
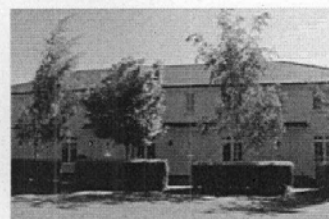


HULLBRIDGE

<h1>36</h1>  /ha	<h2>Block 5</h2>
3.0 Hectares 131 Houses	
Medium - High Density	



Block 5 is located in the north west of Rayleigh off Rawreth Lane. Although further afield, this block does feature some similar settlement patterns to Hullbridge. Relatively new, this block is a positive example of a long, linear site developed out to meet modern density standards.

A mix of large detached villas, mews style cottages and apartment blocks feature, which are united by similar architectural proportions and materials.

This block has a good sense of place and intimacy, which is a result of an appropriate level and siting of parking provision and a clear spatial hierarchy. Parking provision consists of on street and rear courtyard which ensures that the streets are enclosed and well overlooked. Simple changes in the building line and moderately proportioned private and public space also emphasise this.

Block Number	Block Area (Ha)	Dwelling No.	Built Form (Ha)	Non-built Area (Ha)	Built Form / Block Area (%)	Density (Units/Ha)
5	3.61	131	0.70	2.91	19.4	36

42

🏠/ha

Block 6

---

0.36 Hectares  
15 Houses

High Density



This is an example of a high density development within the local area and is also accessed from Rawreth Lane in Rayleigh.


This cul-de-sac development was built within the few years and features detached units, townhouses and small terraces.

Although only a small infill development, this site demonstrates a striking architectural style, which gives the development a strong character. The building line, roofscape and materials featured in this block are reminiscent of many of the properties pepper potted around the settlement of Hullbridge. In particular, the mix of white render, red brick and timber facing is a distinctive local reference to the coast.

Regardless of scale, the shape of the site is also similar the plotland terraces in and around Hullbridge and thus comparisons can be drawn.

Block Number	Block Area (Ha)	Dwelling No.	Built Form (Ha)	Non-built Area (Ha)	Built Form / Block Area (%)	Density (Units/Ha)
6	0.36	15	0.08	0.28	22.2	42

HULLBRIDGE

48 /ha Block 7

0.40 Hectares  
19 Houses

High Density



This small site features the highest density of the case study blocks and is located in Hockley. Situated close to the centre of the settlement, the site demonstrates a perimeter block solution to a compact, constrained site.

The block fronts onto a central parking courtyard and features a mix of townhouses and apartments. Although significantly denser than the local context of Hullbridge, due to the house types/size and lack of private amenity space, this block does offer a good example of a perimeter block layout.

The house types are simple, but a limited palette of materials unify the scheme with colour swatches and architectural detailing on fenestration adding interest.

Block Number	Block Area (Ha)	Dwelling No.	Built Form (Ha)	Non-built Area (Ha)	Built Form / Block Area (%)	Density (Units/Ha)
7	0.40	19	0.08	0.32	20.0	48

# Historic Analysis



HULLBRIDGE

Baseline Analysis

July 2010

*Rep 26440*

**Appendix 3b**

Landscape Appraisal

Rochford Local Development Framework  
Core Strategy Submission Proposed Changes November 2010  
Response on Behalf of [REDACTED]

BroadwayMalyan™

# HULLBRIDGE

Landscape Appraisal

July 2010



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Landscape Appraisal	7
Aerial Photograph	8
Photographic Viewpoints	9-11



HULLBRIDGE



## Introduction

The landscape setting of new development will have a significant bearing on its character and appearance, its impact upon the surrounding area and the quality of life for its residents. Strategically, landscape proposals need to take account of and complement the existing structure, pattern and character of the local landscape.

Landscape appraisal is a key step in appreciating the local context and ensuring a sensitive and appropriate design response. A landscape appraisal has been carried out for Hullbridge to assess the following

- Relevant landscape policy
- Relevant landscape character information
- Topography and significant vegetation
- Key views

This information is summarised in the following pages

### Relevant landscape policy

#### Introduction

There are no national or regional landscape designations that apply to the representation site. Within the Rochford District Replacement Local Plan (2006), an area north-west of the site adjacent to the Croach Estuary, is designated as a Special Landscape Area. The site is also allocated as being within the Metropolitan Green Belt.

