

PLANNING CASEWORK SERVICE ➤ ***This service is provided by The Planning Inspectorate.***

**Planning Appeal Form**



**INTRODUCTION**

You can use this form to submit an appeal online to The Planning Inspectorate.

You can find help with completing this form by clicking on the Help buttons throughout this form. Information that you must provide is indicated by \*.

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date shown on the Local Planning Authority's decision notice or, for 'failure' appeals, within 6 months of the date by which they should have decided the application

**WARNING: If any of the 'Essential supporting documents' listed are not received by us within the 6 month period, the appeal will not be accepted.**

**The name of the person(s) making the appeal must be the same as on the planning application form.**

You can save the form partially completed and return to it at a later time (see button at the end of the form). Once the form is complete and you submit it, you will be given the opportunity to save a copy of the finished form so you can keep it for your records, and print or e-mail a copy to the local planning authority.

**AGENT DETAILS (IF ANY)**

\* Are you an Agent acting on behalf of the appellant(s)? Yes ☐ No ☒

Please record your name and correspondence details below.

**Person Details**

\* Have you previously submitted a case online? Yes ☐ No ☒

Title Mr

Forename or Initials \* MICHAEL

Surname \* WARNER

You can use our address finder to complete your details quickly or, if you prefer, you can enter your details manually in the fields provided.

Property Name  
or Number

5

Postcode

SS4 3ED

Address Finder

Address Line 1 \* 5 MacIntyres Walk

Address Line 2

PO Box

Town/City \* ASHINGDON

County Essex

Postcode \* SS4 3ED

Daytime Phone No \* 01702 545786

Fax No

\* Please confirm how you wish to correspond with us:

☐ On paper, by post

Electronically, via the following email address:

E-mail Address

This field is required if you intend to correspond with us by e-mail

Your Reference

\* Are you acting on behalf of a group or organisation? Yes ☐ No ☒

e.g. "Owners of Numbers 1-5 High Street", or "Mr and Mrs Smith" or "The executors of Mr Evans estate"

**Group or Organisation (if any)**

Has the group previously submitted a case online? Yes ☐ No ☒

Enter the name of the group in the field below.

Name \* MESSRS SMITH AND EASTWOOD

Is the address different from the one entered above? Yes ☐ No ☒

You can use our address finder to complete your details quickly or, if you prefer, you can enter your details manually in the fields provided.

Property Name  
or Number

PLOT 6

Postcode

SS11 8SJ

Address Finder

Address Line 1 \*

CHERRY HILL FARM

Address Line 2

CHELMSFORD ROAD

PO Box

Town/City \*

RAWRETH

County

ESSEX

Postcode \*

SS11 8SJ

#### APPELLANT DETAILS

Please record the appellant's name and correspondence details below. Correspondence details are not required where an agent is acting for the appellant.

##### Person Details

\* Has the appellant previously submitted a case online? Yes ☐ No ☒

Title

Other-->

MESSRS

Forename or Initials \*

Surname \*

SMITH AND EASTWOOD

You can use our address finder to complete the appellant's details quickly or, if you prefer, you can enter their details manually in the fields provided.

Property Name  
or Number

PLOT 6

Postcode

SS11 8SJ

Address Finder

Address Line 1

CHERRY HILL FARM

Address Line 2

CHELMSFORD ROAD

PO Box

Town/City

RAWRETH

County

ESSEX

Postcode

SS11 8SJ

Daytime Phone No

Fax No

\* Please confirm how the appellant wishes to correspond with us:

☐ On paper, by post

Electronically, via the following email address:

E-mail Address

This field is required if you intend to correspond with us by e-mail

\* Is the appellant acting on behalf of a group or organisation? Yes ☐ No ☒

e.g. "Owners of Numbers 1-5 High Street", or "Mr and Mrs Smith" or "The executors of Mr Evans estate"

**LOCAL PLANNING AUTHORITY (LPA) DETAILS**

Name of the LPA \* **ROCHFORD DISTRICT COUNCIL**

**LPA Finder**

Use our "LPA Finder" to search for the record

LPA's application reference no \* **10/00582/COU**

Date of the planning application \* **25** **August** **2010**

**Date Finder**

**Clear**

Date of LPA's decision notice (if issued) **01** **November** **2010**

**Date Finder**

**Clear**

**APPEAL SITE ADDRESS**

Is the address of the affected land the same as the appellant's address? Yes ☐ No ☒

Does the appeal relate to an existing property? Yes ☐ No ☒

Address Line 1 \* **PLOT 6 AND LAND ADJOINING**

Address Line 2 **CHELMSFORD ROAD**

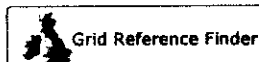
Town/City **RAWRETH**

County **ESSEX**

If you have used our Address Finder to find the address, the grid reference will have been filled in for you automatically.

If you do not know the grid reference, you can use our Grid Reference Finder to locate it. Click the map button. You can drill down using the 'zoom in' feature until you get to the site. You can then use the 'select' feature and the grid reference boxes will be filled in for you.

Grid Reference \*  Easting  Northing



Is the appeal site within a Green Belt? \* Yes ☒ No ☐

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? \* Yes ☐ No ☒

**DESCRIPTION OF THE DEVELOPMENT**

\* Has the description of the development changed from that stated on the application form? Yes ☒ No ☐

If YES, please state below the revised wording, and attach a copy of the LPA's agreement to the change.

**CHANGE OF USE OF SITE TO PROVIDE 12 NO. RESIDENTIAL TRAVELLERS CARAVANS AND RETAIN EXISTING ACCESS**

☒ To follow

And / Or

☐ Attached below:

What is the area (in hectares) of the whole appeal site? [e.g. 1234.56]

**0.7**

Area of floor space of proposed development (in square metres)

**REASON FOR THE APPEAL**

**(THIS SECTION MUST BE COMPLETED FOR ALL APPEALS)**

Please select one reason by clicking in the small circle next to the relevant one.

