

Rochford District Council – Allocations Submission Document Examination: Proposed Schedule of Changes to the Allocations Submission Document (Updated August 2013)

Proposed Schedule of Changes to the Allocations Submission Document (Updated August 2013)

The changes below are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the change in words in *italics*.

The below proposed minor amendments relate to changes to the Allocations Submission Document (April 2013).

The page numbers and paragraph numbering below refer to the Allocations Submission Document (April 2013), and do not take account of the deletion or addition of text.

The colour-coding below highlights where proposed minor amendments are repeated throughout the Allocations Submission Document (April 2013).

Main Modifications:

Page	Policy/ Paragraph	Proposed Change	Justification
16	2.11	<i>Replace sentence with the following:</i> The land allocated for development in accordance with this policy is identified in Figure 3.	This amendment would clarify that the site is proposed for development in accordance with the policy.
17	2.15	<i>Insert sentence below paragraph:</i> A masterplan or design brief would be expected to be submitted to the Council prior to the submission of a planning application for this site.	This change would clarify that a masterplan or design brief would be required to be submitted for the site.
23	2.53	<i>Amend paragraph as follows:</i> <u>This site will no longer be retained for employment use, but will instead be allocated for a range of uses including residential,</u>	This amendment would clarify that this site would no longer be allocated for employment use in its entirety.

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		employment and retail in accordance with Core Strategy Policy RTC6. The detailed policies for this site and the wider central area of Hockley, based on the above principles, will be set out in the Hockley Area Action Plan.	
24	2.62	<i>Replace sentence with the following:</i> The land allocated for development in accordance with this policy is identified in Figure 4.	This amendment would clarify that the site is proposed for development in accordance with the policy.
25	2.66	<i>Insert sentence below paragraph:</i> A masterplan or design brief would be expected to be submitted to the Council prior to the submission of a planning application for this site.	This change would clarify that a masterplan or design brief would be required to be submitted for the site.
28	2.91	<i>Replace sentence with the following:</i> The land allocated for development in accordance with this policy is identified in Figure 5.	This amendment would clarify that the site is proposed for development in accordance with the policy.
29	2.95	<i>Insert sentence below paragraph:</i> A masterplan or design brief would be expected to be submitted to the Council prior to the submission of a planning application for this site.	This change would clarify that a masterplan or design brief would be required to be submitted for the site.
35	3.17	The Core Strategy (Policy H2) identifies that the site in this general location should have the capacity to accommodate a minimum of 550 dwellings during the plan period. The site identified in Figure 6 is capable of providing 550 dwellings at a	The western boundary of SER1 is proposed to be amended (see below).

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		density of 30 dwellings per hectare, plus a flexibility allowance of 5%, if required. The overall site area is 38.8 <u>42.1</u> hectares to take account of site constraints and to accommodate the following infrastructure, services and facilities:	
35	3.18	<i>Insert sentence:</i> The land allocated for development in accordance with this policy is identified in Figure 6.	This addition would clarify that the site is proposed for development in accordance with the policy.
36	Figure 6	<i>Replace figure for SER1 with the new site boundary appended to this schedule of changes.</i>	The Council have been advised that the pylon line running adjacent to the site to the north of London Road is 132kV, and in line with available guidance, 30 metres distance from this line would be appropriate. Therefore the western boundary of SER1 would be 30 metres east of the pylon line. Residential development would therefore not be permitted within 30 metres of the pylons. An updated Proposals Map and proposals extract map will be provided in due course.
37	3.22	<i>Insert sentence below paragraph:</i> A masterplan or design brief would be expected to be submitted to the Council prior to the submission of a planning application for this site.	This change would clarify that a masterplan or design brief would be required to be submitted for the site.
40	3.42	<i>Amend paragraph as follows:</i>	The new site boundary has been agreed between the Council and developers in the

