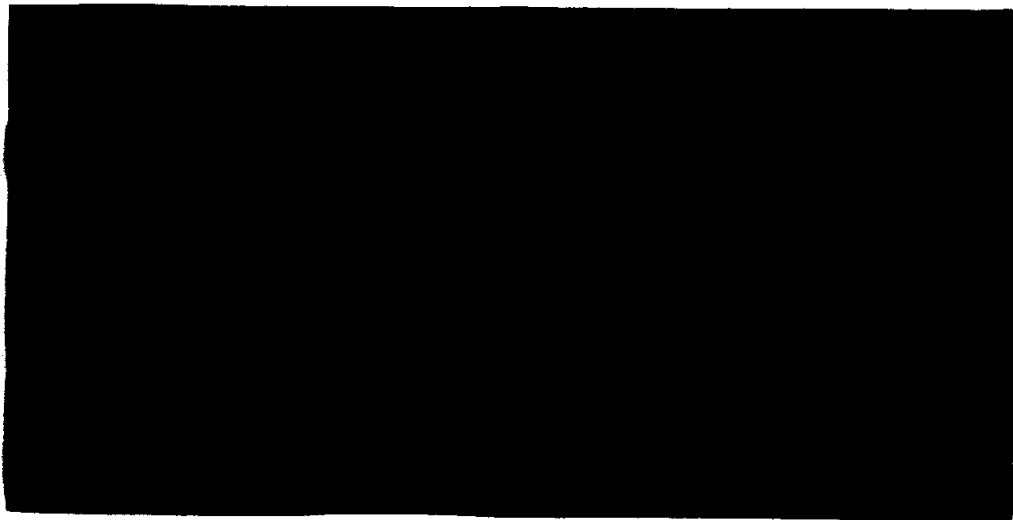
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  - There is no evidence that the Council has undertaken a comprehensive and detailed (in planning terms) comparative assessment of the impact of the CS Locations. Were the alternatives put forward under the "Call for Sites" properly evaluated and evidenced?
  - Para 4.23 of the published Core Strategy states that the Council will prioritise the redevelopment of brownfield sites but the amended proposals still result in 67% of new dwellings being on greenbelt land (and any windfall sites will be too late to save green belt that has already been built on).
  - The two proposed new industrial sites will also be on Green Belt land.
  - The older component of our population is said by the Council to be a block on the release of "previously owned homes" but there are no proposals to release the blockage by requiring the provision of smaller homes in developments like Coachman's Court (Rochford, Sheltered/Wardened Flats for over 55's).
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  - Have the alternatives been properly evaluated and evidenced?
3. Lack of appropriate infrastructure and the distributed approach negates economies of scale. Existing 'back of a fag packet' [RDC/ECC quote] estimates of £50-75M are unsubstantiated (and could increase) but still equate to £14/21K standard charges per dwelling. Is this viable, particularly for "Affordable Housing" and sustainable?
4. Development proposals for the first phase are concentrated in the centre of the district where the infrastructure, based on historical country lanes, cannot cope with existing traffic – there are a number of bottlenecks across this part of the District and being systemic in nature will not be improved by the relatively small improvements provided by the developments proposed.
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  - As with other environmental issues, the capacity of the highways network should be assessed formally with consideration of the cumulative effects of other developments.The highways plan is unsound and not sustainable.
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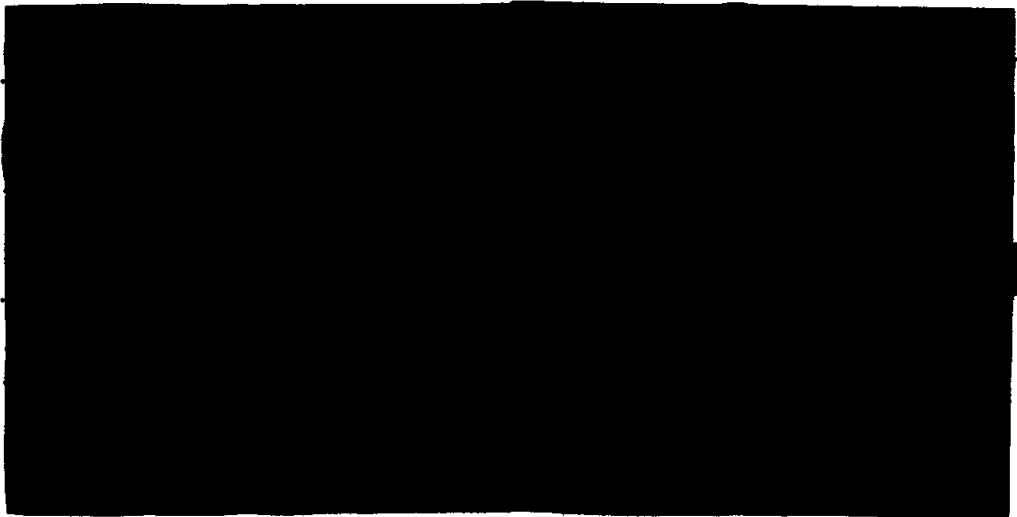
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Signed

Name

Address

Date



To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

Rep 26146

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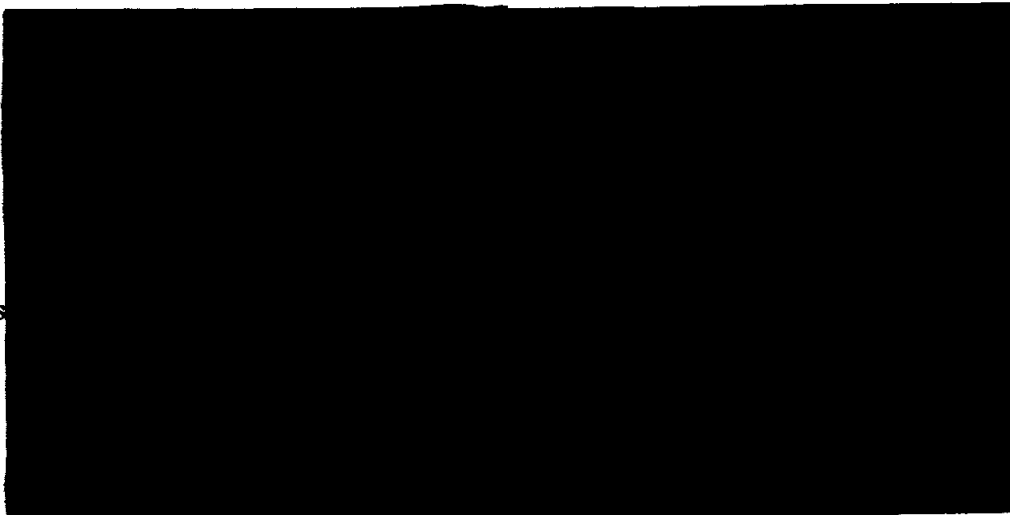
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Name

Address

Date



To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

Rep 26147

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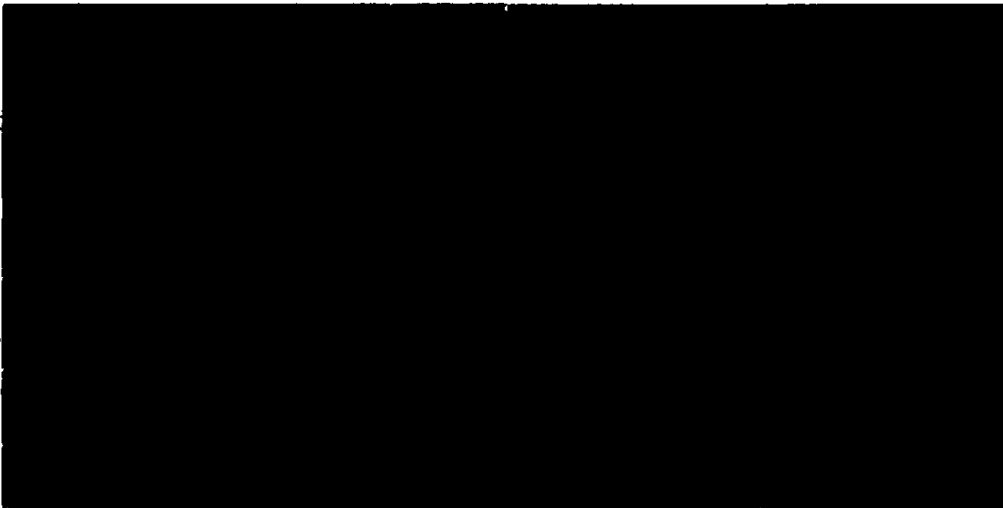
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Name

Address

Date



**Hockley & Hawkwell Residents Associations – suggested response to RDC Core Strategy Consultation Oct 2010** (NB Closing date: 5.00pm 30 November)

If you agree with our views (which are based on what you have told us), please complete and post this letter to:

.....

