

**Statement of Common Ground
Between Countryside Properties (Special Projects) Ltd and Rochford
District Council regarding land north of London Road, to the west of
Rayleigh**

**Rochford Core Strategy Examination
May 2010**

The need for Green Belt release

1. The Council agrees that the scale of development required in the district up to 2025 justifies a review of the Green Belt boundary.
2. The Council and Countryside Properties (Special Projects) Ltd (referred to as Countryside Properties) agree that the Green Belt boundary will need to be altered to enable the development west of Rayleigh required in Core Strategy Policy H2.

Area Measurements

3. Within the general location "North of London Road, Rayleigh, Countryside Properties confirms that it has under option some 98 ha (and is in discussions with adjoining landowners).
4. At net residential densities of between 30 and 35 dwellings per hectare, 550 residential units would require around 16-18 ha (plus land required for associated/supporting uses, including community facilities, employment, infrastructure, open space etc). The exact quantum and disposition of land required for the development will be determined through the Site Allocations DPD.

Drainage and Flood Risk

5. The majority of the land at West Rayleigh lies within Flood Zone 1 (no risk). Of the total area under the control of Countryside Properties of 98 ha, approximately 23 ha falls within Flood Zones 2 and 3, according to the Environment Agency's mapping.
6. The majority of the land identified as being at potential risk of flooding is located towards the western side of the area, and is likely to be incorporated within the Public Park identified in the Core Strategy as being required to form a buffer to the A1245, or remain in agricultural use. The

Council and Countryside Properties therefore agree that flood risk does not pose a material constraint to achieving the Core Strategy proposals.

7. Countryside Properties confirms that within its land holding sustainable drainage systems will be used to attenuate the discharge of surface water into the existing river system, to ensure that as a minimum flow rates are no greater than the existing 'greenfield run off rate', and where appropriate attenuation will decrease current rates of flow. Countryside Properties confirms that it has successfully implemented similar sustainable drainage schemes elsewhere.

Sustainability

8. The Council and Countryside Properties agree that West Rayleigh is a sustainable location for residential development, having regard to matters including:
 - a. Ease of access to Rayleigh Station via London Road (particularly by bus and cycle)
 - b. Ease of access to local schools by non-car modes (existing local primary schools nearby, and secondary school at Sweyne Park)
 - c. Access to neighbourhood shopping facilities (including Asda)
 - d. Access to local leisure facilities (including the new Rayleigh Leisure Centre) and open space, and the ability to create a network of car free routes to access new strategic areas of open space
 - e. Ability to achieve bus penetration through the site, providing a high quality service to key destinations (including Rayleigh Town Centre) with genuinely convenient access for residents and a fast/reliable service to encourage use.

Access

9. The Council confirm that Essex County Council as Highway Authority have raised no objection to the Core Strategy on the grounds of highways impact;
10. The Council and Countryside Properties agree that Highway improvements required to accompany residential development North of London Road, Rayleigh are not considered to be of such a scale as to be a barrier to delivery, and that details of such requirements will be dependent on the specific site identified for development through the Allocations DPD.

Environmental Constraints

11. The agricultural land classification for the area is Grade 3. There is no land of the highest Grades 1 or 2 within the general location of North of London Road, Rayleigh.
12. There are no nationally or locally designated wildlife sites within the 'broad area of interest' within the general location of North of London Road, Rayleigh.
13. There are some protected trees within the southern part of the area, but no woodland or landscape features of such significance as to materially affect the development potential of the area.
14. There is a single listed building located towards the northern part of the area, but this will not materially affect the development potential of the area.
15. The Council and Countryside Properties agree that there are no significant environmental constraints to development within the general location of North of London Road, Rayleigh.

Infrastructure

16. Countryside Properties confirm that removal of the existing overhead pylons is not required to enable a development of 550 units, since sufficient unconstrained land exists outside the affected route. However, Countryside Properties confirm that removal of the overhead lines in favour of the provision of an underground route (with associated way leaves) is feasible.
17. The Thames Gateway Water Cycle Study Scoping Report confirms that Rayleigh West WWTW has spare process capacity.
18. The Council and Countryside Properties agree that the existing foul sewer which crosses part of the North of London Road area will not materially affect its development potential.
19. The Council and Countryside Properties agree that there are no material infrastructure constraints that would affect either the principal or the timing of development at North of London Road, Rayleigh.
20. Countryside Properties agree in principle with the new infrastructure and services identified in Appendix H1 of the Core Strategy (subject to detailed assessment of need at the masterplan/application stage), and confirms

that these infrastructure enhancements and service provision can be provided.

Employment

21. The Council and Countryside Properties support the provision of an element of commercial development at West Rayleigh, the precise location and details of which would be a matter for the Site Allocations DPD.

Implementation

22. The Council and Countryside Properties agree that in principal the development of Land North of London Road, Rayleigh as set out in the Core Strategy is viable and deliverable.
23. The Council and Countryside Properties agree to work in partnership to deliver the west Rayleigh proposals. Countryside Properties will make available Lead Project Managers/Lead Consultants to work with the Council's Lead Officers, supported by specific technical sub-groups.



Signed

Shaun Scrutton, Head of Planning and Transportation, Rochford District Council



Signed

John Oldham, Director and Group Chief Town Planner, Countryside Properties (Special Projects) Ltd

28 April 2010