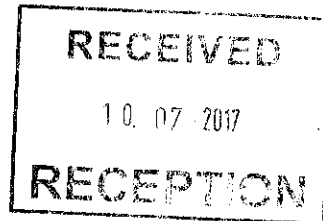


40 Millview Meadows
Rochford
Essex
SS4 1EF

01702 543882

9th July 2017



Dear Sir / Madam,

It was with concern that I learnt of planning applications 17/00558/LBC (in relation to 19 South Street) and 17/00530/FUL (in relation to 57 South Street). I hereby wish to notify the council of my objections which are detailed in the enclosed documents.

They have been drafted by the Residents Group, which opposes this development, and I am in full agreement with each of them. Please take this correspondence as my formal objections against these proposed developments.

Yours sincerely,



Simon Cluett

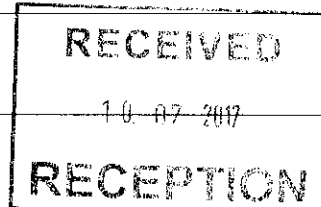
Objections to Planning Application 17/00530/FUL

Demolition of the existing building at 57 South Street and redevelopment of the site (53-57 South Street to provide a four storey building comprising 13 residential units (11No. 1 bedroom units, 2No. 2 bedroom units), 8 car parking spaces and associated landscaping.

Name	SIMON CLUETT
Address	40, MILLVIEW MEADOWS, ROCHFORD, ESSEX, SS4 1EF
Date	9TH JULY 2017

Objections

Objection RA01: (Abridged)	Lack of meaningful consultation.
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The applicant highlights the importance of pre-application engagement as emphasised in the National Planning Policy Framework (NPPF) which encourages engagement with local communities.

Public engagement has been limited to the public exhibition provided on the 19th and 20th May 2017. The event was well attended, however the information was incomplete and some of the justification provided was inaccurate.

I feel the outcome was predetermined as no material changes were entertained or later explored. Despite the majority of residents being openly hostile to the proposed development, no account was taken of the expressed views. The event was not a consultation, but a presentation, which in view of the development being in a conservation area, was particularly disappointing.

Whilst being cognisant of the need for Rochford District Council to raise revenue to supplement local taxation it should be done in a manner sympathetic to the conservation area following meaningful consultation. The proposed scheme is disproportionate in scale and appears to seek to maximise revenue whilst disregarding the needs of local area sustainability.

Objection RA02: (Abridged)	Removal of Heritage asset within the Conservation Zone.
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The existing property at 57 South Street is classified as having a positive contribution to character in the Rochford Conservation Area Appraisal and Management Plan (2007). The Heritage Statement commissioned by the RDC, in support of the proposed development again recognises the positive contribution made by the building.

Objection RA03: (Abridged)	Failure to accurately assess the impact on the conservation area, identify or preserve heritage assets.
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The Heritage Statement fails to accurately date the property which, based on the photographs contained within and publicly available maps, clearly dates from pre 1914. It appears impossible for this building to have been built in the 1950's as concluded by Heritage Statement.

In addition, the Heritage Statement suggests similar brick and construction methods for No57 South Street and the Fire Station. However, the bricks on No57 are demonstrably different. Counter parallels of construction and style with the 1914 built Police Station are also stated in the report.

Further more, there is documentary evidence that the council themselves occupied this property immediately post war from 1946, so it seems impossible for it to have been built in the 1950's with the Fire

Station.

The conservation area encompasses all of current South Street and part of what is now known as Southend Road as far as, and including the Horse and Groom public house. The introduction of a more modern, four storey building on the site of 53-57 South Street would obscure and segregate the Southend Road of the conservation area from the South Street, and vice versa.

Historic England's definition of a conservation area is an area "of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance". This development does neither and in destroying a heritage asset (No. 57 South Street) the development actually defeats its own objective to enhance the area.

NPPF guidelines state when considering the contribution of a building to the overall conservation area the deterioration of the building is not to be taken into account.

This building has not been maintained, something which is the responsibility of all owners of buildings within the conservation area. The Heritage report comments on the lack of positive use of No.57. Since vacating the office space circa 5 years ago, the building has never been offered for sale as a residence.

A tree, immediately adjacent to the facade of 57 South Street, was recently removed which would have prevented this proposed development. The tree appeared to be in sound health and did not pose any significant risk that routine maintenance would not have mitigated. During the consultation process, copies of any independent report condemning this tree were requested, and have to date, not been received.

Transparency and fairness require these reports to be produced for inspection prior to any decision being made on the application.