To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

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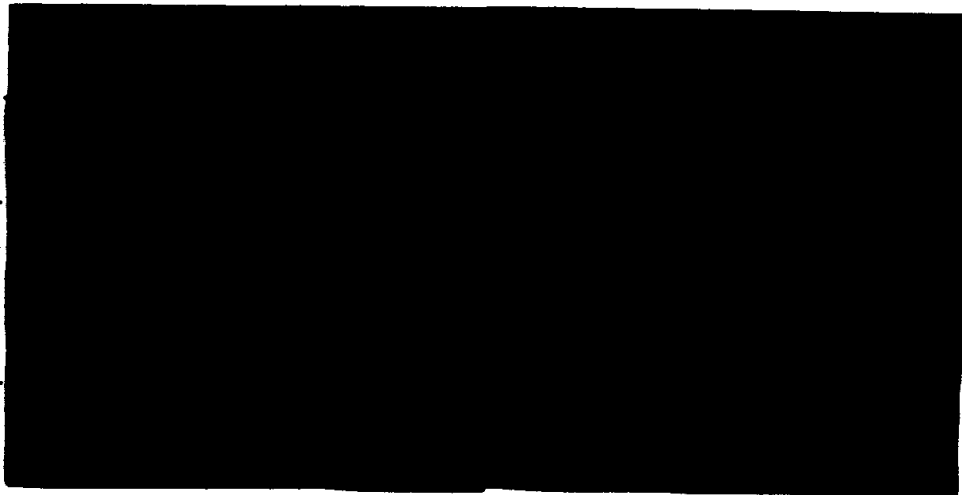
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Name .

Address .

Date .



To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

REP No: 26149<sup>B-79211</sup>

I/we wish to register the following objections regarding the above consultation:

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(NB Closing date: 5.00pm 30 November)

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**Core Strategy Consultation Oct/Nov 2010**

REP NO: 26150

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[Redacted signature and contact information]

*S/At the 2 views*

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.....  
To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

REP NO : 26151

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  - There is no evidence that the Council has undertaken a comprehensive and detailed (in planning terms) comparative assessment of the impact of the CS Locations. Were the alternatives put forward under the "Call for Sites" properly evaluated and evidenced?
  - Para 4.23 of the published Core Strategy states that the Council will prioritise the redevelopment of brownfield sites but the amended proposals still result in 67% of new dwellings being on greenbelt land (and any windfall sites will be too late to save green belt that has already been built on).
  - The two proposed new industrial sites will also be on Green Belt land.
  - The older component of our population is said by the Council to be a block on the release of "previously owned homes" but there are no proposals to release the blockage by requiring the provision of smaller homes in developments like Coachman's Court (Rochford, Sheltered/Wardened Flats for over 55's).
  
2. No justification or consultation regarding how the proposed total of 3,800 new homes has been calculated. The council turned down a motion from two members in this regard. This lack of consultation and inconsistency means the proposals are unsound.
  - There is now no proposed development proposed for Rayleigh over the first 15 years yet, according to the published Core Strategy (para 2.38 page 30), the greatest demand for housing is in Rayleigh at 44.4% of the District's total. There is something wrong here.
  - Have the alternatives been properly evaluated and evidenced?
  
3. Lack of appropriate infrastructure and the distributed approach negates economies of scale. Existing 'back of a fag packet' [RDC/ECC quote] estimates of £50-75M are unsubstantiated (and could increase) but still equate to £14/21K standard charges per dwelling. Is this viable, particularly for "Affordable Housing" and sustainable?
  
4. Development proposals for the first phase are concentrated in the centre of the district where the infrastructure, based on historical country lanes, cannot cope with existing traffic – there are a number of bottlenecks across this part of the District and being systemic in nature will not be improved by the relatively small improvements provided by the developments proposed.
  - There is no evidence that the consolidated impact of all the various developments on highways has been assessed and no consideration appears to have been given to mapping highways improvements to the housing phasing. Access road improvements in the West have been delayed until end of programme, resulting in road chaos for years.
  - As with other environmental issues, the capacity of the highways network should be assessed formally with consideration of the cumulative effects of other developments.The highways plan is unsound and not sustainable.
  
5. The Core Strategy only takes into account Flood risk identified by the Environmental Agency which is fluvial based (tidal) and does not take into account Surface Water flooding risk. This is despite the fact that majority of flooding in the area has been caused by the latter or a combination of both. It is wrong for the Core Strategy to only consider Fluvial flood risk. The Core Strategy is therefore unsound.

Cont'd



6. Gypsy sites - the proposals provide for 14 pitches by 2014 but no indication is given of where these should be sited. This issue has caused a lot of concern to many residents who favour a single, manageable site in a location with good road access and all appropriate services and the proposals are unsound and, probably, unsustainable.
- Gypsy/Traveller sites must be positioned in locations that have the best access to transport links and services. It is essential that any gypsy/traveller site developments are matched by appropriate infrastructure such as established road networks, water / gas / electric supply, mains sewerage, access for refuse / recycling collection, and access to healthcare and schools.
  - The choice of a suitable site(s) must ensure that such communities can be appropriately integrated, and promote the right level of community cohesion for these people. Inappropriate location of Gypsies and Travellers would not bring about desired cohesion, and if a poor choice is made by the Council this could lead to exactly the opposite and disharmonious relationships between communities and the local community would transpire.
  - In the light of the above, and in line with previous recommendations, if it is decided that Gypsies and Travellers must be accommodated on 'official' sites, then such sites are best suited to the west of the district. Any loss of countryside, greenbelt and open spaces in and around Hockley is considered unacceptable when there are known alternative locations that would be better suit mutual Council and Traveller needs.
7. The last consultation on the DPD Allocations was in April and is believed to have 'attracted' a record level of responses but has not even been considered by the council 6 months later. Revised proposals have now been made on aspects covered by the DPD. Similarly, proposals for Hockley Village Centre have been repeatedly rejected but are still included. This reflects the generally inadequate consultation during the entire process and means the Core Strategy is undemocratic and consequently the proposals are unsound.

Signed

Name

Address

Date

To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

REP NO = 26152

I/we wish to register the following objections regarding the above consultation:

1. The Core Strategy is unsound because proposals to build on the Green Belt have not been properly evaluated; are contrary to government policy and alternatives not evaluated. There is no justification for this variance from government policy.
  - There is no evidence that the Council has undertaken a comprehensive and detailed (in planning terms) comparative assessment of the impact of the CS Locations. Were the alternatives put forward under the "Call for Sites" properly evaluated and evidenced?
  - Para 4.23 of the published Core Strategy states that the Council will prioritise the redevelopment of brownfield sites but the amended proposals still result in 67% of new dwellings being on greenbelt land (and any windfall sites will be too late to save green belt that has already been built on).
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**Core Strategy Consultation Oct/Nov 2010**

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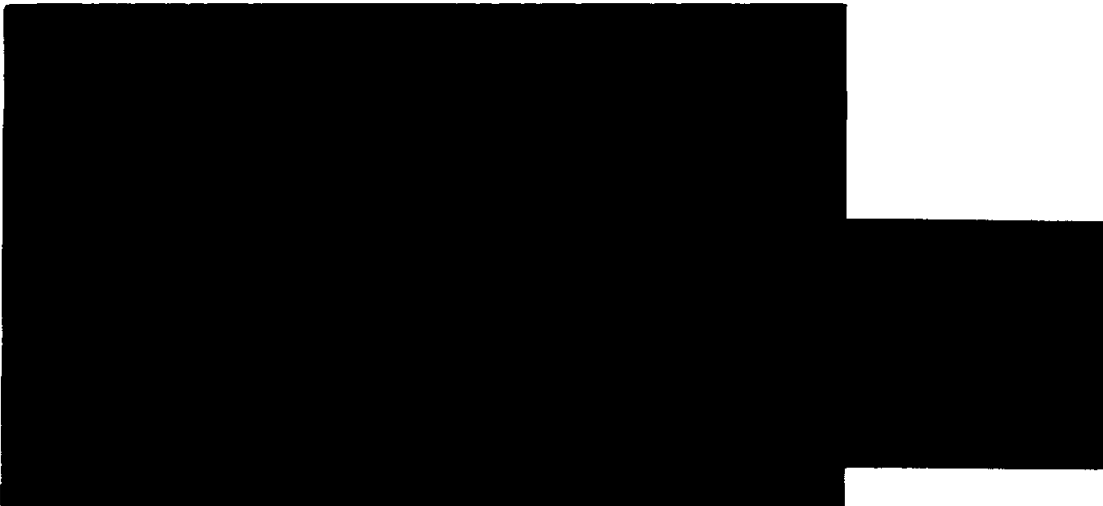
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  - Gypsy/Traveller sites must be positioned in locations that have the best access to transport links and services. It is essential that any gypsy/traveller site developments are matched by appropriate infrastructure such as established road networks, water / gas / electric supply, mains sewerage, access for refuse / recycling collection, and access to healthcare and schools.
  - The choice of a suitable site(s) must ensure that such communities can be appropriately integrated, and promote the right level of community cohesion for these people. Inappropriate location of Gypsies and Travellers would not bring about desired cohesion, and if a poor choice is made by the Council this could lead to exactly the opposite and disharmonious relationships between communities and the local community would transpire.
  - In the light of the above, and in line with previous recommendations, if it is decided that Gypsies and Travellers must be accommodated on 'official' sites, then such sites are best suited to the west of the district. Any loss of countryside, greenbelt and open spaces in and around Hockley is considered unacceptable when there are known alternative locations that would be better suit mutual Council and Traveller needs.
  