#### Green Grid

The Greengrid is a long-term project to develop a network of open spaces and green links throughout Thames Gateway South Essex. The aim is to radically improve the image of south Essex, and freshen the perception, where 'environmental improvements' are essential to this process of change.

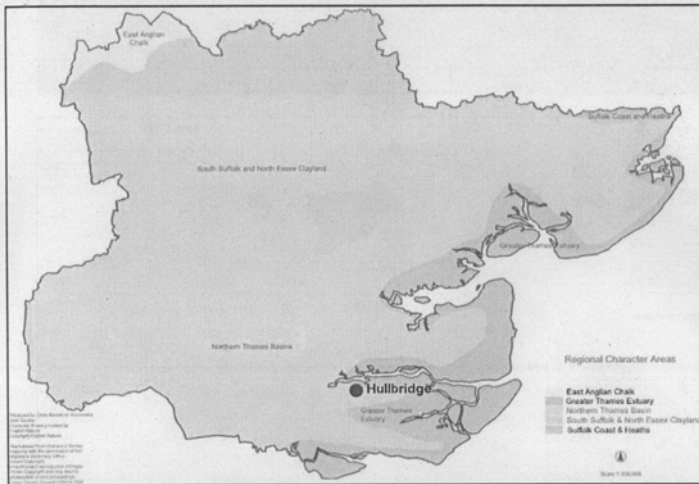
The purpose of the Greengrid Strategy is to:

- provide a holistic and long-term vision for the sustainable future development and management of the south Essex Area
- define an environmental infrastructure that promotes the establishment and management of appropriate character settings
- provide the context for development over the long term.

Hullbridge falls south of the Strategy Area; there are no major existing Green grid proposals relevant to the site although linkages with the proposed greenways to the south should be considered.

HULLBRIDGE

## Landscape Character Regional Character Areas



### Regional Character Areas

The Natural England Character Map of England identifies a number of broad 'Regional Character Areas'

These Regional Character Areas are at the top of the hierarchy used to describe landscape character, and provide the framework for the assessment of more detailed character areas within Essex. The Regional Character Areas are illustrated in Figure 1.

**Figure 1: Regional Character Areas**

Extract and Key taken from Figure 6 of the Essex Landscape Character Assessment (2003).

The site lies at the boundary between the Greater Thames Estuary (81) and Northern Thames Basin (111); and their key characteristics are summarised below:

#### Greater Thames Estuary

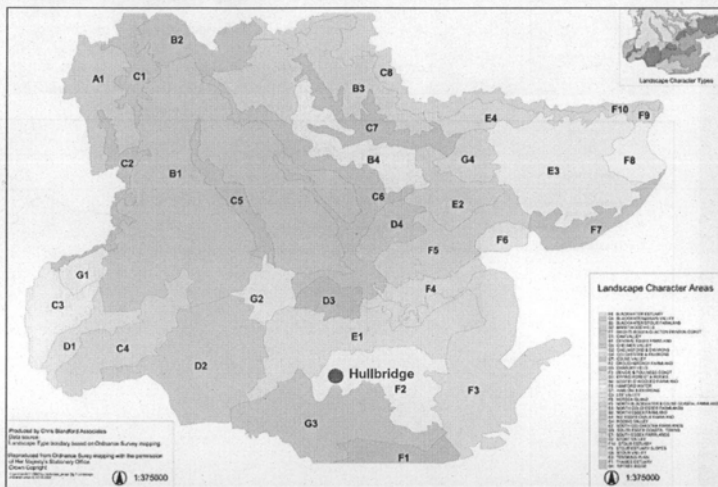
- Extensive open spaces dominated by sky within low-lying landscape.
- Numerous coastal estuaries extend the maritime influence inland.
- Strong feeling of remoteness.
- Mudflats populated by a large and varied bird population.
- Traditional unimproved wet pasture grazed with sheep and cattle. Extensive drained and ploughed productive arable land protected from floods by sea walls, with some areas of more mixed agriculture on higher ground.
- Open grazing pastures patterned by a network of ancient and modern reed-fringed ditches and dykes, numerous creeks and low vertical boundaries such as hedges or fences.
- Hedgerows and trees absent from large, rectilinear fields with trees on the higher, drier pockets of ground near farmsteads and dwellings.
- Distinctive military heritage on the coastline.
- Low steep clay cliffs facing towards Essex across the Thames estuary.
- Numerous small villages and hamlets related to the coastal economy of fishing (at Mersea), boatbuilding and yachting.
- Pressure on major estuaries, from urban, industrial and recreational developments.
- Thames edge marshes subject to major developments including ports, waste disposal, marine dredging, urbanisation, mineral extraction, prominent power stations and petrochemical complexes.

