

# Planning for the future

Rochford District is changing and we want to know how **you** think it should change.



Transport

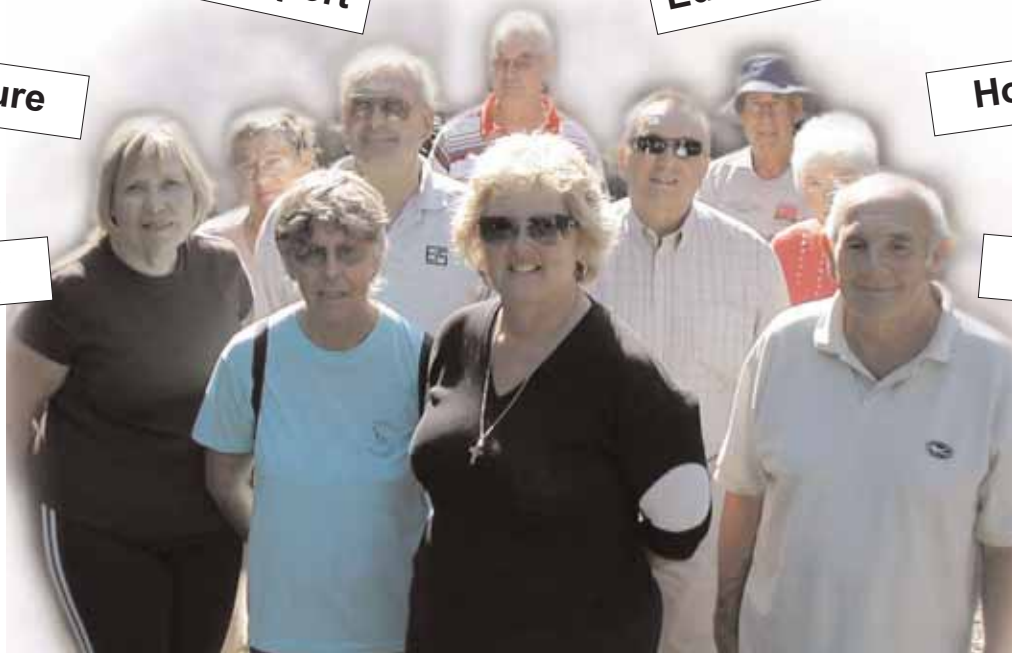
Education

Leisure

Homes

Health

Jobs



Over the next three pages you will find an outline of the proposals for the future of Rochford District. It is important for the planners to hear the views of as many residents as possible, as these proposals will affect you and your family.

There are two important documents, which will guide the way the District changes over the next 15-20 years.

- THE CORE STRATEGY – explains the broad principles that new development will follow and defines the broad areas where other facilities will be located.
- THE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT – will show the sites where new development will be provided.

There is a questionnaire which the Council would like you to answer – which is inside this edition and available on the Council website (see page 10 for details).

By answering our questions you can let us know what you think of our proposals and you can add any of your own to this. You can contact the planning policy team at the Council by email, telephone, letter or in person – the details can be found on page 10.

# Planning for the future

Rochford District is changing and we want to know how you think it should change.



A new national planning system has recently been put in place and Rochford District Council needs to ensure that this system works here

## WE WANT YOUR VIEWS... on the CORE STRATEGY

The first requirement is to prepare a document that sets out the policies that will guide and control the development of the district between now and 2021. This is called the **Rochford Core Strategy** and is general, not site specific. There are a number of key areas that the Council thinks need to be included in the document.

### What are the key factors?

**HOUSING**  
Central government has set Rochford the requirement of constructing 4,600 new homes by 2021. About 900 of these have been built already. **We need to work out where the remainder will go.** The Council is considering whether a small number of larger housing sites will enable more and better improvements to be sought to supporting infrastructure, including drainage, roads, schools, and doctors surgeries. The green belt poses a major constraint to development, but to enable this number of homes to be built, together with supporting infrastructure, it is likely that some land will have to be released. We want to hear your view on the broad areas where you think development might take place in the future: the Core Strategy will not identify specific sites for development and so in making suggestions you should identify broad areas of search rather than sites.

**Where should land be released from the green belt?**  
Should the Council continue to develop in and around  

- Rochford / Ashingdon,
- Hockley / Hawkwell and Rayleigh?

 Should we think about allocating land for a new town?  
 Should 90% of new homes be in the main settlements?  
 What other options are there?

Affordable housing is an important issue for the Council. We do not have enough affordable housing being constructed in the district to accommodate those who need it, as shown by a recent study.

**JOB**  
As well as allocating land for new homes, we also have to work out where these new residents will work. The Council has to ensure that enough land is available for employment purposes. We need to work out where 3,000 new jobs can be accommodated. At present land is allocated at the Rochford Business Park, off Cherry Orchard Way, for 1000 automotive related jobs. It is anticipated that aviation related jobs will be created at and around London Southend Airport. Where else can we find land for jobs? Should it be around existing settlements? What factors are important when selecting employment sites? Are existing industrial estates suitable for new jobs and businesses? Would it be appropriate to consider redeveloping any existing estates for housing and providing a new estate elsewhere?

### PROTECTION

Allocating land for specific purposes is one role of the Core Strategy; another the protection of the district. The Council considers that the special landscapes, ancient woodlands, green belt and the gaps between settlements are all important features of the district. The Upper Roach Valley is worthy not only of protection, but also increased use for informal countryside recreation.

Are there any other areas or features that the Council should be protecting? **Is the Upper Roach Valley a good area for increasing recreational opportunities?** Have we got the balance right between protection and development opportunities?

### CHARACTER

The Council believes that our built environment does have a special character. To ensure that this character is enjoyed in the future, development must respect the historic character of the towns and villages in the district. New development should be well designed and accompanied by good landscaping. The Council is considering drawing up a local list detailing the buildings that demonstrate the local character of the District.

Have we got this right? Are there areas where design and landscaping are not important? Are there any other issues? Do you support the introduction of a local list and what are your views on the benefits?

### ENERGY AND WATER

The Council believes that there is a need to dramatically increase the amount of energy produced from renewable means throughout the district. It is proposed that all new buildings, with a few exceptions, are constructed including renewable energy provision. All new homes should also have rainwater storage. The Council also wishes to see that all new homes in the district are constructed to meet the government's Code for Sustainable Homes.

Should we do more? Is a requirement too stringent, should we simply encourage? Are there other things we could do?

### LEISURE, TOURISM & COMMUNITY FACILITIES

The Council is committed to providing high quality community facilities throughout the district. New development will need appropriate healthcare, leisure and shopping facilities. The Council is also developing green tourism throughout the district and there is a need to develop policies that can allow for the development of tourism potential, whilst balancing that against the need to protect the environment.

What facilities do we need? What extra leisure and tourism facilities are we short of? Is the development of tourism right? What else could we do?

