

Rochford Core Strategy Schedule of Changes

The changes below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the change in words in *italics*.

The page numbers and paragraph numbering below refer to the submission DPD, and do not take account of the deletion or addition of text.

Page	Policy/ Paragraph	Suggested Change
7	1.2	...will deliver the spatial aspects of the vision set out in the Sustainable Community Strategy and the Council's Corporate Plan, as well as how regional and national policies, including those contained within the East of England Plan, will be applied locally.
21	1.25	<i>Delete the paragraph.</i>
22	1.27	The strategies at regional, sub-regional, county, district and sub-district levels include the following:
22	First text box on the page	<i>Delete the text box.</i>
29	2.29	The East of England Plan has been revoked. <u>The East of England Plan Review 2031, which was approved by the Regional Assembly, submitted to the Secretary of State, and represents the 'Option 1' numbers for Rochford District, set a housing requirement of 3,800 additional dwellings between 2011 and 2031. This equates to an average of 190 dwellings per annum.</u> requires that a minimum of 4600 dwellings be built in Rochford District between 2001 and 2021. This figure is based on meeting the needs of the current and the future population of the District <u>in a sustainable manner.</u>
29	2.31	The revoked East of England Plan <u>acknowledged</u> that between 2001 and 2006 810 dwellings were completed in the District. Furthermore, between 2006 and 2008 an additional 618 dwellings were developed.
29	2.32	The Council are required to ensure there is an adequate supply of housing for <u>at least 15 years from the date of adoption,</u> and assuming adoption of the RGS <u>Rochford Core Strategy in 2011</u> 0 , that would mean

		<u>continuous delivery of homes continuing the annual requirement beyond 2021 to at least 2026</u>
30	2.35	... It also calculates that there is a need for 131 net additional dwellings per annum to be developed in the District – this represented 52% of the District's annual housing completion requirement as set out in the East of England Plan (2008). The Thames Gateway South Essex Strategic Housing Market Assessment notes the need to ensure that the affordable housing requirements set by local authorities do not render the delivery of housing economically unviable and recommends local authorities across the housing market area set a requirement for 35% of new dwellings to be affordable.
38	Objectives	<p>Ensure the delivery of an adequate supply of sustainable dwellings to cater for the District's growing demand, as per the requirements of the East of England Plan (2008) and a 15 year housing land supply.</p> <p><u>Ensure the delivery of homes to meet the needs of the District's population, balanced with sustainability considerations and, in particular, accounting for the environmental constraints in the District</u></p>
39	4.2	<p>The East of England Plan requires a minimum of 4600 dwellings to be provided in the District between 2001 and 2021. In addition, the Local Planning Authority is required to plan for delivery of housing for at least 15 years from the date of adoption of the Core Strategy (2010) and, in so doing, assume that the average annual requirement of 250 units will continue beyond 2021 to 2025.</p> <p><u>The East of England Plan (2008) has now been revoked. It is therefore necessary to consider what level of housing provision is appropriate for Rochford District. Topic Paper 3 to the Core Strategy discussed this issue in detail. In summary, it concluded that the figures within the draft East of England Plan Review 2011-2031 ('Option 1' figures) are the most appropriate for Rochford District. This equates to 3,800 dwellings, or 190 dwellings per annum delivered between 2011 and 2031.</u></p>
39	4.3	Rochford's allocation is based on meeting current and future needs of the population, <u>balanced with</u>

