

[REDACTED]

From: [REDACTED]
Sent: 06 July 2011 16:37
To: Local Plans (Planning Policy)
Subject: SUSTAINABILITY APPRAISAL OF CORE STRATEGY SUBMISSION DOCUMENT - comment

SUSTAINABILITY APPRAISAL OF CORE STRATEGY SUBMISSION DOCUMENT

The following comments on the SA addendum are made on behalf of [REDACTED] and relate to the assessment of employment sites and in particular the site at Lubards Lodge Farm in Rayleigh.

It is noted that land west of Rayleigh and land at Southend airport are identified as preferred options for employment. We are concerned that the SA addendum has considered only 2 other sites other than the preferred options in assessing sustainability. This is not considered to confirm the toe SEA requirements in that it has not considered all reasonable alternative sites across the District. There has been no transparent assessment of these other sites including the site put forward to the council at Lubards Lodge Farm.

The site at Lubards Lodge Farm extends to 3.5 hectares of existing employment uses. The redevelopment of this site to provide zoned employment area would be redevelopment of previously developed land. The zooming of this area will take pressure of green field release at London Road whilst maintaining all of the benefits of being located west of Rayleigh.

The proximity of Lubards Lodge Farm to the Rayleigh Station and existing bus links make this site highly sustainable in transport terms. The site benefits from being located on the West side of Rochford with good links to Rawreth Lane and the main road links towards Chelmsford and Basildon without needing to travel through Rayleigh town centre.

For the SA to be considered sound it is strongly felt that other employment sites should have been openly assessed against the existing options. The area adjoining this site has also been put forward with the employment site for mixed use development with associated open space. It is considered that this wider proposal should also have been considered within the SA.

The SA addendum should not be made to fit the preferred options. It is not considered that a full assessment in relation to employment land has been carried out in this most recent document.

Should you require any clarification please do not hesitate to contact me.

Kind regards,

[REDACTED]

CONFIDENTIAL: Unless otherwise agreed expressly in writing by [REDACTED] this communication is to be treated as confidential and the information in it may not be used or disclosed except for the purposes for which it has been sent. If you have any reason to believe that you are not the intended recipient of this email, please contact [REDACTED] immediately.

WARNING: Computer viruses can be transmitted by Email. The recipient should check the Email and any attachments for the presence of viruses. Whirlledge and Nott accepts no liability for any damage caused by any virus transmitted by the Email.
