

Application Ref	22/00977/FUL	
Contact Name	Mr & Mrs A & J Neville	Submission typ O - Objection
Reocode	NATURE - Areas of Nature DRAIN - Insufficient drainage TREES - Loss of trees and vegetation NOISE - Noise and disturbance OVERDE - Over development LAYOUT - Poor layout/over-development WILDLI - Protection of Wildlife	Contact address Sunbridge Beckney Avenue Hockley
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Objector type	NEIGH - Neighbour	Phone number [REDACTED]
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Comment

Ref Application 22/00977/FUL
 Land opposite Glenwood, Beckney Avenue
 We would like it recognised that the number of objections will seem low due to its rural location, and low density of properties.

This application seems to be a resubmission of a previous application which had been refused.

OBJECTIONS

Over Development
 This proposed property is of a size and nature not within the keeping of any property within the surrounding area. All properties within local vicinity i.e. Beckney Avenue are all single storey Bungalow style properties, thus a property of this nature would be deemed as over development within the rural nature of Beckney Avenue.

ECO Build
 This application states it is an ECO-friendly build, although within the planning application it does not give any defining details as an Ecological build. It looks from the plans to be using everyday building materials used as standard within the construction industry. Nowhere in this application does it support an ecological build. The plans also do not give any indication of foundations or piling requirements.

It seems a contradictory of terms calling this development Eco friendly with the removal of any trees and disturbance to natural habit. This area of land has drainage issues during winter months thus any foundation work would need to be substantial (with vast amounts of concrete and piling foundations) to accommodate a 4-bedroom property. This again does not outline an ECO-friendly build.

Nature/Wildlife

This plot is opposite a wildlife corridor which is owned and maintained by Hockley Parish Council. This land is a vital part of the wildlife structure within this area. It contains many species that rely on habitats of this nature.

Wildlife unfortunately does not have its own voice, so it is left for us that care, to speak out on their behalf.

Barker Woodrow Letter (Design and Access Statement on Portal) ÔÇô Please see response to each point as below:-

1. Introduction

Barker Woodrow has prepared this Design and Access Statement on behalf of the applicant, Lawrence Quinn. It has been produced to help support a planning application for the construction on a zero carbon eco home on greenbelt land. This proposal is to construct a 4 bedroom zero carbon eco home to mitigate the impact within the greenbelt land. The purpose of this Design and Access Statement is to ensure that the Local Planning Authority (Rochford District Council) has a proper understanding of the proposal and that the local community is fully and accurately informed about what is proposed.

RESPONSE: There are no definitive details within the planning application of how the construction on a zero carbon eco home on greenbelt land will be achieved.

2. Site and Location

The site lies to the north of Hockley village along Beckney Avenue. The site is not located within a flood zone. The site is situated approximately 10 minute walk to local amenities, public open space and public transport links. The site is located inside of the Greenbelt area and there are no current buildings on the site.

RESPONSE: A correct statement has been made that the site is located inside of the Greenbelt area and there are no current buildings on the site. This is because this is Metropolitan protected Greenbelt land, therefore no development should be considered.

3. Process

The proposal is to change the use of the land to C3 residential. The current land is overgrown and has no use.

A clearing would be made in accordance with the arboricultural officers report and only trees and shrubs removed that are deemed necessary for construction. Care and consideration will be the highest priority to maintain the maturity of the site.

RESPONSE: The clearing of the site for the construction of a four-bedroom house in accordance to the statement would be very difficult or almost impossible to achieve without a greater disturbance of the surrounding area.

4. Use

The current site has no use class.

RESPONSE: The use of this site is for nature and wildlife.

5. Scale

The proposal seeks to build a four bedroom house that matches in scale to surrounding properties of Beckney Avenue.

RESPONSE: There are no similar properties within Beckney Avenue matching to this scale or design.

6. Layout

The plan layout of the proposal can be seen on the accompanying drawings.

RESPONSE: The drawings do not seem to be represented accurately by the 3D Rendered Images which are of different designs.