This appeal is against the decision of the LPA to:

- ☒ 1. Refuse planning permission for the development described in Section E.
- ☐ 2. Grant planning permission for the development subject to conditions to which you object.

- 3. Refuse approval of the matters reserved under an outline planning permission.
- 4. Grant approval of the matters reserved under an outline planning permission subject to conditions to which you object.
- 5. Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above).
- 6. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval.

### CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

Appeals dealt with by written representations are usually decided more quickly than by other methods.

Please note that when we decide how the appeal will proceed, we take the local planning authority's views into account.

#### 1. WRITTEN REPRESENTATIONS

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes ☐ No ☐

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes ☐ No ☐

If the answer to 1b is 'yes' please explain:

#### 2. HEARING

Is there any further information relevant to the hearing which you need to tell us about?

Yes ☐ No ☐

Please explain the relevant information below

#### 3. INQUIRY

(a) How long do you estimate the inquiry will last?

(Note: We will take this into consideration, but please bear in mind that our estimate will also be informed by others' advice and our own assessment.)

(b) How many witnesses do you intend to call?

(c) Is there any further information relevant to the inquiry which you need to tell us about?

Yes ☐ No ☐

If so, please explain the relevant information below

### GROUND OFS OF APPEAL

This section must be completed for all appeals other than cases where the local planning authority have not made a decision.

If you have requested the written procedure, your FULL grounds of appeal must be made, otherwise we will take no action on your appeal.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

You can enter your grounds of appeal in the space provided or attach a separate document.

The grounds are set out in the box below ☐ In separate documents

☐ To follow

And / Or

☒ Attached below:

Brief Description (30 Chars)

File Location

Browse...



\* Do you intend to submit a Planning Obligation (a section 106 Agreement or a Unilateral Undertaking) with this appeal?

☐ Yes ☒ No

#### APPEAL SITE OWNERSHIP DETAILS

This section must be completed for all appeals.

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. YOU MUST SELECT WHICH OF THE CERTIFICATES APPLIES.

If you are the sole owner of the whole appeal site, Certificate A will apply.

##### ☒ CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note(i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

##### ☐ CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note(i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

##### ☐ CERTIFICATES C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D (see Help for details of how to obtain it) and attach it below.

#### AGRICULTURAL HOLDINGS CERTIFICATE

This section must be completed for all appeals.

We need to know whether the appeal site forms part of an agricultural holding.

If the appellant is the sole agricultural tenant, (b) should be ticked and "not applicable" should be written under "Tenant's name".

- ☒ (a) None of the land to which the appeal relates is, or is part of, an agricultural holding;
- ☐ (b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

#### ESSENTIAL SUPPORTING DOCUMENTS

The documents marked with a \* must be sent with your appeal form; please send all other documents if appropriate. If we do not receive all your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please indicate which documents you will be sending separately and which you are enclosing now.

Please click on the box to the left of each document that applies to the circumstances of this appeal. This will activate the indicators below it to tell us if the document will follow by post, or is attached in electronic form. If you click in a left hand box by mistake, you can click it again to change your mind.

You can attach any of the required supporting documents that you have in electronic form. If we haven't provided enough rows for you to attach all the relevant documents under the headings below, please e-mail them to us at [appeals@pins.gsi.gov.uk](mailto:appeals@pins.gsi.gov.uk) with the name of the appellant and site address in the body of the message. Any documents that you do not have in electronic form can be sent to us by post together with the name of the appellant and site address.

Please use the brief description field below to describe the document that you are sending, so we can clearly identify each document sent to us. For example - Application 12-05-2004

If you're attaching any plans, please indicate the paper size that the plan should be printed on in the Brief Description field e.g. proposedplan@A4.

- / \* 01. A copy of the original planning application sent to the LPA.

☐ To follow

And / Or

☒ Attached below:

Brief Description (30 Chars)

File Location

DWG No. 2243/B/31

Browse...



- ☒ \* 02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (these are usually part of the LPA's planning application form).

☐ To follow

And / Or

☒ Attached below:

Brief Description (30 Chars)

File Location

Part 25 of Application Form

Browse...



- ☒ \* 03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

☐ To follow

And / Or

☒ Attached below:

Brief Description (30 Chars)

File Location

Decision Notice - 01/11/2011

Browse...



- ☒ \* 04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned by the appellant (if any) edged or shaded blue.

☐ To follow

And / Or

☒ Attached below:

Brief Description (30 Chars)

File Location

1:1250 OS Sitemap

Browse...



- ☒ \* 05. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

☐ To follow

And / Or

☒ Attached below:

Brief Description (30 Chars)

File Location

DWG No.2243/B/31

Browse...



- ☒ \* 05i. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

☐ To follow

And / Or

☒ Attached below:

Brief Description (30 Chars)

File Location

DWG No.2243/B/31

Browse...



- ☐ \* 06. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).

- \* 06i. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

- ☒ \* 07. A copy of the design and access statement sent to the LPA (if required).

To follow

And / Or

☒ Attached below:

Brief Description (30 Chars)

File Location

Browse...



- ☐ \* 08. Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.
- ☐ \* 08i. Please provide a list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.
- ☐ \* 09. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.
- ☐ \* 10. (a) If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose: the relevant outline application;
- ☐ \* 10. (b) If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose: all plans sent at outline application stage;
- ☐ \* 10. (c) If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose: the original outline planning permission.
- ☐ \* 11. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached.
- ☐ \* 12. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA).