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Name

Address

Date



To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

(email: [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk))

REP NO = 26154

**Core Strategy Consultation Oct/Nov 2010**

I/we wish to register the following objections and comments regarding the above document:

1. The Core Strategy is unsound because proposals to build on the Green Belt have not been properly evaluated and are contrary to government policy. There is no sufficient justification for this variance from government policy.
  - Para 4.23 of the published Core Strategy states that the Council will prioritise the redevelopment of brownfield sites to minimise green belt release. This is still not the case in the amended proposals under consultation, which results in 67% of new dwellings being sited on greenbelt land and any windfall sites will be too late to save green belt that has already been built on.
  - The older component of our population is said in the Council Paper to be a block on the release of "previously owned homes" and yet the Council has no proposals to release the blockage by requiring the provision of smaller homes in developments like Coachman's Court (Rochford, Sheltered/wardened Flats for over 55's). If this were part of the Core Strategy then much less green belt would need to be released.
  - The two proposed new industrial sites will also be on Green Belt land.
  - There is no actual evidence that the Council has undertaken a comprehensive and detailed (in planning terms) comparative assessment of the impact of the CS Locations, in that they are identified for places of housing growth, in terms of the impact on green belt, the effect on the landscape and highways. Were the alternatives put forward under the "Call for Sites" properly evaluated and evidenced?
2. No justification or consultation regarding how the proposed total of 3,800 new homes has been calculated. The council turned down a motion from two members in this regard.
  - There is now no proposed development proposed for Rayleigh over the first 15 years yet, according to the published Core Strategy (para 2.38 page 30), the greatest demand for housing is in Rayleigh at 44.4% of the District's total. There is something wrong here.
  - Have the alternatives been properly evaluated and evidenced?This lack of consultation and inconsistency means the proposals are unsound.
3. Lack of appropriate infrastructure and distributed approach negates economies of scale. Existing 'back of a fag packet' [RDC/ECC quote] estimates of £50-75M are unsubstantiated (and could increase) but still equate to £14/21K standard charges per dwelling. Is this viable, particularly for "Affordable Housing" and the plan sustainable?
4. Development proposals for the first phase are concentrated in the centre of the district where the infrastructure, based on historical country lanes, cannot cope with existing traffic – there are a number of bottlenecks across this part of the District and being systemic in nature will not be improved by the relatively small improvements provided by the developments proposed.
  - There is no evidence that the consolidated impact of all the various developments on highways has been assessed.
  - Proposed phasing will focus initial developments in the centre of the district (Hockley/Ashingdon/Hawkwell/Rochford) but delay access road improvements in West of district until end of programme resulting in road chaos for years.
  - No consideration appears to have been given to mapping highways improvements to the housing phasing. As with other environmental issues, the capacity of the highways network should be assessed formally with consideration of the cumulative effects of other developments. The highways plan is unsound and not sustainable.
5. The Core Strategy only takes into account Flood risk identified by the Environmental Agency which is fluvial based (tidal) and does not take into account Surface Water flooding risk. This is despite the fact that majority of flooding in the area has been caused by the latter and a combination of both.

- Aviva Insurance were not content with the Environmental Agencies evaluation they conducted their own that included Surface Water and number of claims for an area. This was because flooding was and still is a major concern to their revenue stream so they needed to identify properly all types of flooding risks.
- An additional point that is not captured by either the Environmental Agency or Aviva is there is no need to report flooding occurring regularly in a field, only local people know about this. It is wrong for the Core Strategy to only consider Fluvial flood risk.

The Core Strategy is therefore unsound.

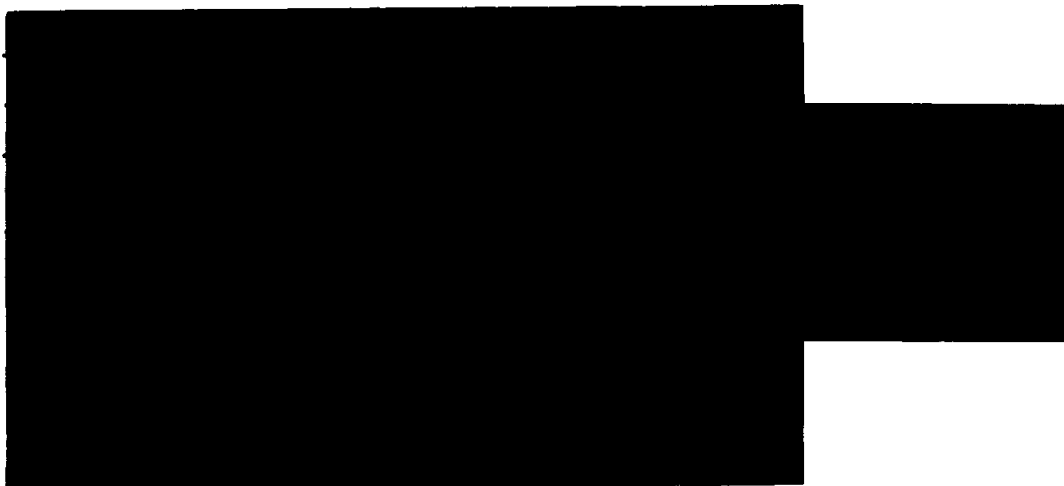
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Signed

Name

Address

Date



REP NO-26155



2 NOVEMBER 2010

Dear Mr H. S. [Redacted]

Re: [Redacted] District Core Strategy.

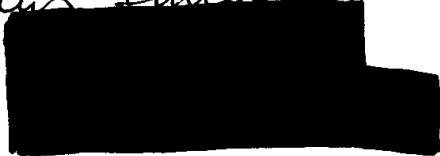
I do applaud the decision to protect our green belt areas and make use of the available brown belt areas.

I would suggest that we protect our grass verges and pavements from being trampled by irresponsible drivers.

A system in Haultwell fining drivers for such action has worked I am advised. We have proper allocated places to park, of course we have to pay so why not fine those who abuse the area, the reason being they are damaged council property!

Respect our town and countryside.

Yours sincerely





To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

Core Strategy Consultation Oct/Nov 2010

Rep 26157

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  - The two proposed new industrial sites will also be on Green Belt land.
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  - In the light of the above, and in line with previous recommendations, if it is decided that Gypsies and Travellers must be accommodated on 'official' sites, then such sites are best suited to the west of the district. Any loss of countryside, greenbelt and open spaces in and around Hockley is considered unacceptable when there are known alternative locations that would be better suit mutual Council and Traveller needs.
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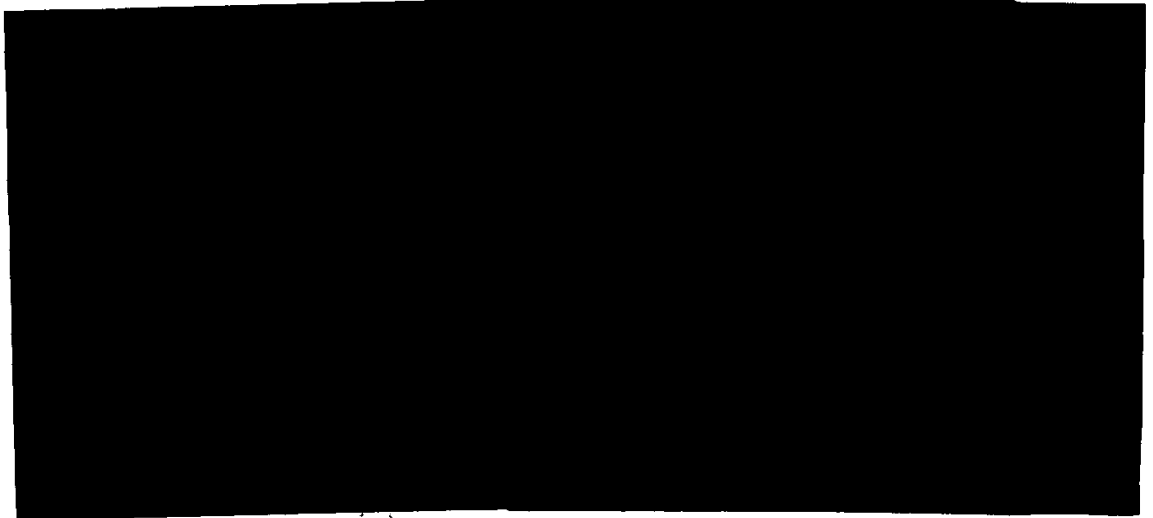
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To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

Rep 26159

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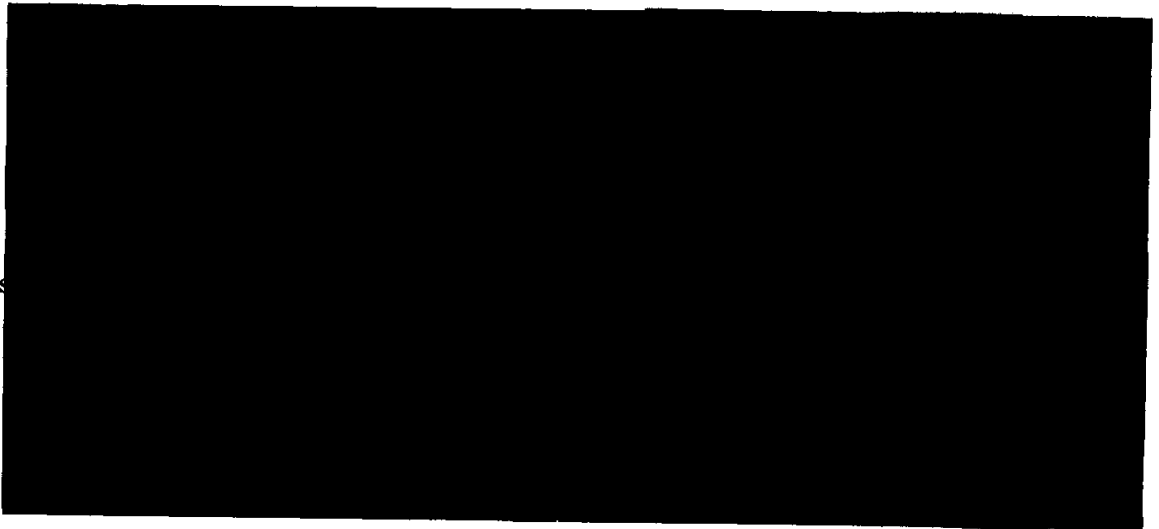
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Address

Date



**Hockley & Hawkwell Residents Associations – suggested response to RDC Core Strategy Consultation Oct 2010**  
(NB Closing date: 5.00pm 30 November)

If you agree with our views (which are based on what you have told us), please complete and post this letter to:

.....

