

What is the Allocations Plan? Why does it matter?

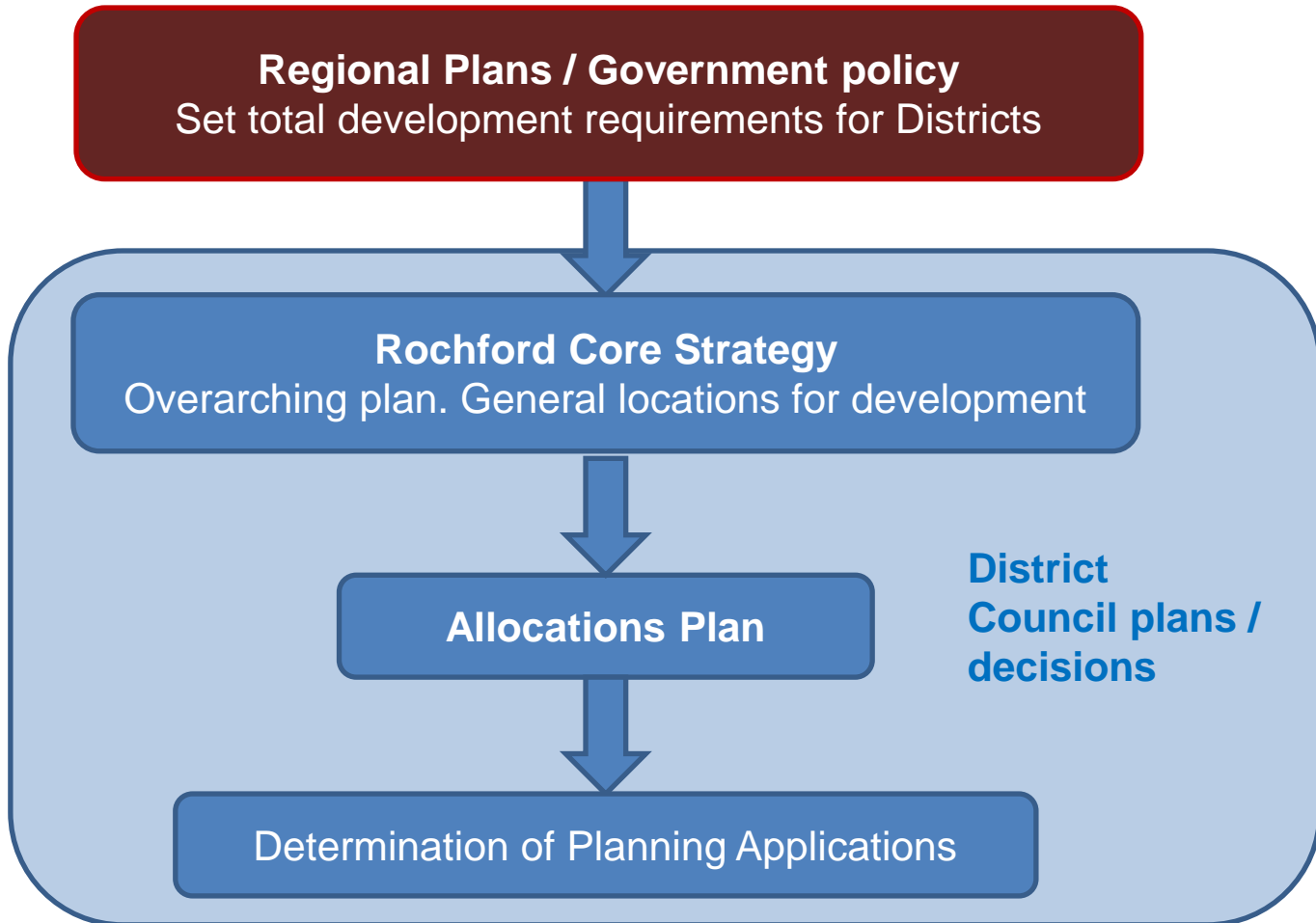
The Allocations Development Plan Document (DPD) will show on maps and diagrams how land in the District will be used – whether that is for residential use, employment use or education use, open spaces, or environmentally protected areas for example.

