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

Core Strategy Consultation Oct/Nov 2010

Rep 26201

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.
 - 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.

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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.
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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

B79512

Rep 26202

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

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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]

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

Core Strategy Consultation Oct/Nov 2010

Rep 26203

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If anything not agreeable, may be in Para. 1, suggest delete it
Rep 26205

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:

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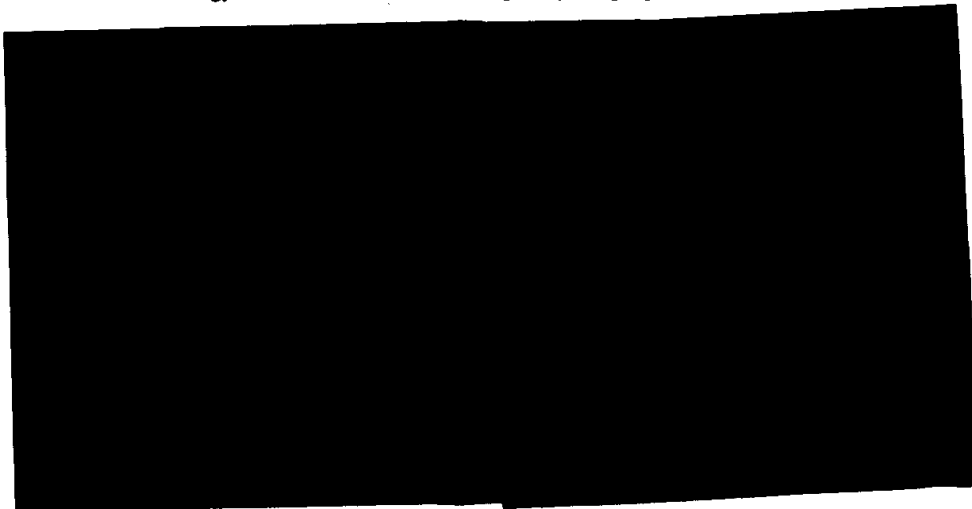
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Core Strategy Consultation Oct/Nov 2010

Rep 26206
26207

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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.
 - 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 26208

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?

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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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 - 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.

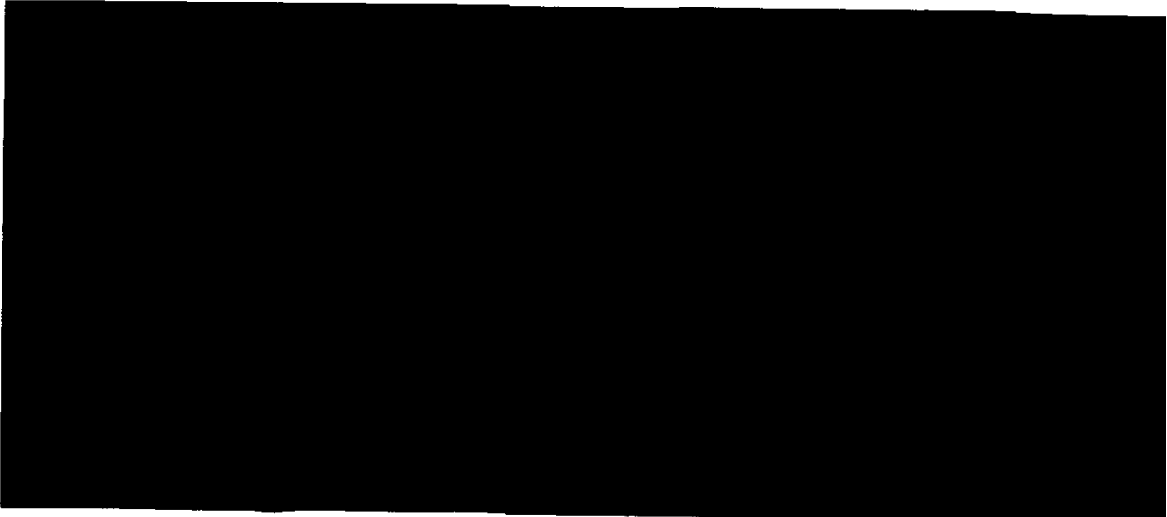
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Signed

Name

Address

Date



2

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

Core Strategy Consultation Oct/Nov 2010

Rep 26209

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?
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Cont'd

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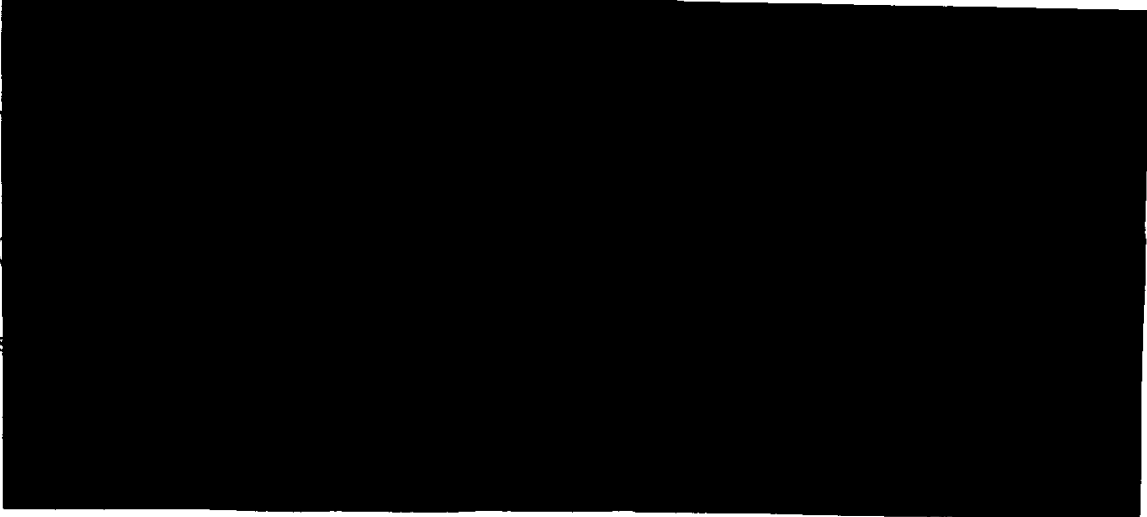
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Signed

Name

Address

Date



If anything not agreeable, such as in Para. 1, suggest delete it.

Rep 26210

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:

2

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.
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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]

✂

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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Signed

Name

Address

Date



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

Core Strategy Consultation Oct/Nov 2010

Rep 26211

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?
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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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Cont'd

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Signed

Name

Address

Date



Shaun Scrutton
Head of Planning
Rochford District Council

Dear Sir,

The future development of Rochford

Further to your letter of 18th October I wish to assert that my strong objection to the Strategic Plan is better expressed in the submissions of the West Rochford Action Group. It is quite unbelievable that you could contemplate building on prime agricultural land such as exists on the north side of Hall Road. To attempt to assuage the opponents of this proposal by declaring that only one percent of green belt is likely to be affected ignores the distinction between green belt land which may have no agricultural value and agricultural land, in this case prime.

The chaos caused by the development would make Hall Road almost impassable over several years.

The proper criteria for new houses is that of local need and the present proposals in the requirement of numbers is massively in excess of that need.

Yours faithfully,



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

Core Strategy Consultation October/November 2010

I wish to register the following objections regarding the above consultation: The Core Strategy is unsound for the following reasons.

1.No justification or consultation regarding how the proposed total of 3800 new homes has been calculated.

Some councils have abandoned extensive redevelopment plans. The Council turned down some Members' proposal to review housing needs over time, instead of fixing these to 2030. Lack of consultation and inconsistency means Council's proposed housing numbers are unsound.

- There is now no proposed development for Rayleigh over the first 15 years yet, according to the published Core Strategy (para.2.38,p.30) Rayleigh has the greatest demand for housing at 44.4% of District total. There is something wrong here.

2.Development proposals for the first phase are concentrated in the centre of the district where 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 relatively small improvements provided by proposed developments.

- 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 unsustainable.

3.Proposals to build on Greenbelt have not been properly evaluated: there is no evidence that the Council has undertaken a comprehensive assessment of the impact of Core Strategy locations. Amended proposals still result in 67% of new build being on Greenbelt.

- At 4.9, Tier Settlements, Hockley/Hawkwell and Rochford/Ashingdon are joined at Tier 1 with Rayleigh, always an urban settlement, with Rochford second. But Hockley, Hawkwell and Ashingdon are separated by Greenbelt. Numbers in H2 suggest a proportion of this will be eradicated and above 3 village settlements become a conurbation. There is no justification for this variance from government Greenbelt policy.
- The 2 proposed new industrial sites will also be on Greenbelt.

4.Lack of appropriate infrastructure and distributed approach negates economies of scale. Existing estimates of £50-75 million are not substantiated and might even increase, but anyway equate to £14/21 thousand standard charges per dwelling. Is this viable, particularly for 'affordable' housing and sustainable?

5.The Core Strategy takes into account Environmental Agency estimate of **Tidal flood risk**, ignoring Surface Water flood risk. The majority of flooding in the area is caused by the latter, or combination of both. So Core Strategy is unsound.

6.**Gypsy, Traveller sites.** Core Strategy proposes 14 pitches by 2014, but no defined sites. Residents prefer:

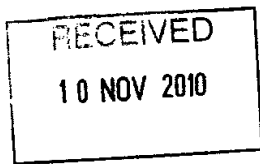
- one site with good infrastructure: road, water, gas, electricity, sewerage, refuse/recycling collection, access to healthcare and schools.
- A suitable site must promote community cohesion for these people, or there will be inharmonious relations between them and the local community.
- If 'official' sites are proposed, following earlier recommendations, sites should be to west of the district. Loss of countryside, greenbelt, open spaces in/around Hockley is rejected, when known locations to suit both Council and Traveller needs are available.

7.The April 2010 DPD Allocations consultation is believed to have 'attracted' record responses, but has been ignored by the Council 6 months later. Revised proposals on the DPD are now made, but repeatedly rejected plans for Hockley Village Centre are still included. This shows the inadequate consultation during the entire process and means the Core Strategy is undemocratic and consequently its proposals are unsound.

[REDACTED]

[REDACTED]

15 November 2010



9th November 2010



Dear Sir,

Ref. Core Strategy

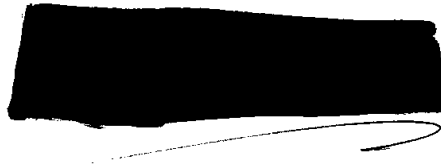
Further to your letter dated the 15th October I have now seen the said document at the Hallbridge library and would like to make a few comments.

While I appreciate the reduction in the number of dwellings to be built from 250 to 190 per year, the extended time frame until 2031 and indeed the emphasis on using brownfield land where possible it does seem extremely foolish to build 500 dwellings on this particular site. Over the years both lower road and Watery have been flooded and impassable with traffic diverted through Haweth, hence causing considerable congestion. Even as recently as February this year Watery have been closed because of flooding and the actual field of Malgous was saturated causing local flooding of gardens and garages albeit to a lesser extent. Employment will remain static and therefore the demand for housing should be about the same as today which may suggest that this development is unnecessary.

The proposed highway improvement linking lower road/Watery to the Chetwford Road A130 is a good idea

with or without the housing development and the only downside could be a dramatic increase in heavy traffic through the village to Baltic Wharf or Southend Airport.

Kind regards

A large black rectangular redaction box covers the signature area. Below the box, there is a faint, thin, curved line that appears to be the end of a signature or a scribble.

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

Core Strategy Consultation Oct/Nov 2010

Rep 26226

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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Signed

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

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

[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]

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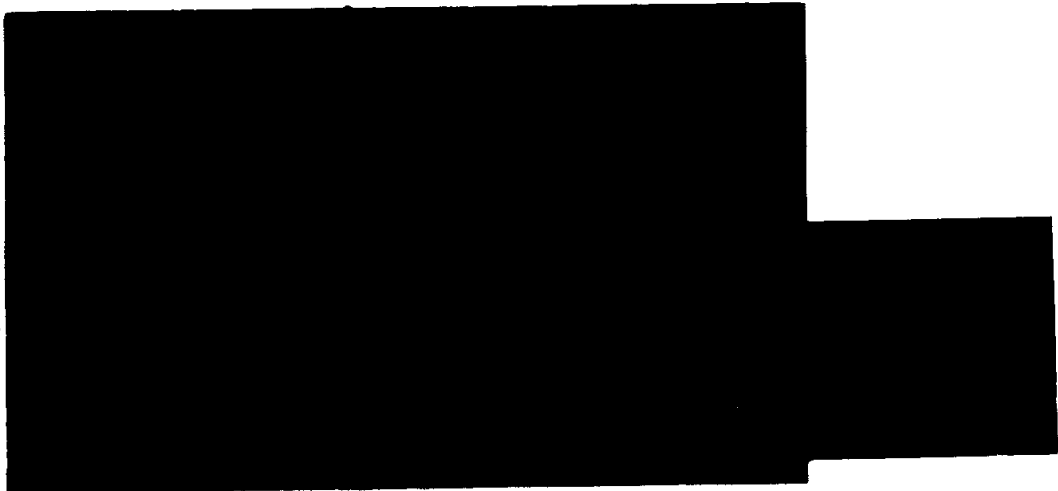
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Signed

