

**From:** planning applications  
**Sent:** 15 August 2025 10:30  
**To:** Data Scanning  
**Subject:** FW: Formal Objection to Planning Application 25/00539/OUT

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

**From:** Hayley Green [REDACTED]  
**Sent:** 08 August 2025 16:50  
**To:** planning applications <planning.applications@Rochford.gov.uk>  
**Subject:** Formal Objection to Planning Application 25/00539/OUT

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Dear Planning Officer,

Re: Objection to Planning Application Reference: 25/00539/OUT at Land Between Mount Bovers Lane And Gusted Hall Lane, Main Road, Hawkwell, Essex.

I am writing to formally register my strong objection to planning application 25/00539/OUT, concerning the proposed development on land between Mount Bovers Lane and Gusted Hall Lane, Main Road, Hawkwell, Essex. This application is fundamentally flawed due to its inappropriate siting within the Metropolitan Green Belt and its detrimental impact on the sensitive landscape of the Upper Roach Valley.

My primary concern stems from the proposal's clear conflict with established planning policy aimed at protecting the Green Belt. The development's location effectively prevents the coalescence of Hockley, Rayleigh, Rochford, and the City of Southend, a crucial function that would be irrevocably compromised. The application fails to demonstrate the 'very special circumstances' necessary to justify such a significant intrusion into this protected area, particularly given the inherent harm to its openness and permanence. Furthermore, the proposed development represents an unacceptable encroachment into the Upper Roach Valley, a designated Special Landscape Area and Area of Ancient Landscape. This contravenes Rochford District Council's own policies, including Ecological and Landscape Allocations (ELA3) and Upper Roach Valley (URV1), designed to preserve the area's unique character and environmental quality.

Beyond these core Green Belt and landscape issues, the application raises serious concerns regarding its impact on local infrastructure and the environment. The sole access point via the already heavily trafficked B1013 presents significant risks of increased congestion, elevated pollution levels, and compromised road safety. The lack of viable sustainable transport alternatives will only exacerbate car dependency and further strain existing infrastructure.

The addition of 350 homes will undoubtedly place unacceptable pressure on already stretched local services, including schools and GP surgeries. The application's failure to adequately address these foreseeable demands is a critical oversight.

Finally, the proposed development would result in the irreversible loss of approximately 22 hectares of agricultural land, a significant blow to the area's biodiversity and the cherished rural landscape. This loss, coupled with the detrimental impact on publicly accessible open space and informal recreational routes, further underscores the unsustainable nature of this proposal. For these reasons, I urge the Council to reject this application.

Yours sincerely,

Hayley Ede  
45 Golden cross road  
Ashingdon  
Essex  
SS43DL

Sent from my iPhone

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