

**PLANNING PERFORMANCE AGREEMENT:**

**ROCHFORD DISTRICT COUNCIL**

**-and-**

**BELLWAY HOMES LTD**

**-and-**

**BARTON WILLMORE PLANNING PARTNERSHIP (LONDON)**

**PROJECT PLAN:**

**TO PROVIDE FOR THE TIMELY CONSIDERATION AND  
DETERMINATION OF A PLANNING APPLICATION FOR:**

**APPROXIMATELY 600 RESIDENTIAL UNITS, PUBLIC OPEN SPACE,  
ASSOCIATED INFRASTRUCTURE AND A 1.1 HECTARE SITE FOR A  
PRIMARY SCHOOL FACILITY AT:**

**LAND NORTH OF HALL ROAD, ROCHFORD, ESSEX**

**Project Vision**

1. The proposed development will comprise:
  - 600 residential units as a mix of sizes and densities;
  - Creation of a high quality open space and landscape feature to the west and north site to provide a new boundary to the Green Belt;
  - Provision of a strategic planting buffer on the western edge to maintain the character and openness of the Green Belt;
  - Provision of two principal residential site access points from Hall Road;
  - An area of at least 1.1 ha for a new primary school including playing fields in the centre of the development;
  - Creation of pedestrian and cycle links to the town centre;
  - Provision of sustainable drainage systems;
  - Retention and enhancement of Tree Preservation Orders on Hall Road ; and,
  - Retention of views towards key features to enhance the sense of place.
2. Some 19.52 ha are identified as net residential development, which at an average of 30.7 dwellings per hectare (dph) would accommodate circa 600 dwellings. Densities range across the site with lower densities of 25 dph located around the periphery. Higher densities of 35 dph are located towards the middle of the site adjacent to a central square. The remainder of the site contains medium densities of 30 dph.
3. A density range will enable the provision of a mix of dwelling sizes and types within the site. The dwelling range will comprise a mix of 1, 2, 3, 4, 5 and 6 bedroom flats and houses. This will consist of predominantly of 3 and 4 bedroom family houses, but will also comprise some 2 bedroom flats and 2 and 5/6 bedroom houses.
4. The lower and medium density elements will be two and two and half storeys in height, whilst the higher density elements will rise to a maximum of three storeys in height.

## **Objectives of the Planning Performance Agreement**

1. To establish a shared commitment to an agreed timetable towards the assessment, consideration and determination of a planning application in due course.
2. To identify determining issues and agree steps to resolve them wherever possible.
3. To identify and address the detailed requirements of any planning conditions and planning obligations which would be necessary should a planning application be deemed acceptable in principle, subject to such matters.
4. To achieve the determination of an outline planning application relating to the development of the Land North of Hall Road to provide for 600 residential units (Class C3) associated access and a new primary school. Such development will include the infrastructure associated with residential development, public open space and new vehicular and pedestrian access routes.

## **Project Team**

### **Applicant Team:**

Mr I Painting: Planning Partner, Barton Willmore Planning Partnership  
Mr E Hanson: Senior Planner, Barton Willmore Planning Partnership  
Mr R Burrows: Managing Director, Bellway Homes Ltd  
Mr J McConnell: Director, Bellway Homes Ltd

### **Lead Case Officers:**

Mr Shaun Scrutton: Head of Planning and Transportation, Rochford District Council  
Ms Judith Adams: Development Control Officer, Rochford District Council  
Mr John Whitlock: Planning Manager, Rochford District Council

## **Planning Policy**

1. The application site comprises 33.45 ha and consists of an agricultural field forming a rectangular area of land abutting the western built up edge of Rochford where any development is expected to be of a high standard of design to respect the application site and its surroundings. The site is generally level and is designated in the Replacement Rochford Local Plan 2006 as Green Belt countryside (Policy R2). The majority of the site falls within Flood Zone 1. A small part in the north east corner is currently in Flood Zone 2, although topographical evidence submitted to the Environment Agency suggests it is 1.
2. Furthermore, the development shall seek to preserve and enhance the area and its character in accordance with emerging Core Strategy Policy H2 which identifies 'Land to the West of Rochford' for 600 new dwellings. Furthermore, existing saved Local Plan policies and the East of England Plan policies are relevant.
3. In addition there are a number of Supplementary Planning Documents, the contents of which will be required to be taken into account.

## **Key Issues**

1. Green Belt development – Very special circumstances
2. Housing land supply
3. Urban design and public realm.

4. Sustainability and use of natural resources.
5. Access to, from and within the site.
6. Noise and Air Quality impacts.
7. Detailed Heads of terms for accompanying legal agreement(s) and planning conditions.
8. Public Open Space.
9. Biodiversity.
10. Satisfactory Infrastructure and service provision (on & off-site)
11. Compliance with emerging Core Strategy Policy H2
12. Securing the timely delivery of the sustainable development & planning obligations
13. Provision of a primary school

### **Supporting Documentation**

- Planning Application Index;
- Planning Statement;
- Planning Application Drawings;
- Statement of Community Involvement;
- Alternative Sites Assessment;
- Design and Access Statement (inc Open Space Assessment) (inc Waste Management Plan);
- Transport Assessment and Green Travel Plan;
- Sustainability Appraisal / Energy Statement;
- Tree Survey;
- Flood Risk Assessment (including Drainage Strategy);
- Air Quality Assessment;
- Noise Assessment;
- Landscape and Visual Assessment;
- Landscape and Biodiversity Management Strategy;
- Ecology Report;
- Social Infrastructure Assessment;
- Ground Conditions/Contamination Statement;
- Archaeology Report;
- Utilities Assessment; and
- Agricultural Assessment.