#### Northern Thames Basin

- Diverse plateau landscape divided by a series of broad river valleys and extensive areas of broadleaved woodlands.
- Large towns of Hertfordshire, M25 and M1 motorways, railway line and prominent electricity pylons.
- Arable floodplain land with hedgerow-deficient field boundaries. Open grazing land in certain areas.
- Many river valleys extensively modified by reservoirs, gravel pits, artificial wetlands, river realignment and canals.
- Red brick villages in the smaller valleys contrast with the heavily developed larger valley floodplains.
- Organic field boundaries defined by water courses and woodland clearances.
- Plateau areas used for arable agriculture with regular field shape of 18th century enclosures.

# Landscape Character

## Landscape Character Areas



**Figure 2: Landscape Character Areas**  
 Extract and Key taken from Figure 8 of the Essex Landscape Character Assessment (2003)

**Coastal Landscapes (F)**

The representation site falls within a Coastal Landscape type.

The Coastal landscapes in Essex are extensive areas of open, and largely undeveloped lowlying land adjacent to the coast, much of which is of significant nature conservation value. The very long coastline is deeply indented by major river estuaries including the Stour, Colne, Blackwater, Crouch, and the Thames, and includes distinctive island and peninsula features. Much of the coastal land behind the sea wall has been reclaimed to form wet grazing marshes and, where drained and improved, arable fields. Inland, the land rises and is dominated by arable farmland.

The key characteristics of this division can be summarised as:

- Expansive, sky-dominated, flat, low lying landscapes with water often a feature in views.
- The estuaries bring the maritime character inland.
- Deeply indented coastline.
- Traditional grazing marshes and drained arable land protected from flooding by sea walls.
- Few hedgerows or fences, numerous creeks, drainage ditches and dykes.
- Tree cover limited to farmsteads and villages on higher ground.
- Extensive evidence of 20th century military activity.
- Many settlements related to fishing or boating industry.

**Essex Landscape Character Assessment**

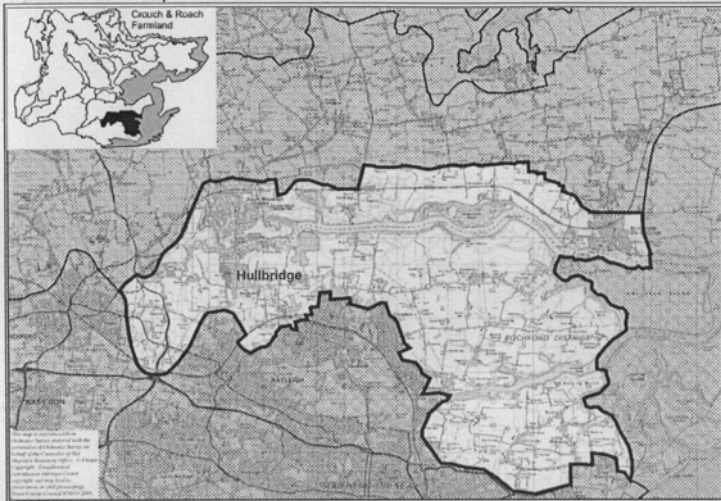
Based on the Countryside Agency's guidance, the Landscape Character Assessment focusses on establishing a "baseline" of the existing character of the Essex landscape. The assessment involved a broad review of the landscape based on written sources, existing local assessments and an extensive survey in the field. Following the identification of distinctive Landscape Character Areas, an evaluation of the relative sensitivity of these areas to change was undertaken to inform strategic planning decisions. Its purpose is to form a basis for a county-wide landscape strategy to guide development control, regeneration and future landscape management and conservation.



HULLBRIDGE

## Landscape Character

### Coastal Landscapes - Crouch and Roach



Hullbridge lies within the Crouch & Roach farmland character area. The key characteristics of this area are listed below:

- Long narrow Crouch and Roach river estuaries with bands of flat low lying marshlands. Rolling or gently undulating arable farmland between the estuaries.
- Regular fields of variable size and thick or intermittent hedgerow boundaries.
- Frequent long views across the farmland to the estuaries from higher ground.
- Strongly right angled pattern of lanes.
- Small villages, a scattering of hamlets, farmsteads, and newer suburban properties are concentrated along the lanes on higher ground.

