

Hi Julie,

Could we place Andrew's response on the case file as a formal response.

Thanks

Arwel

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**From:** Andrew Badger <Andrew.Badger@Rochford.gov.uk>

**Sent:** 08 October 2020 09:57

**To:** Julie Marcsik <julie.marcsik@rochford.gov.uk>

**Cc:** Arwel Evans <Arwel.Evans@Rochford.gov.uk>; Louisa Moss <Louisa.Moss@Rochford.gov.uk>; Jeanette Hurrell <jeanette.hurrell@rochford.gov.uk>

**Subject:** RE: 20/00043/OUT - consultation

Good morning,

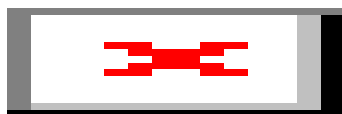
I disagree with the assumption as I understand under the current legislation it would be subject to the 10% rule as it is under 15 units and over 10. Hence the site would have to provide 1 unit of affordable Housing.

Also I disagree with them saying that because they are aiming to sell to the over 50's Affordable housing would not be right for this site

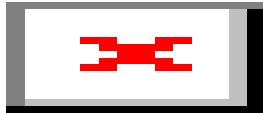
We have a number of applicants who are over fifty and require a two bedroom property for various reasons including medical and still having adult children at home.

So I would prefer on site delivery of 1 unit rather than a money sum in lieu but obviously this would be subject to finding a Housing provider partnership.

Thanks



Andrew Badger  
Housing Options Allocations and Enabling Officer  
Tel no 01702 318030  
Mobile 07802378736  
Ext 3337  
[www.rochford.gov.uk](http://www.rochford.gov.uk)

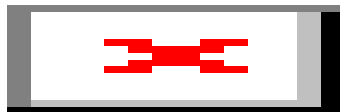


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**From:** Julie Marcsik <[julie.marcsik@rochford.gov.uk](mailto:julie.marcsik@rochford.gov.uk)>  
**Sent:** 08 October 2020 09:16  
**To:** Andrew Badger <[Andrew.Badger@Rochford.gov.uk](mailto:Andrew.Badger@Rochford.gov.uk)>  
**Subject:** 20/00043/OUT - consultation

See Arwel's comments highlighted below.

**Kind Regards**  
**Julie Marcsik**  
**Technical Officer**  
**Planning and Building Control**  
Rochford District Council  
[www.rochford.gov.uk](http://www.rochford.gov.uk)  
t+ (0) 1702 318062 extn 3424  
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**From:** Arwel Evans <[Arwel.Evans@Rochford.gov.uk](mailto:Arwel.Evans@Rochford.gov.uk)>  
**Sent:** 07 October 2020 15:54  
**To:** PBC Technical Support <[PBCTechnicalSupport@Rochford.gov.uk](mailto:PBCTechnicalSupport@Rochford.gov.uk)>  
**Subject:** FW: 20/00043/OUT

**RE: Supporting Planning Statement and agent's covering e mail to place on Case File and Public Access & Formal Consultation with RDC Housing (Andrew Badger).**

The agent who is assisting Danny Knott has submitted the above document for consideration. Could this be scanned onto the system as Supporting Planning Statement which does not as such supersede any other earlier document but supplements it.

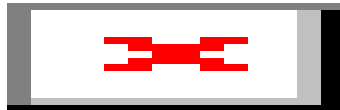
There is a section in the statement relating to affordable housing. Could we also reconsult Andrew badger in Housing such that we can gain a view on the stance set out by the Supporting statement.

Many thanks

**Arwel Gwilliam Evans**

Senior Planning Officer, Development Management (North Team) | Planning Services | Rochford District Council

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**From:** EH Planning Services <[eh.planningservices@hotmail.com](mailto:eh.planningservices@hotmail.com)>

**Sent:** 15 September 2020 09:57

**To:** Arwel Evans <[Arwel.Evans@Rochford.gov.uk](mailto:Arwel.Evans@Rochford.gov.uk)>; [jason@cjdev.co.uk](mailto:jason@cjdev.co.uk)

**Subject:** 20/00043/OUT

Dear Arwel,

I hope you are well?

Please find attached for your referral my completed planning statement to accompany the application for 106 Lower Road. The report outlines why I consider the principle of development is acceptable in policy terms especially having regard to the governments push to redevelop previously developed land. Also, the report refers to the affordable housing provision and why it is not considered justifiable in this case.

However, as the report outlines if Members consider this essential to be able to grant permission then it can be dealt with by condition like with the application at Fairways where it was resolved by condition to secure a 106 agreement for either the unit or a financial contribution in lieu.

Now that the RAMS contribution is paid, I consider the only outstanding matter relates to the potential contamination. Usually a phase 1 survey is sufficient for an outline application with all matters reserved. I appreciate that the report outlines the need for further investigations and the Applicant is proactively seeking the testing as required for phase 2. However, it may not be possible to get this within the next couple of weeks. The comments from the environmental officer specifies that although the preference would be to have further reports before determination, I note that there is no formal objection and the comments have suggested it could be dealt with by a suitable worded condition requiring phase 2 / 3 which would be

submitted at reserved matters stage allowing adequate time for this to be provided. We will strive to get this to you asap but we would not want the application to be delayed any further. Would you be comfortable, should it be necessary, to deal with this by way of a suitable condition?

I look forward to hearing from you. Any questions please do not hesitate to contact me.

Kind Regards  
Elisa

**E.H Planning Services**  
**Tel: 07931 497 335**