

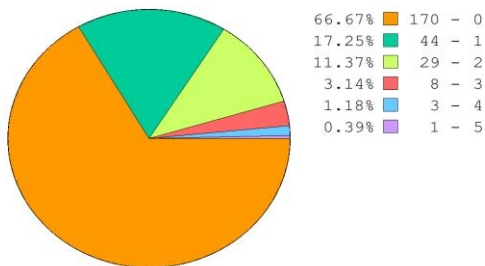
# Housing

THE GREAT WAKERING PARISH PLAN 2015

This section reviews existing housing and proposed new developments. 279 valid submissions were received. **Overview:** Of the total number of respondents 81% do not believe that Wakering suffers a housing shortage. 41% feel that new development should be resisted while 52% agree that limited development is acceptable.

44% feel that any new development should provide affordable housing for young people. The same number believe that new builds for this purpose should be limited to less than 100 houses. Over 90% of respondents think that all future plans to build on greenbelt land locally should be resisted. Only 0.36% (one respondent) thought that a permanent site for Travellers should be provided within the parish.

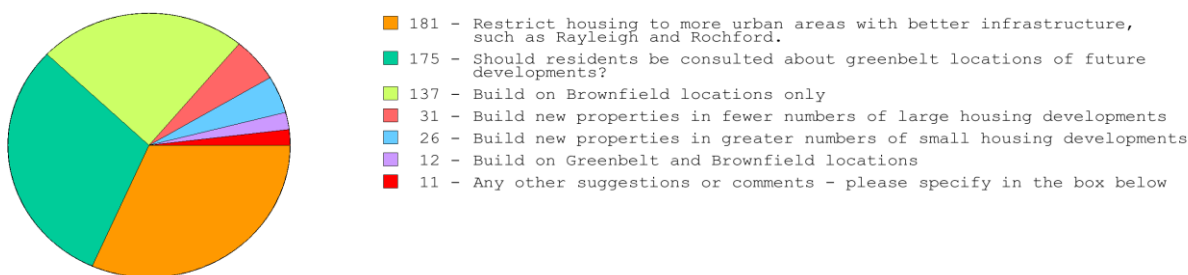
How many people in your household are likely to require a home of their own in Great Wakering or nearby in the following 10 year period?



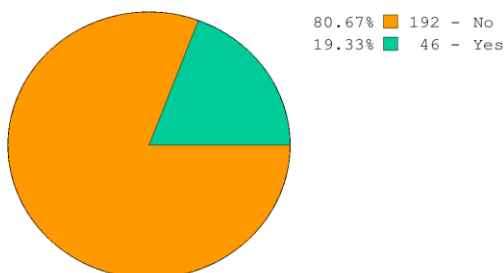
There is always a demand for new development in villages. We would like to know how you think the parish should develop in the future. What kind of development (if any) do you think should take place?



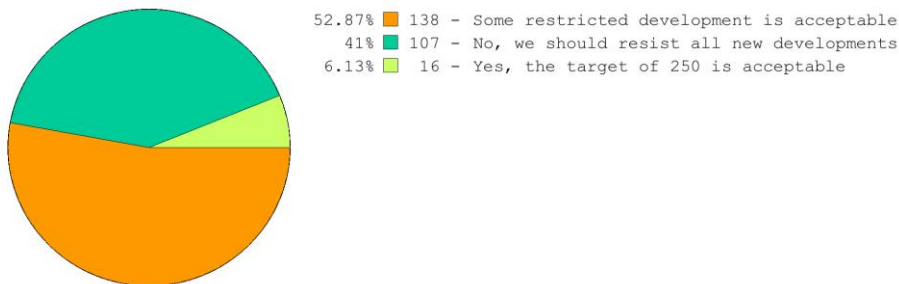
Rochford District Council is proposing to build an additional 250 homes per year in the district between 2011 and 2025. Please indicate your preferences by ticking your preferred schemes.



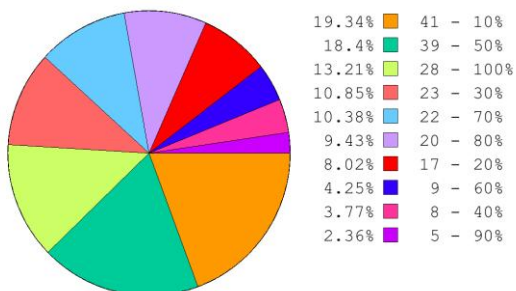
Do you think we have a housing shortage in Great Wakering?