### COMPULSORY PURCHASE & PLANNING OBLIGATIONS

The Council is proposing to include a section on these items in the Core Strategy to enable us to take action to remedy problems or to create environmental, social or economic improvements for the district. Planning Obligations require developers to make financial contributions towards infrastructure improvements; these are an important way of ensuring that new development can be accommodated.

Is this a reasonable approach? What else could we do? Do you have a view on the financial contributions that developers should be asked to make?

## WE WANT YOUR VIEWS... on SITES TO BE DEVELOPED

A new national planning system has recently been put in place and the Council is preparing the documents needed to ensure that this system works. The first requirement is to prepare a document called the Core Strategy (see article, left) that sets out the policies that will guide and control the development of the district between now and 2021. However, to supplement this we need to start thinking about specific sites to meet various needs. This document is called the **Allocations Development Plan**.



The Council needs to think of a number of criteria when considering sites. Most of these relate to making development sustainable from an environmental, social and economic perspective. We have to consider access to education, health and leisure facilities, access to jobs, public transport provision and transport infrastructure amongst many, many things.

There are a number of different land uses that the Council need to allocate land for. **On page 7 you will find details of a questionnaire in which you can let us know what you think. You can contact the planning policy team at the Council by e-mail, telephone, letter or in person – the details can be found on page 10.**

## What are the key locations for future development?

In essence **what development do we need and where is it going to go?**

### HOUSING

We need land for 4600 new homes less those built since 2000, many of which need to be affordable for local needs.

Where can we put:  

- New homes with affordable housing, close to public transport and other facilities and services
- New homes for key workers
- Homes for life, rather than having to move as our needs change
- Gypsy & traveller site to meet current and expected needs
- Small scale rural exceptions housing in the green belt (when driven by proven local need)

### EMPLOYMENT

We need land to accommodate about 2000 new jobs, other than on the Rochford Business Park site. Do we want the following and, if so, where can we put it?  

- Offices
- Light industrial areas
- General industrial areas
- Warehousing & distribution centres
- Starter units / managed workspace
- Aviation related business

### LEISURE

To go with new homes and jobs, are we going to need more of the following?

- Country Park land
- Hotel & conference facilities
- Public Open Space
- Shopping
- Visitor centre / tourist attraction(s) to help the development of green tourism in the district
- Water based recreation – new areas for moorings, landing stages, marinas, etc.

### TRANSPORT

Once these facilities are built, how will we get to and from them? Where and what, if anything, will we need?

- New bus stops, railway stations, passenger interchanges
- New roads, bus routes, railway lines, pedestrian and cycle routes
- Airport expansion

### COMMUNITY FACILITIES

If we want thriving local communities, what facilities will be need to serve new and existing development? Will we need any of the following and where will they need to go?

- Cemeteries
- Civic amenity sites
- Green burial sites
- Healthcare
- Incinerator
- Libraries
- New schools
- Village halls

Other bits and bobs ...  
 What else might we need to allocate land for? Where would this be?

We are at an initial stage in the preparation of the Rochford Allocations document and there will be further opportunities to make your views known when draft allocations and policies have been prepared.

Details of how to get information or contact the Council can be found on page 10.

## Other planning news Did you know that

You can get information on the following on the Council's website:

How to report a breach of planning control and the procedures we follow to investigate your concerns.

See A Guide to Enforcement in Rochford District (also available from the planning reception in Rochford and the Civic Suite, Rayleigh)

# Planning for the Future

## in your community

The first step has been taken towards giving Rochford District residents a greater say in how their area is planned. The Council first Statement of Community Involvement has been submitted to Government – laying out how we will ensure that everyone can have a say on the plans for their neighbourhood.

The Statement of Community Involvement is part of the new planning system and aims to explain the arrangements we will use to ensure that everyone can have a say on how their area is planned.

We believe there are a number of benefits from greater community involvement in planning, such as enabling people to influence the decisions that affect how land is used, providing an input of local knowledge and expertise into planning, and increasing our understanding of the issues and concerns that people have as to the future development of their area.

The document does not contain any planning policies. Instead it sets out how we will ensure people have their voice heard on all aspects of planning, *from the policies that influence how the district is shaped to individual planning applications.*

One of the main aims is to remove the barriers to participating in the planning process so that people from all sections of the community, no matter what their personal circumstances, have the opportunity to be involved.

We will use electronic communications to improve dialogue, but at the same time we

recognise that not everyone has access to such technology and that alternatives must also be available.

One of the ways in which we are looking to increase the opportunity for people to have their say is through the use of a mobile exhibition that will tour the district as new planning policies are being prepared, giving people an opportunity to put forward their views in a variety of times and locations.

The document also explains how to obtain further information and advice on planning matters from the Council, and also from third parties

such as Planning Aid. It includes an explanation of how individual planning applications are determined.

Work commenced on the Statement of Community Involvement last year when the public, groups and organisations were asked for their initial views on a preliminary draft. Another round of consultation followed this and, after acceptance of a number of suggested changes, the document will now be tested to ensure that it is 'sound' by an independent inspector.

Once the Planning Inspectorate has recommended any changes and the Statement of Community Involvement has been deemed to be sound, the Council will be required to implement the consultation and participation strategies within it when making any planning decisions, ensuring that the views of all those who have an interest in the district can be heard.



It is important that you make your views known. The decisions made now will affect your life and that of your children. Please make time to find out and let us know your opinion

## HOW TO GIVE US YOUR VIEWS



HOW CAN YOU FIND OUT MORE OR CONTACT THE PLANNING POLICY TEAM?

By e-mail	<a href="mailto:planning.policy@rochford.gov.uk">planning.policy@rochford.gov.uk</a>
Website	<a href="http://www.rochford.gov.uk">www.rochford.gov.uk</a>
By telephone	01702 318002
By post or in person	Planning Policy Team Acacia House Council Offices South Street Rochford Essex SS9 3QE



Find the questionnaire inside this edition or on the website at [www.rochford.gov.uk](http://www.rochford.gov.uk) or by contacting the council offices on 01702 318002



planning for our future

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Conservation Areas

There's a bit of history round every corner

Rochford District contains a wealth of history within its built environment – a fact that is reflected in the numbers of listed buildings and the presence of 10 conservation areas.

Conservation does not mean preservation and the District's Conservation Areas will continue to evolve and adapt.

It is important that such change is planned and Rochford District Council recently commissioned Essex County Council's Historic Buildings Section to carry out an appraisal of the District's Conservation Areas. The aim is to produce management plans to ensure they continue to retain their unique character.

These character appraisals and management plans have now been

formally adopted by the Council. As well as identifying the key aspects of what makes these spaces special, they suggest a number of action points, including extending the boundaries in certain places to ensure greater protection.

The Conservation Area appraisals and management plans are available to view online at the Council's website or, alternatively, contact Planning Policy on 01702 318102 to request to see a paper copy.



Conservation areas are areas of special architectural or historic interest, the character and appearance of which is desirable to preserve or enhance. Conservation not only forms an important link with our past and provides us with a window on historic way of life, but also provides very real economic benefits. Historic buildings and spaces can carry a charm that people recognise and appreciate, and can make a location desirable and sought after.