**OTHER APPEALS**

\* Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes No \*

**CONFIRMATION**

☒ \* I confirm that all sections of this form have been fully completed and that the details in the site ownership section are correct to the best of my knowledge. I confirm that I will send a copy of this appeal form and all supporting documents to the local planning authority today.

**NOW SAVE YOUR FORM**

You should now save your (partially) completed form using the Save facility here. If you have attached any documents to this form, they will NOT be saved by this process. You must remember to re-attach them when you resume working with this form.

When you use this facility, a separate page will be displayed. You will need to save the page onto your computer using the facilities of your browser e.g. 'File -> Save As'. The save is NOT automatic.

When you want to resume working with this form, the file for the saved page will be in the location you selected on your computer when you saved the form. Open it in your browser and click on the 'Resume Appeal' button to continue with the form.

When your form has been successfully submitted, you will be presented with an on-screen receipt and a link to download a copy of the final version of the form. This will list all attachments.

Save partially completed form

**SUBMIT**

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration (Reg No: E311018) under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our Website under "Privacy Statement".



Before you submit this form, please check it thoroughly.

When you submit this form, it will be checked to ensure that you have answered all the compulsory questions. If you have not, the system will tell you and take you to the right place in the form.

**Important:** When you submit this form, we will check any attachments to it to see if there are any technical problems with them. If we find any, the whole form will be rejected.

Once the form has been validated, a 'file download' box will be displayed and you will be presented with the opportunity to open or save a PDF copy of the completed form.

A confirmation of receipt screen will also be displayed.

**Submit checked and completed form**

## **GROUND'S OF APPEAL**

### **Ground a - *The Identified Need***

The 2009 Gypsy and Traveller Accommodation Assessment (GTAA) prepared in accordance with the requirements of Circular 01/06, provides evidence that there is a continuing need to provide pitches in the Rochford District.

The appeal site is one of several possible sites suggested as options in the District Council's Allocations Development Plan Document published in February 2010 for consultation purposes. It would make a significant contribution to the identified and accepted need for gypsy and traveller accommodation in the Rochford District.

There is much uncertainty about site provision coming forward within a realistic time frame. The appeal site is immediately available.

### **Ground b - *The Green Belt Issue***

The District Council acknowledges that future site provision for gypsy and traveller accommodation will most likely be met from land taken from the Green Belt. Such an exceptional alteration to the defined Green Belt boundary is considered acceptable, as it would meet a specific, identified need for a gypsy and traveller site, which has been shown by the District Council to be unable to be accommodated within the built-up area (the sequential test).

The appeal site is appropriately located on the outskirts of the built-up area in a semi-rural setting where the proposed development would not dominate the nearest settled community or place an undue pressure on the local infrastructure. The establishment of a well-planned and soft-landscaped gypsy and traveller site is seen as positively enhancing the appearance of this previously developed land and the local environment.

### **Ground c - *Sustainability***

The appeal site is considered to be in a reasonably sustainable location, which relates well to the emerging Core Strategy.

### **Ground d - *The Highway/Traffic Safety Issue***

There is existing vehicular access directly onto the area's main road network. The site has been in use for a long time now without incident, which is evidence as to the acceptability of the existing access.

If needed, 1) space is available on-site for its improvement to meet any highway objection raised to the proposal and 2) additional signage could be provided to warn motorists of the approaching access to the site.

\*\*\*\*\*

## Application for Planning Permission. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting [www.planningportal.gov.uk/apply](http://www.planningportal.gov.uk/apply)

publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

### 1. Applicant Name and Address

Title: **MESSRS** First name: **-**

Last name: **SMITH & EASTWOOD**

Company (optional): **-**

Unit: **-** **FLAT** House number: **6** House suffix: **-**

House name: **-**

Address 1: **CHERRY HILL FARM**

Address 2: **-**

Address 3: **-**

Town: **RAWRETH**

County: **ESSEX**

Country: **U.K**

Postcode: **SS11 8ST**

### 2. Agent Name and Address

Title: **MR** First name: **ALEX**

Last name: **COLLINSON**

Company (optional): **NEW WORLD DESIGNERS**

Unit: **-** House number: **727** House suffix: **-**

House name: **-**

Address 1: **LONDON ROAD**

Address 2: **-**

Address 3: **-**

Town: **WESTCLIFF-ON-SEA**

County: **ESSEX**

Country: **U.K**

Postcode: **SS0 9ST**

### 3. Description of the Proposal

Please describe the proposed development, including any change of use:

**FARM LAND CHANGE OF USE TO 12 no. RESIDENTIAL TRAVELLERS CARAVAN SITES**

Has the building, work or change of use already started?

☒ Yes

☐ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

**UNKNOWN**

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY):

**N/A**

(date must be pre-application submission)

#### 4. Site Address Details

Please provide the full postal address of the application site.

Unit: ☐ Plot number: ☐ 6 House suffix: ☐ -

House name: ☐ -

Address 1: ☐ CHERRY HILL FARM

Address 2: ☐ -

Address 3: ☐ -

Town: ☐ RAWRETH

County: ☐ ESSEX

Postcode (optional): ☐ SS11 8SJ

Description of location or a grid reference.  
(must be completed if postcode is not known):

Easting: ☐ - Northing: ☐ -

Description:

N/A

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☒

Officer name:

MR N. BARNES

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

JUNE 2010

Details of pre-application advice received?