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		<p>There are <u>high voltage pylons lines</u> running north eastwards directly to the west of <u>the western boundary of the site</u>. While the site follows the pylon line along <u>at a distance of 30 metres to the east from its south western boundary, and so residential development of this site will be further than 30 metres from these.</u> Siting of the replacement playing field and associated facilities (including car parking) should take into consideration the presence of the pylons. The alignment of the residential boundary in this location is such that, <u>it follows natural existing features, it would be defensible where possible and it would facilitate the creation of a multi-use junction for this site and that within Policy NEL1 along London Road.</u></p>	<p>Statement of Common Ground. The western boundary of SER1 would be 30 metres east of the pylon line.</p>
41	3.47	<p><i>Replace paragraph with the following:</i></p> <p>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.</p>	<p>This change would provide flexibility in terms of retail provision within SER1.</p>
43	3.54	<p><i>Insert sentence:</i></p> <p>The land allocated for development in accordance with this policy is identified in Figure 8.</p>	<p>This addition would clarify that the site is proposed for development in accordance with the policy.</p>
44	3.58	<p><i>Insert sentence below paragraph:</i></p> <p>A masterplan or design brief would be expected to be submitted to the Council prior to the submission of a planning application</p>	<p>This change would clarify that a masterplan or design brief would be required to be submitted for the site.</p>

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		for this site.	
47	3.87	<i>Insert sentence:</i> The land allocated for development in accordance with this policy is identified in Figure 9.	This addition would clarify that the site is proposed for development in accordance with the policy.
48	Figure 9	<i>Replace figure for SER3 with the map appended to this schedule of changes.</i>	The replacement map would clarify that although the area to the south which connects the site to Folly Lane is within the existing residential area, it forms part of the development boundary of the site.
52	3.114	<i>Insert sentence:</i> The land allocated for development in accordance with this policy is identified in Figure 10.	This addition would clarify that the site is proposed for development in accordance with the policy.
56	3.143	<i>Insert sentence:</i> The land allocated for development in accordance with this policy is identified in Figure 11.	This addition would clarify that the site is proposed for development in accordance with the policy.
61	3.170	<i>Amend paragraph as follows:</i> The first phase shown as SER6a is 13.6 hectares in area, which is larger than the second phase – SER6b (9.8 hectares). The first phase is likely to be larger than the second, as per Figure 12, This would 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	This would clarify that, as agreed within the Statement of Common ground between the Council and Phase 2 Planning, the provision of facilities could be provided off-site.

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		residential development on SER6a <u>could be is likely to be</u> nearer 50%. <u>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.</u>	
61	3.171	<i>Insert sentence:</i> The land allocated for development in accordance with this policy is identified in Figure 12.	This addition would clarify that the site is proposed for development in accordance with the policy.
63	3.176	<i>Insert sentence below paragraph:</i> A masterplan or design brief would be expected to be submitted to the Council prior to the submission of a planning application for this site.	This change would clarify that a masterplan or design brief would be required to be submitted for the site.
64	3.181	<i>Amend paragraph as follows:</i> Youth, community and leisure facilities should <u>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</u>	This would clarify that, as agreed within the Statement of Common ground between the Council and Phase 2 Planning, the provision of facilities could be provided off-site.

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		<u>local community.</u>	
64	3.186	<i>Replace paragraph with the following:</i> 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.	This change would provide flexibility in terms of retail provision within SER6.
67	3.206	<i>Insert sentence:</i> The land allocated for development in accordance with this policy is identified in Figure 13.	This addition would clarify that the site is proposed for development in accordance with the policy.
69	3.210	<i>Insert sentence below paragraph:</i> A masterplan or design brief would be expected to be submitted to the Council prior to the submission of a planning application for this site.	This change would clarify that a masterplan or design brief would be required to be submitted for the site.
72	3.234	<i>Insert sentence:</i> The land allocated for development in accordance with this policy is identified in Figure 14.	This addition would clarify that the site is proposed for development in accordance with the policy.
73	3.238	<i>Insert sentence below paragraph:</i> A masterplan or design brief would be expected to be submitted to the Council prior to the submission of a planning application for this site.	This change would clarify that a masterplan or design brief would be required to be submitted for the site.

