

[REDACTED]

From: [REDACTED]
Sent: 15 June 2020 09:49
To: Data Scanning
Subject: FW: Objection Re : Ref 20/00452/FUL
Attachments: Flats Development Objection 2020.docx

-----Original Message-----

From: Nicky Eden [REDACTED]
Sent: 12 June 2020 15:34
To: planning applications <planning.applications@Rochford.gov.uk>
Subject: Objection Re : Ref 20/00452/FUL

Please find attached our letter of objection to the above mentioned development.

Regards,

Nicky Eden

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Nicola Eden
[REDACTED]

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12th June 2020

Your ref – 20/00452/FUL

Dear Ms Rodgers,

**RE: Development of flats to the rear of 98 – 128 Rayleigh High Street
 Application No. 20/00452/FUL**

Thank you for your notification of planning application. I can see that the plans have altered since last years submission but our concerns relating to the initial application are all still very valid as this new development will have a great impact on our business both during construction and when complete.

We own the building and therefore have many concerns relating to the development and any negative impact it has on the resale value of our property.

Our concerns are as follows:

- Damage to our carpark, vehicles, boundaries & property during the demolition of the existing site (including the dirt / dust which will cover our building, windows and vehicles). We assume there will be sufficient safety precautions taken to spot debris falling on to our property? Will developers pay for the cleaning of our building etc. once the development is complete?
- Our access way (between Eden IFA & Mr Simms Sweet shop) cannot support any vehicle bigger than a standard transit van – short wheel base and less than 2.5 tonnes, we already suffer significant damage to our property (which costs us thousands each year to have repaired) with oversized vehicles attempting to use the access. Should any vehicles connected to this development mistake the access route then there will no doubt be damage to our building and an obstruction caused.
- We have client's visiting our offices from Monday through to and including Saturday, given the nature of our business we cannot have loud distracting noise/banging.
- The detrimental effect on our business during construction with large construction vehicles blocking the High Street, which is already heavily congested with the current traffic levels. This will no doubt cause client's to be late for appointments and staff to be late for work.
- The parking allowance on the revised plans still isn't enough for the proposed number of flats even allowing for the good transport links of the development's situation. We have to pay high rates for our position on the High Street and extra for the parking spaces we have in our car park

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to the rear of our property. Our carpark will be in view of the flats and residents will soon learn that our car park is unoccupied during certain times and will start to use it and take advantage of this. The only way to prevent this is to install an electric gate to keep them out and this would be a significant cost and inconvenience as we currently allow friends, family and clients to use this car park. Any other type of gate simply wouldn't work as it would require someone to open and close it every time it was used which would block the access way. A clamping service would not be an option either as we have clients visiting on a regular basis.

- We have suffered an extreme amount of damage to our roof over recent years as it can be accessed from the rear of 104 High Street, youths use it to practice parkour on and young adults hang out drinking up there in summer months. Again residents will be able to see this and it opens us up to even more damage and disruption to our business. (in 2018 the damage to our roof caused our internal suspended ceiling to collapse when heavy rain came through the damaged tiles on the roof and it cost over £5,000 to repair, not to mention the disruption to our business).
- Our building is very old and is a feature on the High Street with restriction on the appearance of the property. To have an overbearing premises standing behind it will spoil the roof line of the High Street and will make the flats and eyesore. The height of this development is out of character with the High Street and other buildings.
- The access way to the new development is very narrow – the architect's drawings show two cars passing with lots of room but in fact there is no footpath for pedestrians and two cars of medium size would struggle to pass easily.
- The access to this development is on top of one of the very busy mini roundabouts. There is currently little traffic using this access as the Dairy Crest site is empty but with potentially 55 + new residents, plus visitors plus commercial vehicles using the access this will no doubt cause problems with the traffic flow on what is already and over congested High Street. With no pedestrian walk way to the commercial units and vehicles squeezing past this is a dangerous access way.

We hope that these comments will be taken into account and look forward to hearing from you with the developer's comments and any solutions they might have to solve the problems this development will cause for us. If you wish to visit the site or meet again than we would welcome this.

Yours sincerely,



Nicola Eden

Eden IFA Ltd

e-mail - 