

**STATEMENT OF COMMON GROUND BETWEEN HEYBRIDGE PARISH COUNCIL  
AND HEYBRIDGE RESIDENTS ASSOCIATION.**

This statement represents the joint view of the above representatives of the communities affected by the Local Plan.

It is our view that this Plan is not the appropriate way to deliver housing over the Plan period. We feel it is a *quick fix approach following a period of planning inactivity*, the result of the abolition of strategic allocations via the Regional Plans. Whilst this is a situation found in many of our Districts without adopted Plans we cannot accept that this is a reason to rush through developer driven options. The consequence of this approach is simply a legacy of unsustainable developments creating divided communities and overloaded infrastructure, resulting in a poor quality of life outcome for our residents. Hence we feel the current draft Plan to be unsound.

You will have heard during the hearings that we recognise and in some areas welcome the opportunity to take our "fair share" of development. Many of our communities are losing or have lost local facilities such as post offices and the local pub. They are also unable to house their younger generation who are forced to leave the area to find affordable homes. We contend that there is enough land and willing communities, which would deliver housing numbers to meet the five year Plan needs now. This would then allow a period of time to plan for the bulk of housing which we say should form a new single development located next to main transport facilities such a rail connection and with easy access to the strategic road network. There are such locations in the District as you have heard at some of the sessions which must be worth more than a cursory investigation and evaluation.

The District appears to have rejected this approach on the grounds of time, not of the principle itself. We recognize that this approach may involve further delays in producing an adopted Plan but we have heard there are options that could be considered now which do not carry huge and in our view *unaffordable infrastructure costs which in turn compromise the delivery of affordable homes*.

We are also concerned at the amount of additional work being requested to support this Plan at this late stage. Whatever comes forward as major modifications is likely not get the same degree of public involvement via consultation and we consider this unacceptable.

Should however, you be minded to find the plan is sound there are a number of issues which were raised at the sessions and which we would ask are considered carefully:

We were told the transport infrastructure cannot support uncontrolled growth yet no modelling has been done for a worst case scenario.

We are concerned that the reserved sites could come forward as well as the strategic sites, a concern which you yourself touched on.

At North Heybridge we consider, *inter alia*, the risk that the strategic flood alleviation scheme and other collective infrastructure components promised may not be delivered is unacceptable; for some residents flooding is not a hypothetical risk in this area but already a reality.

The above groups would wish to thank you for the opportunity to produce this joint statement for your consideration.

19/ii/15