

# PLANNING AND COMPULSORY PURCHASE ACT (2004)

## NOTICE OF PUBLIC PARTICIPATION (REGULATION 17) ON SUPPLEMENTARY PLANNING DOCUMENTS FOR THE ROCHFORD DISTRICT



The drafts of eight Supplementary Planning Documents (SPDs) have been prepared by Rochford District Council and are now subject to public consultation. The draft SPDs subject to public consultation are:

	SPD Matters
Educational Contributions (SPD1)	<p>This SPD gives details of the circumstances where developer contributions towards education will be required. The SPD outlines:</p> <ul style="list-style-type: none"> <li>- The relevant national and local policies,</li> <li>- The demand and provision of school places,</li> <li>- The forecasting of student numbers,</li> <li>- Costs associated with providing such places,</li> <li>- When education contributions will be required,</li> <li>- How section 106 agreements may be used.</li> </ul>
Housing Design (SPD2)	<p>The Housing Design SPD outlines in more detail the required standards with regard to the design of residential development. Much of the Housing Design document is based upon the Essex Design Guide for Residential and Mixed Use Areas (1997) produced by the Essex Planning Officers Association. The Housing Design SPD also covers circumstances where the Essex Design Guide may be inappropriate for the Rochford District or those where further explanation is required.</p>
Playing Pitch Strategy (SPD3)	<p>This SPD sets out the Council's policies with regard to formal open space and playing pitches. The document is split into two sections. The first section provides advice and guidance in relation to proposed additional playing pitches and whether they are required. The second part examines the impact of new residential development on playing pitch demand and provides detail on the collection of developer contributions.</p>
Shop Fronts – Security and Design (SPD4)	<p>This SPD sets out detailed guidance and policy for the design and security of shop fronts. The section on shop front design covers both the retention of existing historic shop fronts and how new shop fronts may be designed to complement the historic town centres. The section on security sets out the Council's policies with regard to security shutters and also provides guidance on other measures of shop front security. The latter part of the document sets out the Council's approach to shop front advertising.</p>
Vehicle Parking Standards (SPD5)	<p>The SPD covers the following:</p> <ul style="list-style-type: none"> <li>- The application of parking standards.</li> <li>- The required parking standards for each land-use classification.</li> <li>- Cycle and motorcycle parking standards.</li> <li>- Minimum parking standards and bay design requirements for disabled persons.</li> <li>- Consideration for pedestrians and the environment.</li> <li>- The layout of parking areas and dimensions of aisles.</li> </ul>

Design Guidelines for Conservation Areas (SPD6)	This Supplementary Planning Document provides further detail on the design policies set out in the Rochford District Replacement Local Plan. Policy BC1 in particular gives detail on the criteria by which applications for development within conservation areas will be considered. The SPD provides further detailed guidance on the design of a range of different schemes within conservation areas.
Design, Landscaping and Access Statements (SPD7)	This SPD provides further detail and advice on Design, Landscaping and Access Statements. It covers the circumstances when the statements will be required, provides detail on what they should contain, and includes suggestions for possible structures.
Rural Settlement Areas (SPD8)	This SPD provides further detail on Policy R2 (Rural Settlement Areas) of the Rochford District Replacement Local Plan. Within the Rural Settlement Areas dwellings are not subject to the restrictive policies relating to extensions that are applied elsewhere in the Green Belt. The policy is applied to dwellings on an individual basis rather than covering the area as a whole. This SPD provides a list of all the dwellings to which Policy R2 applies.

The draft Supplementary Planning Documents and supporting documents are available to view on-line at <http://www.rochford.gov.uk>, they can also be viewed at the following locations:

Rochford District Council  
Council Offices  
South Street  
Rochford  
SS4 1BW

Mon-Thurs: 08:30-17:00  
Fri: 08:30-16:30

Rayleigh Civic Suite  
2 Hockley Road  
Rayleigh  
SS6 8EB

Mon-Thurs: 08:00-17:30  
Fri: 08:00-17:00

The statutory consultation period in which representation may be made will commence on Friday 29<sup>th</sup> September and end on Friday 3<sup>rd</sup> November 2006. If you wish to respond to the consultation, please make your comments using the official representations form. This is available either as a hard copy in the locations listed above or online on the Council's website. All representations made under regulation 17 must be submitted no later than 17:00 hrs on Friday 3<sup>rd</sup> November 2006 to:

Planning Policy  
Rochford District Council  
Council Offices  
South Street  
Rochford  
Essex  
SS4 1BW

[planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk).

If you wish to be notified of the adoption of the SPDs then you may indicate this using the official representation form.