ADVICES / DIRECTIONS GIVEN  
VERBALLY TO THIRD PARTY  
MESSRS SMITH / EASTWOOD

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishments and/or creation of rights of way? ☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

N/A

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☒ No

If Yes, please provide details:

N/A

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

EACH SITE USER WOULD USE  
SERVICE OF PRIVATE WASTE &  
RECYCLE MANAGEMENT TEAM

#### 8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

N/A

#### 9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☒ No

If Yes, please provide details:

N/A

## 10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls			<input type="checkbox"/>	<input type="checkbox"/>	
Roof			<input type="checkbox"/>	<input type="checkbox"/>	
Windows			<input type="checkbox"/>	<input type="checkbox"/>	
Doors			<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)			<input type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing			<input type="checkbox"/>	<input type="checkbox"/>	
Lighting			<input type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)	MOBILE HOME WITH CARAVAN PATCH	MOBILE HOME WITH CARAVAN PATCH	<input type="checkbox"/>	<input type="checkbox"/>	DRG NO. 2243/8/31

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRG NO. 2243/8/31 + DESIGN & ACCESS STATEMENT

## 11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars		12	-
Light goods vehicles/ public carrier vehicles		12	
Motorcycles		-	
Disability spaces		-	
Cycle spaces		-	
Other (e.g. Bus)		-	
Other (e.g. Bus)		-	

## 2. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer ☐ Cess pit  
☐ Septic tank ☐ Other  
☒ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

N/A

## 13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system ☐ Existing watercourse  
☐ Soakaway ☐ Pond/lake  
☐ Main sewer

## 4. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

Protected and priority species:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

Features of geological conservation importance:

- ☐ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☒ No

## 15. Existing Use

Please describe the current use of the site:

TAVELLERS USE SITE AS:-  
MOBILE HOME & CARAVAN SITE

Is the site currently vacant? ☐ Yes ☒ No

If Yes, please describe the last use of the site:

N/A

When did this use end (if known)?  
DD/MM/YYYY  
(date where known may be approximate)

~~USE~~ N/A

Does the proposal involve any of the following:

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

If you have answered Yes to any of the above, you will need to submit an appropriate contamination assessment.

## 5. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you will need to provide a full Tree Survey, with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - recommendations'.

## 17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

N/A

## 18. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?  
If Yes, please complete details of the changes in the tables below:

☒ Yes

☐ No

### Proposed Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses <del>MOBILE HOME</del>	<input type="checkbox"/>		24				24
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							24

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Total proposed residential units (A + B + C + D) =

### Existing Housing

Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Social Rented	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Intermediate	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Key worker	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						
Flats and maisonettes	<input type="checkbox"/>						
Live-work units	<input type="checkbox"/>						
Cluster flats	<input type="checkbox"/>						
Sheltered housing	<input type="checkbox"/>						
Bedsit/studios	<input type="checkbox"/>						
Unknown type	<input type="checkbox"/>						
Totals (a + b + c + d + e + f + g) =							

Total existing residential units (E + F + G + H) =

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

24

## 19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes

☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2 Financial and professional services	<input type="checkbox"/>				
A3 Restaurants and cafes	<input type="checkbox"/>				
A4 Drinking establishments	<input type="checkbox"/>				
A5 Hot food takeaways	<input type="checkbox"/>				
B1 (a) Office (other than A2)	<input type="checkbox"/>				
B1 (b) Research and development	<input type="checkbox"/>				
B1 (c) Light industrial	<input type="checkbox"/>				
B2 General industrial	<input type="checkbox"/>				
B8 Storage or distribution	<input type="checkbox"/>				
C1 Hotels and halls of residence	<input type="checkbox"/>				
C2 Residential institutions	<input type="checkbox"/>				
D1 Non-residential institutions	<input type="checkbox"/>				
D2 Assembly and leisure	<input type="checkbox"/>				
OTHER Please specify	<input type="checkbox"/>				
	<input type="checkbox"/>				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential Institutions	<input type="checkbox"/>			
Other	Hostels	<input type="checkbox"/>			

## 20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

## 21. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

## 22. Site Area

Please state the site area in hectares (ha)

0.7



## 23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal a waste management development? ☐ Yes ☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

## 24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes) <input type="text"/>	Ethylene oxide (tonnes) <input type="text"/>	Phosgene (tonnes) <input type="text"/>
Ammonia (tonnes) <input type="text"/>	Hydrogen cyanide (tonnes) <input type="text"/>	Sulphur dioxide (tonnes) <input type="text"/>
Bromine (tonnes) <input type="text"/>	Liquid oxygen (tonnes) <input type="text"/>	Flour (tonnes) <input type="text"/>
Chlorine (tonnes) <input type="text"/>	Liquid petroleum gas (tonnes) <input type="text"/>	Refined white sugar (tonnes) <input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

## 25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

### CERTIFICATE OF OWNERSHIP - CERTIFICATE A

#### Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

—

*[Signature]*

25 AUG 2010

### CERTIFICATE OF OWNERSHIP - CERTIFICATE B

#### Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

### CERTIFICATE OF OWNERSHIP - CERTIFICATE C

#### Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

## 25. Certificates (continued)

### CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

N/A

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

### AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

—

Or signed - Agent:

*[Signature]*

Date (DD/MM/YYYY):

25 AUG 2010

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

N/A

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

## 26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:



The original and 3 copies of a design and access statement:



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):



The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):



## 27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

—

Or signed - Agent:

*[Signature]*

Date (DD/MM/YYYY):

25 AUG 2010

(date cannot be pre-application)

## 28. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

## 29. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

nwd2009@YAHOO.CO.UK

## 30. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?



Yes



No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)



Agent



Applicant



Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

**TOWN & COUNTRY PLANNING ACT, 1990****NOTICE OF DECISION**

Date : 1st November 2010

Application No : 10/00582/COU

Parish : Rawreth Parish Council

Proposal : Change Use of Site to Provide 12 No. Residential Travellers  
Caravans and Retain Existing Access.Site Location : Cherry Hill Farm - Land Opposite Witherdens Farm Chelmsford  
Road

Applicant : Messrs Smith And Eastwood

The Council as District Planning Authority hereby give notice of their decision to **REFUSE PLANNING PERMISSION** for the above proposal as described in the accompanying drawing(s) date stamped , for the reasons set out below.