**To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW**

**Core Strategy Consultation Oct/Nov 2010**

I/we wish to register the following objections regarding the above consultation:

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[HRA Note: You can download a more detailed version of the above <http://www.hockleyresidents.co.uk/Other/>  
You can also input comments direct to the RDC system at <http://rochford.jdi-consult.net/ldf/> (its easier this time as only one comments box to enter) or you can e'mail a copy to [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk)]

✂ .....

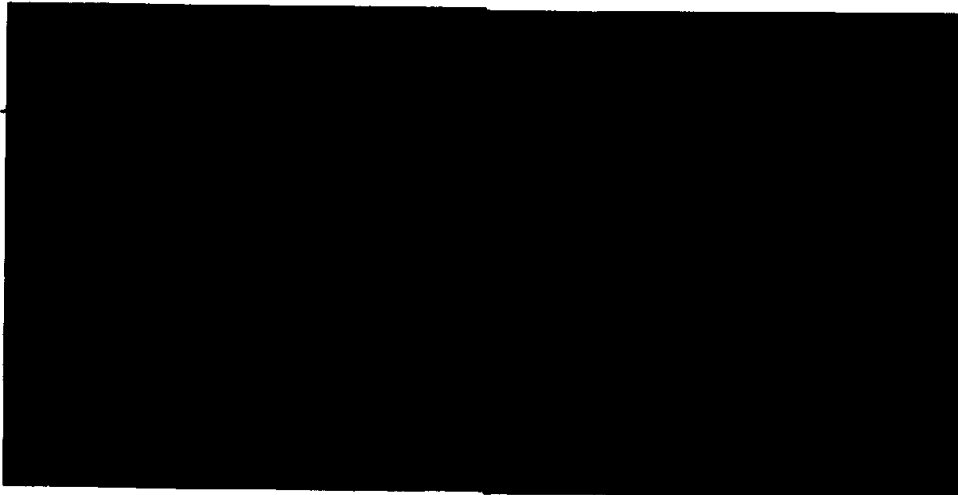
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Signed

Name

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Date





To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

Rep 26161

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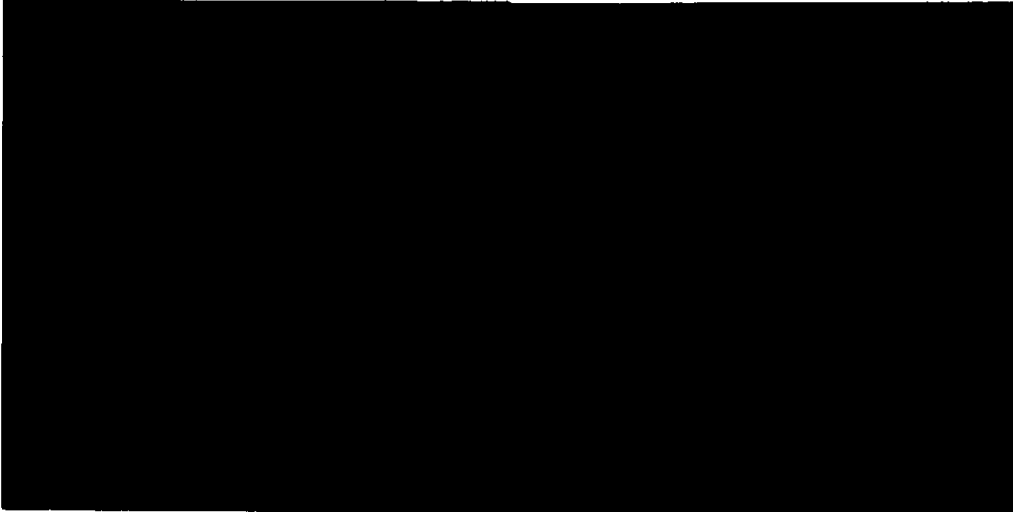
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To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

Rep 26162

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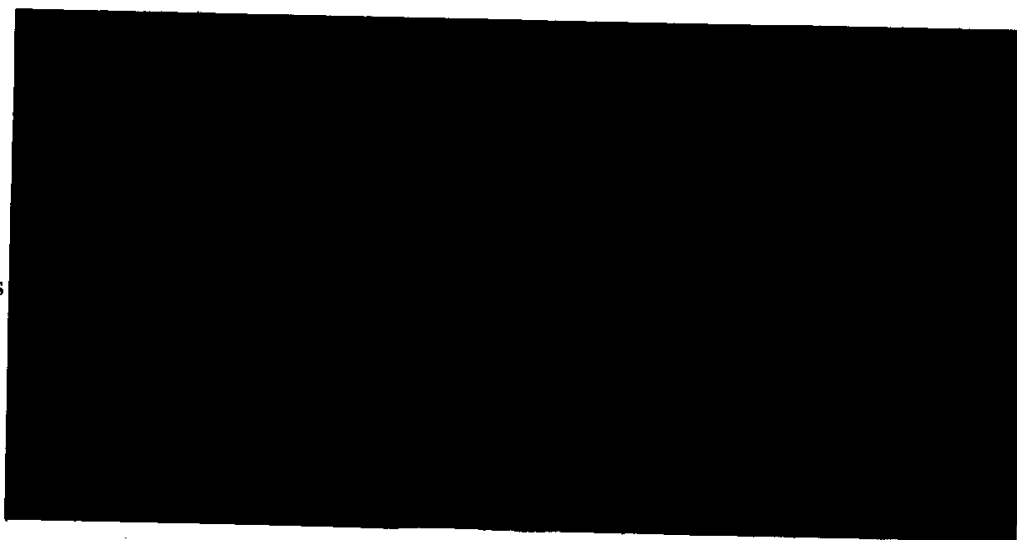
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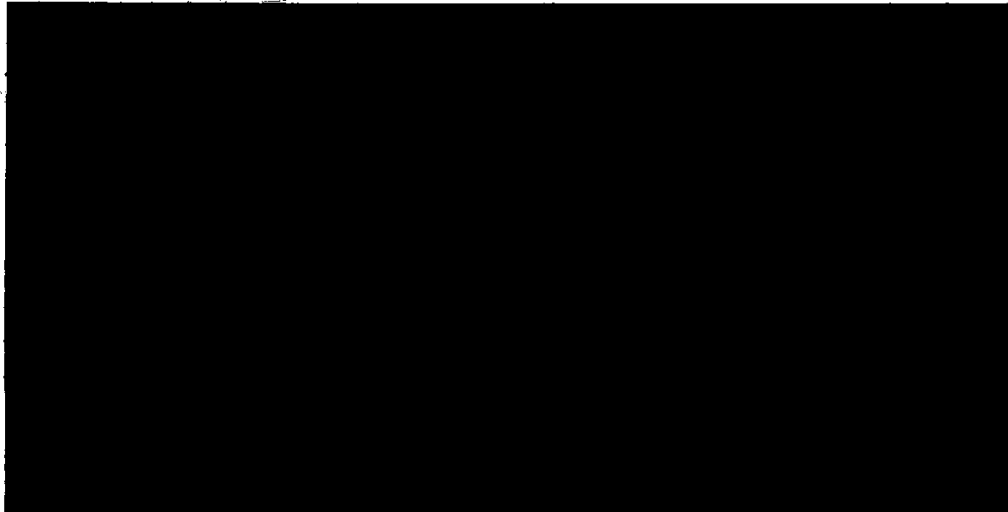
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3. Lack of appropriate infrastructure and the distributed approach negates economies of scale. Existing 'back of a fag packet' [RDC/ECC quote] estimates of £50-75M are unsubstantiated (and could increase) but still equate to £14/21K standard charges per dwelling. Is this viable, particularly for "Affordable Housing" and sustainable?
4. Development proposals for the first phase are concentrated in the centre of the district where the infrastructure, based on historical country lanes, cannot cope with existing traffic – there are a number of bottlenecks across this part of the District and being systemic in nature will not be improved by the relatively small improvements provided by the developments proposed.
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7. The last consultation on the DPD Allocations was in April and is believed to have 'attracted' a record level of responses but has not even been considered by the council 6 months later. Revised proposals have now been made on aspects covered by the DPD. Similarly, proposals for Hockley Village Centre have been repeatedly rejected but are still included. This reflects the generally inadequate consultation during the entire process and means the Core Strategy is undemocratic and consequently the proposals are unsound.