		<p><u>sustainability considerations</u>. Current need encompasses the number of people in the District who are living within a household wanting to move to their own accommodation and form a separate household but are unable to do so (e.g. adult children). Projected need is derived from the supposition that the population will increase from 81,300 in 2007 to 87,000 by 2021.</p>
39	4.4	<p>The East of England Plan notes the provision of housing within local authorities between 2001 and 2006, and specifies the remaining provision between 2006 and 2021. Rochford District is required to accommodate 3,790 dwellings between 2006 and 2021, at an approximate average of 250 dwellings per year. Post 2021, in accordance with PPS3, the District is required to continue the development rate of 250 dwellings per year. As such, the Core Strategy addresses the location of housing provision to 2025.</p> <p><u>The Council will allocate land for a maximum of 2,850 dwellings to be delivered between 2011 and 2026, at an approximate average of 190 dwellings per year. To ensure development is sustainable in the long run, the Council will continue the annual-plan for housing provision after the 15 year plan period; this will ensure a greater level of certainty and permanence of the Green Belt. As such, the Core Strategy addresses the location of housing provision to 2031.</u></p>
39	4.6	<p>The 2009 Strategic Housing Land Availability Assessment (SHLAA) examined the supply of housing land and, although identified some capacity from extant permissions and other appropriate sites, also ascertained that Green Belt would have had to be reallocated in order to meet the requirements of the <u>now revoked</u> East of England Plan. as outlined below. Having regard to the housing supply requirements following the revocation of the East of England Plan, some Green Belt land will have to be reallocated in order to deliver 3,800 dwellings by 2031, as detailed below</p> <p><u>The 2009 Strategic Housing Land Availability Assessment (SHLAA) examined the supply of housing land and, although identified some capacity from extant permissions and other appropriate sites, also ascertained that Green Belt would have had to be reallocated in order to meet the requirements of the <u>now revoked</u> East of England Plan. <u>as outlined below. Having regard to the housing supply requirements following the revocation of the East of England Plan, some Green Belt land will have to be reallocated in order to deliver 3,800 dwellings by 2031, as detailed below</u></u></p>

39,40	Table	<i>Delete table and replace with:</i>																																									
		<table border="1"> <thead> <tr> <th rowspan="2">Source</th> <th colspan="5">Dwellings</th> </tr> <tr> <th>2011-2016</th> <th>2016-2021</th> <th>2021-2026</th> <th>2026-2031</th> <th>Total 2011-2031</th> </tr> </thead> <tbody> <tr> <td>Housing target (190 dwellings per year)</td> <td>950</td> <td>950</td> <td>950</td> <td>950</td> <td>3800</td> </tr> <tr> <td>Extant planning permissions</td> <td>322</td> <td>0</td> <td>0</td> <td>0</td> <td>322</td> </tr> <tr> <td>Existing allocations/ other appropriate sites identified in Strategic Housing Land Availability Assessment</td> <td>465</td> <td>456</td> <td>0</td> <td>0</td> <td>921</td> </tr> <tr> <td>Total without Green Belt release</td> <td>787</td> <td>456</td> <td>0</td> <td>0</td> <td>1243</td> </tr> <tr> <td>Green Belt release required</td> <td>163</td> <td>494</td> <td>950</td> <td>950</td> <td>2557</td> </tr> </tbody> </table>	Source	Dwellings					2011-2016	2016-2021	2021-2026	2026-2031	Total 2011-2031	Housing target (190 dwellings per year)	950	950	950	950	3800	Extant planning permissions	322	0	0	0	322	Existing allocations/ other appropriate sites identified in Strategic Housing Land Availability Assessment	465	456	0	0	921	Total without Green Belt release	787	456	0	0	1243	Green Belt release required	163	494	950	950	2557
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42	Policy H1	<i>Replace with Appendix CSSC1</i>																																									
42	4.16	In order to fulfil the requirements of the East of England Plan and to meet the housing needs of the District, the Council is required to allocate additional land for residential development, including land which is currently allocated as Green Belt, due to the limited supply of alternative land.																																									
42	4.17	Whilst the Council acknowledge that the housing requirement stipulated in the East of England Plan is a minimum, it must be also mindful of the need to maintain Green Belt as far as possible. the need to ensure provision of housing to meet local needs, it must also be mindful of the need to maintain the Green Belt as far as possible.																																									
44	Policy H2	<i>Replace with Appendix CSSC2</i>																																									