Name

Address

Date



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

Core Strategy Consultation Oct/Nov 2010

11/11/52

Rep 26228

*✓*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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 - 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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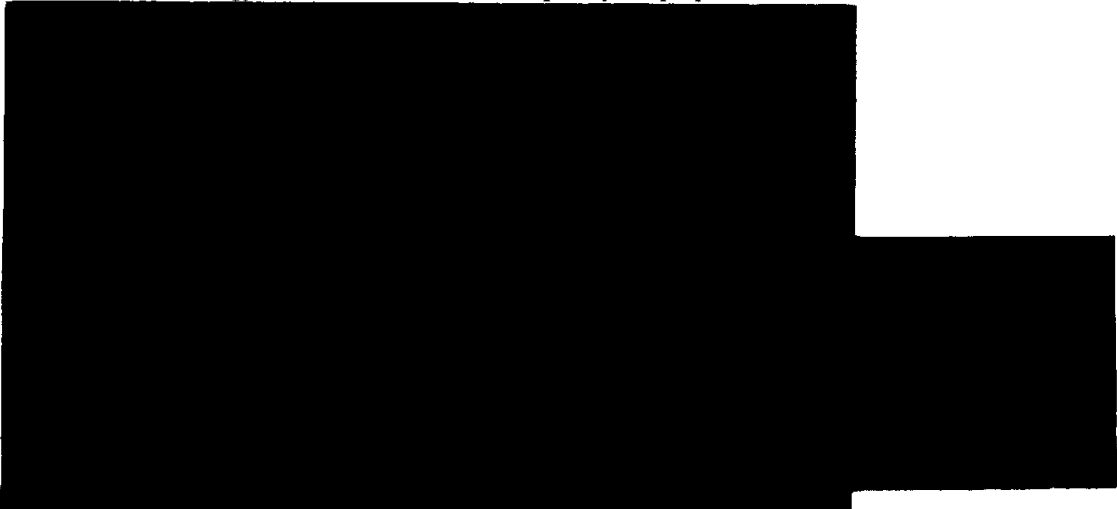
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Signed

Name

Address

Date



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

Core Strategy Consultation Oct/Nov 2010

Rep 26235

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Name

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Date

If anything in, for example, Para. 1, is disagreeable, suggest delete it
Rep 26236

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:

&

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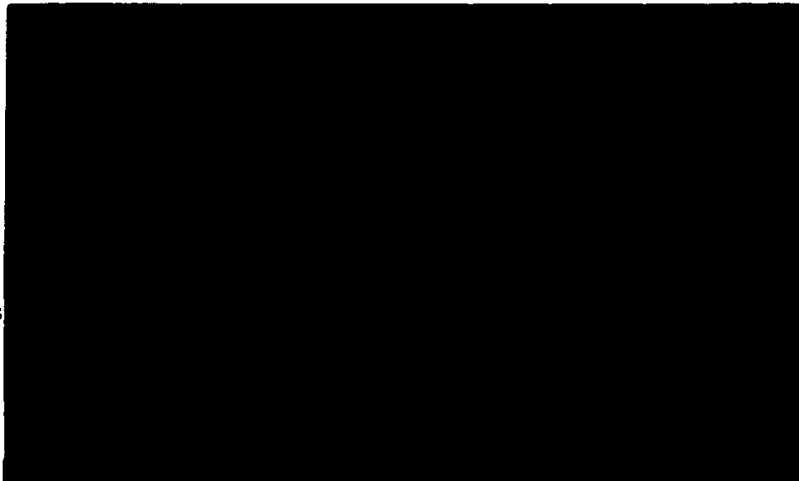
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To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

Core Strategy Consultation Oct/Nov 2010

Rep 26237

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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?

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Core Strategy Consultation Oct/Nov 2010

Rep 26238

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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 26240

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 - The two proposed new industrial sites will also be on Green Belt land.
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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?
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Core Strategy Consultation Oct/Nov 2010

Rep 26242

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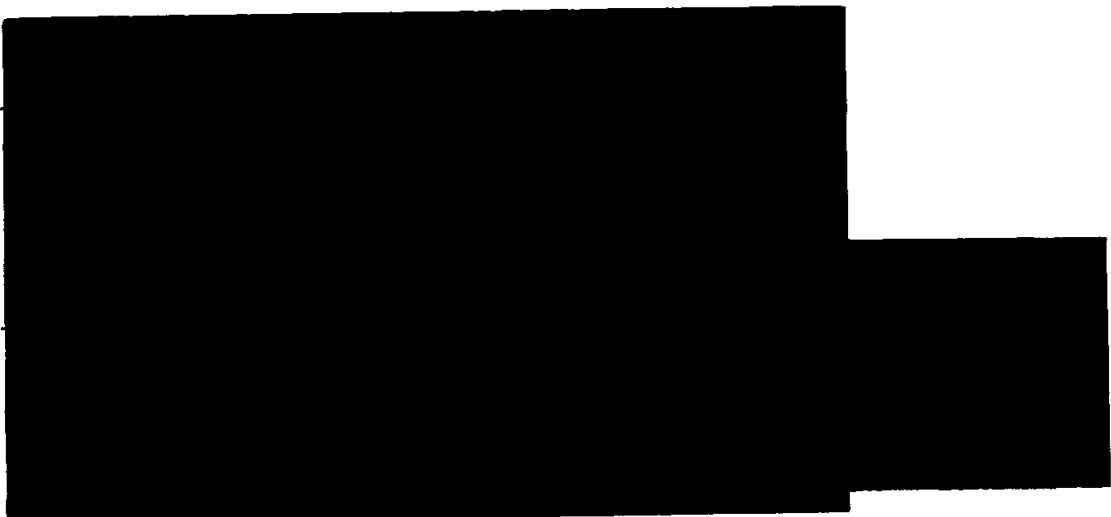
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To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

Core Strategy Consultation Oct/Nov 2010

Rep 26245

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Name

Address

Date

Rep 26246

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]

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Signed

Name

Address

Date



[Redacted]

Rep 26247

[Redacted]

12-11-10

[Redacted]

Dear Mr Hollingworth

Re Core Strategy

I appreciated receiving your letter of 18 October explaining the activities regarding developments in the area.

With the new government's reduction in funding, it seems strange to have so many plans in mind which, so far as I can see, would not enhance the current suburban atmosphere of Hockley. With so many people paving their front gardens to facilitate parking, the few remaining trees need to be preserved in streets, like Hamilton Gardens, and the pavements better maintained.

We need the small, specialist shops remaining, & I hope this can be encouraged. We also need to preserve the few remaining open spaces & woodland.

The cycling fraternity need teaching the highway code, as do many drivers parking opposite entrances to roads. Schools should teach road manners. Good luck in preserving what is good now in Hockley.

Sincerely

[Redacted]

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

Core Strategy Consultation Oct/Nov 2010

Rep 26248

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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 26249

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Core Strategy Consultation Oct/Nov 2010

Rep 26250

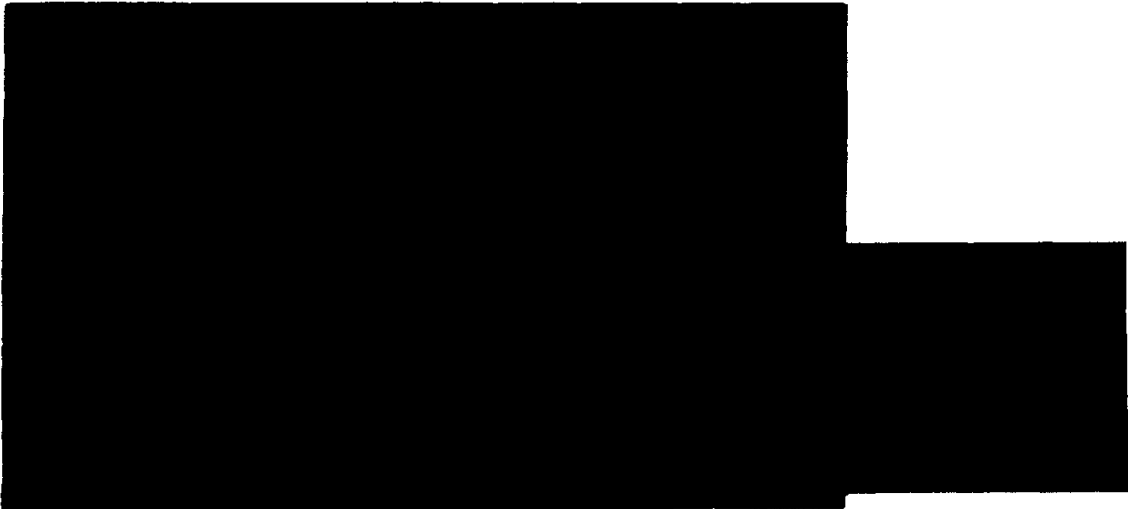
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Rep 26251

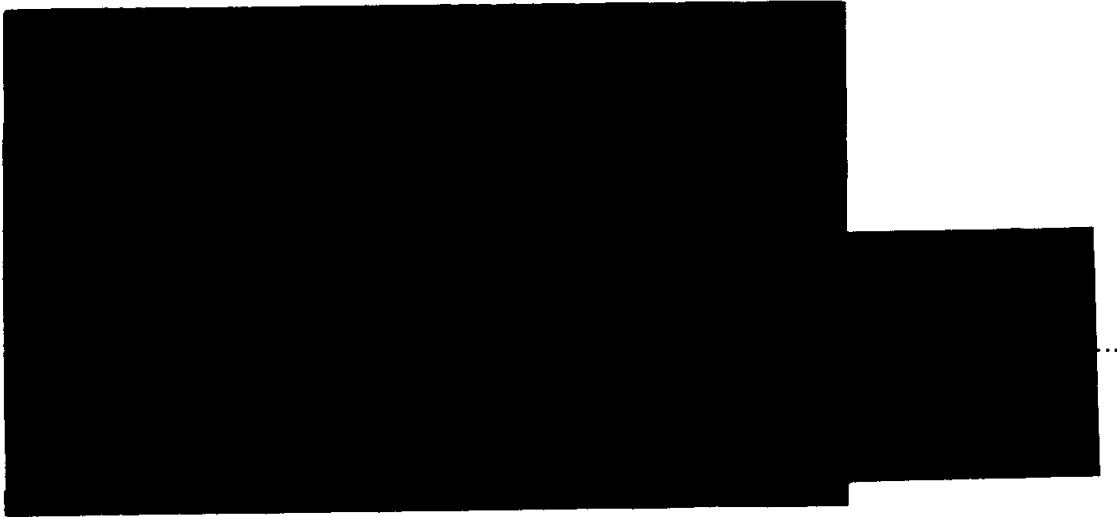
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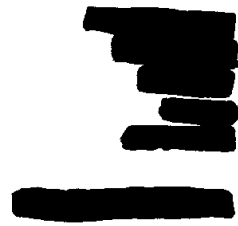
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B-79926
Rep 26253



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

13 November 2010

Dear Sirs,

We are replying to your correspondence regarding the future development of Rochford District and proposed changes to the Core Strategy.

We set out in our letter of 3rd April 2010 (copy enclosed) how we feel that NO Development on Green Belt Land should be considered. It seems to us the council wants to ignore the wishes of the people of Rochford and certainly of those of Hullbridge, are we therefore about to witness campaign of small alterations every few months so that we get to a stage that keep writing becomes a chore so eventually like the European treaty the response is so small the council deems it a yes vote.

Nothing has changed since our previous letter, the infra structure of Rochford and Hullbridge to accommodate this development has to change, new improved supply roads, schools, medical facilities, sewage etc. if implemented would drive up costs and reduce capacity for affordable homes, and certainly could not be undertaken in the current financial climate and necessary restraints.

In our original letter we pointed out Essex is the largest non-metropolitan county in the country in terms of population, we are at bursting point, whilst driving round the district is bad enough now, if the plans are implemented then driving will become a nightmare.

As the coalition states councils need to listen carefully to what their residents think:

"Revoking Regional Strategies....The new planning system will be clear, efficient and will put greater power in the hands of local people, rather than regional bodies... and to deliver sustainable development in a way that allows them to control the way in which their villages, towns and cities change."

The Rt Hon Eric Pickles MP, 6 July 2010 *

Rochford Council needs to listen carefully to what residents think, and Hullbridge say no more development on Green Belt Land.

Yours faithfully

A large black rectangular redaction box covers the signature and name of the sender.

*** (<http://www.communities.gov.uk/statements/corporate/regionalstrategies>)**

f

Planning Policy Team
Rochford District Council
South Street
Rochford
Essex, SS4 1BW

Cc: Mr M Francois

3 April 2010

Dear Sirs,

We are writing in respect of the proposed development of 500 houses in the village of Hullbridge. Having asked us to chose one of four development sites our choice would be option SWH4. We feel this has the least impact upon current residents in the area and has both greater and safer access for likely road structures.

However, we wish to express our complete disagreement with any development of houses on Green Belt Land. Whilst your web-page states 'would afford opportunities for the creation of a defensible green belt boundary' it fails to acknowledge that it results in the removal of the existing green belt boundary, and replacement with a new one therefore immediately negating the term 'defensible' as any future proposed changes would surely follow this planning precedent.

Hullbridge is a country village, not a town as referred to on the Allocations DPD Discussion and Consultation Document web-pages, so to be dictated to by a government who has allowed this country to be so overpopulated that building anywhere and everywhere is deemed such a necessity is wrong. Essex already has the second largest non-metropolitan county population in the country, being only 10,000 people behind Kent but with a higher density; Essex 403persons/km², Kent being 397persons/km². These national figures fail to include unitary authorities Southend-on-sea (population 164,300 and 3935persons/km²) and Thurrock (population 151,600 and 928persons/km²) for Essex, nor Medway (population 253,500 and 1320persons/km²) that after inclusion would appear to mean Essex is the most populated non-metropolitan county in the country (Source: Office National Statistics, mid 2008).

If Hullbridge is to house a thousand or more people plus children, we feel the infrastructure cannot take the strain it is already known that while predictions of increasing population are made, real-term increases in line with forecasts for funding in Health, Education, Social Services, local infrastructure are not forthcoming and therefore the quality of life for the current and future generations of the village can only suffer.