Signed

Name

Address

Date



To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

Rep 26166

I/we wish to register the following objections regarding the above consultation:

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  - Para 4.23 of the published Core Strategy states that the Council will prioritise the redevelopment of brownfield sites but the amended proposals still result in 67% of new dwellings being on greenbelt land (and any windfall sites will be too late to save green belt that has already been built on).
  - The two proposed new industrial sites will also be on Green Belt land.
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To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

Rep 26168

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**Core Strategy Consultation Oct/Nov 2010**

Rep 26170

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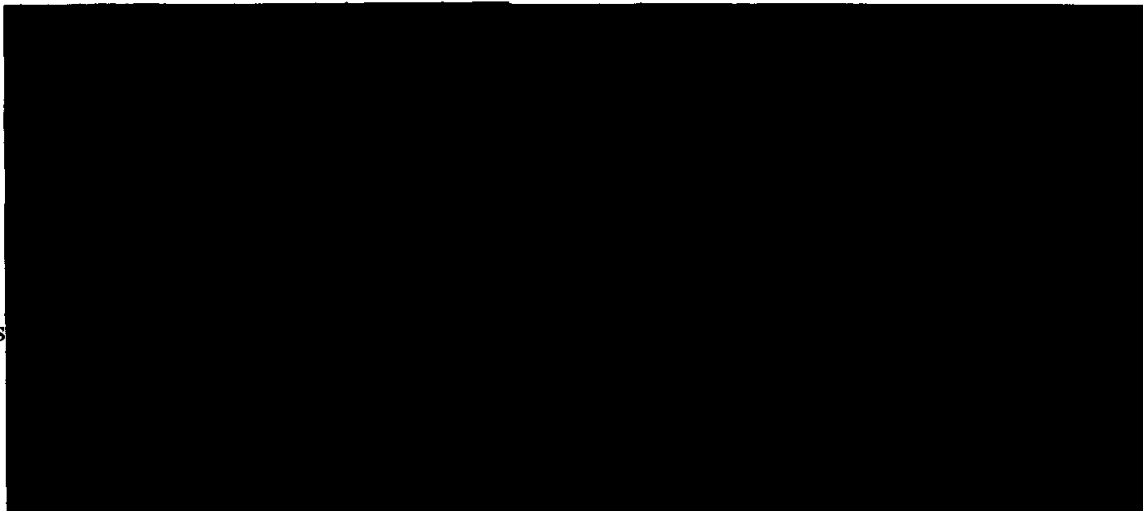
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**Core Strategy Consultation Oct/Nov 2010**

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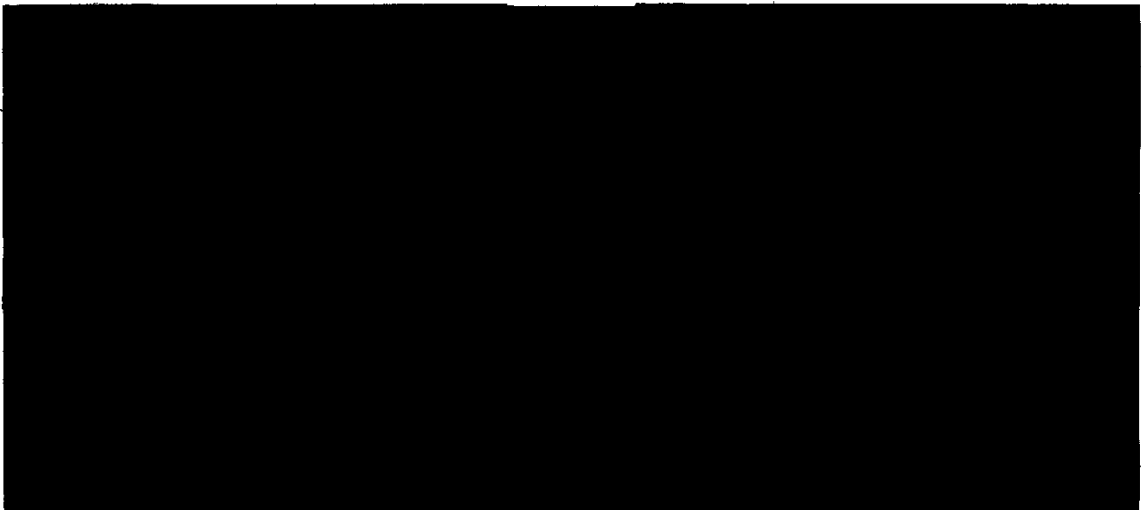
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  - The choice of a suitable site(s) must ensure that such communities can be appropriately integrated, and promote the right level of community cohesion for these people. Inappropriate location of Gypsies and Travellers would not bring about desired cohesion, and if a poor choice is made by the Council this could lead to exactly the opposite and disharmonious relationships between communities and the local community would transpire.
  - In the light of the above, and in line with previous recommendations, if it is decided that Gypsies and Travellers must be accommodated on 'official' sites, then such sites are best suited to the west of the district. Any loss of countryside, greenbelt and open spaces in and around Hockley is considered unacceptable when there are known alternative locations that would be better suit mutual Council and Traveller needs.
  
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Signed

Name

Address

Date



To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

(email: [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk))

**Core Strategy Consultation Oct/Nov 2010**

I/we wish to register the following objections and comments regarding the above document:

1. The Core Strategy is unsound because proposals to build on the Green Belt have not been properly evaluated and are contrary to government policy. There is no sufficient justification for this variance from government policy.
  - Para 4.23 of the published Core Strategy states that the Council will prioritise the redevelopment of brownfield sites to minimise green belt release. This is still not the case in the amended proposals under consultation, which results in 67% of new dwellings being sited on greenbelt land and any windfall sites will be too late to save green belt that has already been built on.
  - The older component of our population is said in the Council Paper to be a block on the release of "previously owned homes" and yet the Council has no proposals to release the blockage by requiring the provision of smaller homes in developments like Coachman's Court (Rochford, Sheltered/wardened Flats for over 55's). If this were part of the Core Strategy then much less green belt would need to be released.
  - The two proposed new industrial sites will also be on Green Belt land.
  - There is no actual evidence that the Council has undertaken a comprehensive and detailed (in planning terms) comparative assessment of the impact of the CS Locations, in that they are identified for places of housing growth, in terms of the impact on green belt, the effect on the landscape and highways. Were the alternatives put forward under the "Call for Sites" properly evaluated and evidenced?
2. No justification or consultation regarding how the proposed total of 3,800 new homes has been calculated. The council turned down a motion from two members in this regard.
  - There is now no proposed development proposed for Rayleigh over the first 15 years yet, according to the published Core Strategy (para 2.38 page 30), the greatest demand for housing is in Rayleigh at 44.4% of the District's total. There is something wrong here.
  - Have the alternatives been properly evaluated and evidenced?This lack of consultation and inconsistency means the proposals are unsound.
3. Lack of appropriate infrastructure and distributed approach negates economies of scale. Existing 'back of a fag packet' [RDC/ECC quote] estimates of £50-75M are unsubstantiated (and could increase) but still equate to £14/21K standard charges per dwelling. Is this viable, particularly for "Affordable Housing" and the plan sustainable?
4. Development proposals for the first phase are concentrated in the centre of the district where the infrastructure, based on historical country lanes, cannot cope with existing traffic – there are a number of bottlenecks across this part of the District and being systemic in nature will not be improved by the relatively small improvements provided by the developments proposed.
  - There is no evidence that the consolidated impact of all the various developments on highways has been assessed.
  - Proposed phasing will focus initial developments in the centre of the district (Hockley/Ashingdon/Hawkwell/Rochford) but delay access road improvements in West of district until end of programme resulting in road chaos for years.
  - No consideration appears to have been given to mapping highways improvements to the housing phasing. As with other environmental issues, the capacity of the highways network should be assessed formally with consideration of the cumulative effects of other developments. The highways plan is unsound and not sustainable.
5. The Core Strategy only takes into account Flood risk identified by the Environmental Agency which is fluvial based (tidal) and does not take into account Surface Water flooding risk. This is despite the fact that majority of flooding in the area has been caused by the latter and a combination of both.

- Aviva Insurance were not content with the Environmental Agencies evaluation they conducted their own that included Surface Water and number of claims for an area. This was because flooding was and still is a major concern to their revenue stream so they needed to identify properly all types of flooding risks.
- An additional point that is not captured by either the Environmental Agency or Aviva is there is no need to report flooding occurring regularly in a field, only local people know about this. It is wrong for the Core Strategy to only consider Flovial flood risk.

The Core Strategy is therefore unsound.

6. Gypsy sites - the proposals provide for 14 pitches by 2014 but no indication is given of where these should be sited. This issue has caused a lot of concern to many residents who favour a single, manageable site in a location with good road access and all appropriate services and the proposals are unsound and, probably, unsustainable.
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7. The last consultation on the DPD Allocations was in April and is believed to have 'attracted' a record level of responses but has not even been considered by the council 6 months later. This reflects the generally inadequate consultation during the entire process and means the Core Strategy is undemocratic and consequently the proposals are unsound.