44	Heading	Extension to residential envelopes post-2021-post-2026
44	4.24	In considering the general development locations for post - 2026 development, the same issues as for Policy H2 above have been considered, but areas identified for post <u>2026</u> development may not be immediately deliverable, or the situation vis-à-vis infrastructure and the impact on existing communities is such that their delivery earlier would not be appropriate.
44	4.25	The figures, with an annual average of <u>190 250</u> -units, meet the <u>annual housing target East of England Plan's minimum in the period 2021-2025</u> and do not make allowance for any contribution through windfall. The figures are approximates at this stage. The exact figures will need to be determined through the Allocations Development Plan Document process or, where appropriate, Area Action Plans at a later date. <u>In determining such figures, the Council will take a plan, monitor, manage approach to the supply of housing land, assessing progress through the Annual Monitoring Report, in order to ensure that the extent of the Green Belt is retained as far as practicable.</u>
45	4.26	As with the <u>pre-2026</u> development areas, it is important to note that development coming forward within the areas outlined in Policy H3 will have to conform to the other policies within the Core Strategy.
45	4.27	The Council will monitor the provision of housing and residential development may be allocated within the general locations <u>prior to 2026 in place of locations identified in Policy H2, if delivery of the latter is delayed to the extent that such action is necessary in order to maintain a five-year housing supply. additional housing land is required.</u>
45	Policy H3	<i>Replace with Appendix CSSC3</i>
46	4.30	... As such, 35%, being the indicative aim for the region-District as a whole as set out in the East of England Plan <u>assessed in the Viability Study Report is not considered appropriate impractical</u> as a local requirement, especially for development towards the west of the District and in a longer term on the whole.
49	4.46	The East of England Regional Assembly has prepared a single-issue review on Gypsy and Travellers accommodation that has resulted in the allocation within the East of England Plan of 15 pitches to be provided in Rochford District by 2011.

		<u>An assessment of Gypsy and Traveller accommodation needs was undertaken in 2009 (Essex Gypsy and Traveller Accommodation Assessment) and identified a need for 14 additional pitches in Rochford District by 2021.</u>
49	4.47	Given the historically low demand within the District, provision for any additional pitches post 2014 <u>2021</u> will be subject to further review of need.
50	Policy H7 (Para 1)	The Council will allocate 145 pitches by <u>2021-2044</u> , to meet local need as per the findings of the Essex Gypsy and Traveller Accommodation Assessment (2009)
55-57	Appendix H2	<i>Replace with CSSC4</i>
65	6.3	Policy SS7 of the East of England Plan states that the regional Green Belt boundary is appropriate and should be maintained. However, Rochford District is part of the Thames Gateway Sub-Region and the East of England Plan <u>Rochford District Council</u> recognises that local strategic revisions to the Green Belt boundary <u>are</u> may be necessary to meet local development needs in sustainable locations, <u>but that it is important to maintain the extent of the Green Belt as far as practicable.</u> As such less than one percent a small proportion of the District's 12,763 hectares of designated Green Belt land will be reallocated to meet local housing and employment needs.
66	6.6 (line 6-8)	Previous community involvement exercises have made it clear to the Council that the District's residents consider the protection of the Green Belt to be very important, as does national and regional policy.
82	8.34	The East of England Plan (2008) requires d Local Planning Authorities to encourage developers to incorporate decentralised renewable or low carbon energy technologies to help achieve the Government's targets for reducing carbon emissions. , and the Council's local policy is in line with its aims. <u>Notwithstanding the revocation of the East of England Plan, such an approach is still considered a sustainable one.</u>
96	9.36	Leisure activities have an important role to play in health, quality of life and the economy. The importance of having good, accessible leisure facilities is iterated in the East of England Plan.
103	10.1	The East of England Plan incorporates a Regional Transport Strategy (RTS) which outlines the delivery of funding for transport initiatives, and also sets out transport policies which are in line with the objectives of the East of England Plan. The Regional Transport Strategy is a statutory document and as such is