Your attention is drawn to the notes enclosed

**REASONS FOR REFUSAL**

- 1 The Rochford District Replacement Local Plan (2006) shows the site to be within the Metropolitan Green Belt. Within the Green Belt, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings). Any development that is permitted shall be of a scale, design and siting such that the appearance of the countryside is not impaired.

The applicant has failed to provide satisfactory evidence to show why the proposal should exceptionally be permitted against the strong presumption against inappropriate development in the Green Belt. If allowed, the proposal would urbanise the appearance of this part of the Green Belt to the detriment of the open nature of the Green Belt and the purpose of including the land within it.

**Please turn over page**

- 2 The proposal would intensify the use of a sub-standard access onto a classified highway where the main function is that of carrying traffic freely and safely between centres of population. The existence of a field access in this location is a matter of fact and therefore some degree of conflict and interference to the passage of through vehicles already occurs but the intensification of that conflict and interference which this proposal would engender would lead to a deterioration in the efficiency of the through road as a traffic carrier and be detrimental to highway safety.
- 3 The site is on the busy A1245 and very close to its junction with Rawreth Lane. Facilities within walking distance are minimal and the nearest bus service is on Rawreth Lane. The lack of facilities and public transport will mean that virtually all journeys to and from the site will be car borne. As there is no alternative to the car, it is likely that the number of car journeys will be higher than average and therefore the movements to and from the site will be significantly higher than the authorised use of that as an agricultural field. The proposal is therefore contrary to the aims of promoting accessibility and contrary to the intentions of Government policy

### **Relevant Development Plan Policies and Proposals:**

Rochford District Council Local Development Framework Core Strategy submission Document (September 2009) -Policy H7

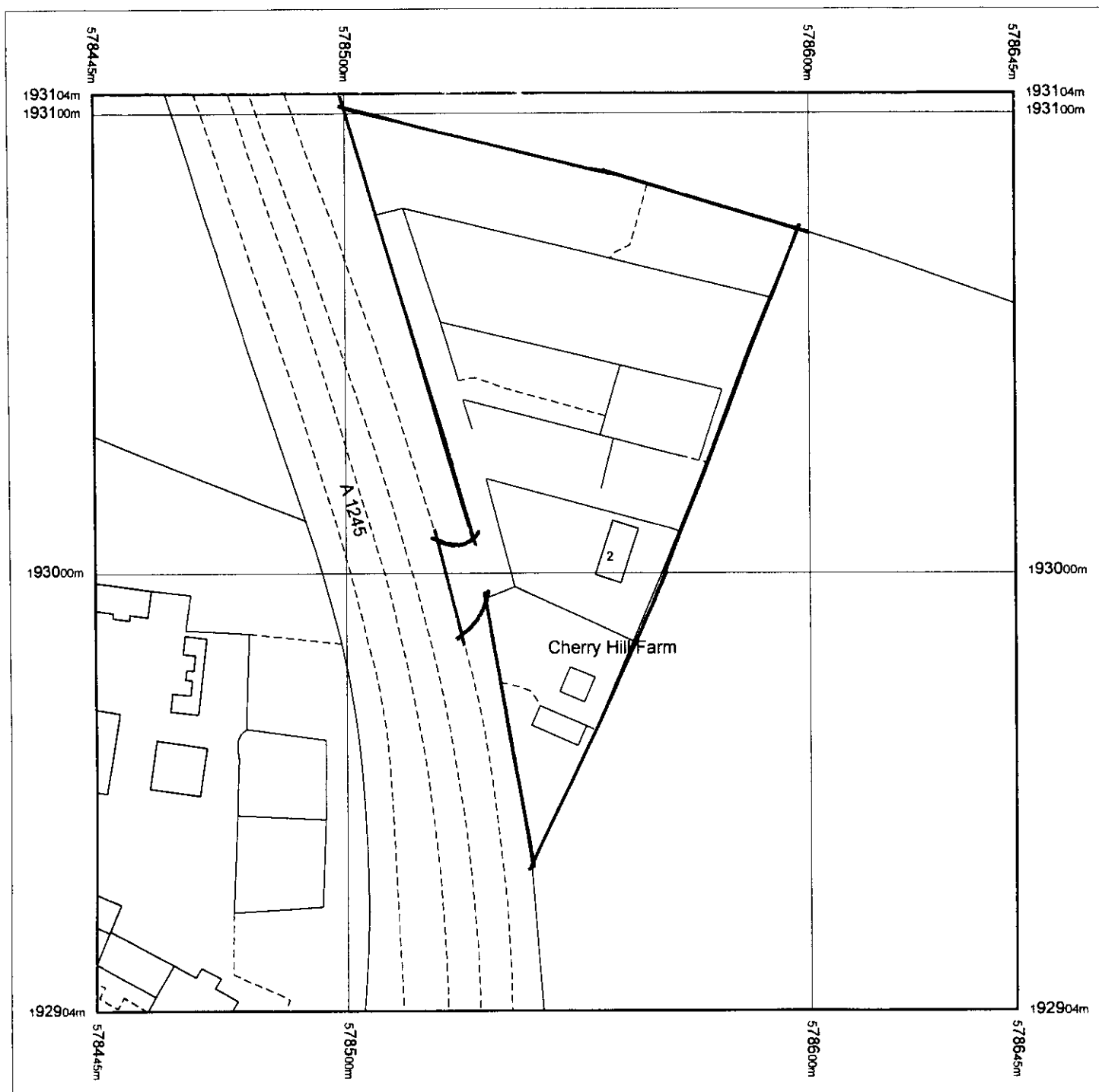
Planning Guidance

Parking Standards Design and Good Practice Essex County Council and Essex Planning Officers Association September 2009