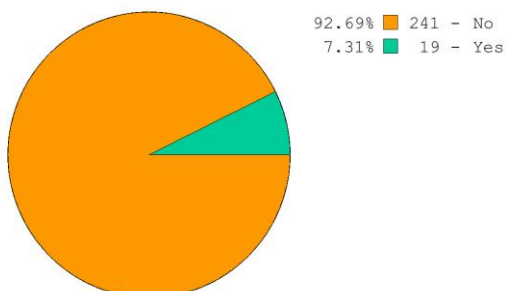
**Is any new development necessary in Great Wakering?**



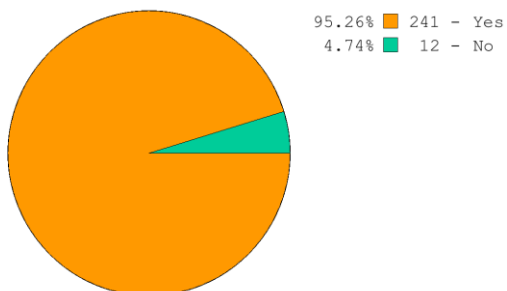
**What percentage of new developments should be set aside for local people (e.g. affordable housing for youngsters/council housing etc.) .**



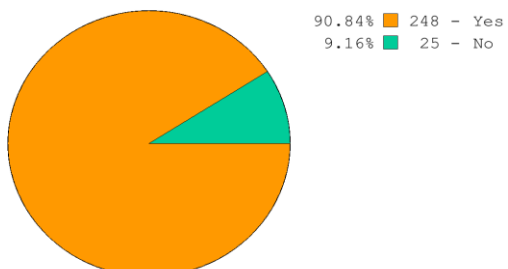
**Has any member of your family had to leave Great Wakering in the last 5 years through lack of affordable housing?**



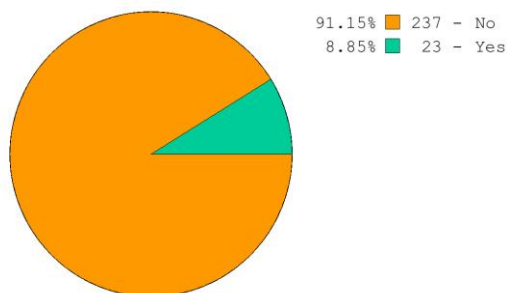
**Do you think Rochford District Council (RDC) should redefine housing development areas after consultation with residents in order to reduce the impact on the infrastructure?**



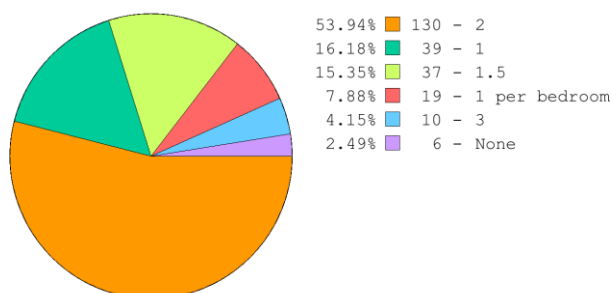
**Should Rochford District Council resist all future plans to build on Green Belt land?**



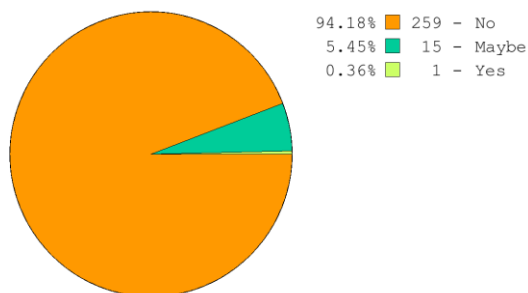
Do you consider the infrastructure of Great Wakering is sufficient to cope with the development of more houses? (e.g. roads, schools, police, shops etc.)



How many parking spaces should new buildings be allocated?



Should the council consider providing a Gypsy/travellers site within the Parish?



“ ”

THE GREAT WAKERING  
PARISH PLAN 2015

**ALSO SEE ISSUES  
OF PARTICULAR  
CONCERN PAGE 9**

## Community Views and Comments

**Q: There is always a demand for new development in villages. We would like to know how you think the parish should develop in the future. What kind of development (if any) do you think should take place?**

Continued development in Great Wakering and the surrounding area is not sustainable and is incompatible with its existence as a village community. It will result in a loss of identity. **Keep Wakering a village.** No new development is unrealistic given the Government's targets. **Affordable housing needs to remain affordable in perpetuity** - there's no point letting the first owner sell at normal market rates and that property then no longer being affordable. Shops might come if would-be shopkeepers perceive a demand, but as several shops in the High Street have already been converted to residential use I can't see many new ones opening. **The reality is that apart from a few shops like the Post Office and various hairdressers most people would rather**

“Affordable housing needs to remain affordable in perpetuity”

“...needs to be more new and affordable housing.”