		influenced by the delivery programmes of both the Highways Agency and Network Rail. In turn, the Regional Transport Strategy will then help to shape Local Transport Plans (LTP) which are produced by Local Highways Authorities; namely County and Unitary Councils. The Local Transport Plan covering the district of Rochford is produced by Essex County Council and the current LTP covers the time period 2006-11.
113	11.4	In the past, employment allocations for the District were quantified in terms of the amount of land to be set aside for employment purposes. The East of England Plan instead specifies the number of jobs each sub-region must provide. Rochford District is within the Thames Gateway sub-region and must provide 3000 new jobs during the plan period. <u>It is considered more appropriate to express employment allocations in terms of number of jobs. In Rochford District, it is considered appropriate to ensure at least 3,000 jobs are provided during the plan period.</u> A significant proportion of these jobs can be accommodated as part of the growth around London Southend Airport and the Council will produce a Joint Area Action Plan with Southend Borough Council to ensure that the airport's potential is fully realised, whilst having regard to environmental and amenity impacts such as noise, air quality and traffic generation.
117	11.20	The East of England Plan identifies London Southend Airport <u>has</u> as having an important role to play in the economic development of the area. London Southend Airport...
133	H2 (The 3 rd column)	Extensions to the residential envelope pre-2026 pre-2024 in the identified general areas are not delivered in time, and there is not a constant five-year housing supply.
134	H3 (The 1 st column)	H3 - Extension to residential envelopes post-2024 <u>post-2026</u>
134	H3 (The 2 nd column)	Sites within the identified general locations will not be allocated for development until post-2024 <u>post-2026</u> . Such sites will be prevented from development until an appropriate time through the development management process. Post-2024 <u>Post-2026</u> , the completion of dwellings will be carried out by developers having regard to the Council's adopted policies in the Local Development Framework, guided by the Council's development management.
134	H3 (The 3 rd column)	Extensions to the residential envelope pre-2024 <u>pre-2026</u> in the identified general areas are not delivered,

	column)	and there is not a constant five year housing supply. Extensions to the residential envelope post-2024 <u>post-2026</u> in the identified general areas are not delivered. and there is not a constant five year housing supply.
134	H3 (The 4 th column, second paragraph onwards)	As such, some sites may be brought forward from post-2024 <u>post-2026</u> allocations, if allocated sites pre-2024 <u>pre-2026</u> are not delivered. Where post-2024 <u>post-2026</u> sites are brought forward for development, it is anticipated that pre-2024 <u>pre-2026</u> sites which were not delivered through earlier phasing, will be delivered post-2024 <u>post-2026</u> . However, if there are not enough deliverable sites, then the Council will review the situation through the Local Development Framework Process.
140	GB1 (The 4 th column)	...By allocating land for the development the District is required to <u>must</u> accommodate to meet local needs, the Council will be able to ensure that land allocated in the Local Development Framework as Green Belt remains protected from inappropriate development.
141	URV1 (The 4 th column, second paragraph)	...By allocating land for the development the District is required to <u>must</u> accommodate to meet local needs, the Council will be able to ensure that land allocated in the Local Development Framework as Green Belt remains protected from inappropriate development.



Policy H1 – The efficient use of land for housing

The Council will enable the delivery of 3,800 dwellings between 2011 and 2031, maintaining a rolling five-year supply of 950 dwellings until at least 2026.

The Council will prioritise the reuse of previously developed land and ensure the delivery of appropriate sites within existing settlements identified by the Strategic Housing Land Availability Assessment.

The Council will seek the redevelopment of Rawreth Lane Industrial Estate, Stambridge Mills and Star Lane Industrial Estate for appropriate alternative uses, including residential development, with alternative employment land allocated in appropriate locations as identified in Policy ED4. In the case of Eldon Way / Foundry Industrial Estate, the nature of any redevelopment will be determined through the Hockley Area Action Plan.

Any scheme for the redevelopment of Stambridge Mills must include adequate flood mitigation measures to satisfy the PPS25 exceptions test.

Appendix H1 outlines the infrastructure that will be required for the development of newly allocated housing sites.

