



It has recently been announced that Pigeon Developments plan to submit a proposal to build 90 new homes and a massive 80 bed care home on land north of Greensward Lane. It is proposed to reclassify green belt land between Beckney Woods, Malvern Road and Greensward Lane from green belt to grey belt to allow the build to proceed. How can they do this?

Currently there is no 'Local Plan' in place by Rochford District Council. A Local Plan is a document created by local government that outlines its vision for future development, growth, and infrastructure. With the introduction of the new government land classification 'Grey Belt', local councils will have little to no guidance to define green belt from grey belt so developers are self-classifying land and proposing infrastructure that would deliver the bare minimum to push through their projects.

Without the Local Plan and properly co-ordinated infrastructure improvements between developers and the council, we will see:

- **Additional traffic congestion - Pigeon Developments are only offering to build two T-junctions as road improvements. These will create more congestion onto Greensward Lane and impact Hockley and its surrounding neighbours with additional traffic and more emissions.**
- **Increased pressure on our schools, GP's and dental practices – our schools and practices are already at maximum capacity.**
- **Additional burst water pipes due to increases in water pressure.**
- **Further failings of our sewage systems which is already past capacity, often requiring waste to be moved by trucks to alternative processing plants. Yes, Yuk!**
- **Localised flooding due to insufficient drainage.**
- **Impact to green belt and ancient woodland – Beckney Woods will be encroached by this development, risking the protection of our wildlife's habitat, fauna and flora.**

Please display the reverse of this leaflet in your windows to raise awareness. We will communicate further developments on the proposed Greensward Lane development once the building proposal is submitted, including how you can lodge your objection.

