

I understand today is the last day we can submit our reasons for calling the Local Plan unsound.

My reasons are simple.

1. The Local Plan was conceived prior to the Councillors now sitting as the Local Plan Board and the Cabinet even being elected. the election manifesto was clear that no Green belt sites were being considered and that became a fact immediately. The Councillors stated many times in the Chamber and on social media that the required number could and would not be reached as they would only consider Brownfield and industrial sites and that the Town Centres at Canvey and Hadleigh in particular would bear the brunt of the inadequate number of 6196 homes and that no Green belt would be included.
2. Despite many requests the Councillors would not even consider the site known as North West Thundersley (NWT) which at the rate of 150 per hectare, commonly used on other sites such as GB1/2/3 on Canvey, would have and still can, supply the majority of homes required and left the rest of the Green belt alone. This has never been adequately explained and is the main cause of public anger and unrest. Especially as the statement made that Essex County Highways would not permit access, which I now know could not be the case as, if any proposed development was forthcoming. Essex County will in all cases, meet with and discuss, and make joint representations for any proposed development in any area, but in the case of NWT, ECC were not asked by this administration. In addition after review Essex County decided they could not support the Local Plan proposed due to highways and infrastructure concerns and found the plan unsound. In addition the decision to not use NWT meant 3300 homes would be built on a B3 flood plain with inadequate highways and infrastructure and a further drain on the water retention area known as Canvey Lake.
3. As a former Councillor and Leader of the Council in 1996/7 and now recently elected as a County Councillor representing Canvey West, in which GB1/2/3 are sited, I am acutely aware of the need for all procedures to be followed to the letter and that was patently not carried out. The fact that the Councillors were never warned or publicly chastised by the Borough Monitoring Officer, says a lot as to why this was allowed to continue. It was and still is, with a speech made just days ago, reiterated the fact the Green Belt land was and never would be considered for use in the Local Plan.

I submit on Predetermination, highways objections and infrastructure concerns that proposed, homes are not adequately allocated and failure to examine all sites openly and with due diligence makes the Local Plan both not legal and unsound. If the proper diligence was taken many sites although not freely given up, could have stopped the urbanisation of Town Centres with every building being subject to inclusion, but ONLY to avoid the use of Green belt.

Kind Regards

County Councillor Alan Tibbit
Representing Canvey West.