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77	3.269	<i>Insert sentence:</i> The land allocated for development in accordance with this policy is identified in Figure 15.	This addition would clarify that the site is proposed for development in accordance with the policy.
79	3.274	<i>Insert sentence below paragraph:</i> A masterplan or design brief would be expected to be submitted to the Council prior to the submission of a planning application for these sites.	This change would clarify that a masterplan or design brief would be required to be submitted for these sites.
81	3.288	<i>Replace paragraph with the following:</i> One point of access/egress onto the highway network may be required for each site, depending on the distribution of dwellings between them. In particular, the site to the south of the High Street (Policy SER9b) should connect to the High Street and, provided appropriate integration is enabled between this site and the land within Policy BFR1, with Star Lane to the west. However, the precise detail in terms of the number and location of access points for SER9a and SER9b will be determined at the planning application stage in consultation with the local highway authority.	This change would make the policy less specific about the appropriate access for site SER9a.
84	3.312	<i>Insert sentence:</i> The land allocated for development in accordance with this policy is identified in Figure 16.	This amendment would clarify that the site is proposed for development in accordance with the policy.
88	4.5	<i>Amend sentence as follows:</i>	This amendment would clarify that the sites

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		The location of these four employment sites, <u>which will continue to be protected for employment uses</u> , is illustrated in Figure 17.	identified are proposed to be protected for employment use in accordance with the policy.
89	4.8	<i>Amend sentence as follows:</i> The location of these two employment sites, <u>which will continue to be protected for employment uses</u> , is illustrated in Figure 18.	This amendment would clarify that the sites identified are proposed to be protected for employment use in accordance with the policy.
90	4.10	<i>Amend sentence as follows:</i> The location of this employment site, <u>which will continue to be protected for employment uses</u> , is illustrated in Figure 19.	This amendment would clarify that the site identified is proposed to be protected for employment use in accordance with the policy.
93	5.11	<i>Replace sentence with the following:</i> The land allocated for development in accordance with this policy is identified in Figure 20.	This amendment would clarify that the site is proposed for development in accordance with the policy.
97	5.34	<i>Replace sentence with the following:</i> The land allocated for development in accordance with this policy is identified in Figure 21.	This amendment would clarify that the site is proposed for development in accordance with the policy.
101	5.55	<i>Replace sentence with the following:</i> The land allocated for development in accordance with this policy is identified in Figure 22.	This amendment would clarify that the site is proposed for development in accordance with the policy.
106	Figure 23	<i>Replace figure for NEL4 with the map appended to this schedule of changes.</i>	The replacement map would clarify that the area identified is not allocated for employment use in its entirety. However, it does identify the area to be addressed within the London Southend

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			Airport and Environs Joint Area Action Plan. An updated Proposals Map and proposals extract map will be provided in due course.
109	6.9	<i>Amend sentence:</i> The location of the Local Wildlife Sites as identified by the 2007 Local Wildlife Sites Review, which will be protected as such, are shown in Figure 24.	This amendment would clarify that the Local Wildlife Sites are proposed to be protected in accordance with the policy.
116	7.15	<i>Amend sentence:</i> The existing extent of the school site as well as the area set aside for expansion is identified in Figure 27, and will be allocated for educational use in accordance with this policy.	This amendment would clarify that the site is proposed to be protected for education in accordance with the policy.
118	7.19	<i>Amend sentence:</i> The extent of these areas to be allocated for educational use are identified in Figures 28 to 33. <u>The Proposals Map should also be referred to, as some of the schools sites have a dual allocation of Green Belt and education.</u>	This amendment would clarify that the sites identified are proposed to be protected for education in accordance with the policy. Reference to the proposals map would also ensure that it is referred to, to see the amended Green Belt boundary.
124	8.9	<i>Amend sentence:</i> The sites to be allocated and protected as open space are illustrated in Figures 34 to 41.	This amendment would clarify that the sites identified are proposed to be protected as open space in accordance with the policy.
133	8.16	<i>Amend sentence:</i> The location of Clements Hall Leisure Centre and Rayleigh	This amendment would clarify that the sites identified are proposed to be protected for

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		Leisure Centre, <u>as is defined in Figure 42, will be allocated for leisure use and protected from other uses. The Proposals Map should also be referred to, as Clements Hall Leisure Centre has a dual allocation of Green Belt and education.</u>	leisure use in accordance with the policy. Reference to the proposals map would also ensure that it is referred to, to see the amended Green Belt boundary for Clements Hall Leisure Centre.

