

39 MERRYFIELDS AVENUE  
HOCKLEY  
ESSEX  
SS5 5AN

22 JUNE 2021

Dear Sir / Madam - Application No. 20/00363/OUT  
- Site Location - land east of Ashingden Road  
and North of Rochford Garden Way, Rochford, Essex

I thank you for your letter dated 8 June 2021 regarding the above development. I still object to this Planning Application. The number of dwellings proposed is far too high and the Plan is a serious case of over development.

I enclose a copy of an article in the June edition of Mersea life and, I feel, that at present residents views are not considered in a just and favourable manner.

Also, it is no surprise that Essex has the largest backlog of NHS procedures as it is already well populated and new housing shows a considerable increase.

Thanking you for your kind consideration of this letter.

Yours faithfully



(MR. K. W. RANDALL)

24 JUN 2021  
RECEIVED

# What next for development on Mersea

From John Akker STOP350

In the last month several key issues have arisen. The Local Plan Inspector has completed his hearings on the Local Plan and his report is awaited probably in the next couple of months. The Government has announced new planning rules that will be considered by Parliament in early Summer. Also, following local council elections, a new administration will be replacing the current one on Colchester Borough Council. The latter being responsible for planning and deciding on specific applications. Lastly, our Neighbourhood Plan having completed earlier consultation is going through preparation with the aim to put it to a referendum next year.

## NEW GOVERNMENT PLANNING LAWS

Overall though there is mounting concern about the new Govt. proposals. This has been stated by many of the Government's own supporters. Sir Ian Duncan Smith MP has written in the Daily Telegraph of the feeling by many residents that "they have no control over what is happening in their own area". He fears that the proposals will "only result in yet more inappropriate development."

Using a phrase that will be very well understood here, he says "at present plans are being fought by local residents, whose wish is simply to retain the character of their homes." However, he points to the need for Ministers to listen to these objections "having already opposed a mechanistic and ill focused approach by rejecting the algorithm for determining housing numbers"

News too that the Govt. also put forward a proposal that in protected areas - such as areas of natural beauty, places at risk of flooding- development would generally remain restricted. We feel that there will be the need for all those concerned with development issues on the island to support Mersea being so classified.

## EVIDENCE PUT FORWARD

In the interim before the Local Plan Inspector issues his report, we reproduce below some of our material on tourism presented to him. This has been requested by several residents unable to access it before. We are grateful for residents comments thanking us for our activities in recent months. For more information on any matter our contact details are: 3 Seaview Avenue, West Mersea CO5 8HE M: 07816 506238: Web:www.stop350.org.uk Email: stop350westmersea@gmail.com

## EXTRACTS FROM MATERIAL SUBMITTED ON TOURISM

Recently a further 57 new Static Caravans received planning permission at Waldegraves Holiday Park at the loss of 117 touring vans. This now brings the total of some 1962 static vans and chalets on the Island with a reduction in touring van sites of nearly 23% of the total number of 513 touring van sites on the Island. This will therefore leave only 396 genuine touring pitches available.

There are a large number of static vans on the Island most with 11 months and some with 12 months licences applying for use. This causes much extra stress on local services and the road systems year around and in the summer months this becomes very critical with day tourism as well.

One of the conditions put forward by the planners in their committee recommendation in giving consent revolved around Habitat sites. Namely:

"16.21 The proposal is therefore considered likely to have a significant effect on the interests features of the aforementioned Habitat sites through increased recreation pressure when considered in combination with other plans and projects, without appropriate mitigation. Taking this into account and the circumstances of the case, it is also considered that the Essex Coast RAMS is relevant in this instance and an Appropriate Assessment (AA) is also required. An AA has been undertaken (supported by the submitted Ecological Report) and forms part of the Council's planning record, available to view on the Council's Website.

16.22 The AA assessment concluded that through a combination of existing onsite mitigation measures across the wider Waldegraves Holiday Park Site and a financial contribution to the Essex Coast Rams as off-site mitigation, the scheme would be acceptable in terms of associated recreational pressure. The suggested contribution has been derived from the standard RAMS tariff but adjusted to take into account the specifics of the proposed use, as outlined in the submitted ecological report."

In our evidence we stated that it would seem that as long as a developer pays a levy under the RAMS policy it will mitigate the extra of number of people being able to access these protected sites. This is not acceptable. It is quite clear from the above that there will be disturbance from this application with added winter use of the site instead of just summer months of occupation that normal touring vans sites supply.

In November 2019 there were a total of 7,714 registered patients at the local Island practice of which 70 were living on Caravan sites. This indicates that Caravan sites and holiday homes do result in more pressure on local services.

The Caravan sites each have one meter for water and electricity as a commercial concern therefore the six sites show as 6 individual businesses however they do represent some 1962 individual unit dwellings all using the services of West and East Mersea. Also as these sites are businesses they do not contribute to the local parish/Town council tax monies. The same problem of second homes registered as Business for lettings also fall under this category and worse still is if they are under a Rateable Value of £15,000 they pay no council tax at all!

From the census data in 2011 we know that there were some 3551 dwellings but some 3300 households which tends to indicate some 251 second or empty dwellings.

It is important to restrict any increase in the number of static van sites or the loss of touring van sites. The increase in Tourism upon the Island's SSSI will undoubtedly eventually cause a negative impact. This impact will not contribute to the three dimensions of sustainable development.

Whilst we are supportive of Quality Tourism as it is important to the Island, however the effects on the uniqueness of Island's natural habitats cannot be underestimated.