Your views make a difference!

Council to reconsider future housing plans

Last summer the Council undertook a range of community involvement exercises to seek views on its preferred options for the Core Strategy – the document that will outline how the District is to develop over the next 14 years.

A total of 793 representations were submitted by 443 groups, organisations and members of the public, as well as a petition objecting to the amount of housing being developed in Hullbridge, signed by 328 people.

A number of comments from the public, as well as other statutory bodies and organisations, revealed a desire to see greater detail in the Core Strategy.

However, the issue that by far and away elicited the most responses was that of the location and numbers of new housing. 459 representations related to this issue, 327 of which were objections, 114 comments and 18 in support.

A large proportion of representations involved people objecting to additional development in their area of residence – the majority of which were objections to the allocation for Rayleigh – or respondents promoting development on particular sites.

The Council has now agreed to look again at the issue of the distribution of the District's housing requirement, which amounts to an additional 3,400 dwellings between now and 2021. A revised Core Strategy Preferred Options document will be produced and will be subject to public participation in mid-2008.

How to have your say

It is now even easier to have your say on the future development of the District through the Council's online consultation system or, for those without access to the internet, by joining the Council's mailing list to be kept informed of participation opportunities..

To ensure that you don't miss out on chances to become involved, please register online at

<http://rochford.jdi-consult.net/ldf/>

Alternatively call Planning Policy on 01702 318102 to be added to the mailing list. Further information and background documents can be viewed on the Council's website at

<http://www.rochford.gov.uk>

2012 Competition

When you have read the articles on page 7, answer the questions below and send this coupon to

2012 Competition  
Council Offices, South Street  
Rochford SS4 1BW

to arrive by **31 December**

1. What is the recommended number of portions of fruit and vegetables that the average person should eat each day?

2. What are fruit and vegetables an excellent source of?

3. What City is hosting the 2012 Olympic Games?

4. What proportion of food that we buy in Essex ends up in the bin?

5. Who operates Rochford District Council's leisure centres?

normal competition rules apply

The pleasure of your company is requested at  
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Tel. 01702 203669 / 203701 / Fax 204752  
e-mail: [keddie@thelawn.co.uk](mailto:keddie@thelawn.co.uk) / [www.thelawn.co.uk](http://www.thelawn.co.uk)



# Acclaim for our Sporting stars

District holds first sports awards

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The spotlight is about to fall on top sports people in Rochford District.

Young people are taking part in an increasing number of sports and other activities in Rochford District. This has been achieved through a variety of programmes, run through organisations such as extended schools, activerochford, and others variously supported by sportsex and Rochford District Council.

Activities for all age ranges, abilities and tastes have in many cases been over-subscribed, so more have been laid on to meet the demand.

Now the sporting bodies have got together to showcase what is being achieved in the realm of sport in Rochford District –

and to encourage more people to join in.

October will see the first Rochford District Sports Awards. This will be a chance to recognise the many talented youngsters who have attained high sporting standards in this District. Award winners will be eligible to enter county and regional awards – placing Rochford in its deserved place among regional excellence

The main sponsor of the awards is Virgin Active, the District's partner for leisure provision.

Full story and categories on page 2



Image: Martin Dalton/Yellow Advertiser

# Your opinion counts!

Last summer, the council asked for your views on its preferred options for the Core Strategy. The Core Strategy is the document that sets out how the District will develop up until 2021. There were 793 responses, the majority of which commented on housing locations. Many of these responses were objections to the plans set out by the Council.

We have listened to your views on this and as a result the Core Strategy Preferred options have been reviewed and revised.

The revised Core Strategy Preferred Options document has now been completed and is being published for consultation in October.

The document will show the vision the Council has for the District with regard to housing locations, employment opportunities, recreation and leisure facilities, as well as conservation of the environment, and preservation of the character of the District.

The Council will be seeking your views on this revised document. This will give you the opportunity to register your own views, and make your opinion heard. Your opinion counts and this is your best chance to shape and influence the content of the Core Strategy, and the vision for Rochford District.

Look out for a special edition Rochford District Matters in October explaining more.

## Core Strategy consultation will point the way to the future



Consultation on the Core Strategy Preferred Options is due to take place in October. The fastest and easiest way to comment will be by using the online facility we have made available to you. However we appreciate that this will not be suitable for everyone so we are providing alternative options.

**How to have your say** will be kept updated with opportunities to comment on the Core Strategy and other planning policy documents.

To be added to this list please register online at: <http://www.rochford.jdi-consult.net/ldf/> or phone the Planning Policy team on 01702 318165. You can also write to us at: Planning Policy, Rochford District Council, Council Offices, South Street, Rochford, Essex SS4 1BW.

You can be added to our Local Development Framework mailing list now. Those on the list



## Thousands of Responses: From housing development to London Southend Airport your views all count

### Are you interested in how your area looks in the future?

Over the last 12 months we have sought your views on the development of London Southend Airport, new housing development in the District, regeneration plans, green belt allocations, and how you think the District should look in the future. We have received a large response to these subjects, particularly with regards to the future of London Southend Airport and its environs, and are currently analysing your comments so that they can be fed into the decision-making process.

There's a lot happening in the District at the moment, and we want you to continue to have your say on the issues. Further public participation on issues such as locations for housing development, town centre regeneration and creating a local list of buildings

which should be protected is due to take place in the coming months.

If you are interested in how you area develops then why not join our mailing list? We will then contact you when new documents are released for consultation, so you can keep your finger on the pulse of the District and have your say on future proposals.

To join our mailing list please go to: <http://rochford.jdi-consult.net/ldf> and register your details, and your areas of interest. Or you can call a member of the Planning Policy team on 01702 546366. Once on the mailing list you will be contacted by letter or email (depending on your preference) informing you of opportunities to participate in the future planning of the District.



## Building Excellence in Rochford

Price Construction and George F Johnson Associates were nominated by Rochford District Council's Building Control Team for the East Anglia Local Authority Building Excellence Awards for construction of new homes at 50-54 West Street, Rochford.

Due to the high quality of the development and careful attention to detail the development creates a frontage that enhances the street scene and relates well to adjacent listed buildings.

In response to the nomination John Price said "We were really delighted

to be finalists in recognition of our high standards of workmanship at West Street, Rochford, especially as it was our first new build.

"I would also like to take this opportunity to thank Rochford Council for their support and input throughout."

Rod Garland, Assistant Building Control Manager, presented John Price and the construction team with a Certificate for the development which was Highly Commended in the Awards, which recognise and reward the best quality construction in the East Anglia.

## Eco-Living in the District

Peter Wislocki is a property developer who has recently completed the construction of an "eco-house" in Rayleigh.



consider the health and comfort of the residents.

