

Dear Planning Team,

Please see below Rawreth Parish Council's response on Planning Applications as detailed.

23/00496/OUT

Kennels and Cattery At Crofters Beke Hall Chase South Rawreth

Outline Application for erection of 2 x detached 2 bed bungalows and demolition of existing cattery and kennel building with some matters received including access and layout

The property is within Greenbelt, there are no exceptional circumstances to allow development.

Access is restricted along a single narrow carriageway road, and extra traffic will be created on a substandard junction with London Road A129.

To permit development of this nature will create a precedent to further applications on similar plots in the area which is predominantly rural, this is overdevelopment without any exceptional circumstances.

23/00450/FUL

Land North of Tudor Lodge St Johns Drive Rawreth Essex

Variation of condition 9 (Landscaping plan) for application 22/00344/FUL dated 23/11/22

No observations or comments to make.

23/00491/FUL

20 Laburnum Way Rawreth Essex SS6 9GN

Single storey rear extension

No Comments or observations to make.

23/00516/FUL

49 Laburnum Way Rawreth Essex SS6 9GN

Two storey front extension, raise pitch, loft conversion with 3 pitched roof front dormers and flat roof rear dormer

No Comments or observations to make.

23/00501/FUL

170 Rawreth Lane Rawreth SS6 9RN

Construction of residential annex (Retrospective)

No comments or observations to make.

23/00358/FUL

Land opposite Searles Yard, Trenders Avenue Rawreth

Material change of use of land and building for stationing of caravans for residential purposes

1.This is development within the Greenbelt and no exceptional circumstances have been shown .

2.The site was once an open field with a rural aspect to the west. 3.Permission was granted for a stable block which to the Council's knowledge was never used as such a two metre close board fence was erected shielding the site from the road, in a rural area this is unsightly and incongruous .

4.This proposed development is another example of the erosion of the Rayleigh Park area with haphazard caravan siting under the excuse of a delay in any comprehensive traveller site provision in the district plan. There does not appear to be any advance in plans for The Michelin Farm site meanwhile the predominantly rural areas of Rawreth are in increasing pressure from Caravan sprawl .

5.The site will affect the already restricted outlook from Pyne Cottage, Mill Cottage as well as the newer development on The old Searles Yard It also affects the southerly outlook from Trenders Hall .

6.The site is situated on a private road which is very restricted in width it can only be accessed by vehicles as there is no safe provision to walk even though the road has a right off way as a bridle way and footpath extra vehicular traffic will further endanger users The exit onto Rawreth Lane is visually restricted and off poor design .

7. Drainage in the whole area is in poor overall state as tenure of the many plots and properties prevents a comprehensive plan to maintain the water flow .There is no main foul sewer system on Rayleigh Park, drainage is individually by Septic Tank the nature of the Geology of the area means very careful maintenance of these systems are paramount .

8. When this Parish Council have responded to applications on Rayleigh Park in the past we have emphasised that there needs to be comprehensive overall planning guidance for this unique area mainly to protect the character of its settlement and the natural environment. This application is further deterioration of our hopes for the residents of Rayleigh Park .

23/00428/FUL

Oakwood Trenders Avenue Rawreth

Erection of detached 1 bed bungalow with associated access, car parking and cycle storage, involving demolition of existing 2 x stable

1.This is further development within the Greenbelt with no exceptional circumstances.

2.The site should be returned to open field if the stables are no longer required.

3.Council note that the site is denoted as plot one and two which could lead to possible further development with this projected approval.

3.The site is situated on a private road which is very restricted in width it can only be accessed by vehicles as there is no safe provision to walk even though the road has a right off way as a bridle way and footpath extra vehicular traffic will further endanger users .The exit onto Rawreth Lane is visually restricted and off poor design .

4. Drainage in the whole area is in poor overall state as tenure of the many plots and properties prevents a comprehensive plan to maintain the water flow .There is no main foul sewer system on Rayleigh Park, drainage is individually by Septic Tank the nature of the Geology of the area means very careful maintenance of these systems are paramount .

5. When this Parish Council have responded to applications on Rayleigh Park in the past we have emphasised that there needs to be comprehensive overall planning guidance for this unique area mainly to protect the character of its settlement and the natural environment. This application is further deterioration of our hopes for the residents of Rayleigh Park .

Kind Regards

Hayley Bloomfield

Clerk to Rawreth Parish Council

Mobile 07773 952455

This email (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used

by any other person unless express permission is given. If you are not a named recipient, please contact the sender and delete the email from your system. The contact details of the sender and recipients constitute personal data. These along with any other personal data in the email (including any attachments) must be handled in accordance with the Data Protection Act 2018. It is the recipient's responsibility to ensure that appropriate measures are in place to check for software viruses.

Rawreth Parish Council operate a zero tolerance policy with regard to violence, abuse, aggression or threats made in person, over the telephone or in written communication, including on social media. The Parish Council considers threatening behaviour to be: Attempted or actual aggressive, threatening or physical actions made towards any Councillor or member of staff and the use of aggressive, threatening or abusive language, (including raising of the voice, swearing, shouting or in writing) which threatens or intimidates Councillors or Council Staff