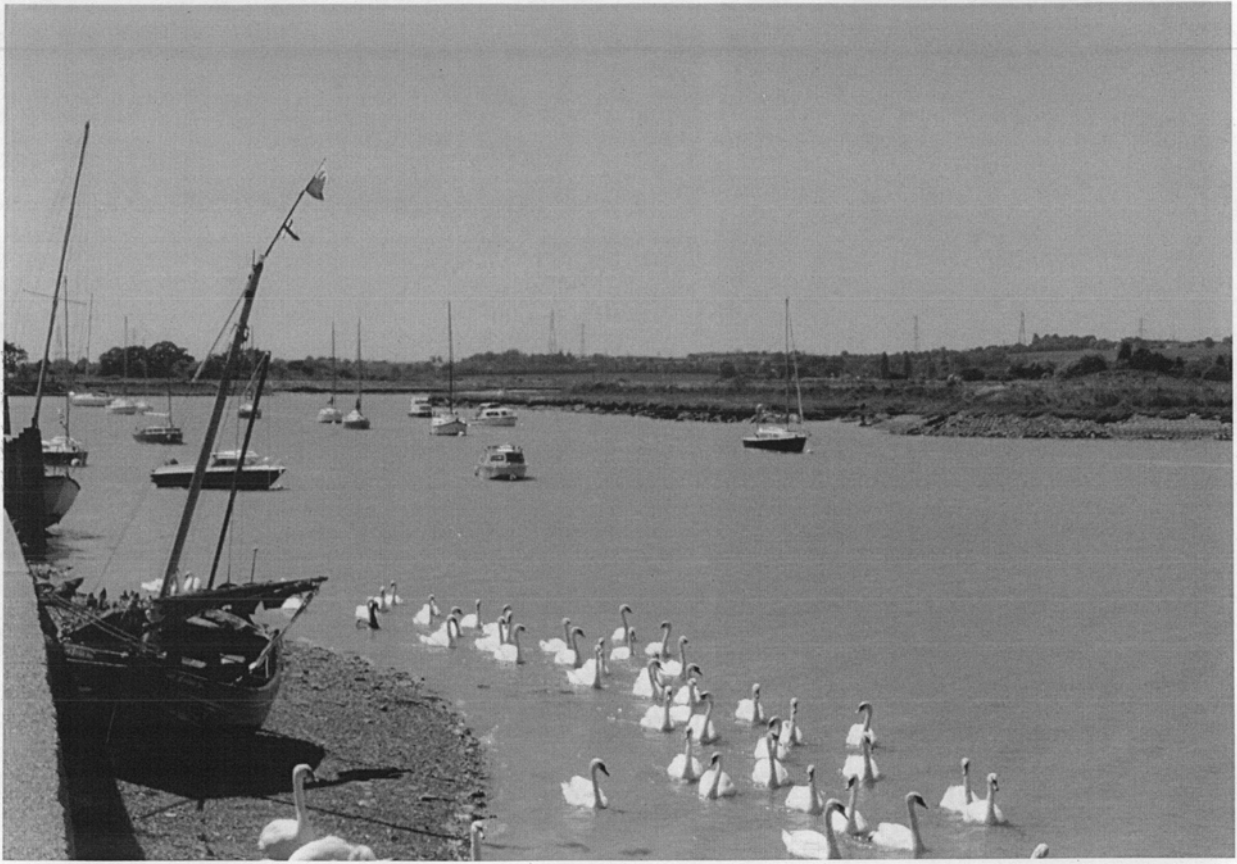
**Figure 3: Crouch & Roach Farmland (F2)**

Extract and Key taken from Page 162 of the Essex Landscape Character Assessment (2003)

#### Overall Character

The coastal character of the area is defined by the narrow estuaries which penetrate far inland, with associated mudflats, saltmarsh and reclaimed marshlands, sometimes including grazing marsh. The land between the estuaries and their immediate margins is gently or strongly undulating arable farmland. Moderate to steep sided estuary valleysides are a distinctive backdrop either side of the Crouch. Typically, thick hedgerows dominated by scrub elm follow the rectilinear field boundaries. However, there has been significant loss of hedgerows especially in the south of the area, as well as the general loss of elm the formerly characteristic hedgerow tree, resulting in a fairly open character. The settlement pattern is sparse along the edge of the estuaries, and mostly small settlement tend to hug the slightly higher drier land. Large parts of the area have a tranquil character.