Signed

Name

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Date





To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

Rep 26173

I/we wish to register the following objections regarding the above consultation:

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  - There is no evidence that the Council has undertaken a comprehensive and detailed (in planning terms) comparative assessment of the impact of the CS Locations. Were the alternatives put forward under the "Call for Sites" properly evaluated and evidenced?
  - Para 4.23 of the published Core Strategy states that the Council will prioritise the redevelopment of brownfield sites but the amended proposals still result in 67% of new dwellings being on greenbelt land (and any windfall sites will be too late to save green belt that has already been built on).
  - The two proposed new industrial sites will also be on Green Belt land.
  - The older component of our population is said by the Council to be a block on the release of "previously owned homes" but there are no proposals to release the blockage by requiring the provision of smaller homes in developments like Coachman's Court (Rochford, Sheltered/Wardened Flats for over 55's).
2. No justification or consultation regarding how the proposed total of 3,800 new homes has been calculated. The council turned down a motion from two members in this regard. This lack of consultation and inconsistency means the proposals are unsound.
  - There is now no proposed development proposed for Rayleigh over the first 15 years yet, according to the published Core Strategy (para 2.38 page 30), the greatest demand for housing is in Rayleigh at 44.4% of the District's total. There is something wrong here.
  - Have the alternatives been properly evaluated and evidenced?
3. Lack of appropriate infrastructure and the distributed approach negates economies of scale. Existing 'back of a fag packet' [RDC/ECC quote] estimates of £50-75M are unsubstantiated (and could increase) but still equate to £14/21K standard charges per dwelling. Is this viable, particularly for "Affordable Housing" and sustainable?
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  - There is no evidence that the consolidated impact of all the various developments on highways has been assessed and no consideration appears to have been given to mapping highways improvements to the housing phasing. Access road improvements in the West have been delayed until end of programme, resulting in road chaos for years.
  - As with other environmental issues, the capacity of the highways network should be assessed formally with consideration of the cumulative effects of other developments.The highways plan is unsound and not sustainable.
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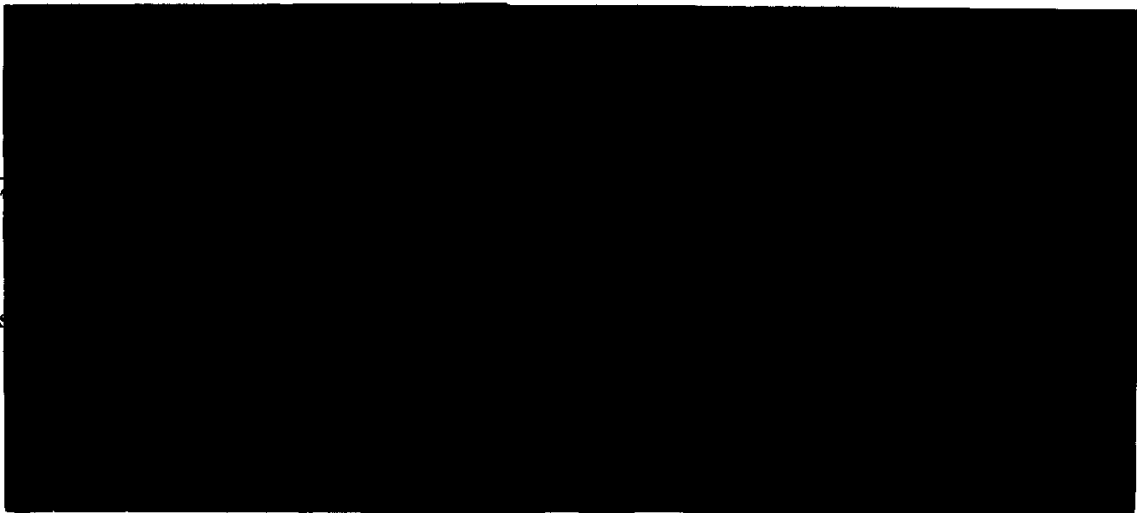
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To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

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  - There is no evidence that the consolidated impact of all the various developments on highways has been assessed and no consideration appears to have been given to mapping highways improvements to the housing phasing. Access road improvements in the West have been delayed until end of programme, resulting in road chaos for years.
  - As with other environmental issues, the capacity of the highways network should be assessed formally with consideration of the cumulative effects of other developments.The highways plan is unsound and not sustainable.
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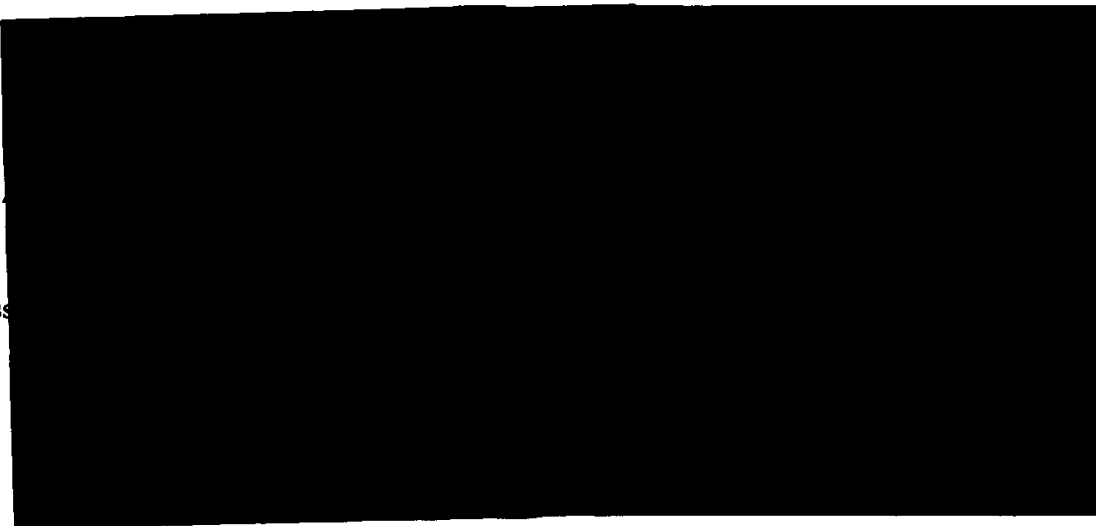
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Rep 26178

2/11/10

Dear Sir.

Re. the future  
development of Rockford  
District

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Thank-you for your letter of the 18th. October concerning the above (following exchanges re. 50 houses in the vicinity of this address) I am not on line so I am replying very briefly in this letter.

I viewed the Bone Strategy document/s at Hockley Library and apart from statistics, figures, and graphs, learned very little in words of plain understandable English where it is envisaged development will take place in this area or indeed Rockford between 2011 to ~~2026~~<sup>2031</sup>. The small "general" map showed different triangle shapes where building could take place. No actual areas, streets or identification of where residents can say "that looks like the end of my road!" Two triangles shown appear to be

2.

at the rear of Hockley station.  
Plumberow Avenue area? all  
very vague. 190 houses per  
year doesn't seem much until one  
thinks of the infrastructure needed.

This area is already in a  
"bottleneck" situation and I  
for one can never see a great  
improvement in it.

I have signed, and returned  
the suggested response by  
the Hockley and Hawkwell  
Residents Association, as although  
I am not a member, I feel it  
adequately covers my own  
thoughts on the crucial  
development plans for this area.

We are in a catch 22 situation  
here as residents, as I would  
never expect you to tell the  
Government Housing Minister  
that 3,800 Houses in Rochford  
District is impossible - perhaps  
she should read the H.+H. R.A.  
document - she might see sense,  
but I doubt it. Yours faithfully



Rep 26178

**Hockley & Hawkwell Residents Associations – suggested response to RDC Core Strategy Consultation Oct 2010**  
(NB Closing date: 5.00pm 30 November)

If you agree with our views (which are based on what you have told us), please complete and post this letter to:

✂ .....

To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

I/we wish to register the following objections regarding the above consultation:

1. The Core Strategy is unsound because proposals to build on the Green Belt have not been properly evaluated; are contrary to government policy and alternatives not evaluated. There is no justification for this variance from government policy.
  - There is no evidence that the Council has undertaken a comprehensive and detailed (in planning terms) comparative assessment of the impact of the CS Locations. Were the alternatives put forward under the "Call for Sites" properly evaluated and evidenced?
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[HRA Note: You can download a more detailed version of the above <http://www.hockleyresidents.co.uk/Other/>  
You can also input comments direct to the RDC system at <http://rochford.jdi-consult.net/ldf/> (its easier this time as only one comments box to enter) or you can e'mail a copy to [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk)]

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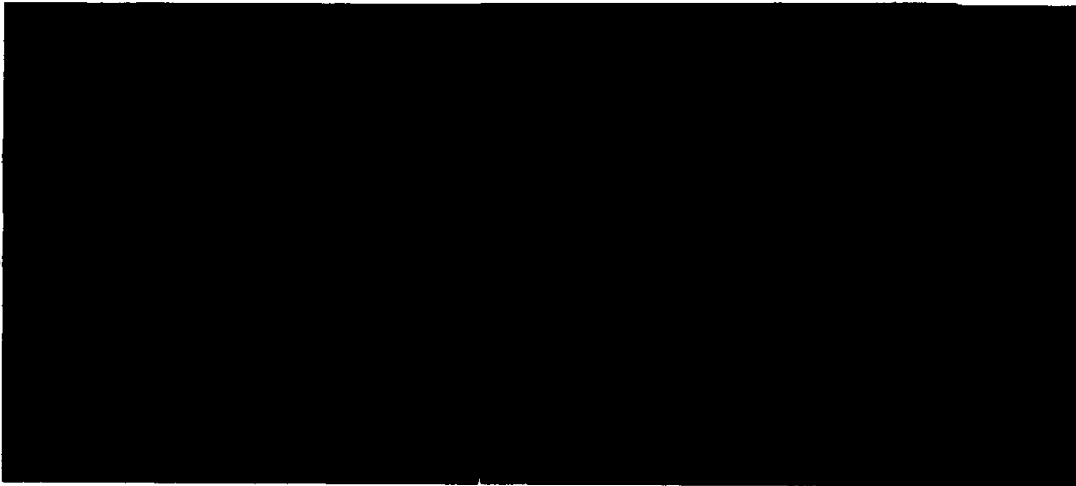
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Signed