The allocation of land does not automatically grant consent for the land in question to be developed. It is the Council's view that these sites are those most suitable for development. Those wishing to develop the land will still be required to make a planning application to the Council, and for it to be granted permission before they can develop the land.

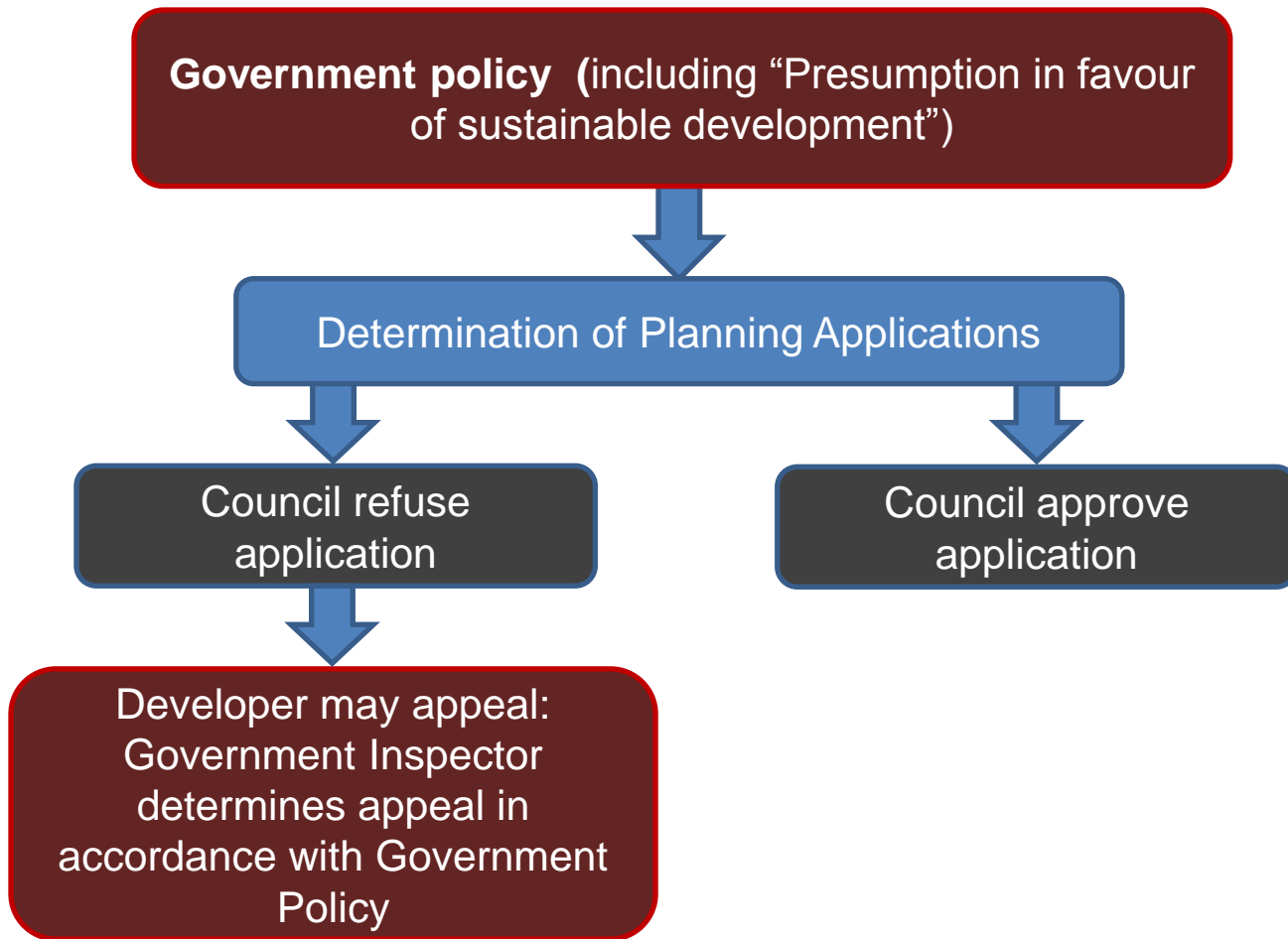
The Allocations Plan forms part of what is known as the development plan for the District, and planning decisions should be made in accordance with the development plan. As such, what is in the Allocations Plan will effect what gets built, and where.