“Not much rental available which would suit young people...”

“The WGW development will act as ... dormitory area for Southend. It offers little to the advantage of the rest of the village”

“Any expansion must have an adequate supporting infrastructure. Not only roads, water supplies and drainage etc. but shops and a range of amenities. And improved public transport.”

“...so offices/industry developments should be encouraged.”

travel to Southend (or beyond) to get more choice and better prices than village shops could possibly offer. I believe that we will not get a choice in regards to the building of houses; so if they have to build, make it properties that people can afford (part-rent/part-buy possibly) rather than 'Executive Houses'. **There certainly needs to be more new and affordable housing.** We should make use of brown field sites and not develop the green belt. **Not much rental available which would suit young people. The WGW development will act as nothing more than a dormitory area for Southend. It offers little to the advantage of the rest of the village.** The vast majority of traffic will be to the west taking new residents away from the village for work and shopping. **Any expansion must have an adequate supporting infrastructure. Not only roads, water supplies and drainage etc. but shops and a range of amenities. And improved public transport.** Need a secondary school so that kids don't have to go on a long bus ride to Rochford! Housing needs to match the job availability or the village becomes a dormitory with everyone leaving at 8 AM and returning at 6PM If the population increases too much the demands on the school, doctors surgery and utilities will be too much. As demand grows we need to supply what is needed to keep young people in the village, which keeps the community close-knit and family oriented. Local jobs also help, so a few small offices or industrial units, maybe at Star Lane would be of benefit.) **The only area that should be built on is the old brick works site.** Maybe a new school could be built and some affordable housing. I would only want housing to be built where there was previously some sort of building or industrial area. I'd like to keep the fields and farmland around us. (We should not lose green belt or open space. Limit to brickworks development and some in-fill.) So what does the village get out of this development IF MORE HOUSING BIGGER SCHOOL NEEDED, SEWER PIPES NEED TO BE BETTER, FACILITIES FOR CHILDREN OF ALL AGES TO BE BETTER. **Realistically we have to have some new housing as central government insist on it, however there also has to be the infrastructure to support it! Doctors, schools, access roads, etc. It would be a shame to build up to Shoeburyness so there is no noticeable difference between the two areas. Hopefully if youngsters wish to remain in the village and bring up their future families, they will have respect for village life and wish to preserve it as we have. I just hope we can retain some green belt and brownfield sites as many of us specifically chose to live in houses backing onto farmland! If people are to stay local they are more likely to do so if there are more local employment opportunities - so offices/industry developments should be encouraged.** Built up enough. Already waiting list for school and doctors always busy and difficult to get appointments as it is. Allow locals to be able to stay. Building large amounts of housing i.e. on the brick fields site will push services over their tipping point, the school is at capacity. **Shops - Supporting local shops increases the ambiance and use of an area. Dereliction affects all. Space - the dreadful development on the Vickery garage site. A blot on the landscape!! Too high for this area!!** Great Wakering is the only rural village in the area with charm and character. It is only a



stone's throw away from the urban town of Southend yet the few fields that separate it are a contributing factor to its identity. Hands of linking Wakering to Shoebury or Southend!

**Q: Rochford District Council is proposing to build an additional 250 homes per year in the district between 2011 and 2025. Please indicate your preferences by ticking your preferred schemes.**

Road infrastructure could not withstand possibility of another potential 1,000 cars per day plus those existing homes that may acquire another car due to children becoming drivers. **Wakering is not a great commuter village as there is no early transport to Shoebury train station, better transport links would encourage more development (and more money) but this would lose the village feel.** Great Wakering doesn't have much brownfield land, so regrettably development on greenbelt land is pretty much inevitable. **Again village life includes being surrounded by green belt land this would affect housing and peoples lives so must be consulted on any such plans.** Lots of elements need to be taken into account and I feel a simple tick box type questionnaire is simply not enough. How accurate are the proposals here and how much is already in motion with no consultation to the area? Areas that have been left for years have all of a sudden been cleared!!! **Can we have any real information about what is happening or has development on certain areas already started???? Nobody wants new houses near them, but people need somewhere to live. Greenbelt should be protected at all costs. The sewers cannot cope with the amount of homes discharging into them now - ours are frequently blocked - they would not be able to cope with more properties having to discharge into them.** Wakering is already bursting at the seams, the school and medical centre would be under immense pressure to cope. **It is very difficult to get out of this corner of SE Essex and it will only get worse by further housing developments and increased traffic.** Greenbelt land should always be protected from development especially from housing. **Great Wakering has limited facilities and just two country roads for access.** The road infrastructure has a problem with the existing residents, it would be plain stupidity to cram more in. **Wakering needs to be preserved as a small village, that's the appeal to most that live here**

“... not a great commuter village... no early transport to Shoebury train station, ...”