### Q How do you start going about building an eco-house?

**A** An eco-house is like any other house, as it must make the most of its location, its orientation, and its architectural and natural surroundings. It must make a good place to live, inside and out. It must be totally functional and uplifting. The only difference is that referring to the Code for Sustainable Homes gives a rigorous checklist and sets more ambitious targets in a whole

### Q How do you get ideas for an eco-house?

**A** We wanted to ensure the building was not only environmentally friendly, but comfortable and enjoyable to use. We focussed on the energy and water use, waste and ecology of the development, but also wanted to

range of technical issues. Good architecture has always been eco-friendly; only now, with the Code, we are being tougher with ourselves, and making sure we don't miss any opportunities.

### Q What are the main ways an eco-house differ from a new-build house?

**A** Traditional building methods often use the most cost effective and accessible materials, which are not always necessarily the most sustainable. This project has sourced sustainable materials for example the timber frame, which ensures that environmental impact is minimised. In addition, eco-houses go beyond the limits of current Building Regulations to ensure that the buildings use minimal energy and water and re-use and recycle construction waste where possible.

### Q What do you have to bear in mind before you start construction?

**A** Some of the things to consider are the ecological value of the site and the surrounding area, and also access to it. These considerations

help to minimise potential damage and protect flora and fauna.

### Q Are they expensive to build?

**A** Eco-houses are more expensive, but there is a lifetime saving in energy consumption and water consumption. By definition, sustainable must mean economically, as well as environmentally sustainable. In the case of this one house we probably paid at least £10,000 to £15,000 more than we might have otherwise, to achieve the desired sustainability rating. We think that's worth it, especially as this extra cost is now mandatory anyway in new homes, so we might as well be pioneers and lead by example.

Contacts for further information:  
The Energy Saving Trust  
**0800 512 012 or visit**  
[www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

The Carbon Trust 0800 085 2005 or  
**visit** [www.carbontrust.co.uk](http://www.carbontrust.co.uk)

The Code for Sustainable Homes visit  
[www.communities.gov.uk/thecode](http://www.communities.gov.uk/thecode)

Have your say on eco-homes –  
[www.rochford.gov.uk/rdm](http://www.rochford.gov.uk/rdm)



# 97

The proportion of major planning applications determined within 13 weeks has increased to 97%.





# The future for the Rochford District

This edition of Rochford District Matters contains important information for all residents about the future of the area.

The information contained in pages 8 to 11 concern major planning issues including:

- Housing
- The Environment
- Use of Green Belt
- Transport

There's information that affects you, wherever you live in the District, so

it's vital you read the details.

There are also details of where you can register to have your say and full contact details for you to keep.

As a District we face major decisions on these issues which will shape the future of where we live.

This information is not just available in Rochford District Matters. There are several other ways you can access it and you do not need the newspaper to have your say.

The articles that are contained within Rochford District Matters will

also be placed online. You can find them here:

[www.rochford.gov.uk/rdm](http://www.rochford.gov.uk/rdm). Please note, you will not be able to comment on the stories online.

Alternatively if you know of someone who has not received Rochford District Matters we can deliver a copy to a home address. All you need to do is call **01702 546366** and ask for the Communications Team.

Hard copies of Rochford District Matters are available from the reception area at the Rochford District Council offices in South Street.

## Rachel Riley helps launch Shop at my Local

Countdown co-host Rachel Riley paid a visit to Rochford District Council's offices to help launch Shop at my Local.

She was joined by the Leader of the Council, Councillor Terry Cutmore, the Chairman of Rochford District Council, Councillor Tony Humphries, Portfolio Holder for Service Development/Improvement & Performance Management, Councillor Mrs Mavis Webster as well as local Chambers of Trade, Parish and Town Councils and the Federation for Small Businesses.

The Shop At My Local campaign incorporates a range of projects and events to attract people to the main shopping areas in the Rochford District. The initiative, which has been put together by the Council,



Parish Councils and business groups, hopes to encourage residents to discover local produce and also help to sustain local traders to safeguard local jobs.

The campaign launched to residents at the beginning of September.

You can find out more by visiting: [www.shopatmylocal.com](http://www.shopatmylocal.com)

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## RDM Special:

# What will your area look like in 15 years time?

We are currently in the process of preparing the strategy for how the District will develop over the next 15 years ... and your views are helping to shape the future

The future development of the District will be determined through what is called the Local Development Framework. The Local Development Framework comprises a number of documents and strategies known as Development Plan Documents. The overarching strategy is set out in the Core Strategy with other Development Plan Documents providing further details.

Areas for future development, areas to be protected, town centre enhancement, our approach to issues such as London Southend Airport.

## Explaining the Core Strategy

### What is it?

The Core Strategy will set out the vision, objectives and overarching strategy for the future development of the District. Other Development Plan Documents will be required to conform to it.

21 September and run for six weeks, the results of which will be submitted to the Government, together with the results of previous community involvement exercises, evidence base documents and the Core Strategy submission document itself.

### What stage is it at?

The Core Strategy is now at a fairly advanced stage having already been through several rounds of public participation, community involvement and appraisal.

### Why should I be interested in the Core Strategy?

The Core Strategy addresses a number of issues, including: where future housing and employment development will go; additional infrastructure that will be required; the future of the District's town centres and London Southend Airport; as well as a range of other issues that will affect how your area will look in the future.

The Council has agreed the version to be submitted to the Government for examination.

There will be a further round of consultation scheduled to start on

## More development post 2025?

We have undertaken a considerable amount of community consultation in recent years, asking for your views on how the area should develop and how we can tackle some of the issues facing the District.

The current East of England Plan (2008) sets out requirements for our District up to 2021, and the number of dwellings that will be required to be built per year between 2021 and 2025. However, EERA is committed to an early review of the East of England Plan and has started the process of producing a revised regional plan which will set out the development strategy up to 2031. Consultation on the review of the East of England Plan commenced on 2 September 2009 and will run until 24 November 2009.

For further information please see [www.eera.gov.uk](http://www.eera.gov.uk)

Many of the issues you are concerned about are set for the District at a higher level, through national or regional policy. For example, we know that a number of residents are concerned about the overall number of new dwellings we are required to accommodate in the District, but this is determined through a document called The East of England Plan, prepared by the East of England Regional Assembly (EERA).

## The Core Strategy sets out a strategy for the long-term development of the District in relation to the following themes:



**Green Belt** The Core Strategy sets out an approach which seeks to ensure the vast majority of the Green Belt remains protected from development which would harm its character. We will only release the minimum – approximately one per cent of the total Green Belt – that is needed to accommodate the

District's housing and employment requirement. We also wish to support green tourism and rural businesses in the District, and enable them to diversify from agriculture where required, whilst having regard to the need to protect the character of the area.

**Housing** The Core Strategy explains how the District's housing requirement over the next 15 years will be accommodated. The strategy proposes a balance, directing future development to the District's larger settlements with a smaller number to villages to ensure the viability of rural communities.

Firstly, the District's population continues to grow and there is a very real housing need. Secondly, the Council has been given a housing requirement by the Government - if we do not decide locally where development will go, it will be determined for us by central government – with any local say lost.

