

HAWKWELL PARISH COUNCIL PUBLIC MEETING

A public meeting took place on Tuesday, 6th October 2009 at 7.30pm in the Sports Hall, Belchamps Scout Centre, Holyoak Lane, Hawkwell to discuss planning application 09/00529/OUT for the Hawkwell Christmas Tree Farm in Rectory Road, Hawkwell.

RESIDENTS CONCERNS

No Environmental benefits

- Object to housing 'estate' proposal in small rural area.
- RDC Core Strategy states any housing development should bring environmental benefits - cannot see that.

Greenbelt ratio – Brownfield

- Government policy re greenbelt?

Education

- Extra school places?
- How will it affect schools in the area?
- What about Secondary schools?
- Identified lack of early year's places - need to contribute to pre-school places.

Character in keeping

- Development should be in character with the surrounding area, including a wide range.
- 2½ – 3 stories overbearing - don't want tower blocks!
- Buildings of height in that locality out of character.

Density

- According to Register, 1562 homes Hawkwell Village.
- Developer anticipates only 30 children to the additional area!
- 23% increase in population.
- David Wilson Homes 14 houses to be built on one bungalow site!
- Density – 2/3 times overpopulated.
- Over development.
- Retain Village.
- Almost 2 developments within the application.
- Parkside 30 per hectare, Village low 40's, Spencer's area density of 25, greenbelt Thorpe Road density almost 19.
- Sports Centre Meeting informed 'tied down by Government legislation - unable to develop any less than 30 houses per hectare?!'

Infrastructure first

- Build roads and schools first before any development.
- Are developers bound to take into account whether infrastructure is sufficient?
- Can infrastructure be an adequate reason to object?
- Does the developer allow for Cycle Ways?
- 2 developments doubling density linking up with Sustrans cycle paths - response from Council lack of money/staff to see project through!
- Roads most important factor affecting houses.

- Councils should consider better survey of roads, how deep have they researched the subject?

Buses inadequate

- Hourly bus route useless.
- No evening service.

Weight of Traffic

- B1013 busiest B road in the County.
- Nursery Corner - bottleneck.
- Additional heavy traffic.
- A13 from Rayleigh splits at Spa Pub via Ashingdon, via Hall Road, one link between 2 roads - not one house should be built along Rectory Road!
- Only routes out A13/A127/A12 congested already.
- 300 houses mean 500 cars - 2000 extra movements per day on Rectory Road assuming people use their driveway twice/day.
- Rectory Road cannot cope with extra traffic.
- School run - knock on affect in respect of children going to school will mean a vast increase in traffic.
- B1013 already busiest road, dangerous exit route, Spencer's area high in density - not practical.
- Traffic lights under bridge slow - set to allow for bridleway, would they be altered?

Heavy vehicles

- Corner shop would bring Lorries/vans.
- Width of Thorpe Road inadequate.

Application premature to Core Strategy

- Building at Rayleigh – too close!
- Essex should say no.
- Essex cannot sustain more development - it is full.
- If everyone in Essex said No - it would add weight to the argument.
- East of England Assembly needs to be advised at much higher level.
- Properties not earmarked on map.
- Make contact with local press and radio?

Programme

- Approximate programme in relation to planning application?
- Last date to respond to planning application - 8/10/09 - (Last date to respond to Core Strategy 2/11/09).
- 19/11/09 to be heard at Planning/Development Control at 7.30pm - Civic Suite, Rayleigh (Coombes Farm will also be discussed).

On Line

- Notes of meeting to be placed on Hawkwell Parish Council website www.hawkwellparishcouncil.gov.uk
- Planning application can be viewed on Rochford District Council's website www.Rochford.gov.uk/
- Planning application number 09/00529/OUT.
- Application, consultation documents and responses so far can be viewed.