“... but people need somewhere to live”

“Greenbelt should be protected...”

“The sewers cannot cope ... now - ours are frequently blocked - they would not be able to cope with more properties ...”

“... has limited facilities and just two country roads for access”

Building should be limited because there are too many cars parked in the High Street and passage is restricted - sometimes quite dangerous. **Do not develop housing on green belt or previously designated industrial areas.** Already to drive from Wakering to Basildon (17mls) takes around 1 hour during rush hour. More residents in the area will collapse the already stretched road network. **These choices are most ambiguous.** There are insufficient brownfield sites to fulfil the total of housing required to meet the 250 p.a. required of the District. N.B. A Parish Plan is only able to request MORE housing development, NOT LESS than is allocated in a Planning Authority's Core Strategy. **The Village infrastructure is struggling as it is with limited schooling, policing, sewage and jobs. The traffic is**

“...infrastructure is struggling as it is with limited schooling, policing, sewage and jobs. The traffic is awful at times and further building will gridlock the already clogged roads”



“...it would be better to work with RDC and developers to get limited acceptable development rather than push for no new development at all, which is unrealistic.”

“The village can do with sources of employment.”

**awful at times and further building will gridlock the already clogged roads.** It is not just a question of quantity but **QUALITY**. The design of new property should be to a high standard with a balanced approach to dwelling density. Note that Residents have been "consulted" through the RDC Allocations documents though these have not been well-publicised. Waking has had enough development. Other areas in the district should get their fair share, including pretty villages, e.g. Paglesham I cannot see why houses should be built on green land. There are plenty of properties empty in Southend and plenty for sale in Waking, so why use green belt land More houses mean more cars and we would definitely need a new school, bigger play area's etc. Further development would ruin the village. I moved here to get away from the social problems, crime and over population in Westcliff and would hate to see the village end up like Westcliff!!

### Q: Is any new development necessary in Great Waking?

Development is inevitable but should be restricted to brownfield. Access is a problem here, we already have too much traffic. I think there has been a lot of development, but there is only so much space and we shouldn't lose the fields and boundaries that make our village. I don't really believe this but we have to move with the times I suppose. I doubt if the people who live in Great Waking now **NEED** any new development. **However, the government targets mean new houses have to go somewhere and it would be better to work with RDC and developers to get limited acceptable development rather than push for no new development at all, which is unrealistic.** I doubt if Great Waking itself **NEEDS** new development, but the government targets mean houses have to go somewhere. It would be better to work with RDC/developers and agree suitable small-scale development than waste effort trying to stop any development. **If on a Brownfield site - such as the site where the brickfields used to be, I would be happy for a limited amount of development.** Not much because of highly limited facilities, e.g. shops, doctors, post offices, police etc. **We appreciate that some extra housing is required and feel that it should be equally shared by all areas and that any development should not be of such a size that it upsets the equilibrium of the area.** Resist housing developments but encourage light industry and similar. Get the priorities right. **The village can do with sources of employment.** Which must include affordable or assisted housing. Small plots but Waking needs to be kept as a village and no building over 2 floors. **I have put in my objections to Rochford Council's current housing plans and do strongly object to it. If we want our youngsters to remain in our village and despite what some people think we do need young people and we were all young once! Then we need more flats and starter homes so they can get a foot on the property ladder.**

“Then we need more flats and starter homes so they can get a foot on the property ladder.”

“King Edmunds school can’t cope”

“Not enough roads to and from Wakering.”

“School is overcrowded 33+ in my child’s class “

“We have lived in village for 59 years no improvements to infrastructure in that time”

“On-Street parking on the western end of the High Street already causes difficulties...”

“We have no pavement to link Wakering with Southend, no train station, an extremely poor bus service which is expensive and infrequent, no cycle path and few roads”

“... families will eventually have new drivers as well as the 2 parents possibly having a vehicle each, at least.”

