Rochford District Allocations Submission Document Examination:

Statement of Common Ground between
Rochford District Council and
Countryside Properties

This statement of common ground has been prepared between Rochford District Council and Countryside Properties 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 SER1 (North of London Road, Rayleigh) and Policy BFR4 (Rawreth Industrial Estate).

The matters of agreement are as follows:

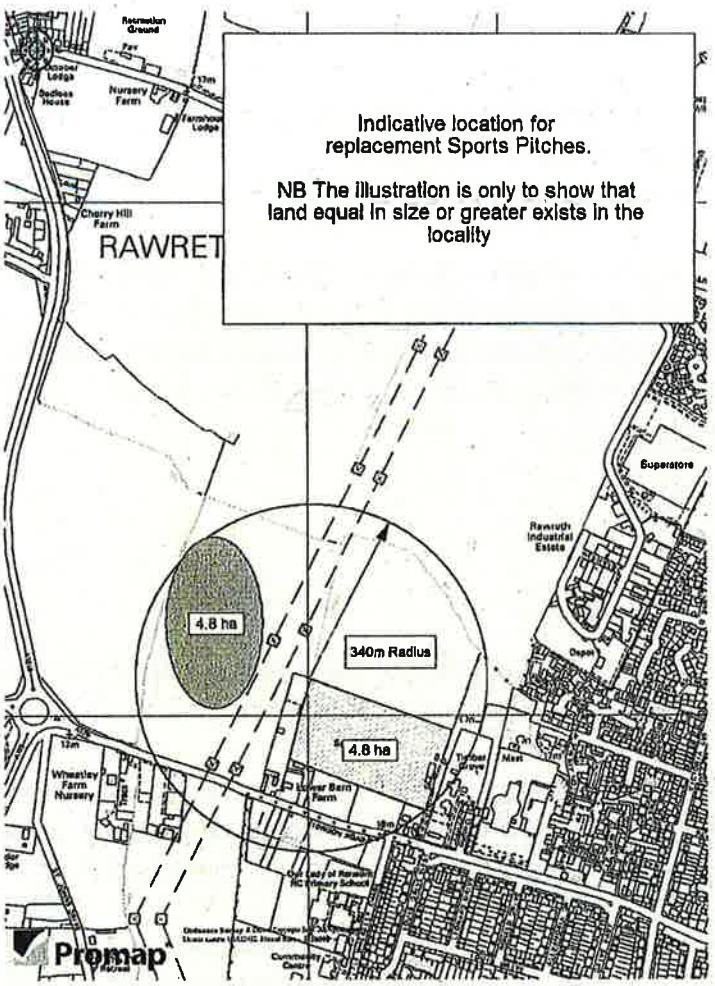
SER1 – West Rayleigh

1. The site to the north of London Road (SER1) can deliver the dwelling requirement for the North of London Road general location as set out in Core Strategy Policy H2.

2. SER1 includes existing sports pitches located off London Road which are currently run by Rayleigh Town Sports and Social Club but are owned by Rochford District Council. The Council propose to relocate these pitches as part of the development of the site.

3. The land upon which the Sports and Social Club currently sits is owned by Rochford District Council. Countryside Properties are agreeable in principle to providing land for the replacement facilities, and Rochford District Council are agreeable in principle to realising the development of the existing site.

4. Countryside Properties are preparing a Masterplan for the site and are reserving a location of sufficient size to accommodate the relocated sports facilities within 340m of the existing site (see diagram below), on land within their control. In addition, however, the proposed amendment to paragraph 3.37 of the Allocations Submission Document (November 2012) would assist in the relocation of the existing sports pitches by providing flexibility for an appropriate alternative siting for the playing field within proximity to its current location.



5. The pylon line extending across land to the north of London Road is 132kV, and in line with available guidance[1], it would be appropriate for any residential living accommodation to be located no closer than 30 metres east of the pylon line.

6. Without prejudice to Countryside's representations regarding the need to establish a defensible Green Belt boundary that follows features on the ground and which is flexible enough to meet longer term needs, if the pylon line is to be used as a marker for the Green Belt boundary, the parties agree that the western boundary of SER 1, as set out in the Allocations Submission Document (April 2013), should be amended as set out in Figure 1 below (and as set out in the Proposed Schedule of Changes) with a 30m offset to the pylons to the east.