### The amount of development previously proposed on the Green Belt has been reduced.

When we asked for your views in late 2008, the main concerns were in relation to the amount of development proposed for Green Belt land and the infrastructure that was to accompany any development. We have listened to concerns: the amount of development proposed for the Green Belt has been reduced; infrastructure requirements have increased. Many suggested we should have no future residential development in the District. This is not an option.

Other issues addressed include the requirement for developers to provide a proportion of affordable housing within their developments, and to provide homes that can meet the needs of an ageing population.

As the District develops, infrastructure to support such development will be required to accompany it. Whilst much of the new infrastructure required is not the responsibility of the Council to deliver, it is important that the Council works with infrastructure providers to ensure that infrastructure is delivered when, where and how it is required by the local community.

**Upper Roach Valley and Wallasea Island** We propose to enable the Upper Roach Valley – which encompasses a number of woodlands, wildlife sites, agricultural land and the Cherry Orchard Jubilee Country Park – to become a vast green lung providing

recreational opportunities for residents and protection from any development which would undermine such a role.

We also support the Royal Society for the Protection of Birds' Wallasea Island Wild Coast Project.

**Economic Development** One of the objectives of the Core Strategy is to enable the growth of local employment opportunities in order to deliver 3,000 additional jobs by 2021.

The potential for London Southend Airport to be a catalyst for economic growth and employment generation is recognised – as is the need to balance any development with environmental issues and residential amenity. Other actions include the development of a skills training centre, supporting the growth of small and medium sized businesses and enabling home-working opportunities.

The Core Strategy proposes new employment development (including industrial and office space) to the west of Rayleigh, at London Southend Airport and south of Great Wakering.

**Retail and Town and Village Centres** Our approach to retail development seeks to strengthen the role of the District's town and village centres whilst ensuring that local services are retained.

centres more attractive to shoppers, enhancing their vitality and vibrancy, and concentrating retail development in the central areas.

Retail expenditure is projected to grow and it is important that our District's centres, as a minimum, retain their market share. We recognise there are also opportunities to increase the retention of retail expenditure within the District making town and village

We are at an earlier stage in the development of Area Action Plans for Hockley, Rayleigh and Rochford centres. The Core Strategy sets out the objectives and approach for each of the town centres, but the details of any development will be determined through the production of the Area Action Plans.

**Community Infrastructure, Leisure and Tourism** The Council propose to apply a standard charge to developers, ensuring that each dwelling and commercial development makes a proportionate financial contribution to infrastructure that their development will generate a need for. This standard charge will be used to aid the delivery of community facilities.

accessible locations for new health facilities, including a new primary care centre for the District which will provide specialist outreach services traditionally provided from a hospital setting, such as outpatient clinics and diagnostic services (e.g. X-ray).

New primary schools are proposed for Rochford and Rayleigh, and a new early years and childcare facility for Hockley. Expansions to other schools within the District will meet the remaining future demand.

The Core Strategy proposes additional leisure facilities at Rayleigh and Great Wakering Leisure Centres and safeguards open space and play space across the District. The document also sets out a positive approach to facilitate green tourism in the District through, in particular, the conversion of rural buildings to small-scale facilities such as bed and breakfast accommodation.

We will assist the Primary Care Trust in identifying the most

## Have your say ...

The Core Strategy has already been subject to public participation but there is still an opportunity for you to state whether you agree with the version of the Core Strategy which is being submitted to the Government: formal, pre-submission consultation on the Core Strategy is due to begin on 21 September and run until 2 November.

This is the stage in the process where you have an opportunity to say whether you think the document is legally compliant and whether it is sound.

**Legal compliance** relates to the way the document has been prepared, eg. does it comply with the relevant regulations.

**Soundness** looks at whether the document is justified, effective and in accordance with national policy.

The results of this consultation will be passed to the Planning Inspectorate and fed into the examination process which the Inspectorate will conduct on behalf of the Secretary of State.

Once consultation has commenced, comments may be submitted online via our web-based consultation system at <http://rochford.jdi-consult.net/ldf/>. This can also be accessed via the Council's homepage: [www.rochford.gov.uk](http://www.rochford.gov.uk)

If you do not have access to the internet, paper representation forms can be obtained by calling **01702 318191**.

**Environmental Issues** There are a number of ways in which the Core Strategy seeks to ensure that the District makes a positive contribution to the environment, and that the potential negative environmental impacts of development are minimised. New homes will be required to be more sustainable, use fewer resources, and have less impact on the environment. Small scale renewable energy projects will be encouraged and new non-residential developments will

secure a proportion of their energy from decentralised renewable or low-carbon sources. In addition, new industrial and office developments will be required to be much more environmentally efficient than was previously the case.

Environmental issues covers a wide range of matters; the Core Strategy also contains proposals to direct development away from areas at risk of flooding, to improve air quality and to protect the area's important natural landscapes.

**Transport** An effective transport system to, from and within the District is a key element of the areas future development. The District has high-levels of car ownership. It is important that we address current need and the Core Strategy proposes a number of improvements to the District's road network. We will work closely with Essex County Council Highways Authority to ensure that these highways improvements are prioritised.

initiated by Essex County Council and partners to provide a network of corridors connecting Basildon, Thurrock, Southend and London Gateway Port served by high-quality bus based vehicles. Whilst the initial route does not directly serve the District, the Council will seek to ensure that future routes do.

However, we must also acknowledge that the only sustainable long-term option for the District is to try and reduce the need to travel by car. Actions include support for the South Essex Rapid Transit – a scheme being

Other important transport elements include the provision of a cycle route in conjunction with Essex County Council and Sustrans (a sustainable transport charity whose aims include providing car-free access to essential local services) running through the District.

**Character of Place** We recognise the importance of retaining the unique character of the area's towns, villages and landscapes. We also propose implementing proposals to enhance the character

The issue of reducing the need to travel by car is one which is addressed throughout the Core Strategy.

and appearance of the District's Conservation Areas, as well as introducing additional protection to buildings of local historical and architectural importance.

## ... London Southend Airport and Environs JAAP update...

We are currently working with Southend Borough Council on a Joint Area Action Plan for London Southend Airport and surrounding land.

would like to thank everyone who submitted their views to us.

We are committed to ensuring our planning policies are developed having regard to the views of the local community.

Due to this unprecedented level of response to public participation it is taking us longer than initially anticipated to collate all the comments submitted, analyse them and propose the way forward for the plan. **As such the original timetable has been delayed.** We are developing a revised timetable with Southend Borough Council and the next round of public consultation will take place in the new year.

As such we are delighted to have received nearly 10,000 representations at the most recent community involvement stage in the Joint Area Action Plan, and



## Why we have to release some Green Belt

One of the key objectives of planning in Rochford District is to protect the Green Belt from inappropriate development as much as possible. As such it may seem strange that the emerging Core Strategy proposes some of the Green Belt (approximately one per cent of the District's total) be allowed to be developed.