7. Appearance

The appearance of the building is of modern contemporary design. The main material is to be a zinc cladding to blend with the shadowing of the trees and not impose or dominate the site. Use of red western cedar and a natural grey stone to blend with the landscape.

RESPONSE: The drawing and 3D images represent a very dominant building and will not blend in with the current landscape.

8. Landscape

The current landscape is an overgrown wooded area with no use. The site will have a clearing under the supervision of the arboriculture officer. Minimal impact on any existing trees and priority will be taken to maintain all trees and shrubs that do not directly affect the build. Maintaining the maturity of the site is of upmost importance.

RESPONSE: The use of the landscape is for nature and wildlife and the local eco system. The statement of "Maintaining the maturity of the site is of upmost importance", we agree, no development should be carried out.

9. Access

Access to the property is directly off of Beckney Avenue.

RESPONSE: This is a private road maintained by current residents and is of unmade construction, therefore any further development will create more traffic and more maintenance. The road also contains a bridal path which is used regularly by horse riders thus development would cause more disruption to the bridal path.

10. Greenbelt Statement

Paragraph 89 of the NPPF advises that local planning authorities should generally regard the construction of new buildings as inappropriate in Green Belt. However, it identifies a number of specific exceptions to this, these include limited infilling, exceptional circumstances or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

RESPONSE: Within this paragraph it states that local authorities should generally regard the construction of new buildings as inappropriate in Greenbelt unless it identifies a specific exception. This application does not warrant any of the specific exceptions. e.g. infill or existing development. Also, there is no openness within this Greenbelt as it is a dense woodland site therefore irrelevant statement.

In February, the Supreme Court's judgment in the Samuel Smith Old Brewery (Tadcaster) v North Yorkshire County Council case opined that, while there is no express requirement in policy to take visual impact into account when considering the impact of development on green belt openness, it could still be a relevant factor for decision-makers exercising their planning judgement. Planning's analysis shows inspectors commonly consider whether there are features that would visually separate proposed green belt development sites in local plans from the surrounding open countryside, or make them less prominent in the wider landscape, thereby avoiding such allocations appearing to contribute to urban sprawl.

The site sits along Beckney Avenue that already exists as a residential street. The proposal seeks to hide its visual impact and mitigate its carbon footprint.

RESPONSE: This paragraph refers to a Supreme Court judgement between Samuel Smith Old Brewery (Tadcaster) v North Yorkshire County Council. This statement, upon investigation, refers to a high court judgement on the extension of a quarry in Yorkshire. We cannot see the relevance to this application. In respect to Urban Sprawl the Greenbelt laws are designed to protect areas of this nature. It has also been previously stated and believed to be documented by the Council that there will be no further development approved North of Wood Avenue after the development of Wood Avenue and Etheldore Estate.

The proposal seeks to hide its visual impact however the trees that may remain are of a deciduous nature so during the winter months the development will be fully visible.

Ecological Report

The Ecological Reports seems to be inconclusive regarding its findings on wildlife habitat, although as residents of the area we regularly witness Badgers, Muntjac Deer, Foxes, crossing Beckney Avenue into Hockley Parish Council Wildlife Sanctuary.

The reports does not seem to identify the site is densely wooded with ground cover of ivy which is invaluable for wildlife offering invaluable late season nectar source for many insects including bees which are currently under threat and have declining numbers. It offers year round shelter and refuge along with a winter life line for many UK birds and other small animals.

Residents Objections

Residents and local objections need to be carefully considered as the people that live locally understand this area and the fragility of nature/wildlife contained therein.

Previous objections stating that it will create a precedence, similar proposals will come forward if this is passed, it makes comment that each planning application is reviewed individually on its own merits. However, this we fervently disagree with. It will be difficult to make refusals on applications of a similar or same nature.

IN SUMMARY It is difficult to see the reason for a new application as the criteria on Greenbelt policy has not changed within this time. Subsequently this current application should be refused on the same grounds as the previous submission.