[1] 2007 'Stakeholder Advisory Group on ELF EMFs (SAGE) Precautionary approaches to ELF EMFs' – page 48 (http://www.emfs.info/NR/rdonlyres/39CDF32F-E92B-4E2E-AD30-A2B0006B8ED5/0/SAGEfirstinterimassessment.pdf) and 'Cross Party Inquiry into Childhood Leukaemia and Extremely Low Frequency Electric and Magnetic Fields (ELF EMF)' – page 13 (http://www.emfs.info/The+Expert+View/crossparty.htm) recommended appropriate distances between pylon lines and development. Of relevance, these reports suggest that for lines of 275kV and 400kV, homes and schools should be over 60 metres distance away, and for lines of 66kV, 110kV and 132kV, homes and schools should be over 30 metres away.

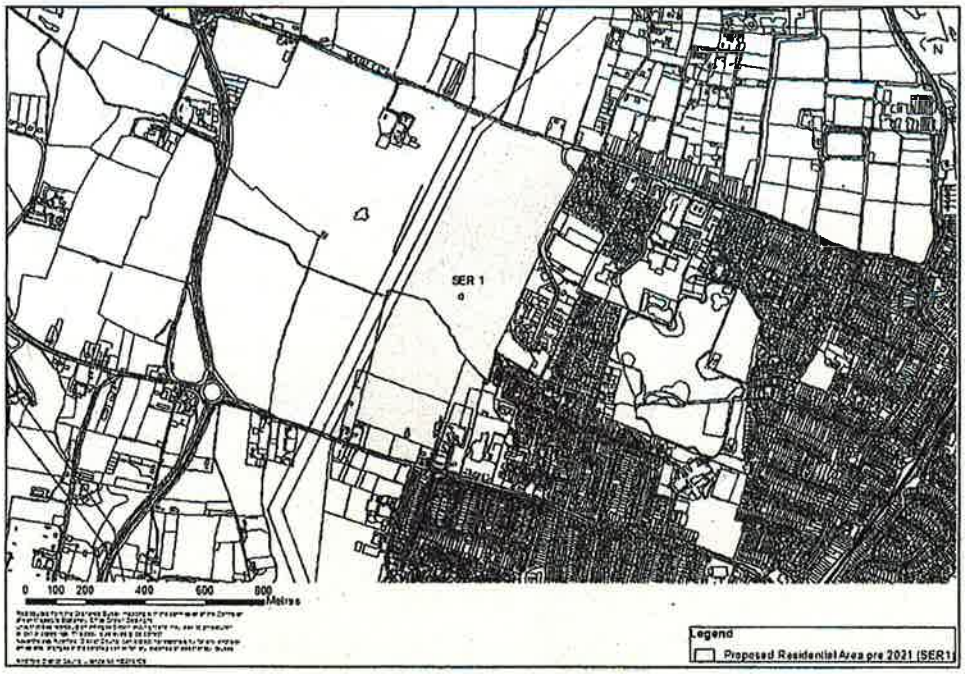


Figure 1 – Proposed amendment to western boundary of the site identified in Policy SER1

7. Paragraph 3.47 of the Allocations Submission Document (April 2013) should be reworded to enhance the flexibility of the retail requirement, as set out on page 7 of the Proposed Schedule of Changes (April 2013), and 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 the development of the site."

8. An area of flood risk exists within the central part of SER1. The parties confirm that no residential development will be sited within the flood risk area, and agree that the provisions of the Concept Statement which refer to this land being used primarily for open space purposes is an appropriate response.

9. The parties agree that highway access roads and replacement sports facilities can be provided to the west of the pylon line (i.e. within the Green Belt if SER1 is defined by the boundary in Figure 1). This land falls within the control of Countryside Properties and therefore no 3rd party land is required to deliver an access to London Road.

<u>BFR4 – Rawreth Industrial Estate</u>

10. Rawreth Industrial Estate (BFR4) is located adjacent to the eastern boundary of SER1, and is identified within the Allocations Submission Document (April 2013) to be reallocated for residential use.

11. Rawreth Industrial Estate has not been included as part of the five-year housing land supply in the Council's housing trajectory.

12. Countryside Properties confirm that the Masterplan being prepared for the site is flexible as regards the future of Rawreth Industrial Estate, and leaves an appropriate buffer to the industrial estate on the basis that it remains in industrial use, but with flexibility to provide connectivity to that area in the event that it is redeveloped in the future.

Signed: [signature] **Date:** 13/8/2013

Name: SHAUN SCRUTTON

Rochford District Council

Signed: [signature] **Date:** 15/8/2013

Name: STEVE PRICE

Countryside Properties