The remaining housing requirement that cannot be delivered through the redevelopment of appropriate previously developed land will be met through extensions to the residential envelopes of existing settlements as outlined in Policies and H2 and H3.

Residential development must conform to all policies within the Core Strategy, particularly in relation to infrastructure, and larger sites will be required to be comprehensively planned.

In order to protect the character of existing settlements, the Council will resist the intensification of smaller sites within residential areas. Limited infilling will be considered acceptable, and will continue to contribute towards housing supply, provided it relates well to the existing street pattern, density and character of the locality.

The Council will encourage an appropriate level of residential intensification within town centre areas, where higher density schemes (75+ dwellings per hectare) may be appropriate.



Policy H2 – Extensions to residential envelopes and phasing

The residential envelope of existing settlements will be extended in the areas set out below and indicated on the **Key Diagram**, to contribute to a fifteen-year supply of housing land from 2011 onwards as follows:

Area	Dwellings 2011-2021	Dwellings 2021-2026
North of London Road, Rayleigh	0	400
West Rochford	500	100
West Hockley	50	0
South Hawkwell	175	0
East Ashingdon	100	0
South East Ashingdon	0	450
South Canewdon	20	40
TOTAL	845	990

The above figures will be treated as maxima over the fifteen-year period, in order to ensure that the amount of Green Belt land allocated for development is kept to the minimum required.

In order to ensure the appropriate phasing of development, and to avoid the premature release of Green Belt land, development specified for 2021-2026 will only be brought forward earlier if:

- a) It is required in order to deliver an adequate five-year supply of land, and;
- b) The net total of dwellings developed 2011-2026 within each of the general locations as set out in the above table is not exceeded.

The specific sites required in each location will be set out in the Allocations Development Plan Document.

Development will be managed to ensure a housing delivery trajectory as set out in Appendix H2.

Development within the above areas will be required to be comprehensively planned. A range of other uses and infrastructure (including off-site infrastructure), having regard to the requirements of the Core Strategy, will be required to be developed and implemented in a timely manner alongside housing. **Appendix H1** outlines the infrastructure that will be required for each residential area, and should be read in conjunction with **Policy CLT1**.

The Council will maintain a flexible approach with regards to the timing of the release of land for residential development to ensure a constant five-year supply of land whilst balancing the need to maintain the Green Belt as far as practicable.



Policy H3 – Extension to residential envelopes post-2026

Post-2026, the residential envelope of existing settlements will be extended in the following areas (as indicated on the **Key Diagram**) to deliver the following approximate number of units post-2026.

Prior to this time, Green Belt land within such areas will be retained with the exception of release as per Policy H2, and land safeguarded to meet longer-term development needs.

Area	Dwellings post-2026
North of London Road, Rayleigh	150
South East Ashingdon	50
South West Hullbridge	500
West Great Wakering	250
Total	950

As part of a flexible plan, monitor and manage approach, and reflecting the figures as maxima, the Council will adjust the numbers on the table in response to changing housing supply requirements.

Development within the above areas will be required to be comprehensively planned. A range of other uses and infrastructure (including off-site infrastructure), having regard to the requirements of the Core Strategy, will be required to be developed and implemented in a timely manner alongside housing. **Appendix H1** outlines the infrastructure that will be required for each residential area, and should be read in conjunction with **Policy CLT1**.