**Q: Do you consider the infrastructure of Great Wakering is sufficient to cope with the development of more houses? (e.g. roads, schools, police, shops etc.)**

**King Edmunds School can’t cope** No I don't have evidence, this is opinion. There would need to be greater investment in the area generally to sustain 250 additional families, in particular schools and improved public transport links would be needed. **To a limited extent, but my fear is any improved infrastructure (additional roads) would open the flood gates to over development.** At present it is OK but if new houses are built there would be more people and cars. **Not enough roads to and from Wakering. Schools full up etc. School is overcrowded 33+ in my child’s class** I am a long term resident the services to the village i.e. electricity/sewerage/ in particular have not kept pace with development over past years It is a village!!!! **We have lived in village for 59 years no improvements to infrastructure in that time** Great Wakering roads are not suitable for a large increase of traffic. The building of 450 houses would probably increase the number of vehicles by nearly 1000 and would impact on safety and congestion. Schools and facilities for the youth are inadequate at the present. The Primary school is full and we do not even have a senior school. With more housing more children will have to be bussed to Rochford!! Doctor's surgery could not cope with the influx. We have limited shopping. We share a Policeman with other parts of the district. A better bus service especially during the evenings would be required. **Parking is of a particular problem along the High Street. Drivers emerging from Twyford Avenue, Lee Lotts, in particular, because of large vans blocking view.** The road infrastructure is poor. The main access route will have to be to the West, yet the current layout is not really adequate. Once WGW gets going then a lot of traffic from the east of the village will use Poynters Lane, where the junction with Star Lane is very poor and will need to be upgraded as one of the first parts of the WGW development. **On-Street parking on the western end of the High Street already causes difficulties. Goodness knows what it will be like when WGW (West of Great Wakering) building starts. We have no pavement to link Wakering with Southend, no train station, an extremely poor bus service which is expensive and infrequent, no cycle path and few roads.** The private car will be the chosen method of transport for the new residents if development goes ahead. This will have a detrimental effect on the environment through an increase in local pollution and a decrease in our nature. The increased crime and social problems would require the village to be routinely police, which I know it is not, due to having a very low current crime rate. I struggle to get a doctor's appointment as it is, without any further residents living here!! Traffic on the High Street is already too heavy and would only get worse! Schools would be over populated.

**Q: How many parking spaces should new buildings be allocated?**

Really depends on type of buildings, area etc. **The local police do not like parking over the pavement and with 1 space it is**

“Parking is a major issue and one that is getting worse. If homes are built it is vital that parking off road ...available”

“We have to ... encourage the virtues of public transport. **Too many parked cars are restricting access along our narrower roads as it is.**”

“Because of (poor) transport people need to use their cars”

difficult for visitors. **Most families will eventually have new drivers as well as the 2 parents possibly having a vehicle each, at least.** That depends on the size of the houses. In Rushley Close nearly every house has two or more cars, and in small houses the parking area should be restricted to avoid overcrowding in the streets. I take this to mean off-road spaces, so a garage plus a drive big enough to hold another car should suffice. **What happens if the household have visitors??** Parking should always be a consideration on any application **Depends, but people need places to park and have visitors once in a while too. *Parking is a major issue and one that is getting worse. If homes are built it is vital that parking off road is made available.*** There are too many cars on verges particularly down our road which is a bus route. **1 per bedroom, the block of flats at the old Service Garage has been occupied for less than a year and the car parking is overflowing already. What is going to happen when their kids grow up? *We have to keep a sense of proportion - and also encourage the virtues of public transport. Too many parked cars are restricting access along our narrower roads as it is.*** New build should encourage car owners to park on their own driveways or in their own garages. Off road parking is best, but roads need to be built to cope with the extra traffic, thus using more farmland. It's a no win situation. **No new developments should be built without proper parking facilities.** Not in the street. **2 for a house 1 for a flat, if built at all! 1 per bedroom** Often houses are built with a single width driveway, residents then only park 1 car on the drive and 1 on the street so they can easily drive off in either car. As children live at home until much older households often have 4 cars. **Who has 1.5 cars? We need to get real on parking places.** The last thing WGW needs is more cars parked on-street because govt standards set the bar too low. **If the parking was greater this would stop developers building shoe box houses as the plots would need to be bigger. *Because of transport people need to use their cars*** Realistically 2 but then you are using more land all the time, but at least 1 per household.

**Q: Should the council consider providing a Gypsy/travellers site within the Parish?**

Encouraging a site will turn Wakering into Crays Hill, it was a lovely village which became overrun. **No way should we have Gypsy/travellers site, we pay our rates for our village, not to clear up their mess.** Never. ***They should buy or rent a house like everyone else has to, and pay some tax and obey the law too.*** Small scale, maybe 6 to 8 plots