## Character Profile

### Geology

- London Clay, Sands and Gravels, Brickearths and Loams, Claygate and Bagshot Beds, Sands and Gravels

### Soils

- Slowly permeable clayey soils, deep stoneless alluvial and well drained silty loamy soils.

### Landform/coastal form

- Mostly very gently undulating landform.
- Low moderate to steep to estuary/valleysides around Canewdon/near Hockley and to the north of the Crouch estuary between South Woodham Ferrers and Burnham on Crouch.
- Incised narrow estuaries of the Rivers Crouch and Roach.
- Narrow margins of flat low lying marshland and saltmarshes next to the Roach, broader areas adjacent to the Crouch.

### Semi-natural vegetation

- Saltmarsh, grazing marsh, ancient woodland.

### Pattern of field enclosure

- Regular, mainly small to medium size fields, some large. Distinctive ancient planned coastal hedgerow boundaries in many parts.
- Regular and irregular fields on the marshlands with straight and sinuous ditch boundaries.

### Farming pattern

- Largely arable, but with some significant areas of coastal grazing marsh, e.g. around North Fambridge.

### Woodland/tree cover

- Very widely dispersed small copses. Some small woodlands on the ridge near Hockley.
- Scattered hedgerow oak and ash trees. Occasional elms, but these have largely been lost.

### Settlement pattern and built form

- Absence of settlement within the marshlands apart from a very small number of isolated:
  - farmsteads.
  - Small hamlets, farmsteads and early 20th century houses along roads on the higher ground.
- A few small villages, some with a suburban character at the edges.
- Local vernacular of black and white weatherboarding, colour washing and red brick. Occasional examples of Dutch gables as an architectural detail on brick houses.
- Small town of Burnham on Crouch, historically a fishing settlement now an important:
  - yachting centre.
  - Larger town of Woodham Ferrers with extensive modern estates.

### Communications

- Narrow lanes with right angled bands following the field boundaries.
- Lack of roads within the marshlands other than farm tracks.
- Main A130 crosses the landscape in the west. Otherwise few major roads cross the area.

### Other landscape features

- Church towers and spires are often visually prominent in the landscape.
- Some wet gravel pits.
- Scattered ponds and small reservoirs.
- Small caravan/mobile home parks.
- Quays and a marina at Burnham on Crouch.
- Occasional meadows, portons and river moorings elsewhere.

### Landscape Condition

- Many hedgerows are fragmented.
- The condition of the small settlements is very mixed, often including out of character modern infill.

### Past, Present and Future Trends for Change

- There has been significant loss of grazing marsh as a result of agricultural intensification since the Second World War.
- Loss of elm trees from the farmland in the 1960's and 1970's made the character of the area more open.
- Present and likely ongoing trends for change include pressure for urban development around South Woodham Ferrers; transportation developments near Southend; and demand for additional boat moorings, marina facilities along the estuaries. Flood protection measures may also be a likely future issue. There may be some opportunities for managed realignment together with restoration of saltmarshes and grazing marshes, rather than use of visually intrusive higher hard sea walls.

### Sensitivity Evaluation

For major Urban Extensions (1-5 Ha) and new settlements within the Crouch and Roach Character Area, the Key Landscape Sensitivity and Accommodation of Change Issues are regarded as:

- Moderate to high intervisibility
- Visual exposure of some estuary valleysides
- Troquois character

The landscape sensitivity level is regarded as High.

### Definitions

*Landscape sensitivity is the degree to which a particular landscape character area can accommodate change without adverse consequences. Sensitivity is not absolute but is likely to vary according to the type/scale of change being considered.*

The levels of sensitivity identified, rather than defining policy for a particular character area, are generalised statements that provide a pointer to issues that would need to be addressed in any development control or landscape planning context in that area.

# Landscape Appraisal



- KEY**
- Local Ridgeline
  - Suburban Edge to Open Countryside
  - Site Boundary
  - Views to Open Countryside
  - Partial Views of Existing Settlement Edge
  - Rights of Way
  - Contours

Figure 4: Landscape Appraisal

### Local Landscape of the Site

#### Topography

The representation site lies across and on the south side of a broad low ridge which sits at approximately 20 metres AOD and runs in a south-east to north-west direction through Hullbridge. This low ridge is typical of the gently undulating open 'Crouch & Roach' farmland which lies east and west of Hullbridge between the estuaries.