Additional Modifications:

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21	2.40	<p><i>Amend paragraph as follows:</i></p> <p>The site may have potential to be of archaeological interest and this should be taken into consideration. No development shall commence within the area of <u>interest shown hatched on the approved drawing</u>, before the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority. <u>Upon the granting of any planning permission for the development of the site, the developer shall</u> will be required to afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records to be made of any items of interest. In this respect, not less than 48 hours notice shall be given in writing to the Local Planning</p>	The change to this paragraph would provide clarity in relation to areas of archaeological interest.

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		Authority of the commencement of works requisite for the implementation of the permitted development.	
26	2.79	<p><i>Amend paragraph as follows:</i></p> <p>The site may have potential to be of archaeological interest and this should be taken into consideration. No development shall commence within the area of interest shown hatched on the approved drawing, before the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority. Upon the granting of any planning permission for the development of the site, tThe developer shall will be required to afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records to be made of any items of interest. In this respect, not less than 48 hours notice shall be given in writing to the Local Planning Authority of the commencement of works requisite for the implementation of the permitted development.</p>	The change to this paragraph would provide clarity in relation to areas of archaeological interest.
31	2.116	<p><i>Amend paragraph as follows:</i></p> <p>The site may have potential to be of archaeological interest and this should be taken into consideration. No development shall commence within the area of interest shown hatched on the approved drawing, before the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which shall</p>	The change to this paragraph would provide clarity in relation to areas of archaeological interest.

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		<p>previously have been submitted to and approved in writing by the Local Planning Authority. Upon the granting of any planning permission for the development of the site, the developer shall will be required to afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records to be made of any items of interest. In this respect, not less than 48 hours notice shall be given in writing to the Local Planning Authority of the commencement of works requisite for the implementation of the permitted development.</p>	
34	3.12	<p><i>Insert sentence:</i> <u>A defensible Green Belt boundary is one which protects the openness and character of the area, prevents urban sprawl and is defined by permanent, easily recognisable features, where possible.</u></p>	<p>This addition would clarify what is meant by a defensible Green Belt boundary.</p>
37/38	3.27	<p><i>Amend paragraph as follows:</i> At least two vehicular access/egress points onto and off the site for vehicular traffic should be provided from Rawreth Lane and London Road; <u>at least one point should link to Rawreth Lane and at least one point should link to London Road.</u> The site should be configured such that the majority (in the region of two thirds) of dwellings are accessed from London Road. The potential to provide a circular link with one strategic access point and one secondary access point onto London Road should be explored. A bus link will be created between Rawreth Lane and London Road (see Figure 7). However, the road layout within</p>	<p>This change would clarify that at least one access point should be provided from both Rawreth Lane and London Road.</p>

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		<p>the site will be such that there is no link for private cars between Rawreth Lane and London Road through the site. This could take the form of bus gates, cameras, and/or other forms of engineering to ensure that the relevant section of road is only suitable for buses. This should be determined at the planning application stage in consultation with the relevant bus company and the local highways authority. In addition a Traffic Regulation Order would be required to restrict movement for other road users along this route. However, a link between London Road and Rawreth Lane for all forms of transport may be explored. The route should be such that it would not encourage its use as a 'through-route' between Rawreth lane and London Road. The options for this site should be explored in consultation with Essex County Council highways."</p>	
41	3.45	<p><i>Amend paragraph as follows:</i></p> <p>The site may have potential to be of archaeological interest and this should be taken into consideration. No development shall commence within the area of interest shown hatched on the approved drawing, before the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority. <u>Upon the granting of any planning permission for the development of the site, t</u>The developer shall will be required to afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records</p>	<p>The change to this paragraph would provide clarity in relation to areas of archaeological interest.</p>

