



RESPONSE FROM THE LEADER OF THE COUNCIL

to
COUNCIL (EXTRAORDINARY)
30 JULY 2024

PUBLIC QUESTIONS

1. QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN

- 1.1 In accordance with the Council's public speaking protocol the following question was received from a member of the public.

2. QUESTION

The following question was received from Mr David Sismey on 25 July 2024:

"Such was the huge impact of over 1100 new homes north of Heybridge, one of the key conditions imposed on the development when approved in 2019 was that the western end of the relief road would be complete and open to the public before 100 occupations on site. This was a planning condition imposed not by MDC but by the planning inspector on behalf of the Secretary of State and as the council knows, conditions can only be imposed if they are NECESSARY and ENFORCEABLE.

Most people are actually not against development. What people are against is councils failing to ensure that developments deliver the infrastructure and services necessary to support them - and in good time. The developer has had 5 years to build out this road and already failed to deliver it to haul road standard to support construction traffic towards the start of the project as originally committed.

As we rapidly approach the 100 occupations point, can the council please confirm that it will not let more than 100 occupations occur on this site until this part of the relief road has been completed and opened to the public? To fail to do so would not only illegitimately cast aside a decision made at a superior level in the planning system, it would also impose increasing traffic misery on local residents."

3. RESPONSE FROM THE LEADER

"According to the Council's Building Control records there have been 90 completions on the site and the Council has been informed that 77 are currently occupied. Therefore, as it stands at present, the developer has not reached 100 homes occupied which triggers the planning condition about the relief road. I have received confirmation from the Council's Planning Enforcement team that they are aware of the condition and have already opened a planning enforcement case to ensure they can monitor the situation. Should a breach occur in respects of this matter, the Council will prioritise and investigate as required by its Planning Enforcement Policy. Presently, however, the developer is not in breach of any planning condition on the relief road."