

## **Consultation Statement**

### Design, Landscaping and Access Statements

This statement sets out the preparation and consultation process for the Design, Landscaping and Access Statements Supplementary Planning Document in accordance with Regulation 17 (1) (b) of the Town and Country Planning (Local Development) (England) Regulations 2004. The purpose of this statement is to detail what consultation has already taken place prior to the SPD being released for its formal period of public participation under regulation 17, what issues were raised by this consultation and how the SPD has been amended in response to these issues.

The Supplementary Planning Document is based on saved policies in the Rochford District Replacement Local Plan (adopted 16<sup>th</sup> June 2006). The main policies to which the Design, Landscaping and Access Statements SPD relates are shown below:

#### **POLICY EB5 – DESIGN STATEMENTS**

*A design statement must accompany proposals for all major employment development (over 1000m<sup>2</sup> of floor space and / or a site area 1 hectare). On smaller, but complex or sensitive sites, as defined by the local planning authority, a design statement will also be requested. Such a statement should include an analysis and evaluation of the site and its context, design principles and a design solution.*

*Further guidance on the matters to be included is provided in LPSPD7 and all design statements should address the principles of CS6.*

#### **POLICY EB6 - LANDSCAPING**

*The local planning authority will require that landscaping proposals form an integral part of any proposal for employment development or design statement. The local planning authority will seek additional landscaping measures including improvements to existing features to reduce the impact of development on established sites and their settings.*

*The Council will have particular regard to the impact of:*

- *Lighting, including that for security purposes;*
- *Hard and soft landscaping measures; and*
- *Buffer zones*

*Special attention must be paid to on site earth mounding or planting to protect and enhance the amenities, ecological value and appearance of the surroundings in general, and of neighbouring properties of nature conservation sites in particular.*

*Proposals for the long-term management and maintenance of landscaping proposals must also be included, which will be subject to conditions. Both the*

*design and management of landscaping schemes should identify, protect and enhance nature conservation interests on-site and in surrounding areas.*

As part of the Replacement Local Plan, the above policies have been subject to a high level of public consultation including public inquiry. The policies shown above are the result of this process, adopted after all of the issues raised in public consultation had been addressed.

This Supplementary Planning Document, like all that the LPA currently intend to adopt, has also been previously adopted as Supplementary Planning Guidance under the Rochford District Replacement Local Plan (adopted 16<sup>th</sup> June 2006). The draft supplementary planning guidance was released for public consultation in 2003 as part of the consultation on the Rochford District Replacement Local Plan. There were 15 responses to this consultation which were considered and, where appropriate, the documents amended before they were adopted as SPG. The content of the draft Supplementary Planning Documents remains largely similar to the SPGs that were subject to this consultation. Due to this recent consultation the LPA has carried out a limited level of further consultation prior to the formal regulation 17 public participation.

Further consultation on the Supplementary Planning Document has taken place through the Sustainability Appraisal process incorporating the requirements of the Strategic Environmental Assessment Directive. In the scoping stage of this process the draft Supplementary Planning Document and Scoping Report were made available to statutory consultees for comment over a five week period.

The statutory consultees were:

Countryside Agency  
English Heritage  
English Nature  
Environment Agency

As a result of the sustainability appraisal process, including the scoping consultation with statutory consultees, the final sustainability appraisal report identifies a number of issues and recommendations. The main issues raised and suggested actions to be taken are set out in the Design, Landscaping and Access Statements Sustainability Appraisal Environmental Report, available for public consultation along with this statement. In order to ensure a proper balance between economic, social and environmental interests in the district, the LPA has endeavoured wherever possible to amend the draft SPD inline with the recommendations of the sustainability appraisal.