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		to be made of any items of interest. In this respect, not less than 48 hours notice shall be given in writing to the Local Planning Authority of the commencement of works requisite for the implementation of the permitted development.	
46/47	3.81	<p><i>Amend paragraph as follows:</i></p> <p>The site may have potential to be of archaeological interest and this should be taken into consideration. No development shall commence within the area of interest shown hatched on the approved drawing, before the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority. Upon the granting of any planning permission for the development of the site, tThe developer shall will be required to afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records to be made of any items of interest. In this respect, not less than 48 hours notice shall be given in writing to the Local Planning Authority of the commencement of works requisite for the implementation of the permitted development.</p>	The change to this paragraph would provide clarity in relation to areas of archaeological interest.
50	3.100	<p><i>Amend paragraph as follows:</i></p> <p>The site may have potential to be of archaeological interest and this should be taken into consideration. No development shall commence within the area of interest shown hatched on the approved drawing, before the applicant has secured the</p>	The change to this paragraph would provide clarity in relation to areas of archaeological interest.

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		<p>implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority. Upon the granting of any planning permission for the development of the site, tThe developer shall <u>will be required to</u> afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records to be made of any items of interest. In this respect, not less than 48 hours notice shall be given in writing to the Local Planning Authority of the commencement of works requisite for the implementation of the permitted development.</p>	
55	3.135	<p><i>Amend paragraph as follows:</i></p> <p>The site may have potential to be of archaeological interest and this should be taken into consideration. No development shall commence within the area of <u>interest</u> shown hatched on the approved drawing, before the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority. Upon the granting of any planning permission for the development of the site, tThe developer shall <u>will be required to</u> afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records to be made of any items of interest. In this respect, not less than 48 hours notice shall be given in writing to the Local Planning</p>	<p>The change to this paragraph would provide clarity in relation to areas of archaeological interest.</p>

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		Authority of the commencement of works requisite for the implementation of the permitted development.	
59	3.159	<p><i>Amend paragraph as follows:</i></p> <p>The site may have potential to be of archaeological interest and this should be taken into consideration. No development shall commence within the area of interest shown hatched on the approved drawing, before the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority. Upon the granting of any planning permission for the development of the site, tThe developer shall will be required to afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records to be made of any items of interest. In this respect, not less than 48 hours notice shall be given in writing to the Local Planning Authority of the commencement of works requisite for the implementation of the permitted development.</p>	The change to this paragraph would provide clarity in relation to areas of archaeological interest.
65	3.193	<p><i>Amend paragraph as follows:</i></p> <p>The site may have potential to be of archaeological interest and this should be taken into consideration. No development shall commence within the area of interest shown hatched on the approved drawing, before the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which shall</p>	The change to this paragraph would provide clarity in relation to areas of archaeological interest.

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		<p>previously have been submitted to and approved in writing by the Local Planning Authority. Upon the granting of any planning permission for the development of the site, tThe developer shall will be required to afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records to be made of any items of interest. In this respect, not less than 48 hours notice shall be given in writing to the Local Planning Authority of the commencement of works requisite for the implementation of the permitted development.</p>	
70	3.219	<p><i>Amend paragraph as follows:</i></p> <p>The site may have potential to be of archaeological interest and this should be taken into consideration. No development shall commence within the area of <u>interest</u> shown hatched on the approved drawing, before the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority. Upon the granting of any planning permission for the development of the site, tThe developer shall will be required to afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records to be made of any items of interest. In this respect, not less than 48 hours notice shall be given in writing to the Local Planning Authority of the commencement of works requisite for the</p>	<p>The change to this paragraph would provide clarity in relation to areas of archaeological interest.</p>

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		implementation of the permitted development.	
75	3.257	<p><i>Amend paragraph as follows:</i></p> <p>The site may have potential to be of archaeological interest and this should be taken into consideration. No development shall commence within the area of interest shown hatched on the approved drawing, before the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority. <u>Upon the granting of any planning permission for the development of the site, t</u>The developer shall <u>will be required to</u> afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records to be made of any items of interest. In this respect, not less than 48 hours notice shall be given in writing to the Local Planning Authority of the commencement of works requisite for the implementation of the permitted development.</p>	The change to this paragraph would provide clarity in relation to areas of archaeological interest.
82	3.295	<p><i>Amend paragraph as follows:</i></p> <p>These sites may have potential to be of archaeological interest and this should be taken into consideration. No development shall commence within the area of interest shown hatched on the approved drawing, before the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by</p>	The change to this paragraph would provide clarity in relation to areas of archaeological interest.