- getting an appointment at the Doctors in a timely manner is already extremely difficult due to the already significant development and population of the village.
- it is likely we are able to extrapolate the Office National Statistics projection findings which showed 78% of the UK population own a car, equivalent to 38m people, based on UK adult population of 48.7m (Source: Population projections by ONS, 2009), therefore 700 to 800 extra cars will result from the proposals.
- we have already seen the re-development of the villages primary former senior school Park School, Rawreth into housing and retail. The schools integration into Sweyne Park School, Rayleigh means the distance for village children is at the upper end but unfortunately not over the statutory limit for distances for walking to school without local authority funding for transport services. The route is not one suitable for children of any age being one of non-populated agricultural land to one side and golf course to other posing significant risk and concern in this age to any parent and would therefore cause a large drain on their finances funding public transport, or the environment should parents chose to drive their children to and from school.
- leaving the village by car or bus gets worse each year, this is not just at the end of Ferry Road within the village, but at the junction of Rawreth Lane, often tailing back ½ to ¾ of a mile during busy periods. An extra 700 to 800 cars and or revised increase in public transport services to cater for increased population can only worsen the future for all residents.
- Since moving here in 1979 we have had many power cuts every year though in recent years this has improved with supply changes, though one must question with the extra housing would we be forced to revert back to an unreliable supply.
- Whilst the village sewage system already struggles to cope, who will pay for improving the current system so that the new development can connect efficiently for all waste water and without contributing to flooding of local roads such as Watery Lane. It is nationally acknowledged that development of Green Belt Land results in increased foul water and more importantly surface water that contributes to local flooding, hence the recent changes in planning policy for domestic driveways.

With such flooding that occurred this winter to Watery Lane, combined with an already significantly struggling infrastructure we do not understand how such a thoroughly impractical location can be considered for any of the proposed options. We hope these opinions and nationally recognised facts will go some way to influence the outcome of these development proposals.

Yours sincerely

Rochford District Council
Planning Policy Team

16 11 2010

Dear Sirs

I can not believe that as a responsible council you could contemplate building 500 houses on a flood plain and Green Belt Land

The Hullbridge road floods from the Lords Golf Course to Watery Lane and the two fields adjacent to Watery Lane flooded every time we have heavy rain. As shown in the National Press and on Television News.

We have only ONE through road to our village and we get traffic from Rochford Ashingdon Hockley etc all using it mornings and evenings as a cut through to Chelmsford Woodmam Ferrers etc Rawreth Lane is also heavily congested with traffic not only from Hullbridge but other neighbouring districts in mornings and evenings what would it be like with another 1000 cars from 500 houses plus an extra 500 or so children trying to get in to school at Rayleigh by car and buses as we have no senior school in Hullbridge as Park school site in Rawreth was sold for houses.

Has anybody thought of doing a traffic census one census box could be placed in Lower Rd near the allotment this would give traffic coming into the village and leaving a second box could be placed in Ferry Rd to give traffic coming into and leaving the village a third box down Watery Lane and a fourth box in Rawreth Lane with this data the traffic flow could be found and the predicted traffic flow from the new development be added to see if the B roads were able to handle the new amount of traffic.

I was of the understanding that Green Belt meant we always have areas of green land to stop neighbouring districts joining each other. Also if we build on our farm land how will future generation be able to grow their food. WE NEED OUR FARM LAND.

The infrastructure is inadequate are we going back to days where raw sewerage being put in to the River crouch like before.

Is the electricity supply going back to when we kept getting power cuts because it could not cope?

Our mains water pressure is very poor as it has to come from the other side of the river crouch and due to the expansion of Woodham Ferries .

Will these houses get insurance when the insurers find they are built on land that was always flooding or will it be down to council tax payer to pay for damage that will occur.

As I have been given to understand the first phase of development is for affordable houses could you please tell me what is meant by affordable houses does it mean £ 100,000, £ 200,000, ??? And with the economic future as it is will people be able to afford them any way.

What provision would there be for getting children to senior School for the new families as our old School was demolished for new development last time and now they have to go to Rayleigh and the schools in Rayleigh are already full.

I also feel that Rochford District Council have not handled this whole matter in a proper way from the start.

Your Sincerely

[Redacted signature block]



15th November 2010

**A RESPONSE TO THE PROPOSED CHANGES
TO THE CORE STRATEGY FOR ROCHFORD DISTRICT**

SUMMARY

The following comments to the proposed changes are made with particular relevance to part of the Allocations Development Plan Document Preferred Option SWH4 at South West Hullbridge, being land on the south east corner of the junction of Hull-bridge Road and Lower Road.

ROCHFORD CORE STRATEGY-PROPOSED AMENDMENTS

(Dated 14th October 2010. ITEM 3) .

RESPONSES

Page 3.1, Item 3.2.

The Hanover Land Trust considers the proposals to reduce the annual housing quota from 250 to 190 and to extend the Core Strategy from a 10 -15 year period to one of twenty years, will be less positive for the district in terms of economic vivacity and future sustainability, bearing in mind the proposals already activated for the expansion and redevelopment of Southend/London airport and other regional locations of investment.

Rochford Core Strategy Schedule of Changes

Page 3.7. Appendix 1. Item 4.6 and Page 3.8 Item 4.16.

The Hanover Land Trust (HLT) fully supports these proposals, but it is considered that more dwellings, (particularly the proportional quota of affordable housing) will be

needed earlier than the 500 units scheduled here for 2026 to 2031 and that an earlier phasing would be beneficial for the locality and district in general.

Page 3.9 Item 4.24. The HLT site within Preferred Option SWH4 is immediately deliverable, unlike many of the sites elsewhere in the district scheduled for earlier phasing.

Item 4.25. Due to various factors windfall sites often cannot be relied upon to come forward as required as opposed to the above proposed site within Preferred Option SWH4. We therefore consider that less emphasis should be given to such in town sites in the probability that they will not fulfil what may be expected of them.

Item 4.26. The above site does conform to the other policies within the CS.

Item 4.27. HLT fully supports this statement.

Page 3.12. Item (H3 the 4th column second paragraph onwards).

HLT fully supports this statement.

Item (GB1 the 4th column) HLT fully supports this statement.

Page 3.13. Policy H1- The efficient use of land for housing.

Item Paragraph 2. HLT fully supports this statement as part of the above site is already developed and contains a portion of previously developed white land.

Page 3.15. Policy H3 Extension to residential envelopes post-2026.

HLT generally supports Policy H3 except that the above site could be brought forward within Preferred Option SWH4 or in isolation, in conjunction with the present and urgent need for the redesign and improvement of the infra-structure at the busy three-way junction of Hullbridge Road, Watery Lane and Lower Road.

Page 3.42. Appendix 2. Topic Paper 3 - Sustainable Housing Allocation for Rochford District.

2. Revocation of the Regional Spatial Strategy and Option 1 ' Figures.

Item 2.5. The proposed figure of 190 dwellings per annum is considered insufficient and incompatible with good sustainability for the district, particularly with regard to the

proposed plan being extended to 2031.

Page 3.50. Demand for Affordable Housing. Items 3.25 to 3.28.

These proposals, based on out of date figures, support our proposal for more affordable housing to be implemented earlier in the CS plan period, considering the backlog referred to by Councillor Lucas -Gill earlier this year in the attached press cutting. We place particular emphasis on the current and future government budget cuts, which will affect both private and public sector service worker jobs, mortgages and pensions in tandem with increasingly more expensive private rentals due to anticipated additional demand. We believe the proposed changes will establish a too limited supply of dwellings over an unnecessarily extended time period.

Page 3.51. 4. Environmental and Physical Constraints within Rochford District.

Item 4.1

The HLT fully supports this statement as the above site is a mixture of existing development within the Hullbridge town planning envelope, previously used White land and a lapsed planning consent fronting Lower Road. The whole site is self contained and is part of the south west corner of the Council 's Preferred Option area SWH4.

Item 4.5 and 4.6 Development of the above site would not impact on the European sites in and around the Rochford District and would not coalesce with neighbouring settlements .

Page 3.55. 6. Infrastructure. Item 6.1

The HLT fully supports this statement as it would be prepared to work in conjunction with service and infra-structure providers. The above site is the most suitable site for earlier release within SWH4 and adjacent to existing services, unlike much of Preferred Options SWH1, SWH2, and SWH3. For the various foregoing reasons, we believe this site should be implemented in the earlier phasing of the CS plan period. Not least due to the present urgent need for an improved drainage scheme to the west of the busy 3-way road junction entrance into Hullbridge town.

Page 3.56

7. Overview of Implications of the Revocation of the East of England Plan.

Page 3.57. Item 7.10 and 7.11. Windfall sites have been dealt with in our response to Item 4.25 and HLT considers these two proposals will impact negatively for the Rochford District.

Page 3.58.

8- Conclusions. Items 8.1 to 8.5.

Except for the proposed numbers of units, HLT generally supports these statements.

Item 8.6. HLT contests this viewpoint which states the "section of population most likely to form new households, (20-34 year olds) will shrink." In the general sense Rochford District is one of the most desirable places to live in this part of Essex and this age group is only the core of the overall age group who aspire to live in the Rochford District via new affordable housing schemes. There is also the 34-55 year age group who through a variety of circumstances need this form of accommodation. In addition there is the 55-70 years age group similarly affected as the former category, who wish to retire here having relatives in the district, but cannot afford to do so without the assistance of a housing association. We therefore believe demand will actually increase above the norm when the economy improves. Notwithstanding this prospect, there is an increasing social tendency for existing younger family sub-division, which will inevitably, use up the number of dwelling units proposed at an increased rate. On this basis we question whether the Council's new proposals will be sufficient for the ongoing sustainability required for the future population of the Rochford district.

Item 8.7. With reference to the foregoing points we disagree with this statement and propose that additional/earlier new housing supplemented by more light industrial/office provision would stimulate an increase of sustainability in Rochford District. An example being that the former Eastern Electricity offices in London Road, Rayleigh should be retained for its existing use for commerce and employment as there appears to be sufficient housing land allocated in west Rayleigh.

Item 8.8 The above responses, along with the District's geographical location and burgeoning new business ventures (plus anticipated demand) would indicate that the

Rochford District is a growth area up to a point, and as stated in Item 8.8, " new market housing is definitely required in the District " which HLT supports to enable the District to capitalise on and maintain it ' s sustainability, when or as the economy improves.

Appendix 3

Page 3.59. Topic Paper 4-Revision to the Green Belt Boundary.

2. Exceptional Circumstances.

Item 2.1 to 2.6. In the hope of avoiding undue repetition of detail, HLT believes that exceptional circumstances apply to the above site for the following reasons:

HLT believes the above site is the best individual site within Preferred Option SWH4 as the site is already partly developed. The site also contains a section of unused White Land lying within the existing development envelope of South West Hullbridge. A significant section of the site also obtained a planning consent since lapsed. It was also recently proposed by Essex County Council to construct an important cycleway on the northern and western perimeter of the site. HLT supported this project, but County funding was not forthcoming and might possibly be best left installed in conjunction with the new development and infra-structure improvements so badly needed at the present time in this location. Should this small portion of the above land needed, to accommodate this project be released from the Green Belt as outlined above, the proposed cycleway could easily be accommodated for the benefit of users travelling between Hullbridge to Rayleigh at no land cost. To include this remaining green belt area of approximately 3 acres (5 1/2 acre site in total) for release would be an appropriate use of the above site and dispose of the current aesthetically displeasing appearance of the area and would at the same time contribute to easing pressure on better quality green belt land in the locality.

Page 3.60. The Allocation of Land for Employment Uses.

Item 2.9. The former Eastern Electricity site is not deemed to be a " bad neighbour " and part of this site includes the conveniently located Bright Sparks children' s day

[REDACTED]

nursery a valuable facility for employees and families in the locality.

Page 3.61. Conclusion. Item 3.1

HLT generally supports the Conclusion statement except to question that the limited and sometimes mythical development opportunities predicted to come from inside the existing town envelope, will ever happen. Also bearing in mind that it is against Council policy to create undesirable "town cramming". Over the recent past the District Council has conducted an exemplary exercise in limiting and negating Council Tax increases without significant cuts in services. However, the Council must maintain sufficient Council Tax income to help keep the District viable and sustainable for the period of Core Strategy future planning (2011-2031) and create a sound foundation for further sustainability for the period beyond. HLT considers that development of the above site would assist in this precept. With all the multitudinous and variable factors involved in the distillation of the best future plan for the Rochford District, we do question whether there will be sufficient new land released for; 1. The required amount of future housing and, 2. New business opportunity and employment?

Having submitted our comments above, regarding the Rochford Core Strategy-Proposed Amendments, we trust the content may be of some assistance to the Council and the Planning Policy Team for the Inspector's forthcoming Examination. (Please see attached aerographic view of the above site).

Finally, with the number of submissions made over the Core Strategy programme period, we apologise for any necessary repetition of detail.

Yours faithfully

[REDACTED]

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

We must have homes for our young people

VIVIENNE Robinson (Oct 29) is overlooking the housing requirements of those who simply cannot afford to purchase or rent a property via the exorbitantly priced properties she says are available through local estate agents.

The answer is a quota of affordable housing sponsored by a combination of housing associations and developers which have, by economic necessity, to be subsidised by some normal housing development to make it viable.

The council housing list includes young people wishing to retain their local roots and start a family, but are unable to through an acute lack of affordable housing and simply have no chance of obtaining a home of their own.

I am not advocating districts like Rochford should be concreted over, but the Rochford district is nine tenths green belt and the council currently proposes releasing barely one per cent for such new housing.

Ms Robinson's home was once green belt. How unreasonably selfish it is for established residents to deny other young aspiring families the right to live in the locality where they grew up.

Many such people never seem to have a voice in these matters against the over-vocal "nimbys" so aptly labelled by a council member.

If no further housing development is permitted, a district over time will stagnate and start to lose its facilities through lack of economic vivacity.

How many villages and towns in this country are losing their post offices,

shops, pubs and other amenities through an absence of sustainable planning?

Rochford Council has done a reasonable job trying to please everybody by proposing a minimal release of green belt land and extending the core strategy plan from ten to 20 years, in conjunction with much-needed infrastructure improvements.