Further west of Hullbridge land falls away gradually to the estuary edge at Highlands, whilst land north of Hullbridge, falls more steeply to the inland estuary.

#### Vegetation

The representation site is largely small-medium sized fields currently mostly used for grazing and arranged in a strong rectilinear field system. The top north-west field parcel is further subdivided into a number of paddocks.

Vegetation on the site is limited to the hedgerow boundaries. These are mostly mixed native hedges of thorn and some scrubby elm. Some of the hedgerows are intermittent, probably reflecting the loss of elm and some removal due to farming practices. There are few hedgerow trees apart from some large oak trees those on the southern boundary with Watney Lane and one significant large tree within the hedgerow south of Malton's Farm.

#### Local Character and Summary

The local character is typical of the Crouch and Roach farmland described previously. The quality of the landscape is ordinary with the hedgerows being the main landscape elements worthy of retention. The rectilinear field pattern is also distinctive and typical of the area. The upper parts of the site which sit astride the local ridge are more prominent than the lower fields.



HULLBRIDGE

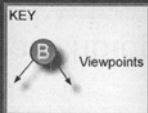
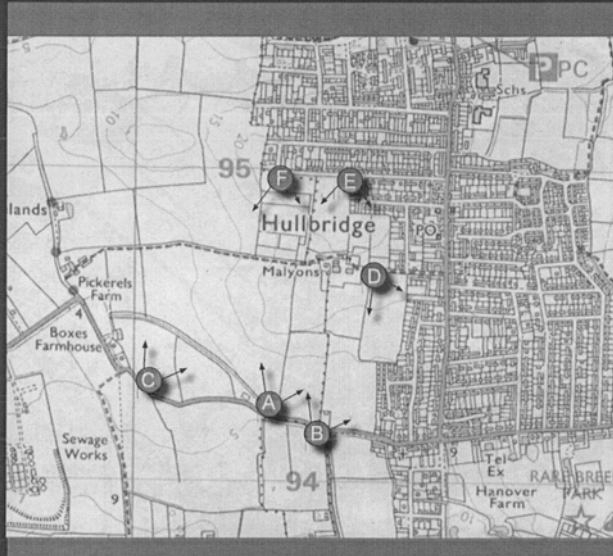
## Aerial Photograph



Figure 5: Aerial Photograph

Source: Google Earth

## Photographic Views



### Local Views

Views towards the site from the south are mostly restricted by thick boundary vegetation on Watery Lane, except where there are gaps at field entrances (Reference Panoramic Views A & B). There are some partial glimpsed views of the existing settlement edge from Watery Lane to the west near Pickerel Farm, although foreground trees and hedgerows prevent clear views of housing. (Reference Panoramic View C).

There are views from some sections of the footpath which runs in an east-west direction through the site via Malyon's Lane. West of the site, views of the site are seen against a backdrop of Hullbridge but some views are curtailed locally by hedges. Malyon's Farm is seen as an unattractive group of farm buildings and sheds. As the footpath crosses the site, there are clear views of the southern half of the site. (Reference Panoramic View D).

Views from the top of the site at Windermere Avenue look across the higher land of the ridge with Malyon's Farm visible in the middle distance.

Wider views of the site are restricted; views of the site from the footpath that runs along the estuary edge are curtailed by intervening hedgerows and higher land whilst longer views of the representation site from the north and east are restricted by the existing settlement of Hullbridge.

HULLBRIDGE

### Photographic Views

**Panoramic View A:**

View from Watery Lane,  
South-West of the Site



**Panoramic View B:**

View adjacent to Watery Lane, from location next to the Anglian Water Pumping Station on the sites South-Western boundary



**Panoramic View C:**

View from location adjacent to Pickerels Farm on Watery Lane, South-West of site.



Photographic Views Continued

Panoramic View D:

View from Malyons Lane, east of Farm, looking south over site.



Panoramic View E:

View from Windermere Avenue, North of the site looking South.

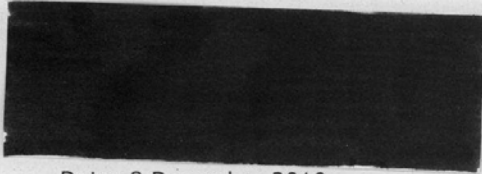


Panoramic View F:

View from Windermere Avenue, at western end, looking South.








