



EAST DONYLAND PARISH COUNCIL

Serving the Village of Rowhedge

The Clerk, East Donyland Parish Council
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BATTLESWICK FARM DEVELOPMENT **CALL TO ACTION AND NEXT IMPORTANT STEPS**

Thanks to the 100+ residents who attended the public meeting on the 24th November. At the meeting the planning application process was explained by Parish, Borough and County Councillors.

Now we want to outline what you can do **next** to continue the **process of opposition**.

1. Now the planning application is in at CBC you can leave your objection online or write to CBC. Written objections can be delivered to the Rowhedge Parish Council office for us to gather and deliver to CBC. **CLOSING DATE 8TH DECEMBER.**
2. Our local MPs Bernard Jenkin and Will Quince should also be petitioned. The **same letter to both will suffice** but individually addressed.
3. Although 100 residents came to the meeting this is a small percentage of the village population. Our advice is to **ask your family members** to register their opposition and to make sure that you speak to **your friends and neighbours to register their opposition too.**

Below are the LEGAL REASONS THAT CAN BE USED TO OBJECT to the Gladman Battleswick Farm Application, and below them, reasons THAT CANNOT BE CONSIDERED.

Opposition Points which can be used:

- The principle of development is unacceptable as the site is outside the settlement boundary of Rowhedge
- The application is contrary to the current adopted local plan and contrary to the proposal in the draft local plan for 60 homes.
- The proposed allocation of part of the site in Colchester Borough Council's draft local plan carries little weight and the Rowhedge community has unanimously rejected it as an option.
- It would set a precedent to grant outline permission on a site that is currently being considered by Colchester Borough Council as an unsupported site allocation.
- There is no necessity to develop a green field site in agricultural use and despite Colchester Borough Council not yet having an agreed 5-year land supply. If it was proven that Rowhedge must grow further there is an alternative brownfield site within the village.
- The application represents what the Council describe in their local plan as an undesirable gradual stripping of assets from a working farm without regard to the viability of the holding
- The application is Outline only against the advice given by Colchester Borough Council in its response to a preliminary enquiry made by the developer dated 28 the September 2016, stating that a full application should be submitted.
- Despite being made aware of the history of flooding on the site, Essex County Council have recommended that the application be refused on the grounds of an inadequate surface water drainage strategy.
- This is a speculative application without backing from a developer and so Gladman Developments Limited has no interest in investing the necessary funds to provide any additional information, as they will not be developing the site themselves.
- The development is not sustainable in economic, environmental or social terms.
- The village has already grown far beyond its capacity since 2011 – no further development, beyond small scale infill should be allowed.
- The development of the wharf has overstretched the village infrastructure to the a point where the school and doctors surgery are oversubscribed; any further development would risk the loss of this settlement as a village, damaging the sense of community that the village enjoys.
- Local businesses admit that they have benefitted from the wharf development but their viability has now been ensured and no further development can be justified as having an economic benefit.
- Parking issues in the village, with buses and the emergency services being unable to pass through the streets due to on-street parking, would worsen with additional development on the northern extremity of the settlement.
- Residents of the proposed new development would be likely to travel to the centre of the village by car as actual walking distances, from within the site, are grossly underestimated in the concentric ring travel times evidence presented in the application.
- Development of this site would encroach on the important gap between the village of Rowhedge and Old Heath; this gap must be maintained in order to prevent the coalescence of the two settlements.

- The development would represent a negative addition to the village causing significant damage to the character of the surrounding area, which is entirely opposite to the way it is presented in Gladman Developments Planning Statement.
- The setting of the historic settlement of Rowhedge is distinctive and should be retained and not lost through inappropriate housing development
- The hedgerow along Rowhedge Road is protected under the Hedgerow Regulations 1997 and should not be breached for a new development access.
- The farm is the oldest building in Rowhedge and together with some of its adjacent farm building and pond is judged to be worthy of listed building status by Colchester Borough Council, however, the impact on this as yet undesignated asset has not been assessed in the applicants Heritage Statement; which deals only with listed buildings and Rowhedge Conservation Area.
- The farm as a non-designated heritage asset is greatly valued by the community and so should be properly assessed in terms of the evidence it provides about past human activity, its historic and aesthetic value and the meaning it has for the local community.
- The applicant's Heritage Statement weighs the balance of the impact on the farm in favour of the benefits of a development that will retain the buildings in agricultural use. However, they are currently part of a prosperous farm, which will be greatly diminished through the loss of grade 3 agricultural land to a residential development.
- The farm is set in a commanding position over the River Colne and the semi-rural setting of the early farmstead would be lost within the residential development proposed which would contain it on three sides.
- Finally, the analysis of the communities' comments on the pre-submission proposal presented in the Consultation Statement accompanying the application includes a list of statements that discount all concerns raised. There is therefore no evidence that the applicant is interested in the future of the village and cares only for commercial gain. The principle of development is unacceptable as the site is outside the settlement boundary of Rowhedge.

FIND THE APPLICATION ON COLCHESTER BOROUGH WEB SITE: go to www.colchester.gov.uk/planning and search for application number 162716. Click on the link on the page to leave your comment.

The following are among the most common issues that are not relevant planning issues and cannot be taken into account in reaching a decision:-

- land ownership issues; private property rights, boundary disputes and covenants
- effects on property values
- loss of a private view
- identity of the applicant, their character, previous history, or possible motives
- moral objections to a development, such as may include gambling or drinking etc
- competition between commercial uses
- You simply don't want it
- The designs aren't to your taste

tips: only use valid arguments; keep it business-like and free from bad language; make sure that you are registered on the Colchester Borough System if you wish to protest via the internet; don't leave it too late to do it!

Contact details for MPs: (Please email them directly, and copy us in at info@eastdonylandpc.co.uk or print them off and post them directly OR deliver them to the EDCP office and we'll send them as one batch).

Will Quince MP

House of Commons, London, SW1A 0AA
email: will.quince.mp@parliament.uk

Bernard Jenkin MP

House of Commons, London, SW1A 0AA
email: bernard.jenkin.mp@parliament.uk

Remember!

All submissions to the Borough Council must be made by the **8th December**, so please get your letters to us at the Parish Office by the **morning of the 8th DECEMBER LATEST**.

Summary:

- **Get your argument prepared using the points above and try and use your own words where possible**
- **Make sure you give yourself time to register and leave your opposition**
- **Each family member is entitled to register an opinion**
- **Please write to the two MP's as they will help us to win this battle**
- **Get your neighbours and friends to oppose!**