Name

Address

Date



B-79449  
Rep 26179

**Hockley & Hawkwell Residents Associations – suggested response to RDC Core Strategy Consultation Oct 2010**  
(NB Closing date: 5.00pm 30 November)

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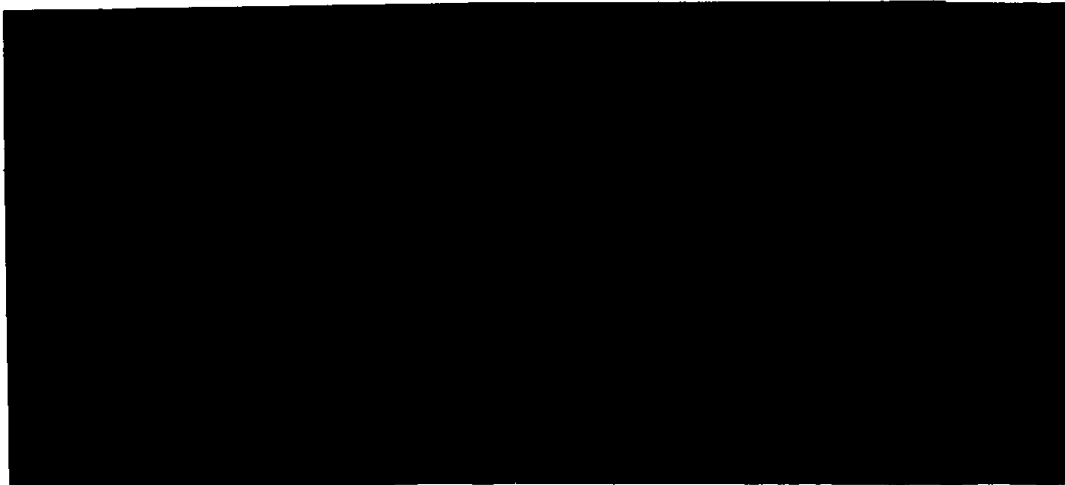
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Signed

Name

Address

Date





To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

Rep 26180

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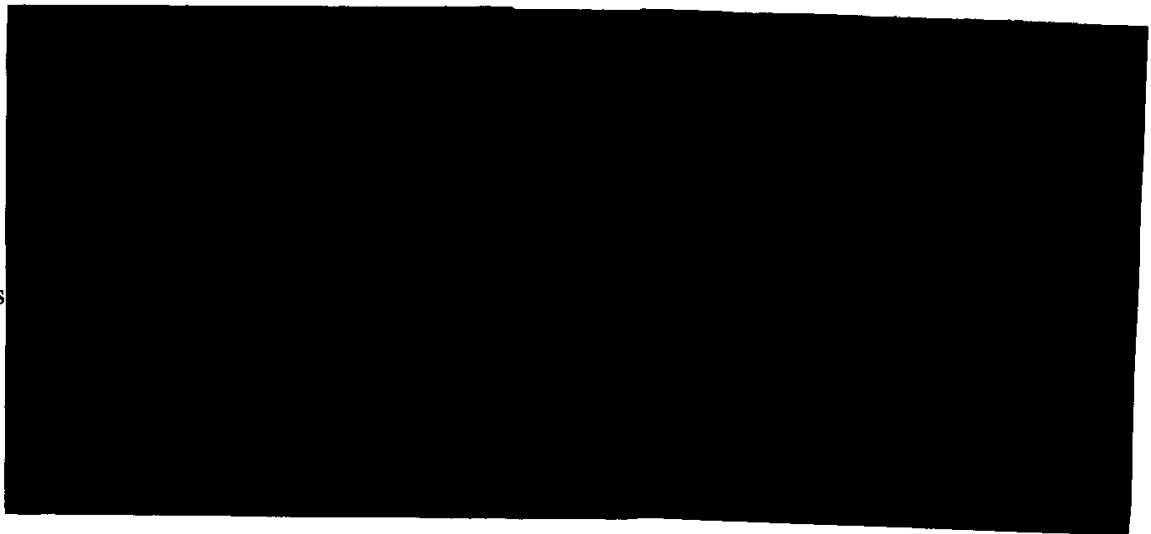
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To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

Rep 26181

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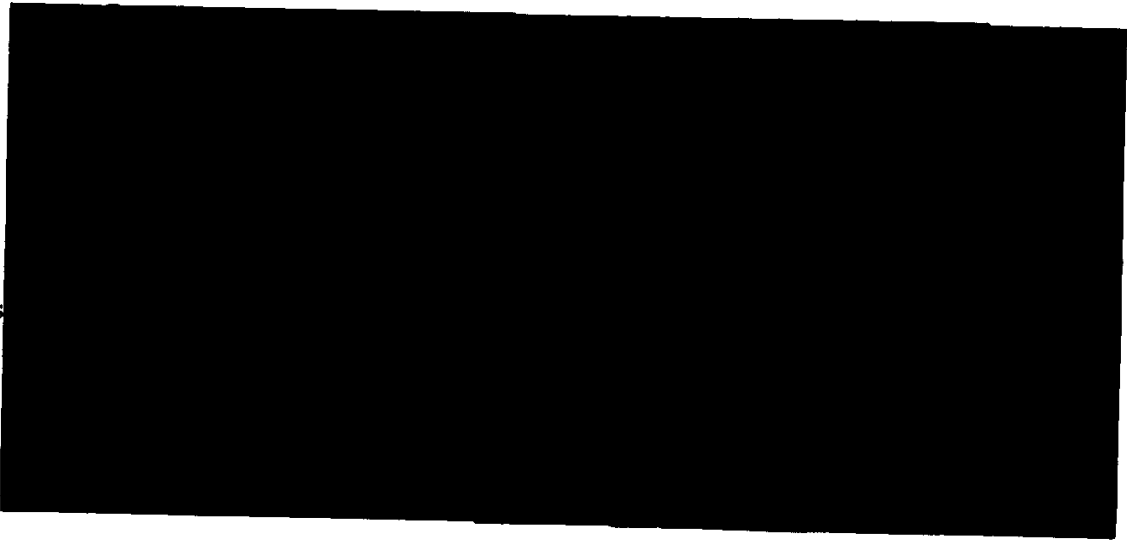
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Name

Address

Date





To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

Rep 26184

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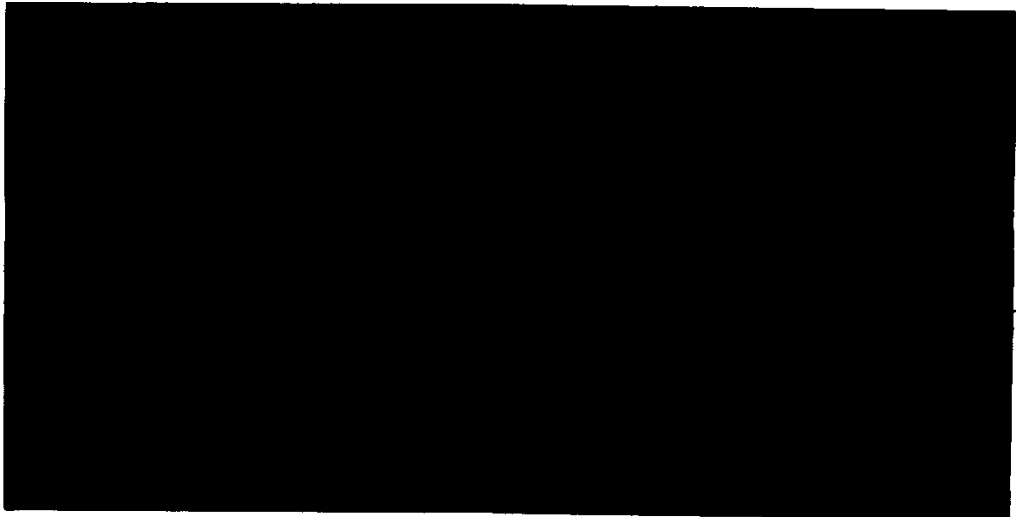
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To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

Rep 26185

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REP No=26186

**Hockley & Hawkwell Residents Associations – suggested response to RDC Core Strategy Consultation Oct 2010** (NB Closing date: 5.00pm 30 November)

If you agree with our views (which are based on what you have told us), please complete and post this letter to:

.....

**To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW**

**Core Strategy Consultation Oct/Nov 2010**

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[HRA Note: You can download a more detailed version of the above <http://www.hockleyresidents.co.uk/Other/>  
You can also input comments direct to the RDC system at <http://rochford.jdi-consult.net/ldf/> (its easier this time as only one comments box to enter) or you can e'mail a copy to [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk)]

✂ .....

