

From: [Haley, Ruthie](#)
To: [Beth Youngs](#)
Subject: FW: APP/PCU/CPOP/V1505/3258817 The Basildon Borough Council (Fryerns and Craylands) (Phase North) Compulsory Purchase Order 2020
Date: 11 June 2021 08:24:26
Attachments: [image001.png](#)

*** External Email – THINK – Do you trust this email? ***

Morning Beth,
For your information, Mr Howe has sent in the below outline statement.

Kind regards
Ruthie

Ruthie Haley | Case officer – Environment and Transport Team
The Planning Inspectorate

From: Tristan Howe <tristanhowe@btinternet.com>
Sent: 10 June 2021 20:05
To: Haley, Ruthie <Ruthie.Haley@planninginspectorate.gov.uk>
Subject: RE: APP/PCU/CPOP/V1505/3258817 The Basildon Borough Council (Fryerns and Craylands) (Phase North) Compulsory Purchase Order 2020

Dear Ruthie

This is a brief online statement outlining my primary objections:

The development doesn't make any sense:

105 properties demolished with only 96 being built - resulting in the net loss of 9 homes despite masses of unused space on the Estate.

105 three bedroom properties demolished with only 56 being built - resulting in the net loss of 49 three bedroom homes.

A far better option is to renovate, refurbish & regenerate the existing housing and build on the surplus land increasing the housing stock.

The costs of demolishing are far greater than renovating, refurbishing & regenerating the existing housing stock. I estimate about £500,000 per block for renovations making an overall cost of £3.5 million. The costs of demolition are many times greater when considering the following expenses; the planning process, surveys & surveyors legal costs, buyouts of 31 homeowners, compensation/disturbance payments/buying & selling legal fees/stamp duty & legal support of 31 homeowners, relocating 74 council tenants, maintaining and paying the bills of all the vacant properties for many years, the Public Inquiry and finally the actual demolitions.

It is Government policy to discourage demolition unless absolutely necessary due to the environmental impact. Large industrial and heavily polluting machinery will be transported on to the Estate in preparation for demolition, knocking down the buildings will release tonnes of CO2 into the atmosphere, large polluting lorries will go on to the site to collect the rubble, the polluting lorries will transport the material to a disposal location and finally very polluting industrial machinery will crush all what has been

demolished.

The improvements to the layout of the Estate through demolitions have been greatly exaggerated. Only pockets of the Estate will be demolished, therefore only certain areas of the Estate will have an improved layout. The majority of the Estate's layout will be untouched. Given the masses of spare space on the Estate the layout can be improved without any demolitions occurring.

Many Thanks

Tristan Howe

----- Original Message -----

From: "Haley, Ruthie" <Ruthie.Haley@planninginspectorate.gov.uk>

To: "Tristan Howe" <tristanhowe@btinternet.com>

Sent: Thursday, 10 Jun, 21 At 12:47

Subject: RE: APP/PCU/CPOP/V1505/3258817 The Basildon Borough Council (Fryerns and Craylands) (Phase North) Compulsory Purchase Order 2020

Dear Mr Howe,

The Inspector thanks you for your response on the time estimate for evidence and cross examination. She has asked me to forward the attached note to you and the council.

Kind regards

Ruthie

Ruthie Haley | Case officer – Environment and Transport Team

The Planning Inspectorate

From: Tristan Howe <tristanhowe@btinternet.com>

Sent: 10 June 2021 12:24

To: Haley, Ruthie <Ruthie.Haley@planninginspectorate.gov.uk>

Subject: Re: APP/PCU/CPOP/V1505/3258817 The Basildon Borough Council (Fryerns and Craylands) (Phase North) Compulsory Purchase Order 2020

Dear Ruthie

I think about 2 hours should be adequate. No a solicitor won't be attending.

Thanks

Tristan Howe

----- Original Message -----

On Thursday, 10 Jun, 21 At 09:05, Haley, Ruthie<Ruthie.Haley@planninginspectorate.gov.uk> wrote:

Good Morning Mr Howe,

The Inspector will be preparing an agenda for the Inquiry shortly, please can you let me know how long you think you will need for presenting evidence and cross examining the AA. Will you have a Solicitor with you on the day?

Kind regards

Ruthie

Ruthie Haley | Case Officer – Environment and Transport Team

The Planning Inspectorate

ruthie.haley@Planninginspectorate.gov.uk | 0303 444 5566

<http://www.planningportal.gov.uk/planninginspectorate> | @PINSgov

This communication does not constitute legal advice. Please view our [Information Charter](#) before sending information to the Planning Inspectorate.



Please consider the environment before printing this email.

[Please take a moment to review the Planning Inspectorate's Privacy Notice which can be accessed by clicking this link.](#)



Please note that the contents of this email and any attachments are privileged and/or confidential and intended solely for the use of the intended recipient. If you are not the intended recipient of this email and its attachments, you must take no action based upon them, nor must you copy or show them to anyone. Please contact the sender if you believe you have received this email in error and then delete this email from your system.

Recipients should note that e-mail traffic on Planning Inspectorate systems is subject to monitoring, recording and auditing to secure the effective operation of the system and for other lawful purposes. The Planning Inspectorate has taken steps to keep this e-mail and any attachments free from viruses. It accepts no liability for any loss or damage caused as a result of any virus being passed on. It is the responsibility of the recipient to perform all necessary checks.

The statements expressed in this e-mail are personal and do not necessarily reflect the opinions or policies of the Inspectorate.

DPC:76616c646f72



Please consider the environment before printing this email

[Please take a moment to review the Planning Inspectorate's Privacy Notice which can be accessed by clicking this link.](#)

Please take a moment to review the [Planning Inspectorate's Privacy Notice](#) which can be accessed by clicking this link.