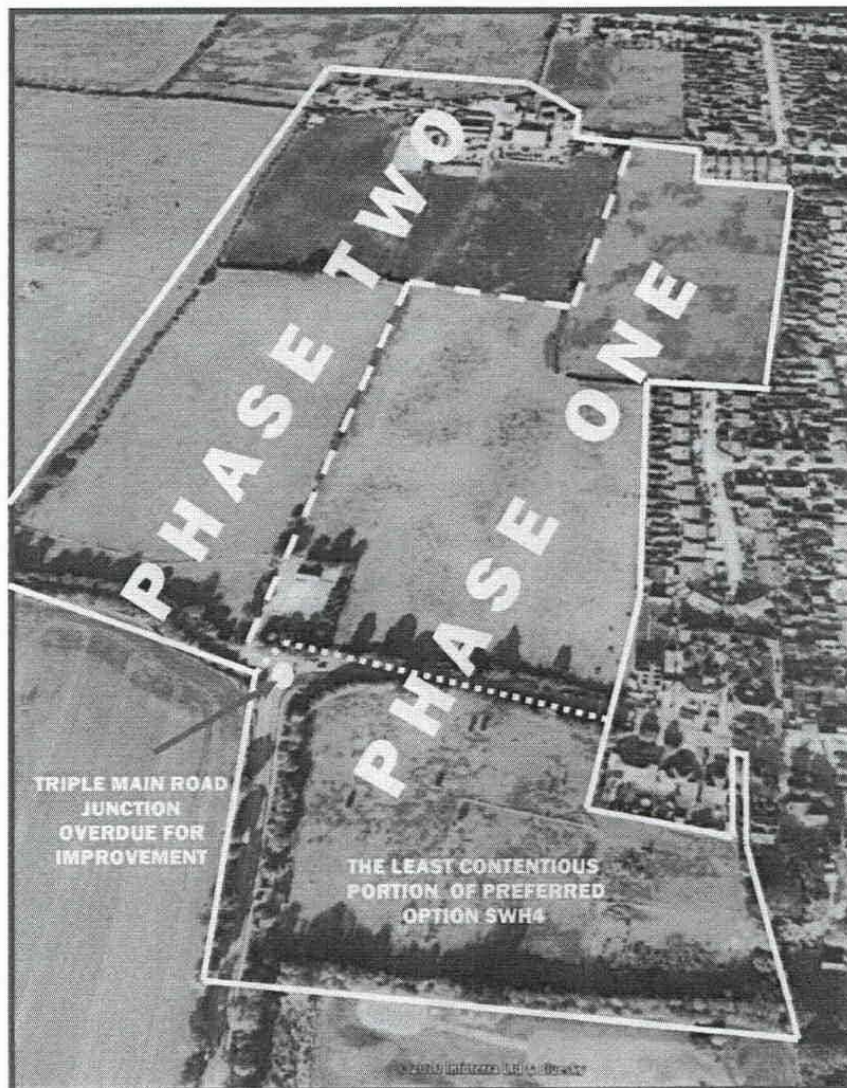
At the end of the day, the elected Rochford councillors are the authority, assisted by the planning directorate, which has to decide what is best for the district as a whole, and that includes the aspirations of the residents of the future, as well as those fortunate enough to be established homeowners.

Echo Tuesday November 2, 2010

Letters

OPTION SWH4

As local landowners from 1922, The Hanover Land Trust has been a long-term advocate for improvements to the three way road junction and associated infra-structure in this locality. The Trust responded to the Council during the Local Development Plan periods for 1981-1991, 1991-2001 and 2001 to the present. Being aware that these imperative improvements will need to be supported by some development in the vicinity, we would like to respectfully suggest perhaps a phasing along the lines illustrated below to achieve the required works at an earlier stage than 2026.



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

Core Strategy Consultation Oct/Nov 2010

Rep 26276

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.
 - 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 Enviromental Agency which is flovial 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.

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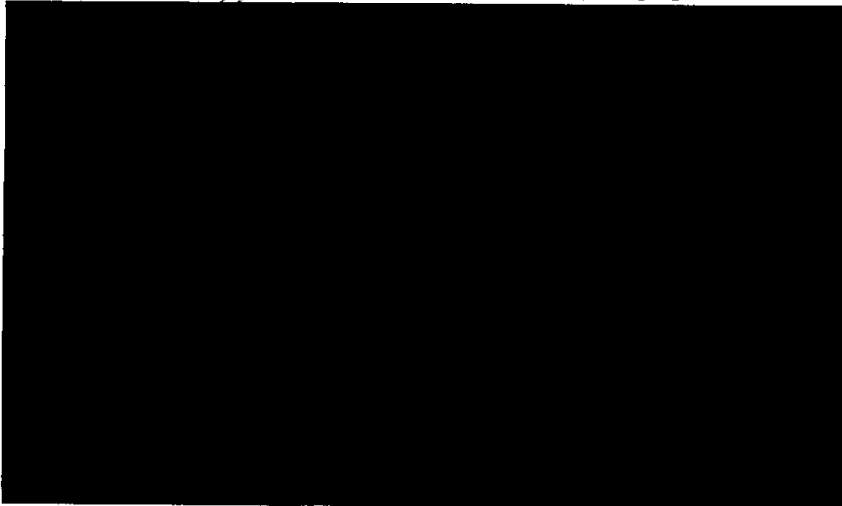
6. Gypsy sites - the proposals provide for 14 pitches by 2014 but no indication is given of where these should be sited. This issue has caused a lot of concern to many residents who favour a single, manageable site in a location with good road access and all appropriate services and the proposals are 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



Rep 26277

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 [x]

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 [x]
(2) Effective [x]
(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.

IT IS UNREALISTIC TO EXTEND THE PLAN PERIOD TO 2031; THIS IS TOO FAR AHEAD TO BE SURE ABOUT HOUSING/EMPLOYMENT REQUIREMENTS. (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.

THE PLAN PERIOD SHOULD NOT GO BEYOND 2026. THE AMOUNT OF HOUSING/EMPLOYMENT SITE ALLOCATIONS SHOULD BE REDUCED ACCORDINGLY. THIS WOULD MEAN SOME OF THE PROPOSED SITES BEING DELETED FROM THE PLAN (E. THE RAYLEIGH SITES) (Continue on a separate sheet if necessary)

Rep No 26277

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:

Please note

- If you wish to make representations to the Schedule of Changes Consultation please do so online at <http://rochford.jdi-consult.net/tdf/> 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:

15th November, 2010

To Planning Department, Rochford District Council, Freeport CL1858, South Street, Rochford SS4 1BW

Bacon
Rep 26278

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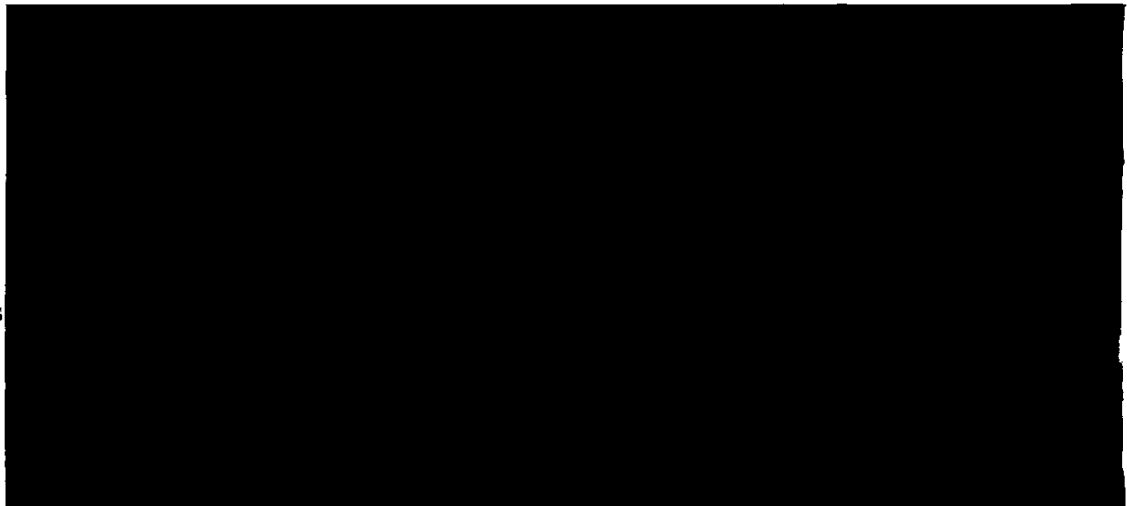
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Name

Address

Date



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

Core Strategy Consultation Oct/Nov 2010

Rep 26281

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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 - 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 Street, Rochford SS4 1BW

Rep no 26297

Core Strategy Consultation October/November 2010

I/We wish to register the following objections regarding the above consultation: The Core Strategy is unsound for the following reasons.

1.No justification or consultation regarding how the proposed total of 3800 new homes has been calculated. Some councils have abandoned extensive redevelopment plans. The Council turned down some Members' proposal to review housing needs over time, instead of fixing these to 2030. Lack of consultation and inconsistency means Council's proposed housing numbers are unsound.

- There is now no proposed development for Rayleigh over the first 15 years yet, according to the published Core Strategy (para.2.38,p.30) Rayleigh has the greatest demand for housing at 44.4% of District total. There is something wrong here.

2.Development proposals for the first phase are concentrated in the centre of the district where 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 relatively small improvements provided by proposed developments.

- 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 unsustainable.

3.Proposals to build on Greenbelt have not been properly evaluated: there is no evidence that the Council has undertaken a comprehensive assessment of the impact of Core Strategy locations. Amended proposals still result in 67% of new build being on Greenbelt.

- At 4.9, Tier Settlements, Hockley/Hawkwell and Rochford/Ashingdon are joined at Tier 1 with Rayleigh, always an urban settlement, with Rochford second. But Hockley, Hawkwell and Ashingdon are separated by Greenbelt. Numbers in H2 suggest a proportion of this will be eradicated and above 3 village settlements become a conurbation. There is no justification for this variance from government Greenbelt policy.
- The 2 proposed new industrial sites will also be on Greenbelt.

4.Lack of appropriate infrastructure and distributed approach negates economies of scale. Existing estimates of £50-75 million are not substantiated and might even increase, but anyway equate to £14/21 thousand standard charges per dwelling. Is this viable, particularly for 'affordable' housing and sustainable?

5.The Core Strategy takes into account Environmental Agency estimate of Tidal flood risk, ignoring Surface Water flood risk. The majority of flooding in the area is caused by the latter, or combination of both. So Core Strategy is unsound.

6.Gypsy, Traveller sites: Core Strategy proposes 14 pitches by 2014, but no defined sites. Residents prefer:

- one site with good infrastructure: road, water, gas, electricity, sewerage, refuse/recycling collection, access to healthcare and schools.
- A suitable site must promote community cohesion for these people, or there will be inharmonious relations between them and the local community.
- If 'official' sites are proposed, following earlier recommendations, sites should be to west of the district. Loss of countryside, greenbelt, open spaces in/around Hockley is rejected, when known locations to suit both Council and Traveller needs are available.

7.The April 2010 DPD Allocations consultation is believed to have 'attracted' record responses, but has been ignored by the Council 6 months later. Revised proposals on the DPD are now made, but repeatedly rejected plans for Hockley Village Centre are still included. This shows the inadequate consultation during the entire process and means the Core Strategy is undemocratic and consequently its 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 26305

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?
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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.
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.
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Name

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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:

Rep 26308

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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 - 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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Signed

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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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]

✂

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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Signed

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Address

Date



To Planning Department, Rochford District Council, Freeport CL1858, South Street, Rochford SS4 1BW

Core Strategy Consultation October/November 2010

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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 26311

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

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Cont'd

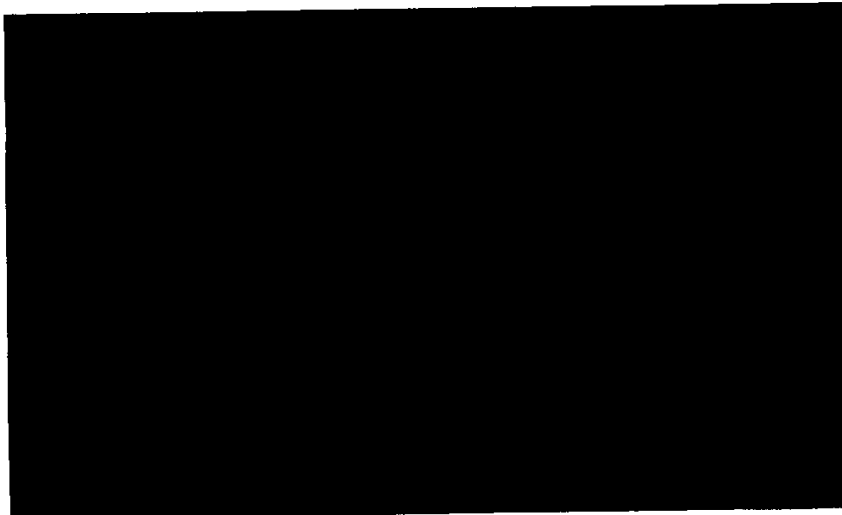
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Date



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

Core Strategy Consultation Oct/Nov 2010

Rep 26312

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?
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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.
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 Flivial 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

Rochford District Council,
Planning Officer,
South Street,
Rochford,
Essex.
SS4 1BW

17th November, 2010.

Dear Sirs

Proposed Housing – Hullbridge

Further to my previous letter to your goodselves, which I sincerely hope was read and my comments noted, I wish to confirm that my views have not altered in any way and I continue to object strongly to extra housing being sited anywhere in Hullbridge.

I suggest that an alternative site be considered elsewhere within the Rochford District that already has adequate infrastructure especially ROADS and leave our village as the MAJORITY of residents have requested - AS IT IS – A QUIET, SAFE AND FRIENDLY PLACE TO LIVE.

Yours faithfully,

A large black rectangular redaction box covering the signature of the sender.