Date: 8 December 2010

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

Dear Sir/Madam,

**Re: Core Strategy Development Plan Document - Schedule of Changes**

Please find enclosed representations submitted on  Ltd.

The submission advocates the need for a Green Belt review in order to maintain the housing numbers proposed, but questions the reliance on Brownfield sites including the relocation of employment sites.



In particular, we feel that land at Folly Chase, Hockley (plan attached) is an appropriate and sustainable location for an urban extension, all within walking distance of existing facilities, services and public transport routes.

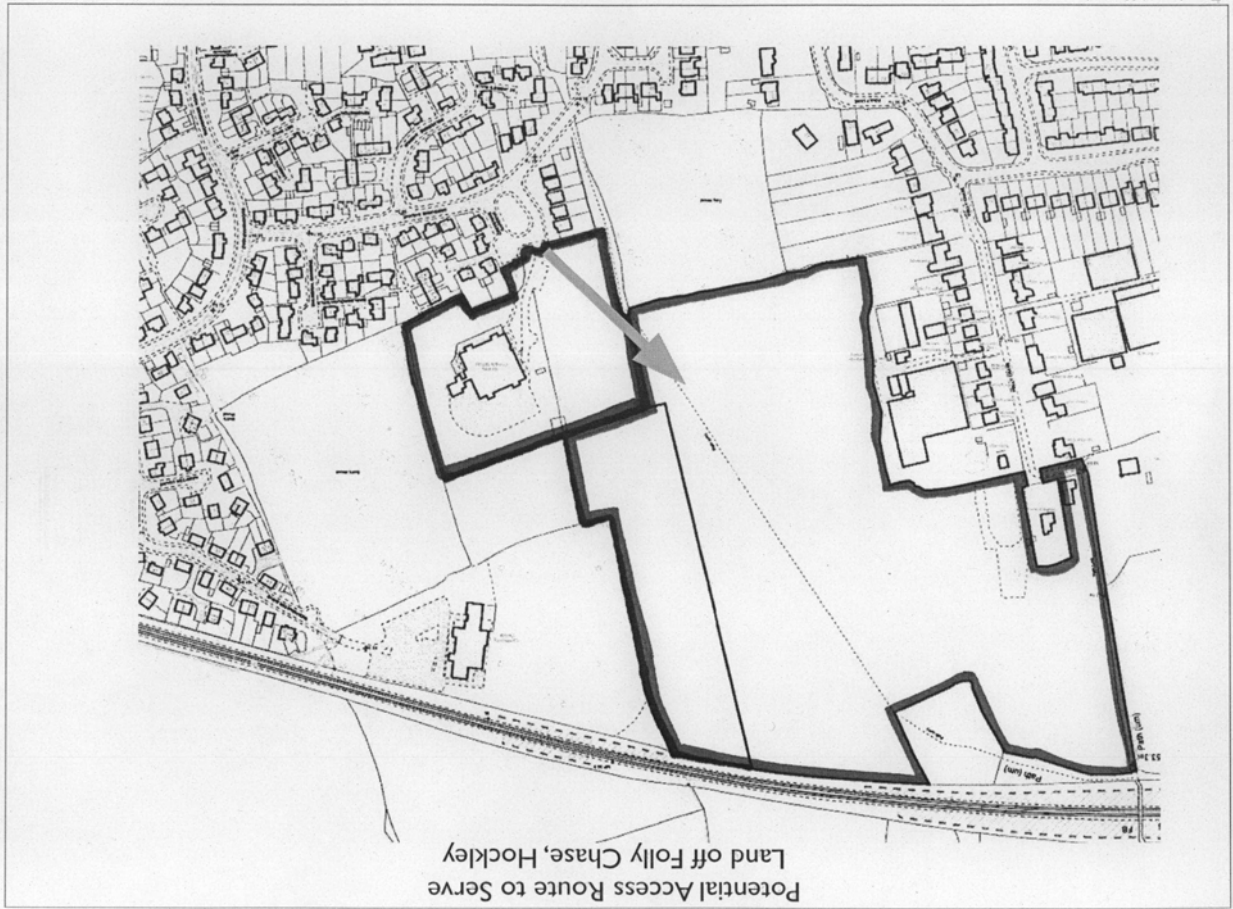
Constructive discussions have taken place with the neighbouring Hockley Primary School with regard to providing the principal vehicular and pedestrian access route via Chevening Gardens and the school playing field. The entrance to the school would require remodelling and any development would replace land taken up by the new access road with a new playing field.