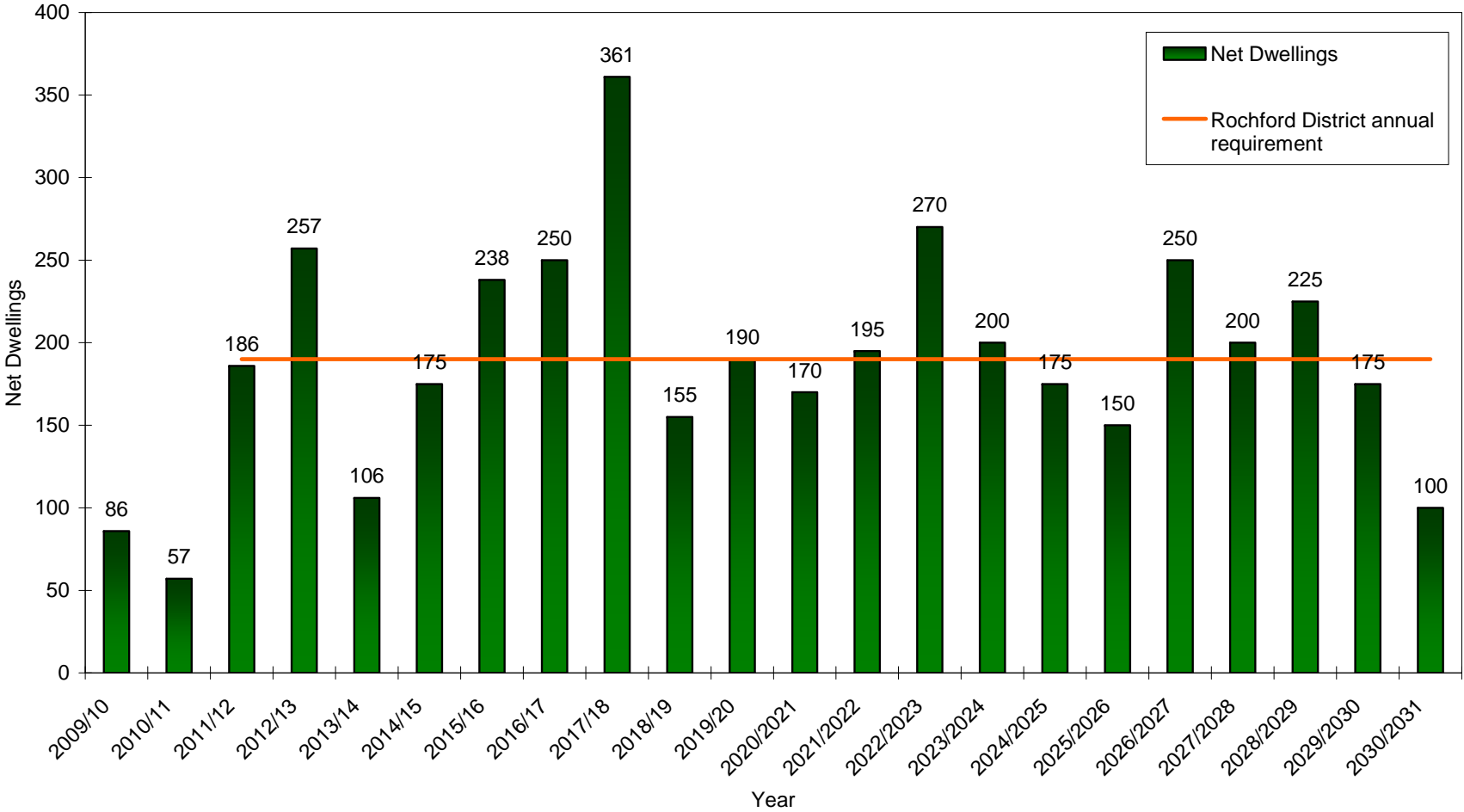
The Council will monitor the supply and development of housing in the District and may bring forward development in these locations prior to 2026 if required to meet five-year supply requirements, but only if infrastructure to serve such developments is also brought forward earlier.