Objection RA04	Failure to follow the ethos of the NPPF without providing substantial evidence of a "material consideration" to support the proposed development.
<p>The development is situated within the conservation area and within the boundary covered by the Rochford Town Centre Area Action Plan (RTCAAP).</p> <p>The planning statement in support of this application appears to seek to discredit the validity of the RTCAAP as it infers the RTCAAP has not identified a five year supply of deliverable housing sites.</p> <p>However, there are four opportunity sites identified in the RTCAAP. To date no applications have been made to develop these opportunity sites to meet the local need for housing.</p> <p>Perversely the proposed sites of 57 South Street and 19 South Street were not identified as opportunity sites in the RTCAAP and therefore not considered in the associated sustainability assessments. The submission claims to have considered sustainability issues, however at best, this consideration has only been applied to this development in isolation and not the local area.</p> <p>South Street is the subject of 4 significant changes in recent years, the creation of two Houses of Multiple Occupation and the proposed development of 19 and 57 South Street. None of these developments were included in the sustainability assessments made at the time of the RTCAAP.</p> <p>It is feared that RDC is ignoring the recommendations of their own plan for their own means, unsupported by the due diligence surrounding the creation of a new area plan. This submission states that a new plan is required and that proper consideration and consultation will take until 2020.</p>	

Objection RA05: (Abridged)	A reduction in excess of 50% in the provision of parking in an urban environment is both inadequate and unsustainable.
<p>The applicant is proposing a reduction in the provision of parking based on the urban location. The proposed reduction is from 19 (calculated using the Essex Parking Standard) to just 8.</p> <p>The provision of less than 50% of the parking prescribed by the 2009 parking standard in an urban environment is both inadequate and unsustainable.</p> <p>The technical data implies there is an adequate supply of surplus parking available in the Rochford but fails to acknowledge the distances involved in returning to your vehicle..</p>	
Objection RA06: (abridged)	The existing residents will lose access to 4 parking bays, representing a total loss of on street parking in an area where most residents have no off street parking provision.
<p>The applicant fails to consider the sustainable impact even to the most immediate area. This area already contains many properties without parking (including the cottages on both sides of South Street immediately north of the old Police Station). This requirement is largely accommodated by the bays in the service road on the frontage of the proposed site.</p> <p>As stated in the parking technical notes forming part of the submission, the existing on street parking, on the frontage of the site, currently four vehicle spaces, will be lost to facilitate the development.</p> <p>As a direct result existing residents will face the prospect of having to pay for parking in locations remote from there homes.</p>	
Objection RA07:	Unsuitable/inadequate provision of retained fire crew emergency parking.
<p>In addition, the reserved bays used by the retained firefighters will be removed to create the footprint for the development. No clear proposal is in the public domain, however it is assumed that they will now use the bays at the rear of the fire station which is shared with the commercial tenants of Walls Yard. These bays will inevitably be used as overflow parking,(even if illegal) by the proposed development's and existing residents.</p> <p>The position of the rear car park prevents passive surveillance of the bays from the road. The consequences of delaying retained firefighters being able to respond to an emergency are a significant concern to us all.</p>	
Objection RA08: (Abridged)	Loss of Privacy.
<p>The proposed development overlooks:</p> <ul style="list-style-type: none"> • The property and garden at 49 South Street to the North and garden to the East. • The property and garden at 51 South Street (Swan Cottage) to the North. • The property and garden at Orchard Farm to the North-East. • The property and garden at Orchard Farm Lodge to the North-East <p>This will result in significant loss of privacy to these properties.</p>	
Objection RA09:	Loss of Mature Trees to rear of development, loss of visual amenity
<p>The mature trees which are to be removed to create space for this development and its associated parking represent significant visual amenity to Swan Cottage, 49 South Street and Orchard Farm.</p> <p>In addition they obscure the view (and in part not doubt reduce the noise) of aircraft landing and taking off from Southend Airport.</p>	


Objection RA10: (Abridged)	The scale and height of the proposed development is disproportionate, to the location.
<p>The height of the proposed building is greater than any in the surrounding area. It will dwarf the adjacent property, Swan Cottage, and change the nature of the area forever. The height of any building on this site should be limited to the height of the existing structure's ridge line. The disproportionate scale is even more evident when viewed from the north eastern aspect, dwarfing the two bungalows and towering above the private gardens of 49 South Street which sit significantly lower than the ground level of the proposed development.</p> <p>This is a historic part of the town, referred to in historical references and whilst it may be a "portal" to the town centre, 4 story properties have never formed part of that portal.</p>	

Objection P01:	

Objection P02:	

Objection P03:	

These objections have been drafted by the Residents Group (which opposes this development) and I fully agree with each of them, therefore I would like this document to be taken as my objections against this proposed development.

Name	Signature	Date
SIMON CLUETT		9 th July 2017