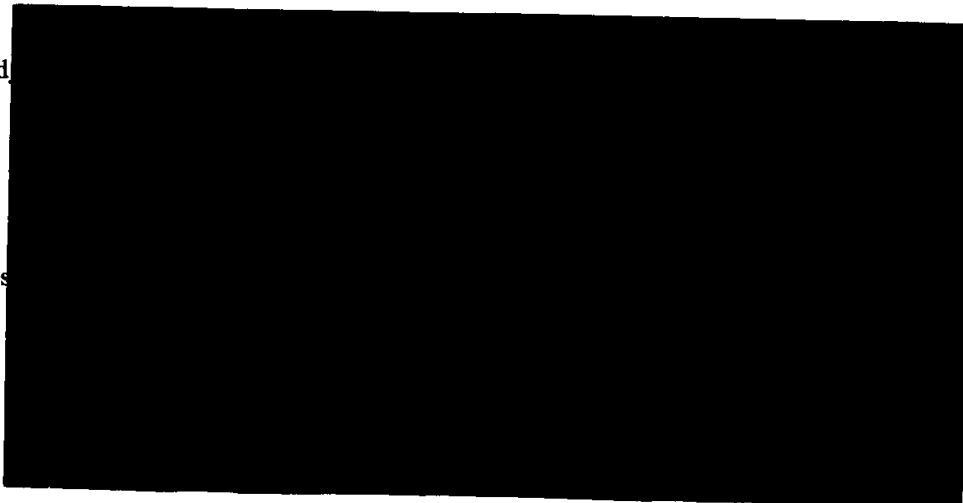
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Core Strategy Consultation Oct/Nov 2010

REP NO: 26187

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**Core Strategy Consultation Oct/Nov 2010**

B-79459  
Rep 26189

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**Core Strategy Consultation Oct/Nov 2010**

Rep 26190

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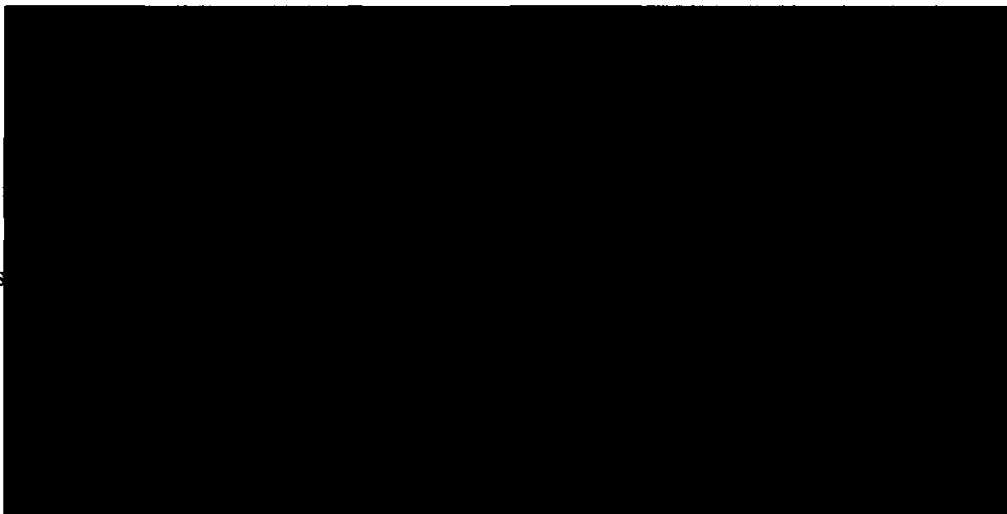
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**Hockley & Hawkwell Residents Associations – suggested response to RDC Core Strategy Consultation Oct 2010** (NB Closing date: 5.00pm 30 November)

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[HRA Note: You can download a more detailed version of the above <http://www.hockleyresidents.co.uk/Other/>  
You can also input comments direct to the RDC system at <http://rochford.jdi-consult.net/ldf/> (its easier this time  
as only one comments box to enter) or you can e'mail a copy to [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk)]

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Rep 26194

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  - There is no evidence that the consolidated impact of all the various developments on highways has been assessed and no consideration appears to have been given to mapping highways improvements to the housing phasing. Access road improvements in the West have been delayed until end of programme, resulting in road chaos for years.
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Cont'd

[HRA Note: You can download a more detailed version of the above <http://www.hockleyresidents.co.uk/Other/>  
You can also input comments direct to the RDC system at <http://rochford.jdi-consult.net/ldf/> (its easier this time as only one comments box to enter) or you can e'mail a copy to [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk)]

✂ .....

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  - In the light of the above, and in line with previous recommendations, if it is decided that Gypsies and Travellers must be accommodated on 'official' sites, then such sites are best suited to the west of the district. Any loss of countryside, greenbelt and open spaces in and around Hockley is considered unacceptable when there are known alternative locations that would be better suit mutual Council and Traveller needs.
  
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Signed

Name

Address

Date



To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

Rep 26197

I/we wish to register the following objections regarding the above consultation:

1. The Core Strategy is unsound because proposals to build on the Green Belt have not been properly evaluated; are contrary to government policy and alternatives not evaluated. There is no justification for this variance from government policy.
  - There is no evidence that the Council has undertaken a comprehensive and detailed (in planning terms) comparative assessment of the impact of the CS Locations. Were the alternatives put forward under the "Call for Sites" properly evaluated and evidenced?
  - Para 4.23 of the published Core Strategy states that the Council will prioritise the redevelopment of brownfield sites but the amended proposals still result in 67% of new dwellings being on greenbelt land (and any windfall sites will be too late to save green belt that has already been built on).
  - The two proposed new industrial sites will also be on Green Belt land.
  - The older component of our population is said by the Council to be a block on the release of "previously owned homes" but there are no proposals to release the blockage by requiring the provision of smaller homes in developments like Coachman's Court (Rochford, Sheltered/Wardened Flats for over 55's).
2. No justification or consultation regarding how the proposed total of 3,800 new homes has been calculated. The council turned down a motion from two members in this regard. This lack of consultation and inconsistency means the proposals are unsound.
  - There is now no proposed development proposed for Rayleigh over the first 15 years yet, according to the published Core Strategy (para 2.38 page 30), the greatest demand for housing is in Rayleigh at 44.4% of the District's total. There is something wrong here.
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(email: [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk))

**Core Strategy Consultation Oct/Nov 2010**

I/we wish to register the following objections and comments regarding the above document:

1. The Core Strategy is unsound because proposals to build on the Green Belt have not been properly evaluated and are contrary to government policy. There is no sufficient justification for this variance from government policy.
  - Para 4.23 of the published Core Strategy states that the Council will prioritise the redevelopment of brownfield sites to minimise green belt release. This is still not the case in the amended proposals under consultation, which results in 67% of new dwellings being sited on greenbelt land and any windfall sites will be too late to save green belt that has already been built on.
  - The older component of our population is said in the Council Paper to be a block on the release of "previously owned homes" and yet the Council has no proposals to release the blockage by requiring the provision of smaller homes in developments like Coachman's Court (Rochford, Sheltered/wardened Flats for over 55's). If this were part of the Core Strategy then much less green belt would need to be released.
  - The two proposed new industrial sites will also be on Green Belt land.
  - There is no actual evidence that the Council has undertaken a comprehensive and detailed (in planning terms) comparative assessment of the impact of the CS Locations, in that they are identified for places of housing growth, in terms of the impact on green belt, the effect on the landscape and highways. Were the alternatives put forward under the "Call for Sites" properly evaluated and evidenced?
2. No justification or consultation regarding how the proposed total of 3,800 new homes has been calculated. The council turned down a motion from two members in this regard.
  - There is now no proposed development proposed for Rayleigh over the first 15 years yet, according to the published Core Strategy (para 2.38 page 30), the greatest demand for housing is in Rayleigh at 44.4% of the District's total. There is something wrong here.
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This lack of consultation and inconsistency means the proposals are unsound.
3. Lack of appropriate infrastructure and distributed approach negates economies of scale. Existing 'back of a fag packet' [RDC/ECC quote] estimates of £50-75M are unsubstantiated (and could increase) but still equate to £14/21K standard charges per dwelling. Is this viable, particularly for "Affordable Housing" and the plan sustainable?
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  - There is no evidence that the consolidated impact of all the various developments on highways has been assessed.
  - Proposed phasing will focus initial developments in the centre of the district (Hockley/Ashingdon/Hawkwell/Rochford) but delay access road improvements in West of district until end of programme resulting in road chaos for years.
  - No consideration appears to have been given to mapping highways improvements to the housing phasing. As with other environmental issues, the capacity of the highways network should be assessed formally with consideration of the cumulative effects of other developments. The highways plan is unsound and not sustainable.
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- Aviva Insurance were not content with the Environmental Agencies evaluation they conducted their own that included Surface Water and number of claims for an area. This was because flooding was and still is a major concern to their revenue stream so they needed to identify properly all types of flooding risks.
- An additional point that is not captured by either the Environmental Agency or Aviva is there is no need to report flooding occurring regularly in a field, only local people know about this. It is wrong for the Core Strategy to only consider Flovial flood risk.

The Core Strategy is therefore unsound.

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.....3.11.10.....2010

(NB Closing date: 5.00pm 30 November)