However, this is the best way to ensure the vast majority of the land in the District, which contributes most to the objectives of the Green Belt, remains protected.

The challenge for the Council is that we have been given a housing target (one which is based on meeting the District's housing needs) and, in addition, we need to accommodate other uses, such as employment, all within a District where there is little land left that has either not already been built upon or is allocated as Green Belt.

Even if the need for housing were to be ignored by the Council, the Council's Core Strategy is required to address the area's housing requirements before the Government will allow us to adopt it.

### So what would happen if the Council is not allowed to adopt its Core Strategy? Would this mean that housing is not built?

Put simply: no. All this would mean is the Council would not have a strategy in place to say where, when and with what infrastructure future development would be built. National planning policy means that where local authorities can't demonstrate an adequate supply of available sites for housing, such areas may be vulnerable to ad-hoc planning applications being granted permission on appeal against local wishes, even on Green Belt land, and not necessarily including the infrastructure the local community feels is necessary.

It is essential there is a clear blueprint for the development of the District and that means making difficult decisions, but decisions that seek to maximise the benefits of development for the local community – it would be irresponsible to ignore the situation and leave such decisions entirely outside of local influence.

## Update on Allocations – determining future development sites

Whilst the Core Strategy sets out the general locations for development **it does not allocate specific sites for development or protection** – this is the role of the Allocations Development Plan Document. The document must conform to the Core Strategy. For example, if the final, adopted Core Strategy states there is to be no development in a particular area then the Allocations Development Plan Document will not allocate land for development there.

As with all Development Plan Documents, we are keen to give people an opportunity to have their say on proposals and options as early as possible.

As such, we are preparing a consultation document which lists potential allocations for public participation and appraisal. This will include a number of potential development sites which we will be seeking your views on. It will also include a number of other types of potential allocations, such as Local Wildlife Sites and the Coastal Protection Belt which we will be asking for your views on.

We will be asking for your views on potential sites in the near future – don't miss out on your chance to have your say: register on our mailing list to be kept up to date with consultations at <http://rochford.jdi-consult.net/ldf> or call 01702 318191.

## Hockley Area Action Plan Important Information

We are looking at the long-term future of the centre of Hockley and are at the early stages in producing an Area Action Plan. This plan will set out enhancement opportunities for the area, be used to direct future public and private investment, and set out what development will be accepted in the centre of Hockley.

It is important that we prepare a plan for the centre to ensure the local community can influence the future form, composition and character of Hockley - without a planning blueprint local people would have considerably less control over what developers could do in the area.

The Area Action plan will look to do the following:

- Deliver a safe and high quality environment for residents
- Provide an enhanced retail offer for Hockley
- Examine the potential for alternative uses on Eldon Way / The Foundry
- Create a public space within a defined centre

- Improve connectivity between shops, facilities and the train station
- Redevelopment of industrial uses for retail, leisure and residential development
- Green landscaping along Main Road, Spa Road and Southend Road to enhance the visual amenity

Details of how the above will be delivered are a long way off being decided, as we are seeking to ensure that local views play a large role in shaping the plans. The Council has undertaken initial, informal public consultation and community involvement on issues and options for the centre of Hockley and is currently examining the results of these.

We will generate a number of options for Hockley centre and these are scheduled to be subject to community involvement in May 2010.

The production of the Area Action Plan is a long process involving a number of stages, at each of these there will be opportunity for you to have your say on how Hockley can be enhanced and developed to meet future challenges.

### Hockley Area Action Plan – The key milestones and public participation points are as follows, but please note these may be subject to delay:

- |   |  |
|---|--|
| Informal community involvement on issues and options<br><b>February – April 2009</b>                                  | Development of document to be submitted to the Secretary of State (Submission Document)<br><b>October – January 2011</b> |
| Analysis and report on results of informal community involvement<br><b>September 2009</b>                             | Formal consultation on Submission Document (pre-submission consultation)<br><b>February – March 2011</b>                 |
| Formal commencement of document production<br><b>November 2009</b>  | Submission of document, evidence base and results of community involvement to Secretary of State<br><b>April 2011</b>    |
| Development of options for consultation document<br><b>January – April 2010</b>                                       | Public examination by Planning Inspectorate on behalf of the Secretary of State.<br><b>August 2011</b>                   |
| Formal consultation, community involvement and independent appraisal of options for Hockley<br><b>May – July 2010</b> | Adoption<br><b>March 2012</b>  |
| Analysis and report on consultation results<br><b>October 2010</b>  |  |

■ Contact Planning Policy on 01702 318191 or [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk)

## Area Action Plans – Your Questions Answered

We are currently in the process of producing Area Action Plans for Hockley, Rochford, and Rayleigh centres and for London Southend Airport and Environs. Here are some answers to common questions we have been asked:

### Q: What is an Area Action Plan?

**A:** An Area Action Plan sets out detailed planning policies for a specific area, including those that will determine how the area will develop in the future. They can be used to achieve a number of things, including:

- Stimulate regeneration or enhancement
- Guide public and private investment within an area
- Protect areas particularly sensitive to change
- Resolve conflicting objectives in an area subject to development pressures
- Provide robust policies determined at a local level to ensure that future development reflects local needs and issues.

### Q: Why do we need an Area Action Plan for Hockley, Rochford and Rayleigh centres?

**A:** These centres all perform important functions for the District's residents, being the focus of facilities and services. They have their own unique characters and positive

attributes which need to be conserved, but there will also be opportunities for improvements and we must recognise that town centres will need to evolve and adapt to change. Area Action Plans will help manage change in a positive manner that reflects local needs and demands, and will provide a robust framework to demand future private developments reflect local issues. We believe it is much better to prepare a blueprint for these towns, so all issues can be comprehensively addressed, rather than leave issues of development to private developers and for ad-hoc planning applications.

### Q: What stage are the Area Action Plans at?

**A:** Very early. Initial, informal public participation on issues and options for Hockley centre took place earlier this year. Initial consultation on issues and options for Rochford and Rayleigh is scheduled to begin at the end of September and in October, respectively. Wider, formal community involvement on options for all centre Area Action Plans will take place next year. You can follow progress on the preparation of the Area Action Plans on our website at <http://www.rochford.gov.uk>

### Q: Who will pay for any development set out in the final Area Action Plans?

**A:** The final Area Action Plans will set out details of how the

blueprint will be delivered over the plan period. It is envisaged that the majority of any development proposed will be paid for by private developers, with the Area Action Plans setting out what will and will not be permitted. The use of planning obligations – where developers are required to make a financial contribution towards infrastructure improvements – will be explored.

### Q: How can I have my say on the Area Action Plans?

**A:** Each Area Action Plan will undergo several stages of community involvement.

Initial, informal consultation is scheduled to begin on the Rochford and Rayleigh Area Action Plans in September and October, respectively. Initial community consultation on the Hockley Area Action Plan was carried out between February and April 2009.