**SHAUN SCRUTTON**  
**HEAD OF PLANNING AND TRANSPORTATION**

Council Offices, South Street, Rochford, Essex SS4 1BW  
Telephone: 01702 546366 Facsimile: 01702 545737  
DX: 39751 Rochford Website: <http://www.rochford.gov.uk>



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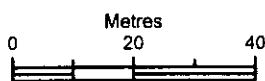
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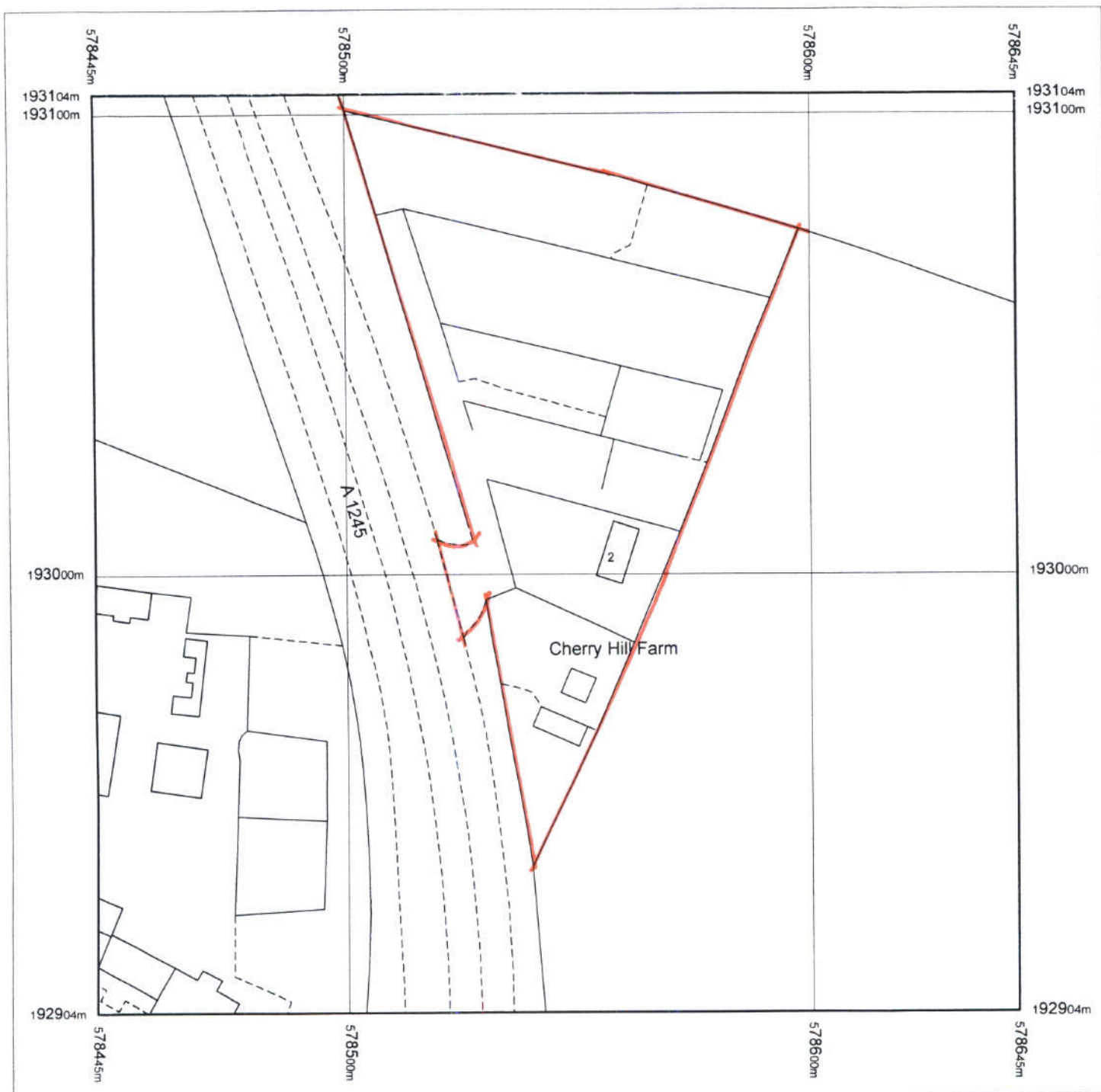


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**6 Cherry Hill Farm, SS11 8SJ**



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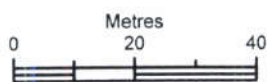
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[www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