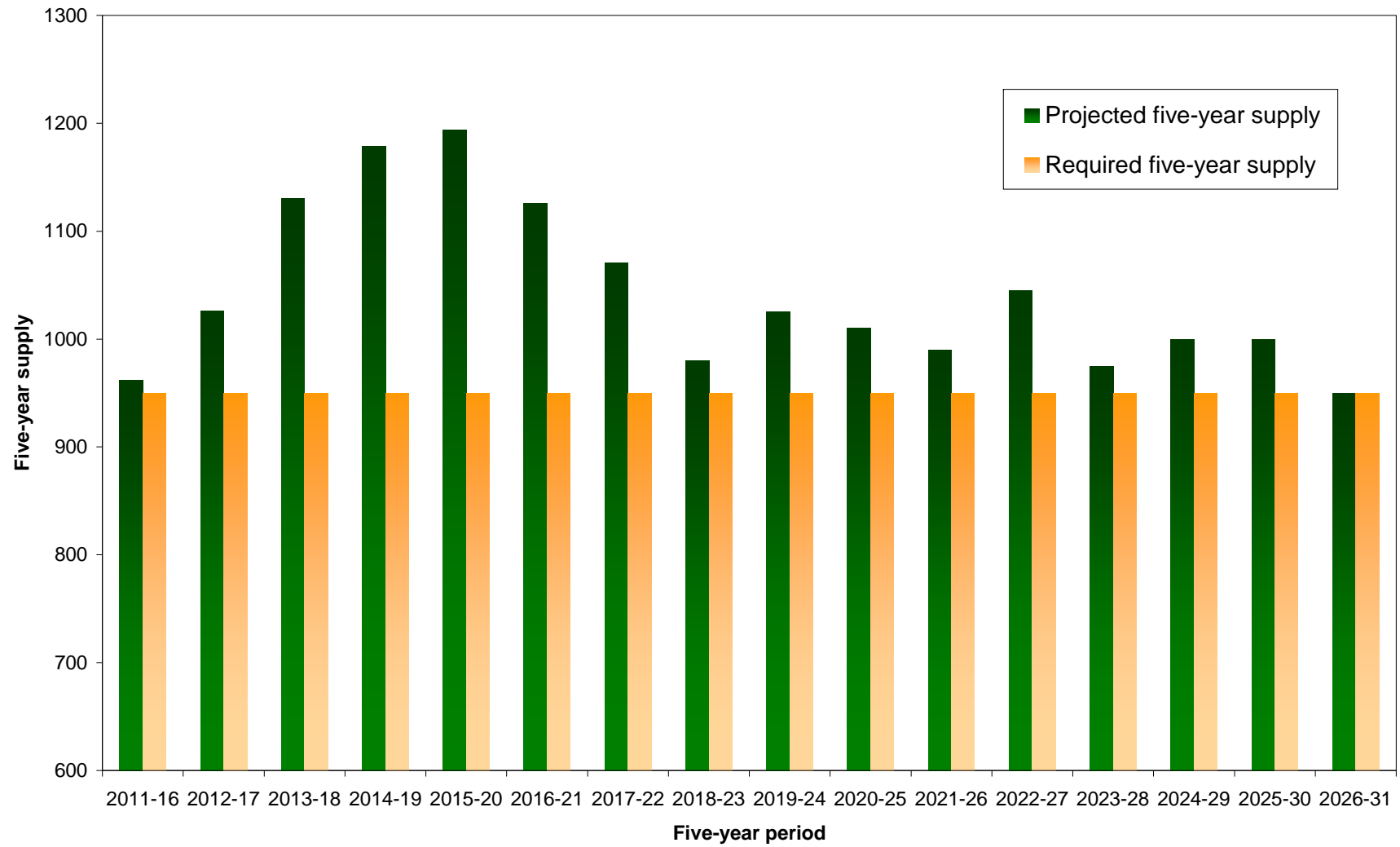
Appendix CSSC4

Appendix H2 Breakdown of 2011-2031 housing trajectory by source

Source	Net dwelling completions																					
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Actual Completions 2009-2010	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extant permissions	0	57	166	100	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Appropriate Brownfield sites identified in SHLAA	0	0	20	157	50	125	113	50	136	80	115	75	0	0	0	0	0	0	0	0	0	0
Extensions to residential envelopes	0	0	0	0	0	50	125	200	225	75	75	95	195	270	200	175	150	250	200	225	175	100

Housing trajectory 2011-2031 from combination of Policies H1, H2 and H3





Key Diagram