We advertise consultation opportunities in local media, on our website, through notices etc, but we also operate a mailing list for those who wish to be contacted directly whenever there is an opportunity to participate in the plan-making process. If you wish to be added to this mailing list you can register online at <http://rochford.jdi-consult.net/ldf/>. Alternatively contact **Planning Policy** on [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk) or **01702 318191**.

**Q: Have I missed my chance to be involved in the Hockley Area Action Plan?**

**A:** No. There will be further, wider community involvement next year, scheduled to start in May 2010.

### Q: When will the Area Action Plans be complete?

**A:** Each Area Action Plan is produced in several stages, each one subject to community involvement and appraisal development, and require an examination in public before they can be adopted. As such, it is not a short-term process and the anticipated adoption dates are as follows:

**Hockley** ..... **March 2012**  
**Rayleigh** ..... **June 2012**  
**Rochford** ..... **June 2012**  
**London Southend Airport & Environs** .... **April 2011**

### Q: What does it mean if an Area Action Plan allocates land for an alternative use to its current use?

**A:** If land is allocated for an alternative use the Council will support its redevelopment for such use by working with landowners and through the determination of planning applications.

## How to find out more

More information is available at <http://www.rochford.gov.uk>, by contacting **Planning Policy** on **01702 318191** or email your questions to [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk)

## Understanding the terms used in the process...

The **Core Strategy** will provide the strategy for the development of the District, with other documents sitting below it in the **Local Development Framework** which will direct development in detail. Key documents that will conform to the Core Strategy include the following:

**Allocations Development Plan Document** – Provides detailed locations for new housing, employment and other land-use allocations proposed in the Core Strategy.

**Development Management Development Plan Document** – Provides criteria-based policies to ensure all new development accords with the Core Strategy and other relevant strategies.

**Area Action Plans** – are used for areas of change or conservation. They provide detailed policies for a specific area of land where there may be pressure for change, regeneration/enhancement opportunities, a need to resolve

conflicting objectives or to protect areas for conservation.

Area Action Plans are development plan documents which carry the full weight of the planning system in determining planning applications.

The Council is currently planning to produce **four** Area Action Plans for the District which will provide blueprints for **Rochford, Rayleigh and Hockley** centres and for **London Southend Airport** and surrounding area.

### Rochford Town Centre Area Action Plan – your views sought

Your views are being sought on potential options for Rochford town centre.

- Which areas need to be protected?
- What should happen with the Market Square?
- Are road improvements required?
- Are there opportunities for redevelopment?

Visit <http://www.rochford.gov.uk> to have your say, or call **01702 318191** if you don't have access to the internet to find out more.

■ Register online at <http://rochford.jdi-consult.net/ldf/>



# Shape the District's future

Options on future planning policies and the allocation of land – have your say



We want your  
**views!**



In March and April, we will be seeking views on two important planning documents which will affect how the District develops in the future, the "Allocations Development Plan Document" and the "Development Management Development Plan Document".

Both of these documents will provide detailed planning policies that build upon the approach set out in the emerging Rochford Core Strategy.

For more information, to view options for Allocations and Development Management, and to submit your comments on these, keep checking Hot Topics at [www.rochford.gov.uk](http://www.rochford.gov.uk) for updates. Paper copies of the documents will also be available to view in Rochford Council Offices, Rayleigh Civic Suite, and in all libraries within the District. Alternatively, if you can not access the document via the internet or at any of the aforementioned locations, contact Planning Policy on **01702 318191**.

## Allocations Development Plan Document

The Allocations Development Plan Document will identify specific sites for development or for protection. The Council is preparing a consultation document that explains and appraises a range of options, but we need your views on these.

For example, the Core Strategy sets out general locations where existing Green Belt land will be reallocated for housing or employment uses.

The Allocations Development Plan Document will determine specific sites within these locations.

In addition to identifying areas for residential and employment development, the Allocations Development Plan Document will identify environmental allocations, such as Local Wildlife Sites, and land to be designated for uses such as leisure or education.



## Development Management Development Plan Document



Development Management is a positive and proactive approach to shaping, considering, determining and delivering development proposals on the sites chosen for development.

A key part of the process relates to the application of the principles set out in the Core Strategy and the Allocations Development Plan Document.

In addition, the Council is preparing a Development Management

Development Plan Document with policies for specific issues not addressed by other planning documents, including domestic extensions, conversion of rural buildings, and non-retail uses in town centres.

As with the Allocations Development Plan Document, we will be producing a consultation document outlining our initial thoughts on the development management policies that we believe are appropriate for the District.

## Core Strategy Submitted to Secretary of State

The District's Core Strategy – the document that will set out in broad terms how the District is going to develop over the next 15 years – has been submitted to the Secretary of State for examination.

An Inspector has been appointed to carry out the examination. The examination will determine whether the document is sound and legally compliant having regard to the evidence, including the results of community involvement.

Hearings are expected to take place in May. If found sound, the Core Strategy is scheduled to be adopted in October of this year.

The Council has appointed Lissa Higby as the Council's Programme Officer and she is the contact for any queries regarding the Core Strategy examination. The Programme Officer's contact details are at the bottom of the page.

■ Email: [programme.officer@rochford.gov.uk](mailto:programme.officer@rochford.gov.uk) Phone: **01702 318062**

Mail: Rochford District Council Offices, South Street, Rochford, Essex, SS4 1BW.



# Rochford's Core Strategy

## Inspector says plan for the District's future is 'sound'



Rochford District Council's plan for the future development of the District (the Core Strategy) has been approved by the Government Inspector conducting the examination.

The Core Strategy sets out the key planning policies for the District, and will determine how the area will develop over the next 15 years and beyond. It addresses issues such as:

- the location and type of new housing,
- sites for employment development,
- strategic infrastructure requirements,
- and town centre enhancements, to name but a few.

It also introduces a number of measures to ensure the protection of the District's environment.

Following extensive community involvement, appraisal and evidence gathering, the Council's agreed Core Strategy was submitted to the Government for examination in January 2010 to determine whether the strategy was 'sound' and 'legally compliant'.

The Council had expected the results of the examination to be issued within six months – the usual time for the Government to consider such plans.

However, as a result of the change in Government, amendments to national policy, and legal challenges against the Secretary of State for Communities and Local Government, the examination process was significantly delayed.

The Planning Inspectorate has now issued its report on the Core Strategy and found it to be 'sound'.

The Core Strategy ensures the vast majority of the District's Green Belt is protected from development, directing housing and employment to the most appropriate locations.

It will also ensure new development is built to high environmental standards, meets the needs of the local community, and is accompanied by the necessary infrastructure.

The Core Strategy covers a diverse range of issues, from protecting environmentally sensitive areas, and providing new recreational spaces, to setting out a framework for economic growth in the District, including town centre enhancements and development around London Southend Airport.

