

ASHINGDON PARISH COUNCIL



Clerk to the Council:

Mrs Kath Parkin
51 Rochford Garden Way
Rochford
SS4 1QH

Tel: 07950 947731

email: clerk@ashingdonparishcouncil.gov.uk

Planning Application 26/00275/OUT – Stables at Highsteppers, Canewdon Road, Ashingdon.

The Parish Council considers this proposal to represent an overdevelopment of the site and raises the following concerns:

- The application report refers to the site as benefiting from good public transport links. The Parish Council disputes this statement. Bus services through Ashingdon are limited, generally operating at two buses per hour, reducing to one bus per hour during school holidays. Any service cancellations can result in gaps of up to two hours. The service cannot therefore be considered frequent or reliable.
- There is currently no safe and sustainable pedestrian route to local schools. The lack of suitable footpath provision raises concerns regarding pedestrian safety and the sustainability of the development.
- The proposal would require the removal of a significant amount of existing hedgerow and vegetation, resulting in the loss of valuable habitat and biodiversity. Whilst replacement planting is proposed, it will take many years to establish and will not immediately compensate for the loss of mature habitat.
- Councillors have raised concerns regarding the presence of adders on or near the site and the potential impact of the development on local wildlife.
- Canewdon Road is already narrow in places and presents highway safety concerns. The Parish Council strongly objects to any alterations that would further narrow the carriageway. Also traffic joining Canewdon Road for the proposed new site would be entering a narrow carriageway with fast moving traffic without adequate sight lines.

Should Rochford District Council approve the application, the Parish Council considers it essential that Essex Highways be responsible for the footpath and any extra lighting.

Ashingdon Parish Council also notes that planning application 26/00165/FUL (Dormers) was recently refused, in part due to concerns regarding no safe public footpath or sustainable transport options. In reaching that decision, the Planning Officer referred to appeal decisions APP/B1550/W/24/3357529 and APP/B1550/W/25/3361926, both of which were dismissed on

similar grounds. The Parish Council considers these decisions to be highly relevant to the current application.

For the reasons set out above, Ashingdon Parish Council objects to this application.

Yours sincerely

Mrs K Parkin

Clerk/RFO to Ashingdon Parish Council.