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

Core Strategy Consultation Oct/Nov 2010

Rep 26314

REPLY

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?
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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.
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.

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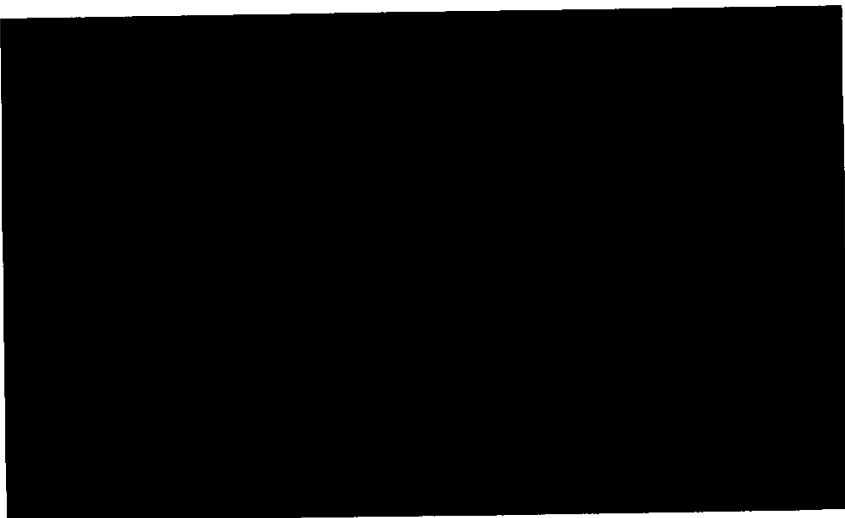
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- Gypsy/Traveller sites must be positioned in locations that have the best access to transport links and services. It is essential that any gypsy/traveller site developments are matched by appropriate infrastructure such as established road networks, 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.
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 26315

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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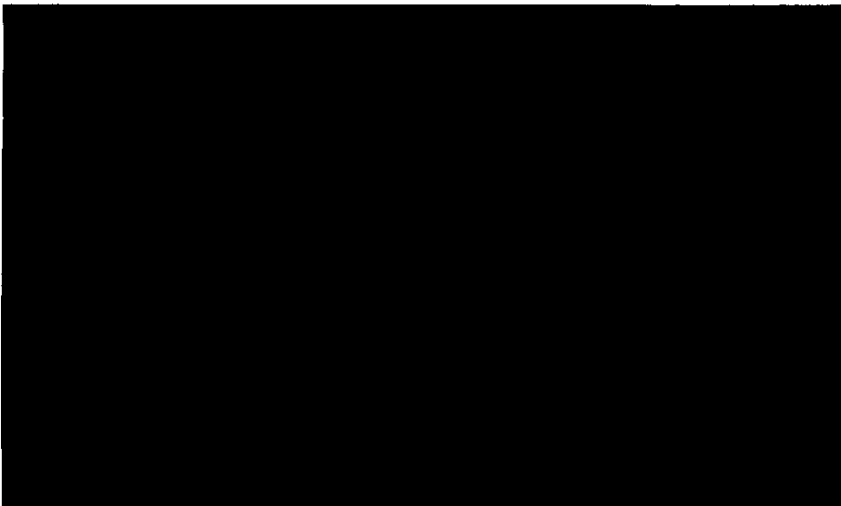
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Name

Address

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

Core Strategy Consultation Oct/Nov 2010

Rep 26316

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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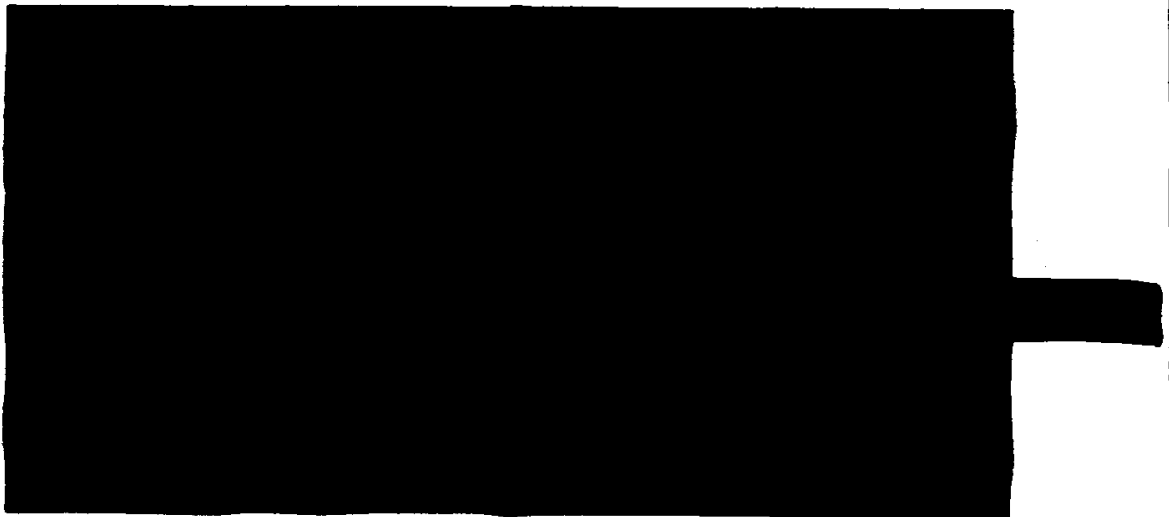
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Name

Address

Date



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

Core Strategy Consultation Oct/Nov 2010

Rep 26317

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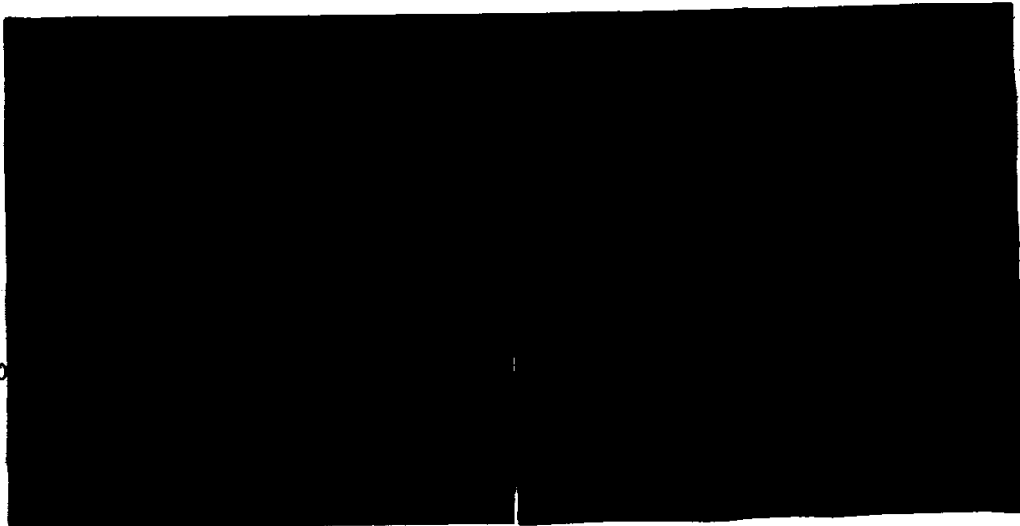
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Signed

Name

Address

Date



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

Rep 26318

Core Strategy Consultation October/November 2010

I/We wish to register the following objections regarding the above consultation: The Core Strategy is unsound for the following reasons.

1.No justification or consultation regarding how the proposed total of 3800 new homes has been calculated. Some councils have abandoned extensive redevelopment plans. The Council turned down some Members' proposal to review housing needs over time, instead of fixing these to 2031. Lack of consultation and inconsistency means Council's proposed housing numbers are unsound.

- There is now no proposed development for Rayleigh over the first 15 years yet, according to the published Core Strategy (para.2.38,p.30) Rayleigh has the greatest demand for housing at 44.4% of District total. There is something wrong here.

2.Development proposals for the first phase are concentrated in the centre of the district where 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 relatively small improvements provided by proposed developments.

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The highways plan is unsound and unsustainable.

3.Proposals to build on Greenbelt have not been properly evaluated: there is no evidence that the Council has undertaken a comprehensive assessment of the impact of Core Strategy locations. Amended proposals still result in 67% of new build being on Greenbelt.

- At 4.9, Tier Settlements, Hockley/Hawkwell and Rochford/Ashingdon are joined at Tier 1 with Rayleigh, always an urban settlement, with Rochford second. But Hockley, Hawkwell and Ashingdon are separated by Greenbelt. Numbers in H2 suggest a proportion of this will be eradicated and above 3 village settlements become a conurbation. There is no justification for this variance from government Greenbelt policy.
- The 2 proposed new industrial sites will also be on Greenbelt.

4.Lack of appropriate infrastructure and distributed approach negates economies of scale. Existing estimates of £50-75 million are not substantiated and might even increase, but anyway equate to £14/21 thousand standard charges per dwelling. Is this viable, particularly for 'affordable' housing and sustainable?

5.The Core Strategy takes into account Environmental Agency estimate of Tidal flood risk, ignoring Surface Water flood risk. The majority of flooding in the area is caused by the latter, or combination of both. So Core Strategy is unsound.

6.Gypsy, Traveller sites: Core Strategy proposes 14 pitches by 2014, but no defined sites. Residents prefer:

- one site with good infrastructure: road, water, gas, electricity, sewerage, refuse/recycling collection, access to healthcare and schools.
- A suitable site must promote community cohesion for these people, or there will be inharmonious relations between them and the local community.
- If 'official' sites are proposed, following earlier recommendations, sites should be to west of the district. Loss of countryside, greenbelt, open spaces in/around Hockley is rejected, when known locations to suit both Council and Traveller needs are available.

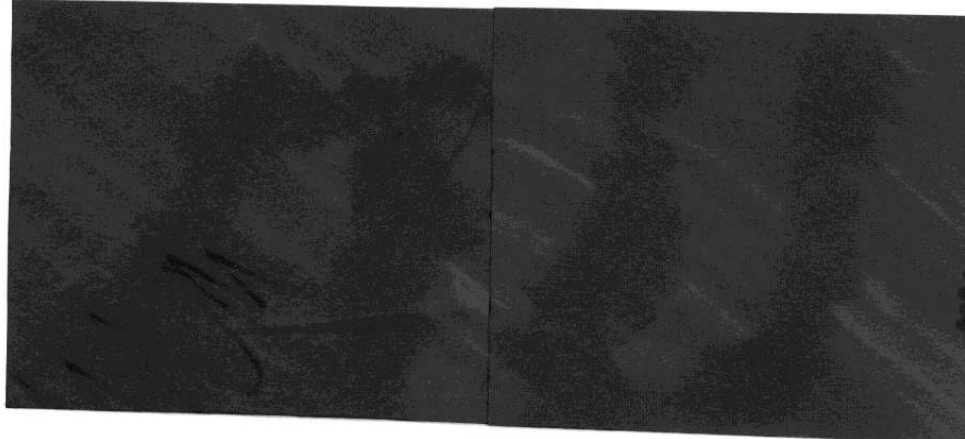
7.The April 2010 DPD Allocations consultation is believed to have 'attracted' record responses, but has been ignored by the Council 6 months later. Revised proposals on the DPD are now made, but repeatedly rejected plans for Hockley Village Centre are still included. This shows the inadequate consultation during the entire process and means the Core Strategy is undemocratic and consequently its proposals are unsound.

Signed

Name

Address

Date



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

Core Strategy Consultation October/November 2010

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- one site with good infrastructure: road, water, gas, electricity, sewerage, refuse/recycling collection, access to healthcare and schools.
- A suitable site must promote community cohesion for these people, or there will be inharmonious relations between them and the local community.
- If 'official' sites are proposed, following earlier recommendations, sites should be to west of the district. Loss of countryside, greenbelt, open spaces in/around Hockley is rejected, when known locations to suit both Council and Traveller needs are available.

7.The April 2010 DPD Allocations consultation is believed to have 'attracted' record responses, but has been ignored by the Council 6 months later. Revised proposals on the DPD are now made, but repeatedly rejected plans for Hockley Village Centre are still included. This shows the inadequate consultation during the entire process and means the Core Strategy is undemocratic and consequently its proposals are unsound.

Signed

Name

Address

Date

13 November 2010

H/n: Head of Planning & Transportation
MR. Shaun Scrutton

Rep 26322

[REDACTED]
[REDACTED]
[REDACTED]

17/11/10

Dear Sirs

Re: The Rochford District Core Strategy

We refer to your letter of 18th October 2010, regarding the future development of Rochford, and reiterate our previous comments namely:-

- 1) We appreciate the need for housing requirements for the future generations of young people in Hawkwell and immediate adjacent areas, but green belt land should not be taken up before all other brown field sites have been utilised and taking into consideration the listed places subject to flooding.
- 2) The infrastructure i.e. roads, services and amenities should be implemented before any further homes development takes place.

The roads around Hawkwell are already gridlocked by traffic (including large container vehicles) arriving for deliveries, and passing through, on a daily basis, and Southend Airport is not yet fully operational.

We trust that the above comments will be noted.

Yours Sincerely

[REDACTED]
[REDACTED]

Core Strategy Consultation October/November 2010

I/We wish to register the following objections regarding the above consultation: The Core Strategy is unsound for the following reasons.

1.No justification or consultation regarding how the proposed total of 3800 new homes has been calculated. Some councils have abandoned extensive redevelopment plans. The Council turned down some Members' proposal to review housing needs over time, instead of fixing these to 2031. Lack of consultation and inconsistency means Council's proposed housing numbers are unsound.

- There is now no proposed development for Rayleigh over the first 15 years yet, according to the published Core Strategy (para.2.38,p.30) Rayleigh has the greatest demand for housing at 44.4% of District total. There is something wrong here.

2.Development proposals for the first phase are concentrated in the centre of the district where 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 relatively small improvements provided by proposed developments.

- 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 unsustainable.