**The Inspector's report will be presented to the Council on 13 December for consideration and subject to approval by the Council, formal adoption.**

**Adoption of the Core Strategy will mean locations for future development are confirmed.**

The Council is now progressing work on related policy documents. This will include the Allocations Development Plan Document, which will set the precise boundaries of the sites to be developed within the general locations now confirmed by the Core Strategy; and the Development Management Development Plan Document, which will provide detailed policies against which planning applications will be determined. Look out for opportunities to have your say on these in the new year.

For further details and to view information on the Core Strategy visit our website

[www.rochford.gov.uk](http://www.rochford.gov.uk)

■ Find out more by visiting [www.rochford.gov.uk](http://www.rochford.gov.uk)



# 12 Environment

## Core Strategy – Update



Rochford's Core Strategy – the plan for the future development of the District was adopted by the Council on 13 December 2011, following approval from the Government's Planning Inspector.

The plan is the key planning document for the entire District. It sets out how the area will develop over the next 15 years, addressing issues such as housing, employment, town centre enhancements, and the environment, to name but a few.

The Core Strategy was prepared over a number of years, involving evidence gathering, community involvement, and analysis, before being submitted to the Government for examination in January 2010.

At this point an Inspector was appointed by the Secretary of State to determine if the strategy was "sound". As part of the examination, hearing sessions were held where objectors to policies had the opportunity to explain their concerns to the Inspector.

Following this process, the Core Strategy has not only been found

'sound' and 'legally compliant' by the Inspector, but only minor changes are required.

The Inspector found in favour of the Council on all significant issues. Examples of some of the outcomes of this include:

1. Housing to meet our District requirements will be built in the areas the Council had suggested and determined to be the most appropriate following analysis and community involvement
2. The vast majority (approximately 99 per cent) of the Green Belt will be protected from development, as will important environmental areas and open spaces
3. All new homes will be built to the lifetime homes standard (ensuring that new homes can be adapted to meet our residents' needs, whatever their circumstances)
4. New development will be required to be built to high environmental standards

5. Developers will be required to include affordable housing within their housing development schemes, and to incorporate other requirements proposed by the Council (including new schools in certain locations, play spaces, youth and community facilities, transport improvements, etc)
6. New employment development will take place North of London Southend Airport, west of Rayleigh, and in town centres

7. Protection of our historic environment, and character of our District, including buildings that may not be nationally significant but are of local importance.

The full Core Strategy document is available to download from our website. Simply visit [www.rochford.gov.uk](http://www.rochford.gov.uk) and click on Core Strategy Update in the "In Focus" box.

### Legal challenge to adoption of the Core Strategy

Under Section 113 of the Planning and Compulsory Purchase Act 2004, any person aggrieved by the Core Strategy may make an application to the High Court on grounds that the document is not within the appropriate powers and/or a procedural requirement has not been complied with.

The deadline for such an application in respect of the Rochford District Core Strategy was 24 January 2012.

On 19 January 2012, Rochford District Council received notification of a legal challenge to the Core Strategy.

The legal challenge has been brought by Cogent Land LLP, who are seeking to quash certain policies namely; H1, H2, H3 and paragraphs 4.1 to 4.31 in the Core Strategy, which relate to Housing.

The rest of the Core Strategy is unaffected by this challenge. At the time of writing, the challenge remains undetermined. Until the challenge is determined, the whole of the Core Strategy has full effect as adopted.

■ Find out more by visiting [www.rochford.gov.uk](http://www.rochford.gov.uk)



# Out and About 7

## Who...? what...? when...? where...? how...?

### Christmas Events

This Christmas there's lots of events for you to enjoy in the District. Why not head for the Square in **Rochford** on December 2 where there is a full afternoon's entertainment for all the family including Paul Young (see poster right).

Or you can head for **Rayleigh's** Christmas event on November 29 between 4.15 - 6.30pm. The High Street will be closed from Crown Hill from 1.45pm to 8.00pm. There's lots to enjoy including Southend United FC, Olympic Torchbearers, the Mushroom Theatre Company and many Christmas stalls.

Or on December 6, **Ashingdon** Parish Council will be holding a Christmas buffet from 12.30pm - 3pm at Ashingdon & East Hawkwell Memorial Hall,



Ashingdon Road, Ashingdon. All food and drink will be supplied by the Parish Council and there will also be a raffle with proceeds going to Peaceful Place.

### Council, Committee and Community Forum Dates

All meetings will take place at the Civic Suite, 2 Hockley Road, Rayleigh, SS6 8EB starting at 7.30pm.

**The Executive**  
Wednesday 5 December 2012

**Audit Committee**  
Tuesday 11 December 2012

**Development Committee**  
Thurs 13 December 2012

**Council**  
Tuesday 18 December 2012

**Review Committee**  
Tuesday 8 January 2013

**The Executive**  
Wednesday 9 January 2013

**Extraordinary Council**  
Tuesday 29 January 2013

**Development Committee**  
Thursday 31 January 2013

**Review Committee**  
Tuesday 5 February 2013

**The Executive**  
Wednesday 6 February 2013

**Extraordinary Council**  
Thursday 14 February 2013

**Council**  
Tuesday 26 February 2013

**Development Committee**  
Thursday 28 February 2013

**Review Committee**  
Tuesday 5 March 2013

**The Executive**  
Wednesday 6 March 2013

**West Community Forum**  
Tuesday 12 March 2013

For information contact Member Services on 01702 318140

Please note that although events are checked before going to press, they are subject to change. We recommend you visit our website at [www.rochford.gov.uk](http://www.rochford.gov.uk) or contact the organisers to check before going to an event.

## The future of Rochford District

The Council is progressing the final stages of two important planning documents that will have an impact on the way the District looks in the future.

The Allocations Document is a key planning document, forming part of a collection of documents known as the Local Development Framework. This document allocates land for a range of uses that will have an affect on your day-to-day life in the District, including housing, employment, open space, town centres and environmental designations.

The final stage of this document (the 'Allocations Submission Document') sets out the Council's preferred approach to the location of new housing and employment.

As well as this, there is a final version of the Hockley Area Action Plan (HAAP).

The HAAP sets out the vision for the future development of Hockley centre, identifying areas for regeneration and improvement. Some areas of land within the HAAP allocate land for a range of uses including housing, employment and public open space.

The plan also sets out a vision for improvements to the public realm, including junction and highways improvements, the creation of public open spaces, community facilities and the development of leisure uses.

Both the Allocations Document and the HAAP will soon be available for you to view with a formal consultation asking if you agree with the proposed final plans.

You can stay in touch in the following ways (see right)



The upcoming consultations will be available:

On the Council's website – visit: [www.rochford.gov.uk](http://www.rochford.gov.uk) (see In Focus)

Or you can join the Planning Policy team's mailing list to be

notified of future consultations – sign up at: <http://rochford.jdi-consult.net/ldf/newuser.php>

Or email your preferred contact details to: [planning.policy@rochford.gov.uk](mailto:planning.policy@rochford.gov.uk)

Or telephone: 01702 318191

■ Got an event? We can put it on RDM Online, visit [www.rochford.gov.uk](http://www.rochford.gov.uk)