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		<p>the Local Planning Authority. Upon the granting of any planning permission for the development of the sites, tThe developer shall will be required to afford access to the sites at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records to be made of any items of interest. In this respect, not less than 48 hours notice shall be given in writing to the Local Planning Authority of the commencement of works requisite for the implementation of the permitted development.</p>	
86	3.317	<p><i>Amend paragraph as follows:</i></p> <p>The site may have potential to be of archaeological interest and this should be taken into consideration. No development shall commence within the area of interest shown hatched on the approved drawing, before the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority. Upon the granting of any planning permission for the development of the site, tThe developer shall will be required to afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records to be made of any items of interest. In this respect, not less than 48 hours notice shall be given in writing to the Local Planning Authority of the commencement of works requisite for the implementation of the permitted development.</p>	<p>The change to this paragraph would provide clarity in relation to areas of archaeological interest.</p>

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93	5.10	<p><i>Amend paragraph as follows:</i></p> <p>The allocated area to the south of London Road has the capacity to accommodate light industrial and office businesses displaced from Rawreth Industrial Estate and additional office uses. It is envisaged that the existing uses on site will be retained. <u>Uses which are classed as B2 or B8 will not be supported on this site.</u></p>	<p>This amendment would clarify which uses would not be supported on NEL1.</p>
95	5.20	<p><i>Amend paragraph as follows:</i></p> <p>The site may have potential to be of archaeological interest and this should be taken into consideration. No development shall commence within the area of interest shown hatched on the approved drawing, before the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority. <u>Upon the granting of any planning permission for the development of the site, t</u>The developer shall <u>will be required to</u> afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records to be made of any items of interest. In this respect, not less than 48 hours notice shall be given in writing to the Local Planning Authority of the commencement of works requisite for the implementation of the permitted development.</p>	<p>The change to this paragraph would provide clarity in relation to areas of archaeological interest.</p>
97	5.33	<p><i>Amend paragraph as follows:</i></p>	<p>This amendment would clarify which uses would</p>

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		The site is able to accommodate heavier industry and waste transfer businesses displaced from Rawreth Industrial Estate. There is also capacity to accommodate a recycling facility (1.2 hectares). <u>Uses which are classed as B1 or B8 will not be supported on this site.</u>	not be supported on NEL2.
100	5.47	<p><i>Amend paragraph as follows:</i></p> <p>The site may have potential to be of archaeological interest and this should be taken into consideration. No development shall commence within the area <u>of interest shown hatched on the approved drawing</u>, before the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority. <u>Upon the granting of any planning permission for the development of the site, the developer shall will be required to afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records to be made of any items of interest. In this respect, not less than 48 hours notice shall be given in writing to the Local Planning Authority of the commencement of works requisite for the implementation of the permitted development.</u></p>	The change to this paragraph would provide clarity in relation to areas of archaeological interest.
104	5.69	<p><i>Amend paragraph as follows:</i></p> <p>The site may have potential to be of archaeological interest and this should be taken into consideration. No development shall commence within the area <u>of interest shown hatched on the</u></p>	The change to this paragraph would provide clarity in relation to areas of archaeological interest.

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		<p>approved drawing, before the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority. Upon the granting of any planning permission for the development of the site, the developer shall will be required to afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their observations of the excavations and records to be made of any items of interest. In this respect, not less than 48 hours notice shall be given in writing to the Local Planning Authority of the commencement of works requisite for the implementation of the permitted development.</p>	