3.Proposals to build on Greenbelt have not been properly evaluated: there is no evidence that the Council has undertaken a comprehensive assessment of the impact of Core Strategy locations. Amended proposals still result in 67% of new build being on Greenbelt.

- At 4.9, Tier Settlements, Hockley/Hawkwell and Rochford/Ashingdon are joined at Tier 1 with Rayleigh, always an urban settlement, with Rochford second. But Hockley, Hawkwell and Ashingdon are separated by Greenbelt. Numbers in H2 suggest a proportion of this will be eradicated and above 3 village settlements become a conurbation. There is no justification for this variance from government Greenbelt policy.
- The 2 proposed new industrial sites will also be on Greenbelt.

4.Lack of appropriate infrastructure and distributed approach negates economies of scale. Existing estimates of £50-75 million are not substantiated and might even increase, but anyway equate to £14/21 thousand standard charges per dwelling. Is this viable, particularly for 'affordable' housing and sustainable?

5.The Core Strategy takes into account Environmental Agency estimate of Tidal flood risk, ignoring Surface Water flood risk. The majority of flooding in the area is caused by the latter, or combination of both. So Core Strategy is unsound.

6.Gypsy, Traveller sites: Core Strategy proposes 14 pitches by 2014, but no defined sites. Residents prefer:

- one site with good infrastructure: road, water, gas, electricity, sewerage, refuse/recycling collection, access to healthcare and schools.
- A suitable site must promote community cohesion for these people, or there will be inharmonious relations between them and the local community.
- If 'official' sites are proposed, following earlier recommendations, sites should be to west of the district. Loss of countryside, greenbelt, open spaces in/around Hockley is rejected, when known locations to suit both Council and Traveller needs are available.

7.The April 2010 DPD Allocations consultation is believed to have 'attracted' record responses, but has been ignored by the Council 6 months later. Revised proposals on the DPD are now made, but repeatedly rejected plans for Hockley Village Centre are still included. This shows the inadequate consultation during the entire process and means the Core Strategy is undemocratic and consequently its proposals are unsound.

Signed 

Name 

Address 

Date 16-11-10 2010

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?
 - 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.
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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]

✂

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.

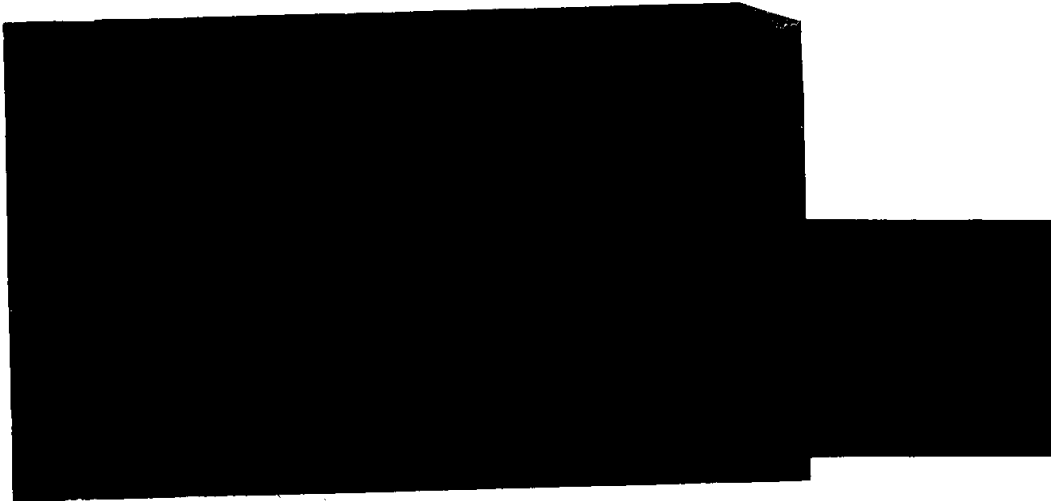
7. The last consultation on the DPD Allocations was in April and is believed to have 'attracted' a record level of responses but has not even been considered by the council 6 months later. Revised proposals have now been made on aspects covered by the DPD. Similarly, proposals for Hockley Village Centre 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 26325

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.
 - 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 Enviromental Agency which is flovial 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.

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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.

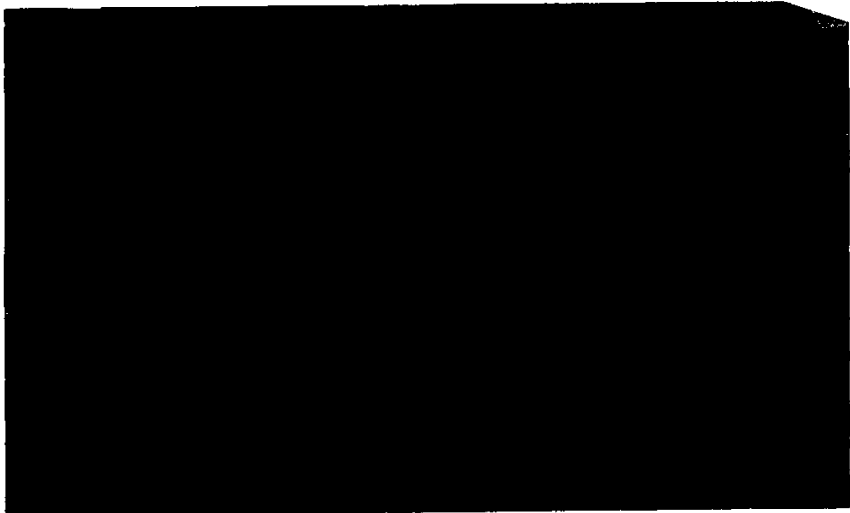
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Date



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

Core Strategy Consultation Oct/Nov 2010

Rep 26326

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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?
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

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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 26331

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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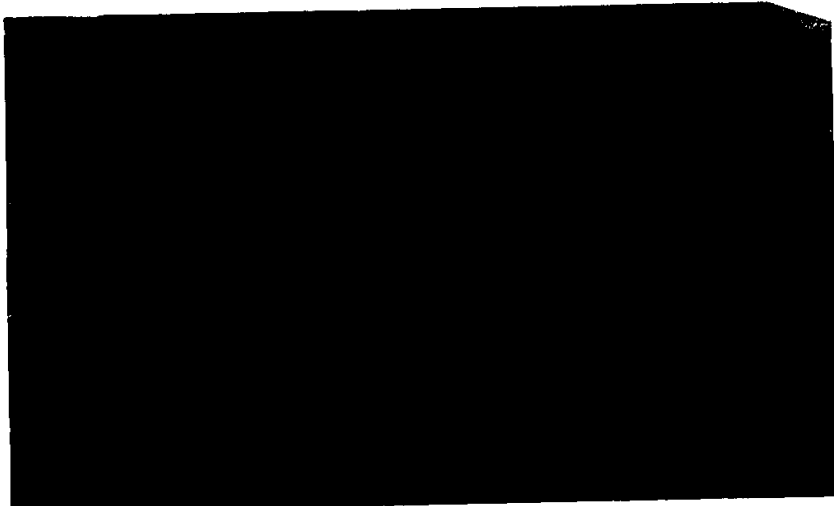
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Signed

Name

Address

Date



Rep No 26333

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

Core Strategy Consultation Oct/Nov 2010

Rep 26333

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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 - 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.
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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 or a combination of both. It is wrong for the Core Strategy to only consider Fluvial flood risk. The Core Strategy is therefore unsound.

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Rep No 26333

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

Core Strategy Consultation Oct/Nov 2010

Rep 26334

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 - 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.
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

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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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Signed

Name

Address

Date

Hockley & Hawkwell Residents Associations – suggested response to RDC Core Strategy Consultation October 2010

If you agree, please complete and post this letter (or alternatively input this or your own version to RDC at <http://rochford.idi-consult.net/ldf> or email to planning.policy@rochford.gov.uk) to:

B: 80206

Rep 26335

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

Core Strategy Consultation October/November 2010

I/We wish to register the following objections regarding the above consultation: The Core Strategy is unsound for the following reasons.

- 1.No justification or consultation regarding how the proposed total of 3800 new homes has been calculated. Some councils have abandoned extensive redevelopment plans. The Council turned down some Members' proposal to review housing needs over time, instead of fixing these to 2031. Lack of consultation and inconsistency means Council's proposed housing numbers are unsound.
 - There is now no proposed development for Rayleigh over the first 15 years yet, according to the published Core Strategy (para.2.38,p.30) Rayleigh has the greatest demand for housing at 44.4% of District total. There is something wrong here.
- 2.Development proposals for the first phase are concentrated in the centre of the district where 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 relatively small improvements provided by proposed developments.
 - 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 unsustainable.
- 3.Proposals to build on Greenbelt have not been properly evaluated: there is no evidence that the Council has undertaken a comprehensive assessment of the impact of Core Strategy locations. Amended proposals still result in 67% of new build being on Greenbelt.
 - At 4.9, Tier Settlements, Hockley/Hawkwell and Rochford/Ashingdon are joined at Tier 1 with Rayleigh, always an urban settlement, with Rochford second. But Hockley, Hawkwell and Ashingdon are separated by Greenbelt. Numbers in H2 suggest a proportion of this will be eradicated and above 3 village settlements become a conurbation. There is no justification for this variance from government Greenbelt policy.
 - The 2 proposed new industrial sites will also be on Greenbelt.
- 4.Lack of appropriate infrastructure and distributed approach negates economies of scale. Existing estimates of £50-75 million are not substantiated and might even increase, but anyway equate to £14/21 thousand standard charges per dwelling. Is this viable, particularly for 'affordable' housing and sustainable?
- 5.The Core Strategy takes into account Environmental Agency estimate of Tidal flood risk, ignoring Surface Water flood risk. The majority of flooding in the area is caused by the latter, or combination of both. So Core Strategy is unsound.
- 6.Gypsy, Traveller sites: Core Strategy proposes 14 pitches by 2014, but no defined sites. Residents prefer:
 - one site with good infrastructure: road, water, gas, electricity, sewerage, refuse/recycling collection, access to healthcare and schools.
 - A suitable site must promote community cohesion for these people, or there will be inharmonious relations between them and the local community.
 - If 'official' sites are proposed, following earlier recommendations, sites should be to west of the district. Loss of countryside, greenbelt, open spaces in/around Hockley is rejected, when known locations to suit both Council and Traveller needs are available.
- 7.The April 2010 DPD Allocations consultation is believed to have 'attracted' record responses, but has been ignored by the Council 6 months later. Revised proposals on the DPD are now made, but repeatedly rejected plans for Hockley Village Centre are still included. This shows the inadequate consultation during the entire process and means the Core Strategy is undemocratic and consequently its proposals are unsound.

Signed _____

Name _____

Address _____

Date 18/11/2010 2010

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

Core Strategy Consultation Oct/Nov 2010

Rep 26336

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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Core Strategy Consultation Oct/Nov 2010

Rep 26337

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.
 - 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.

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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, Freeport CL1858, South Street, Rochford SS4 1BW

Rep no 26342

Core Strategy Consultation October/November 2010

We wish to register the following objections regarding the above consultation: The Core Strategy is unsound for the following reasons.

1.No justification or consultation regarding how the proposed total of 3800 new homes has been calculated. Some councils have abandoned extensive redevelopment plans. The Council turned down some Members' proposal to review housing needs over time, instead of fixing these to 2034. Lack of consultation and inconsistency means Council's proposed housing numbers are unsound.

- There is now no proposed development for Rayleigh over the first 15 years yet, according to the published Core Strategy (para.2.38,p.30) Rayleigh has the greatest demand for housing at 44.4% of District total. There is something wrong here.

2.Development proposals for the first phase are concentrated in the centre of the district where 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 relatively small improvements provided by proposed developments.

- 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 unsustainable.

3.Proposals to build on Greenbelt have not been properly evaluated: there is no evidence that the Council has undertaken a comprehensive assessment of the impact of Core Strategy locations. Amended proposals still result in 67% of new build being on Greenbelt.

- At 4.9, Tier Settlements, Hockley/Hawkwell and Rochford/Ashingdon are joined at Tier 1 with Rayleigh, always an urban settlement, with Rochford second. But Hockley, Hawkwell and Ashingdon are separated by Greenbelt. Numbers in H2 suggest a proportion of this will be eradicated and above 3 village settlements become a conurbation. There is no justification for this variance from government Greenbelt policy.
- The 2 proposed new industrial sites will also be on Greenbelt.

4.Lack of appropriate infrastructure and distributed approach negates economies of scale. Existing estimates of £50-75 million are not substantiated and might even increase, but anyway equate to £14/21 thousand standard charges per dwelling. Is this viable, particularly for 'affordable' housing and sustainable?

5.The Core Strategy takes into account Environmental Agency estimate of Tidal flood risk, ignoring Surface Water flood risk. The majority of flooding in the area is caused by the latter, or combination of both. So Core Strategy is unsound.

6.Gypsy, Traveller sites: Core Strategy proposes 14 pitches by 2014, but no defined sites. Residents prefer:

- one site with good infrastructure: road, water, gas, electricity, sewerage, refuse/recycling collection, access to healthcare and schools.
- A suitable site must promote community cohesion for these people, or there will be inharmonious relations between them and the local community.
- If 'official' sites are proposed, following earlier recommendations, sites should be to west of the district. Loss of countryside, greenbelt, open spaces in/around Hockley is rejected, when known locations to suit both Council and Traveller needs are available.

7.The April 2010 DPD Allocations consultation is believed to have 'attracted' record responses, but has been ignored by the Council 6 months later. Revised proposals on the DPD are now made, but repeatedly rejected plans for Hockley Village Centre are still included. This shows the inadequate consultation during the entire process and means the Core Strategy is undemocratic and consequently its proposals are unsound.