### **Community Engagement**

1. Community consultation will be undertaken by the applicant in line with the District Council's Statement of Community Involvement post submission of the planning application. Consultation to concentrate on local residents, parish councils and interested parties such as the Environment Agency, CABE, Essex County Council (including as Highway Authority), Rochford District Council, the Crime Prevention Design Advisor and Natural England.
2. Rochford District Council will undertake normal consultations both statutory and non-statutory including the local residents.
3. A letter will be sent to residents prior to submission informing them of the forthcoming planning application with a public exhibition to be held within 21 days from submission. This will enable residents to view and comment on the application prior to the end of the Council's consultation period.

### **Delivery Process**

1. The project plan will be delivered and coordinated by the project team with input from other consultants and officers within the District (RDC) and County Councils (ECC). The applicant will lodge an application to the District Council for planning permission on 12<sup>th</sup> April 2010.

### Timetable

| Day                               | Action   |
|-----------------------------------|--|
| -7 Days                           | Green Issues send letters to all stakeholders informing of the application submission and first public exhibition.   |
| 0                                 | Application to be hand delivered by BWPP.<br>Final signing of the PPA and application lodged.  |
| 1 to 5                            | Application to be registered and validated by RDC.<br>ECC education verification exercise commences.   |
| 1 to 7 (week 1)                   | Applicant to provide proof of title and security for payment of reasonable legal fees to be provided to both RDC and ECC.  |
| 6 to 14 (week 2)                  | All consultations to be sent by RDC to relevant persons / amenity groups / consultees and application submission to be uploaded onto RDC website.  |
| Within 21 day consultation period | Public exhibition at Freight Hall, Rochford to present submitted plans.  |
| 15 - 31 (week 3 -4)               | RDC consultation on site allocations options finishes. Review of LDF allocations consultation responses required.<br>Identify contentious issues arising from public exhibition and review options.  |
| Weeks 4 - 6                       | Meet with officers and local members to discuss issues raised.   |
| Weeks 2 - 8                       | RDC, ECC, third parties to assess and reply to consultations.  |
| Weeks 6 to 8                      | RDC to hand over analysis and copies of consultees and neighbour responses to applicant's agent to outline.<br>District & County to instruct their legal teams (initial instructions).   |
| Weeks 8 - 12                      | Applicant to receive from District & County their proposed Heads of Terms for a potential planning obligation.<br>Meeting one week after receipt of both sets of Heads to discuss.<br>District and County legal teams to prepare draft s106 in line with agreed in principle Heads of Terms to include contributions, development triggers and other delivery provisions.<br>S106 Draft#1 to be sent to applicant.<br><br>Note: The initial Heads of Terms and/or draft S106 may need to be revised to take account of matters arising in the various consultations. |
| Weeks 10 - 12                     | Meeting to be held between Project Team to   |

|             |  |
|-------------|--|
|             | discuss application submission and the progress on a S106. The meeting will also include a review of the subsequent timetable.   |
| Month 4 - 7 | Further meeting with Officers and members to discuss amended scheme.<br>Amendments to scheme to be formally submitted to RDC.<br>Applicant to write to residents to explain how the application has been amended to reflect matters raised through public exhibition |
| Month 6     | LPA receive amended application and re-consultation to be carried. Note 21-day periods to commence from receipt by consultees of fully revised documentation.<br>ECC education verification exercise finishes.   |
| Month 7     | LPA to review consultation responses and assess scheme through dialogue with applicants.   |
| Month 8     | Final Section 106 Agreement (subject to agreement in principle & including draft S278) to be sent out in engrossed form, then signed and sealed by all parties.  |
| Month 9     | Committee report to be prepared by RDC and application to go before planning committee.<br>Assessment of adopted RDC Core Strategy.  |
| Month 10    | Refer application to GO-EAST / Secretary of State as Major Green Belt departure application (subject to Core Strategy adoption).   |

\*All dates referred to above can be extended or reduced subject to agreement between RDC, ECC and the applicant to reflect needs arising during the determination period.

\*\*All days are week days and not just working days (i.e. including weekends and bank holidays).

## Acceptance of Planning Performance Agreement

The above project plan is formally agreed between the three parties. It will form the basis for the submission and determination of the planning application. All parties are committed to the principle of collaborative working, to using reasonable endeavours to undertake the necessary tasks as outlined in this document according to the timetable established unless otherwise agreed subsequently between the parties (but for the avoidance of doubt this agreement is not intended to be legally binding).

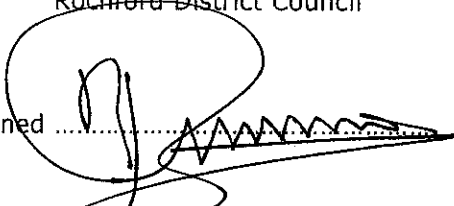
Signed



12 April 2010

M S Scrutton  
Head of Planning and Transportation  
Rochford District Council

Signed



12 April 2010

Mr R Burrows  
Managing Director  
Bellway Homes Ltd