

**Rochford District Allocations Submission Document Examination:
Statement of Common Ground between Rochford District Council and Phase 2
Planning/Landhold Capital**

This statement of common ground has been prepared between Rochford District Council and Phase 2 Planning on behalf of Landhold Capital Ltd in relation to the soundness and legal compliance of the Rochford District Allocations Submission Document (April 2013). It clarifies the matters of agreement specifically in relation to Policy SER6 (South West Hullbridge).

The matters of agreement are as follows:

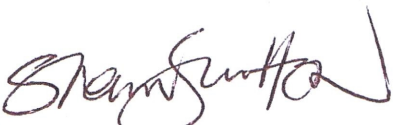
1. The site identified within Policy SER6 is consistent with the broad location indicated within the Core Strategy, and it is considered to be the most appropriate site in planning terms to meet the housing needs of Hullbridge when compared to other reasonable alternative options which have previously been consulted on.
2. Watery Lane is a locally important route into and out of the District to the west, which requires some improvement, for example in respect of surface water flooding, subject to consultation with Essex County Council, Rochford District Council and other relevant stakeholders.
3. The sites identified to the north of Lower Road (SER6a and SER6b) would require at least two access/egress points, subject to consultation with Essex County Council Highways and Rochford District Council.
4. The Allocations Submission Document (April 2013) requires that a link to the south and to east are provided to serve the development of the sites (paragraph 3.192).
5. Malyons Lane is highlighted within the Plan as being a preferable vehicular route to Ferry Road, as suggested in a discussion between the Council and Essex County Council Highways (evidence base 79.EB30). In any case, the most appropriate road to provide access/egress to the east will be determined at the planning application stage. This would be the subject of further consultation on a Master Plan.
6. It is recognised that particular attention needs to be paid to sustainable drainage.
7. The Allocations Submission Document (April 2013) proposes that shops should be provided as part of the development to the South West of Hullbridge (paragraph 3.186). The Council and Phase 2 Planning/Landhold agree that paragraph 3.186 can be reworded to enhance the flexibility of this requirement, as follows:

“The provision of small-scale retail (A1) units in the form of neighbourhood shops should be explored at the planning application stage, and if considered to be viable, they should be well designed, planned and integrated into both phases of the development.”

8. SER6 will deliver a minimum of 500 dwellings over the plan period. The first phase of the development (SER6a) is proposed to deliver 250 dwellings between 2015 and 2021, with a further 250 dwellings delivered post-2021 within the second phase (SER6b). However, the second phase of delivery could be brought forward in the plan period if a need is demonstrated in accordance with Policy SER6.
9. The Allocations Submission Document (April 2013) requires the front-end provision of youth, community and leisure facilities onsite. However, the Council agree that, in principle, off-site provision for such facilities may be appropriate, but this should be determined at the detailed planning application stage. The scale of the S106 requirements will relate to the scale and content of the consent proposed to be issued, and will address the consequential impact of the development permitted.
10. The Council and Phase 2 Planning/Landhold agree that two of the paragraphs relating to the provision of youth, community and leisure facilities within the Allocations Submission Document (April 2013) can be amended as follows:

The first phase is likely to be larger than the second, as per Figure 12 , which could enable the first phase to accommodate facilities, open space, etc. to accompany the development as a whole. As such, the developable area for residential development on SER6a could be nearer 50%. However, the provision of such facilities off-site may be considered appropriate provided they are well planned, meet local need, are fit-for-purpose and are accessible to the local community. This should be determined in consultation with the Council and the local community." (paragraph 3.170),

"Youth, community and leisure facilities should accompany the development of these sites. Such facilities may be provided within the first phase of the development (Policy SER6a) and could be well-integrated into this phase and enable integration with the second phase of development (Policy SER9b) to ensure that facilities are accessible to the community. However, the provision of such facilities off-site may be considered appropriate provided they are well planned, meet local need, are fit-for-purpose and are accessible to the local community. This should be determined in consultation with the Council and the local community." (paragraph 3.181)

Signed: 

Date: 13/8/2013

Name: SHAUN SCRUTTON

Rochford District Council

Signed: 

Date: 14th August 2013

Name: Robert Taylor

Phase 2 Planning/Landhold

on behalf of Landhold Capital