Signed

Name

Address

Date

DON'T FORGET! - DROP IN MEETING ON HAAP PLAN 6.30 - 9 P.M.
TUESDAY 16 NOVEMBER AT GREENSWARD ACADEMY
RDC PUBLIC MEETING ON HAAP TUESDAY 7 DECEMBER AT 7.30 PM AT GREENSWARD ACADEMY

Hockley & Hawkwell Residents Associations - suggested response to RDC Core Strategy

Consultation October 2010

If you agree, please complete and post this letter (or alternatively input this or your own version to RDC at <http://rochford.idf-consult.net/ldf> or email to planning.policy@rochford.gov.uk) to:

Rep no 26360

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

Core Strategy Consultation October/November 2010

We wish to register the following objections regarding the above consultation: The Core Strategy is unsound for the following reasons.

- 1.No justification or consultation regarding how the proposed total of 3800 new homes has been calculated. Some councils have abandoned extensive redevelopment plans. The Council turned down some Members' proposal to review housing needs over time, instead of fixing these to 2031. Lack of consultation and inconsistency means Council's proposed housing numbers are unsound.
 - There is now no proposed development for Rayleigh over the first 15 years yet, according to the published Core Strategy (para.2.38,p.30) Rayleigh has the greatest demand for housing at 44.4% of District total. There is something wrong here.
- 2.Development proposals for the first phase are concentrated in the centre of the district where 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 relatively small improvements provided by proposed developments.
 - 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 unsustainable.
- 3.Proposals to build on Greenbelt have not been properly evaluated: there is no evidence that the Council has undertaken a comprehensive assessment of the impact of Core Strategy locations. Amended proposals still result in 67% of new build being on Greenbelt.
 - At 4.9, Tier Settlements, Hockley/Hawkwell and Rochford/Ashingdon are joined at Tier 1 with Rayleigh, always an urban settlement, with Rochford second. But Hockley, Hawkwell and Ashingdon are separated by Greenbelt. Numbers in H2 suggest a proportion of this will be eradicated and above 3 village settlements become a conurbation. There is no justification for this variance from government Greenbelt policy.
 - The 2 proposed new industrial sites will also be on Greenbelt.
- 4.Lack of appropriate infrastructure and distributed approach negates economies of scale. Existing estimates of £50-75 million are not substantiated and might even increase, but anyway equate to £14/21 thousand standard charges per dwelling. Is this viable, particularly for 'affordable' housing and sustainable?
- 5.The Core Strategy takes into account Environmental Agency estimate of Tidal flood risk, ignoring Surface Water flood risk. The majority of flooding in the area is caused by the latter, or combination of both. So Core Strategy is unsound.
- 6.Gypsy, Traveller sites: Core Strategy proposes 14 pitches by 2014, but no defined sites. Residents prefer:
 - one site with good infrastructure: road, water, gas, electricity, sewerage, refuse/recycling collection, access to healthcare and schools.
 - A suitable site must promote community cohesion for these people, or there will be inharmonious relations between them and the local community.
 - If 'official' sites are proposed, following earlier recommendations, sites should be to west of the district. Loss of countryside, greenbelt, open spaces in/around Hockley is rejected, when known locations to suit both Council and Traveller needs are available.
- 7.The April 2010 DPD Allocations consultation is believed to have 'attracted' record responses, but has been ignored by the Council 6 months later. Revised proposals on the DPD are now made, but repeatedly rejected plans for Hockley Village Centre are still included. This shows the inadequate consultation during the entire process and means the Core Strategy is undemocratic and consequently its 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 26361

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?
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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.
5. The Core Strategy only takes into account Flood risk identified by the Enviromental Agency which is flovial 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.

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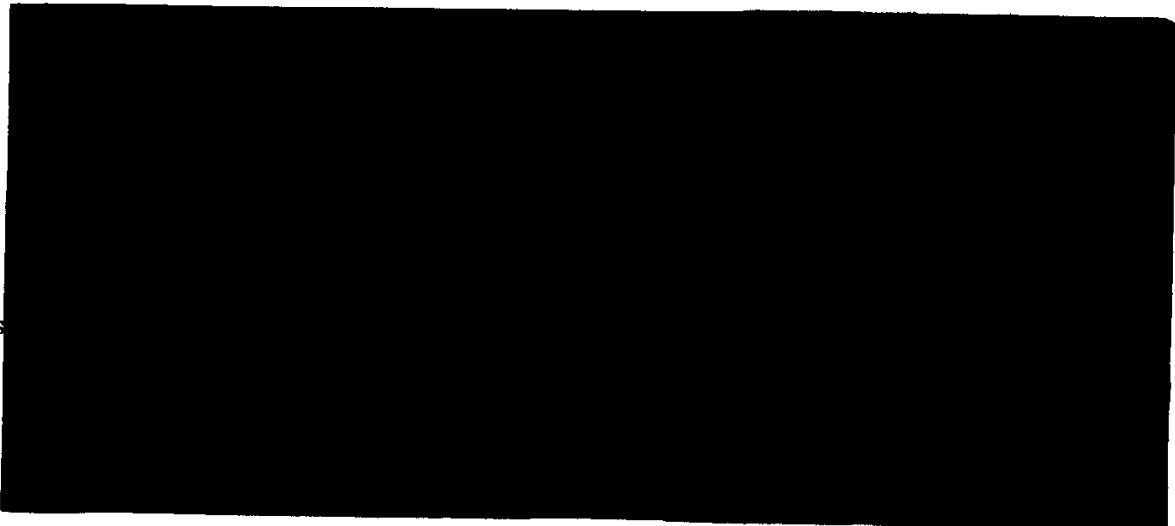
6. Gypsy sites - the proposals provide for 14 pitches by 2014 but no indication is given of where these should be sited. This issue has caused a lot of concern to many residents who favour a single, manageable site in a location with good road access and all appropriate services and the proposals are 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. 26362 /
26363

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.
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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?
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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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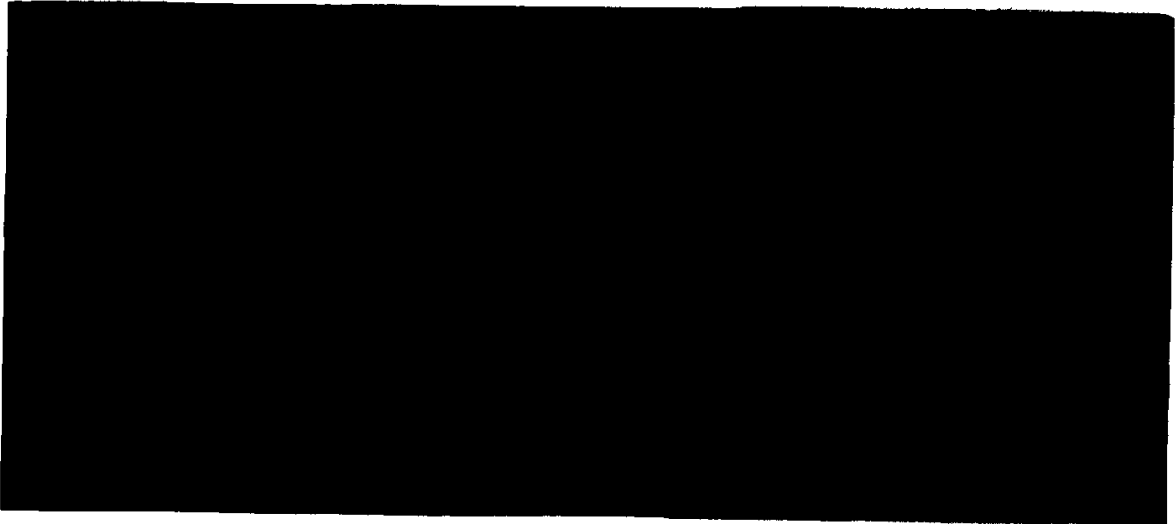
7. The last consultation on the DPD Allocations was in April and is believed to have 'attracted' a record level of responses but has not even been considered by the council 6 months later. Revised proposals have now been made on aspects covered by the DPD. Similarly, proposals for Hockley Village Centre 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.

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Address

Date



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

Core Strategy Consultation Oct/Nov 2010

Rep no. 26362/

26363

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

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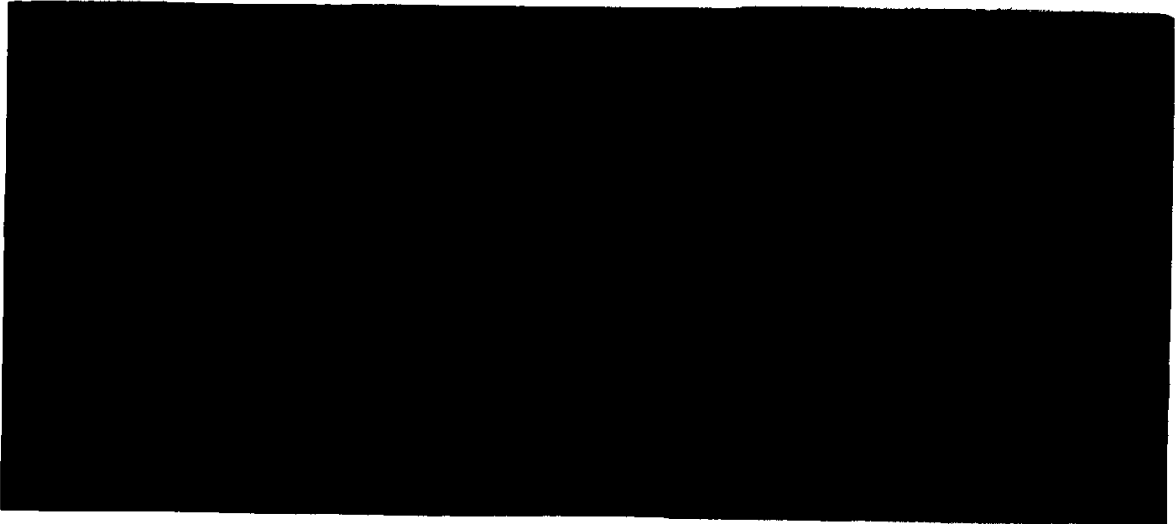
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Signed

Name

Address

Date



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

Core Strategy Consultation Oct/Nov 2010

Rep no. 26364

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

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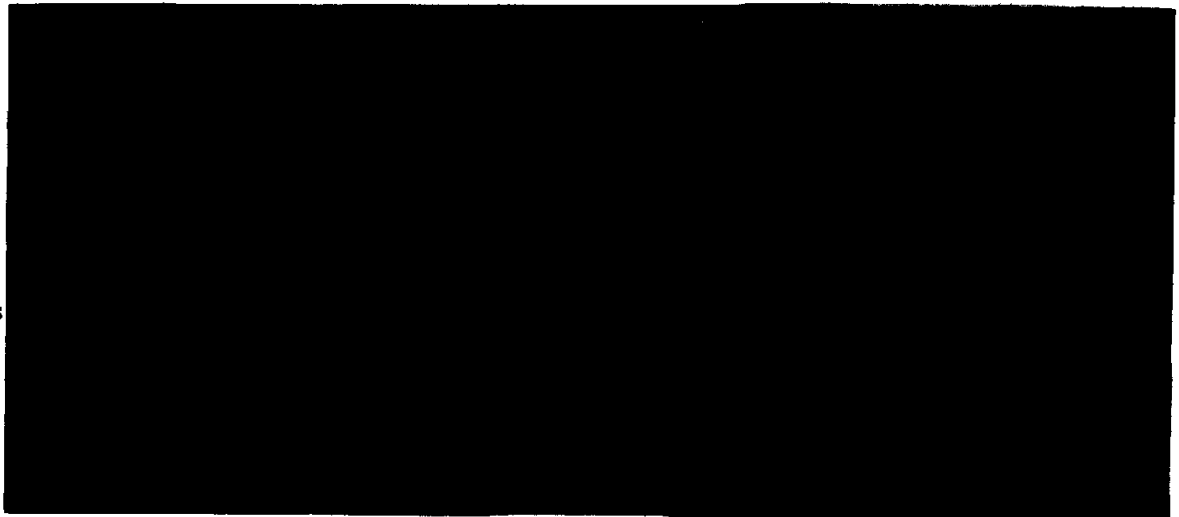
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Signed

Name

Address

Date



Rep no. 26365

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

Core Strategy Consultation October/November 2010

I wish to register the following objections regarding the above consultation: The Core Strategy is unsound for the following reasons.

1.No justification or consultation regarding how the proposed total of 3800 new homes has been calculated. Some councils have abandoned extensive redevelopment plans. The Council turned down some Members' proposal to review housing needs over time, instead of fixing these to 2031. Lack of consultation and inconsistency means Council's proposed housing numbers are unsound.

- There is now no proposed development for Rayleigh over the first 15 years yet, according to the published Core Strategy (para.2.38,p.30) Rayleigh has the greatest demand for housing at 44.4% of District total. There is something wrong here.

2.Development proposals for the first phase are concentrated in the centre of the district where 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 relatively small improvements provided by proposed developments.

- 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 unsustainable.

3.Proposals to build on Greenbelt have not been properly evaluated: there is no evidence that the Council has undertaken a comprehensive assessment of the impact of Core Strategy locations. Amended proposals still result in 67% of new build being on Greenbelt.

- At 4.9, Tier Settlements, Hockley/Hawkwell and Rochford/Ashingdon are joined at Tier 1 with Rayleigh, always an urban settlement, with Rochford second. But Hockley, Hawkwell and Ashingdon are separated by Greenbelt. Numbers in H2 suggest a proportion of this will be eradicated and above 3 village settlements become a conurbation. There is no justification for this variance from government Greenbelt policy.
- The 2 proposed new industrial sites will also be on Greenbelt.

4.Lack of appropriate infrastructure and distributed approach negates economies of scale. Existing estimates of £50-75 million are not substantiated and might even increase, but anyway equate to £14/21 thousand standard charges per dwelling. Is this viable, particularly for 'affordable' housing and sustainable?

5.The Core Strategy takes into account Environmental Agency estimate of Tidal flood risk, ignoring Surface Water flood risk. The majority of flooding in the area is caused by the latter, or combination of both. So Core Strategy is unsound.