**6 Cherry Hill Farm, SS11 8SJ**



# **DESIGN & ACCESS STATEMENT**

**for**

**'Change of Use' Farm Area  
to Travellers Site**

**At**

**Cherry Hill Farm, Rawreth**

3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

***Continue overleaf***

The Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

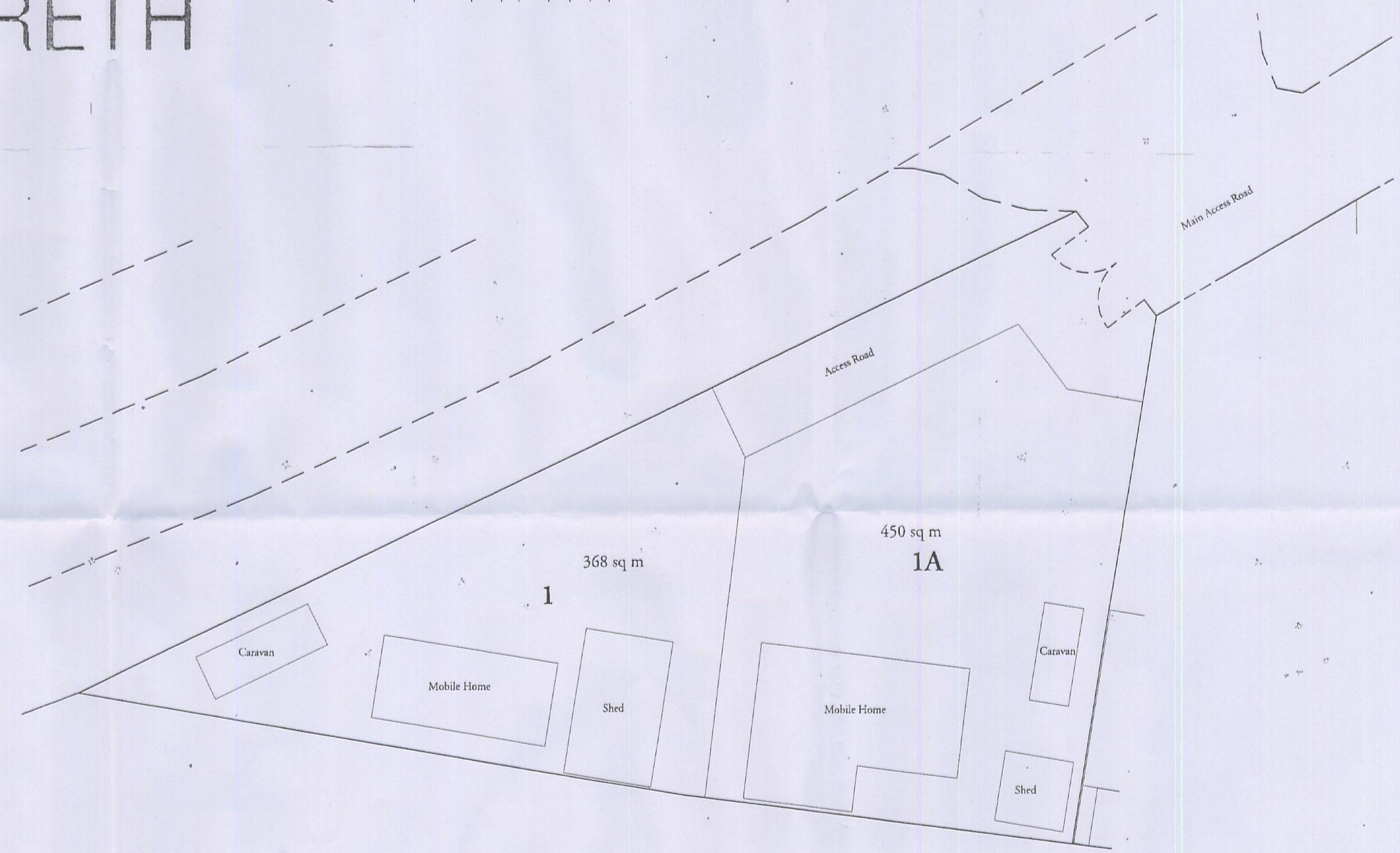
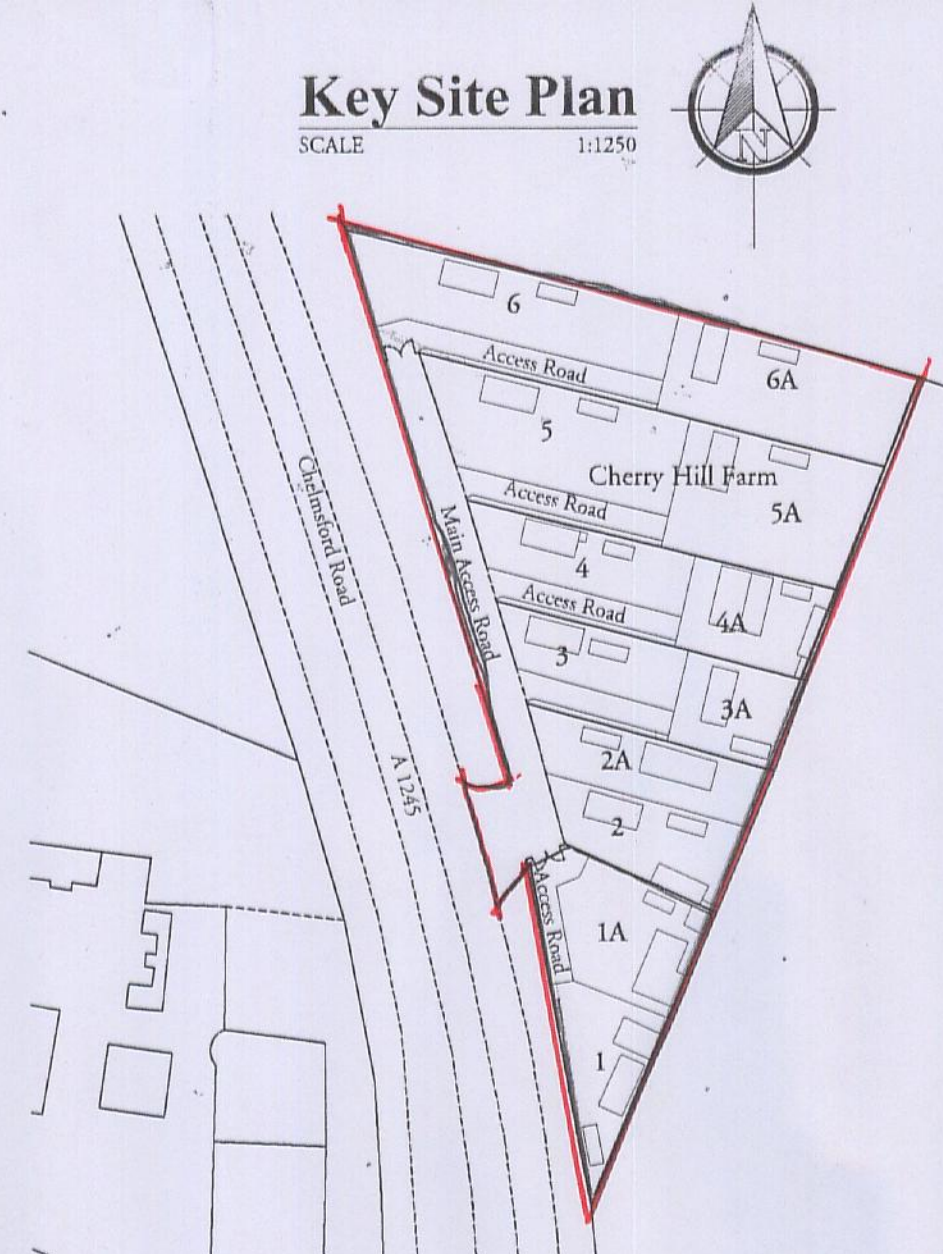
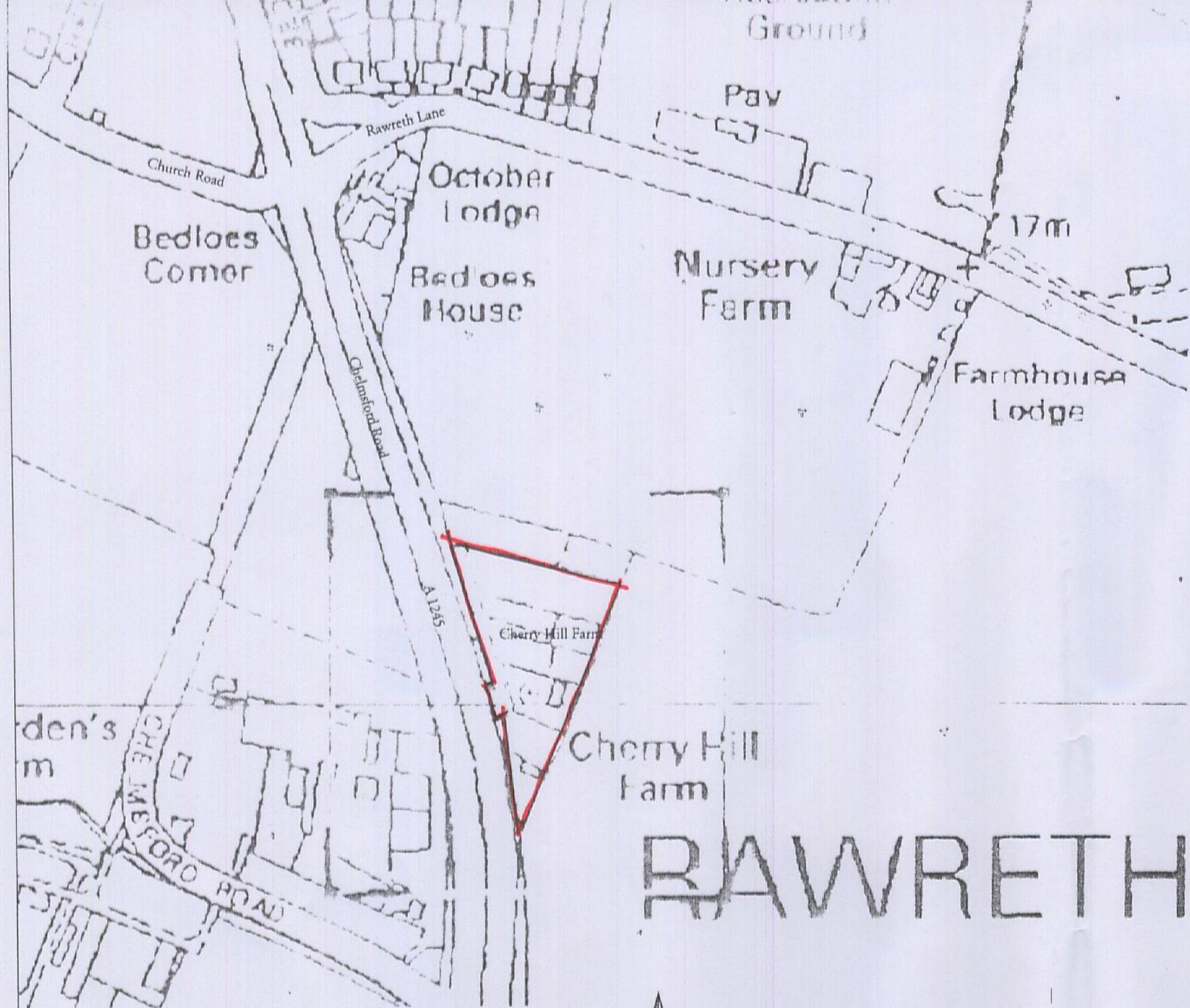
Yours faithfully,



**Shaun Scrutton**  
**Head of Planning and Transportation**







ROCHFORD, D.C.  
REFUSED PLAN

DWG NO. 2243 / 8 / 31

10/582/004

**New World Designers**

Architectural Designers  
Planning / Building Consultants

857 London Road  
Westcliff-on-Sea  
Essex SS0 9SZ

01702 471202  
07952681315  
nwd2009@yahoo.co.uk

**TITLE:**  
1 - 6 Cherry Hill Farm  
SS11 8SJ  
For 12no. Travellers Caravan site

**DATE:** August 2010

**CLIENT:**  
Messrs Smith /  
Eastwood

**SHEET 2 of 7**

06 SEP 2010