



# Purleigh Parish Council

www.purleigh.com

E-mail: [jane.m.potter@btinternet.com](mailto:jane.m.potter@btinternet.com)

CLERK:  
MRS. JANE POTTER  
THE SHRUBBERIES  
27 ANCHOR REACH  
SOUTH WOODHAM FERRERS  
CHELMSFORD  
ESSEX  
CM3 5GS

TEL: 01245 320426

13<sup>th</sup> October 2013 (sent as an attachment by email)

## **DRAFT LOCAL DEVELOPMENT PLAN Public Consultation Questionnaire**

### **PART A**

Jane Potter  
Purleigh Parish Council  
27 Anchor Reach  
South Woodham Ferrers  
Chelmsford  
Essex  
CM3 5GS

[Jane.m.potter@btinternet.com](mailto:Jane.m.potter@btinternet.com) Tel: 01245 320426

Please add my Council's name to the Local Development Plan mailing list to receive updates on the progress of the plan.

### **PART B**

Q1. Agree

Q2. No opinion

Q3. No opinion

Q4. No opinion

Q5. No opinion

Q6. Members' preferred option would be to redistribute the 300 houses previously earmarked for North Fambridge (some of which have been re-allocated to a site south of Maldon) over the fifteen year plan period by seeking alternative locations for them from within the existing land bank, and as in-fill, which would amount to building approximately 10 houses per parish over a fifteen year period (excluding Maldon, Burnham on Crouch and Heybridge which have their own development targets). The Parish Council would like to stress however that the in-fill sites selected should only be small plots which can accommodate a single dwelling similar in size to its neighbouring properties so as not to alter or adversely impact upon the existing street scene.

Q7. The Parish Council supports the creation of a rural allocations development plan document in consultation with local communities, provided that their responses are properly considered and a meaningful dialogue entered into if the Planning Authority is mindful to ignore the responses it receives. It is vital that if this document is to have any credibility the consultation is genuine, involves feedback and includes the opportunity for further comment, otherwise the whole exercise is mere lip service, and a waste of time and resources.

Q8. Agree

Q9. No opinion

Q10. Agree



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Q11. Agree

Q12. No opinion

Q13. Members would like to acknowledge the difficulty faced by the Council and its Planning Policy Team in reconciling the demand for growth imposed on the district by Government targets with the unique characteristics of the district and the vast amount of work which has gone in to producing the LDP and the evidence base, including the Sustainability Appraisal, which underpins it.

Q14. *Policy S8 Settlement Boundaries and the Countryside*

Purleigh Parish Council is very concerned that its previous comments about the proposed settlement boundaries (Map 6, Cock Clarks, proposed new boundary) have been ignored, as Cock Clarks has been described in the draft LDP (Policy S8 'Settlement Boundaries and the Countryside') as a 'smaller village', the same classification as Purleigh, Cold Norton and Bradwell-on-Sea amongst others, rather than as an 'other rural village with no defined settlement boundary' (Policy S8, s.92, p41).

Purleigh Parish Council remains totally opposed to creating a development boundary around Cock Clarks which presupposes not just the need for further development within it, but invites it, and for which there appears no adequate justification. The Parish Council believes that Cock Clarks cannot accommodate more development due a critical lack of infrastructure (particularly sewerage and transport) and further development within it is therefore neither practical nor sustainable. If the District Council insists on defining a settlement boundary around Cock Clarks against the Parish Council's advice and wishes then the boundary shown on Map 6 ought to be redrawn much more tightly around the existing residential buildings, not their curtilages (which in some cases include the potential for considerable development). In addition, other dwellings should be removed from the development boundary altogether to preclude any opportunity for new development which cannot be serviced or accommodated within this very small rural hamlet.

The Parish Council formally requests that the District Council provides it with written justification as to why this new development boundary is being proposed, why Cock Clarks has been classified as a 'smaller village' (when it has no village amenities whatsoever except for one public house, and has an inadequate sewerage and transport infrastructure) and that it also explains why the Parish Council's original comments on the LDP Preferred Options Consultation (2012) have apparently been ignored.

Q15. *Policy H6 Provision for Travellers*

The Parish Council strongly opposes the sequential approach outlined in Policy H6 which will be applied by the District Council when considering proposals for new travellers' or travelling show people's provision, that prioritises 'existing identified sites which can provide additional provision through intensification and/or improved orientation' and 'existing identified sites which can provide additional provision through appropriate expansion.'

Members feel this approach is fundamentally flawed, given that it presupposes that the existing provision is located in the best place for both the travelling and settled communities, when in actual fact it appears that many sites have gained their status by a variety of means (including council inertia, unlawful occupation, lack of enforcement, and the planning appeals process) rather than by design. This is evidenced by the fact that many existing sites lack adequate infrastructure, are remote from local services and suffer from poor access arrangements (e.g. Fambridge Rd, Purleigh). It also assumes that the occupants of existing pitches will want their immediate environments intensified, re-orientated or expanded. The Parish Council believes that by first ruling out the 22 parishes in the district which have not already made provision for travellers, the LDP is failing to plan strategically for the creation of practical and sustainable sites for travellers or travelling show people and is being negligent in its duty to adequately protect the amenities of the settled community. The Parish Council believes that when new sites are being identified, the entire district should be considered and the eventual location of these new sites should be the result of a comprehensive analysis of their merits rather



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than be chosen because there are already some pitches in the area. If this strategic planning approach is not taken, and Policy H6 is adopted in its current form, all sections of the community will be disadvantaged and ultimately the additional provision created as a result will become an unsustainable burden on local resources.

#### *Policy H4 Effective Use of Land, Alterations, Extensions or Additions*

The Parish Council remains concerned that the LDP does not contain any specific policy for limiting the size of extensions on existing dwellings. The current trend of buying one of the very few smaller properties remaining in a rural parish and then extending it beyond recognition is spoiling rural street scenes and, more seriously for local communities and future generations, removing housing stock from the reach of lower wage earners. The Parish Council would therefore like to repeat its suggestion that a policy should be included in the LDP which limits the size of extensions to 10% of the dwelling's living area every five years, to retain smaller, more affordable properties within the district and to attract younger people and lower wage earners into rural communities.

Thank you for incorporating my Council's comments within the consultation and giving them due consideration.

Jane Potter,  
Clerk, Purleigh Parish Council.

Cc Cllr. J.P.F. Archer  
Cllr. P.A. Channer  
Cllr. S. White