6.Gypsy, Traveller sites: Core Strategy proposes 14 pitches by 2014, but no defined sites. Residents prefer:

- one site with good infrastructure: road, water, gas, electricity, sewerage, refuse/recycling collection, access to healthcare and schools.
- A suitable site must promote community cohesion for these people, or there will be inharmonious relations between them and the local community.
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Signed

Name

Address

Date

✓ Rep no 26366

Dear Sir or Madam

In regards to the new
planned development at Mullbridge.
~~The~~ I would have thought that
the floods of recent years,
would have shown, that flood
plains and green areas, near rivers
are needed more than ever.

Yet you choose a site that
often floods, to build a Housing
estate, I would have thought that
to build on a flood plain endangers
existing homes.

2. As our councilors, don't
you owe your existing Rate payers
some thought
I strongly object to the new
and the old building plans



Rep No 26368

Rep no. 26368

13. 40208

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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 - 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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 - 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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 - 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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Cont'd

Rep No 26368

[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]

.....

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.

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Name

Address

Date



Rep. no. 26369

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(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:

&

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

Core Strategy Consultation Oct/Nov 2010

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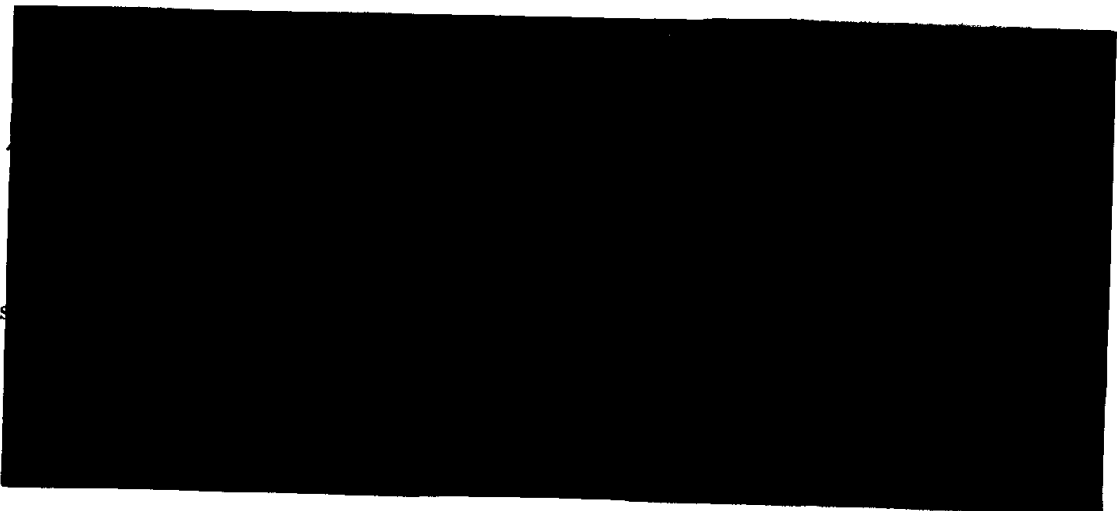
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Signed

Name

Address

Date



Rep No 26370



Rep no. 26370

17 November 2010

Rochford District Council
Planning Department
Freeport CH18 58
South Street
Rochford SS4 1BW

Dear Sirs

Core Strategy for Rochford District

I have been encouraged by yourselves and the Hockley Residents' Association to participate in planning the future of this district, the deadline for comments being 30 November. Please incorporate my following comments on your proposals.

The first phase and the total put a disproportionate amount of housing in the centre of the district. Most of the building is allocated to rural areas like Rochford/Hawkwell/Ashingdon/Hockley. This is far too much housing for our villages and our narrow roads, and a loss of far too much green belt. Rayleigh is already a town and should take its share of every phase; it may be hoping that later phases will never come to fruition.

No housing should be in large, uniform or isolated estates; there is a terrifying example of that outside Wickford. Hockley must not deteriorate into another Wickford/Rayleigh/Billericay – all becoming indistinguishable and soulless developments hanging along a railway line and breeding social problems. If developments are small scale, high quality and distinctive they are also more likely to suit any brownfield areas which you must endeavour to track down.

An important point about Rayleigh is that the proposed traveller/gypsy sites were most suited to Rawreth, but this application has been turned down. This rejection of housing and travellers which should be in Rayleigh raises suspicions about a cosy relationship between politicians and councillors. Our Member of Parliament has his home and many of his voters in this area and I wonder if influence has been brought to bear with RDC and government ministers like Eric Pickles. The travellers and the houses belong in Rawreth and Rayleigh.

Local government should not lamely accept that so much housing has to be new build. Rochford and Southend councillors had to liaise over Southend airport. They could also transform that existing Southend housing stock which is solid stuff, sunk in squalor, crying out for new life. The same applies to the sad 'overspill' seen from the train going into Liverpool Street. Getting to grips with existing stock is the real challenge; not the lazy option of building more.


I live in the [redacted] Part of it is up against the railway line; part of it is tacky 'rabbit hutches'; most of it is not good quality materials, and all of it is built on land which was not properly prepared. Such practises were permitted in the misconception of "affordable housing". Rochford District Council must be as vigilant with the behaviour of builders, as it is in limiting the amount of building.

Rep No 26370

I also submit the case which has been prepared by Hockley Residents' Association. They know their way around this subject, in which I am a bit lost, but I hope you will incorporate my views.

Thank you

Yours faithfully

A large black rectangular redaction box covering the signature of the sender.

P.S. The best solution is purpose built, complete new communities. New housing should not be tacked on to existing communities. I have had to visit Basildon in Essex and New Ash Green in Kent. I was not suited to these developments but they did have roads, drains, shops and schools built together with the houses and separate from anywhere else. The new port at Thurrock and the Thames Gateway are areas for new housing, not our countryside. New housing should be assigned to those areas in England which are less crowded than the South East.

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

Rep no 26376

Core Strategy Consultation October/November 2010

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- There is now no proposed development for Rayleigh over the first 15 years yet, according to the published Core Strategy (para.2.38,p.30) Rayleigh has the greatest demand for housing at 44.4% of District total. There is something wrong here.

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The highways plan is unsound and unsustainable.

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- At 4.9, Tier Settlements, Hockley/Hawkwell and Rochford/Ashingdon are joined at Tier 1 with Rayleigh, always an urban settlement, with Rochford second. But Hockley, Hawkwell and Ashingdon are separated by Greenbelt. Numbers in H2 suggest a proportion of this will be eradicated and above 3 village settlements become a conurbation. There is no justification for this variance from government Greenbelt policy.
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Signed

Name

Address

Date

Rep no. 26378



Dear Sir/Madam,

The Rochford I moved to in 1987 was a sleepy little town with Green Belt Land and a road that was not clogged with traffic all the time. The Rochford we see today is like a concrete jungle!! There have been so many developments over the years - in the centre of Rochford on the Ashingdon Road and Dalys Road when the hospital was knocked down. The Toomey development has brought a lot of traffic into the area and congestion in the area goes from bad to worse. I dread to think what it will be like if the proposed plan for more houses in Hall Road does goes ahead. It is such a shame to see all the Green Belt being used for housing and surely there must be brown fill sites that would be suitable. I don't think demand for housing is as crucial as we are being told it is. There are plenty of houses empty in Rochford, and the agents don't seem to be selling now as I think the advent of the airport extension as driven people into different areas. That's another contribution to the grid lock if it comes - these roads were never meant for the volume of traffic we have now. The land in question is the best agricultural land in the area and it would be a crying shame for the land to be used for more houses. If 600 houses come here I am not looking forward to getting out of my drive, as already I have to wait some time before I can get out - with cars coming from the new houses it will be a total nightmare.

Although the original plans have been changed recently it still makes use of prime agricultural land - the first phase is concentrated on the centre of the district and the infrastructure is just not in place to take any more development . The first phase of the new plan will see green belt land used - 2nd phase also seems as though it will be more development in the centre of the district, and if in the 3rd phase other land becomes available green belt will be saved. **THE GREEN BELT SHOULD BE LEFT ALONE - FULL STOP.**

There are 500 houses proposed in the first ten years and another 100 in the following 5 years, as I see it, that was what the original plan was, the only difference being that it will be spread over a longer period of time, that is not a solution, just a way of appeasing the people who don't want any development.

The airport development looks like its well under way irrespective of what the people in Rochford wanted. We were not consulted enough and things seem to take place by Eddie Stobart despite what people who have to put up with the inconvenience said,. This will be another nail in the coffin of the place which was a fairly quiet and rural place to live and I feel sad to see this happening and worry for the future generation.

It doesn't seem to matter what the people say, and you begin to wonder if the letters are worth the paper they are written on, but we as residents are the ones who bear the inconvenience with the developing and we are concerned about the future. We are told to think about the environment and then we get a plan for an extended airport to add to the pollution and a 600 house proposal which will probably see 1 or 2 cars per house.

I hope that I havnt wasted my paper time and effort in opposing these plans and perhaps there will be a better site become available where it wont destroy the landscape and put more hassle on the people of Rochford.

Yours faithfully,



Rep No 26380

22.11.10

REP NO 26380

RE NEW HOUSES HAWKWELL

DEAR SIR.

TRAFFIC WILL BE A MAJOR PROBLEM,
TO RECTORY ROAD. A GREAT DEAL MORE TRAFFIC
IS USING RECTORY ROAD THAN A FEW YEARS AGO.
ANOTHER CONCERN TO ME IS THE BROOK.

RUNNING AT THE REAR OF MY HOUSE FROM

[REDACTED] IT WILL NOT
TAKE THE EXTRA SKAFFLE WATER FROM MOTHER
HOUSES, AS WE WERE FLOODED IN THE PAST.

To Planning Department, Rochford District Council, Freeport CL1858, South Street, Rochford SS4 1BW

B-80306
REP NO 26382

Core Strategy Consultation October/November 2010

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Signed
Name
Address
Date



2

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

Core Strategy Consultation Oct/Nov 2010

Rep no. 26384

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

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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 no 26385

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

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 - 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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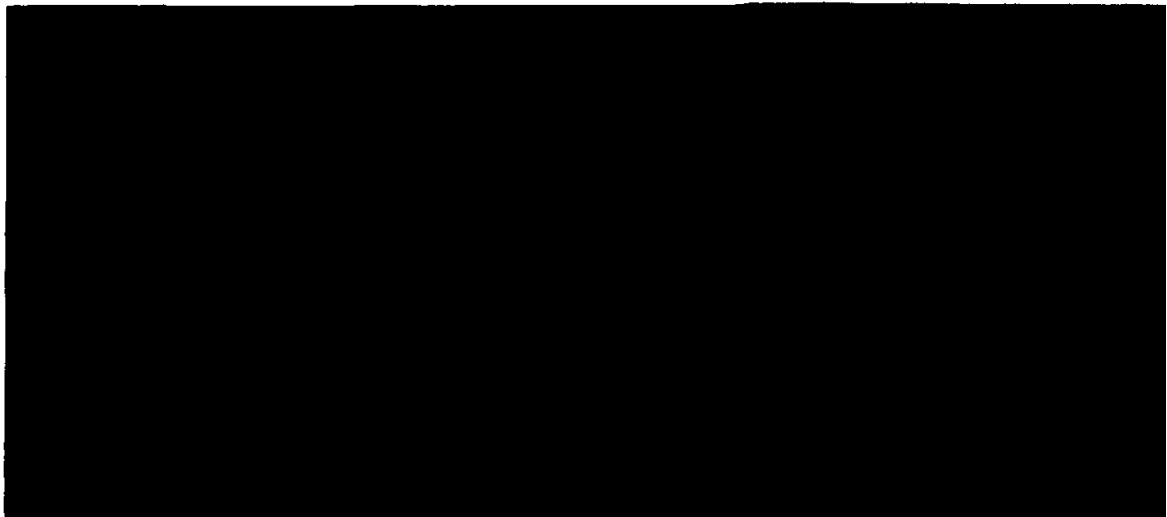
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Name

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

Rep. no 26390

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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]

✂

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Signed

Name

Address

Date

Rep No 26396

4/11/2006

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Mr S. Hollingsworth, Rochford District Council, Planning team leader: re the LDF map green belt boundary.

Dear Sir

Under the consultation process, I would like to register a point of view and an objection to the LDF map as it is laid out. My family have part ownership of a small parcel of land (0.58Ha) [REDACTED] [REDACTED]. (Please refer to map section outline blue)

It can clearly be seen from the map that the Tudor Mews development is included within the Green Belt area (map section outline red). Although this was a farm yard some fifty years ago it was semi industrialised through most of the 1960s to the time it was redeveloped. It would appear to stretch the imagination that this area still constitutes green belt.

The small parcel of land to the West of Tudor Mews and East of Sandhill Rd is effectively boxed in on three sides (East, West and South) by residential development. I would also point out that this land historically was once part of the Eastwood Lodge Estate (as was most of the NW side of Eastwood) and was set out as plot land.

By the nature of the soil it was never productive farm land and the last true agricultural use was for outdoor pigs. Certainly, as small annexed area, this land is unlikely to have any economical agricultural use. With development on three sides this small area cannot be described as an area of landscape value.

Sandhill Rd is now currently being adopted and surfaced. There is a sewage service running through the said land; it is close to local schools and bus routes.

It is hard to see what purpose this land serves in the Green Belt envelope when development of the North end of Eastwood Rise/adjacent roads and Tudor Mews has taken place on considerable scale. By virtue of having developed land on three boundary sides this land contributes little towards preserving landscape quality and it would not seem to have a function as a green link or corridor. It could also be argued that this small parcel of land falls into the greenbelt as a result of local authority boundaries rather than on its own merit.

The land does not form a boundary with Edwards Hall Park owned by Southend Borough Council.

I would suggest that this land is suitable for the development of a small quantity of modest family homes with a minimum amount of impact on the local infrastructure and with no loss of productive farm land.

Yours

[REDACTED]
[REDACTED]

Rep No 26396