With this new deliverable access in mind and the potential benefits to Hockley Primary School, we would appreciate the opportunity to meet and discuss the development of this site.

I look forward to written acknowledgement that you have received this submission in good time and order.

Kind regards,





[REDACTED]

Rochford Core Strategy Development Plan Document – Consultation of Changes  
Representations on behalf of J F Spencer & Son Ltd

Page	Policy / paragraph	Representation
7	1.2	<p>The Regional Spatial Strategy has not been revoked, so this, along with other references is factually incorrect.</p> <p>Nevertheless, Government guidance is clear that housing numbers should be based on clear evidence to justify any move away from the previously stated position. There is no such evidence provided with these proposed changes to the Core Strategy and so for that reason must be found unsound.</p>
45	4.27	<p>We welcome the acceptance by the Council of the importance to maintain a 5 year land supply. It is imperative however; that this is constantly monitored and that the necessary Green Belt land is released prior to a shortfall in the land supply impacting on the market.</p>
39	4.6	<p>We welcome the acceptance by the Council of the need for a Green Belt review in order to achieve the required housing numbers. The Green Belt review should be focused on areas and settlements, which are able to utilise existing community facilities / services. This puts less financial pressure on the development and ensures its deliverability. The principal areas for review should also be those that do not impact on the wider countryside such as those sites, which are in close proximity of existing settlement boundaries.</p>
65	6.3	<p>It is important that the Green Belt is safeguarded in areas where it fulfills its principal objective of maintaining the openness of the countryside. It is therefore essential that Green Belt sites identified for release are well contained, with limited long distant views, existing defensible boundaries and close proximity to existing amenities / public transport. As part of these proposed changes, it should be identified that land off Folly Chase is an appropriate site for a sustainable, deliverable Green Belt release.</p>
42	H1	<p>Reliance on Brownfield sites is likely to impact on housing targets early on in the plan period. Their very nature implies that they are time consuming and costly to develop. The positive market conditions over the last decade have enabled the majority of the viable Brownfield sites to be developed. The current market conditions, which could justifiably continue for</p>



		<p>the first quarter of the plan period, will significantly impact on the Council achieving the current levels.</p> <p>As a result, early releases of Green Belt should be reviewed / considered at an early stage of the plan period in order to maintain the prescribed five year land supply.</p>
39/40	Table	<p>190 units a year does not appear to be based on evidence and in any event will need to be tested for soundness by an Inspector.</p> <p>Due to the lack of evidence provided, it is suggested that the original figure of 250 dwellings per year should remain. The longer plan period is welcomed as it allows comprehensive planning for the District. The higher build rate per year of 250 units should be spread over the longer period meaning an overall requirement for the period of 5,250 dwellings.</p> <p>Government guidance and local policies/objectives agree that housing should be sited in sustainable areas accessible by public transport. These additional units should be located in areas, which are also within walking distance of facilities and amenities, such as West Hockley and land off Folly Chase in particular.</p>
Appendix 2	H2	<p>There is a need to fully assess the Green Belt releases. Some areas are less worthy of retention, such as those that are fully enclosed by development, or benefit from strong boundaries that contain development and restrict views into the site thus fulfilling the openness of the Green Belt whilst still providing valuable development land.</p> <p>Areas that result in physically extending the residential envelope into open countryside should be avoided where it threatens to coalesce two settlements.</p>
General		<p>The deliverability of sites is a key concern for the Core Strategy – including factors such as infrastructure requirements and cost, Section 106 requirements, market conditions and remediation / relocation of existing occupiers. We remain concerned of the reliance that Rochford Council is placing upon Brownfield sites to deliver such significant numbers of homes. The Council must have in place a strong mechanism for assessing the deliver of these units and/or release other sustainable sites immediately to make up the shortfall.</p> <p>The Core Strategy does not solely focus on housing</p>

	<p>numbers; there is a great importance placed on delivering employment through jobs in the district. The relocation of employment to make way for housing sends the wrong message to industries on the whole. There is no guarantee that the relocated businesses will reopen once moved, or indeed stay within the district, thus losing employment and failing one of the key aims of the Core Strategy. Housing should be identified on deliverable sites that do not displace employment and Greenfield sites.</p>
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To Planning Department, Rochford District Council, Freepost CL1858, South St, Rochford, SS4 1BW

**Core Strategy Consultation Oct/Nov 2010**

Rep no. 26447

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.

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