The Allocations Plan will sit below the Rochford Core Strategy and must be consistent with its approach.

The hierarchy of Plans and decision-making



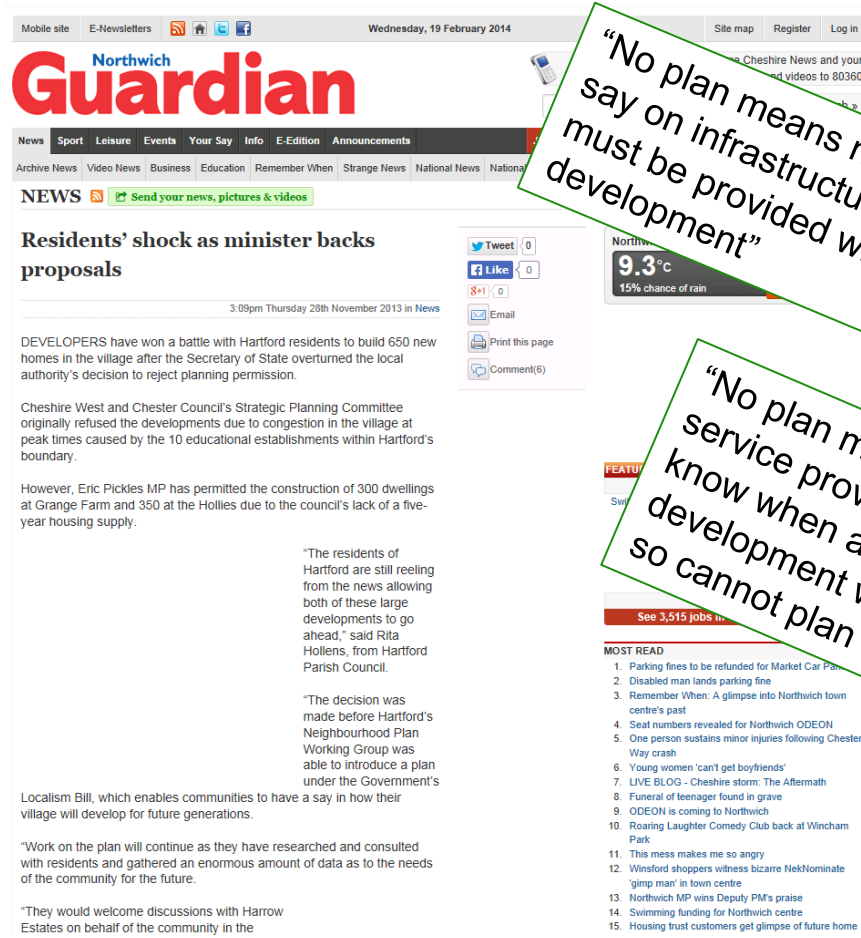
What if the Council did not put in place Plans for development?



Why have a Plan? What if the Council did not put in place Plans for development?

- No plan does **not** mean no development
- Government policy: if there is no Local Plan in place, there is a “presumption in favour of sustainable development” This means granting permission for development unless it is contrary to the Government’s own planning policy in the National Planning Policy Framework
- No plan means no local say on how much development or where
- No plan means no local say on type and detail of development
- No plan means no local say on infrastructure that must be provided with development
- No plan means local service providers do not know when and where development will take place so cannot plan for this
- If Councils refuse planning permissions for development when they have no plans in place to meet development need, Government may permit development on appeal, despite local wishes. Recent example: 140 homes approved by Government in Swanley, Kent in January 2014; despite being refused by local Council.
- Government requirements applies to ‘bricks and mortar’ housing and to traveller sites

What has happened in areas without Plans?



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Residents' shock as minister backs proposals

3:09pm Thursday 28th November 2013 in News

DEVELOPERS have won a battle with Hartford residents to build 650 new homes in the village after the Secretary of State overturned the local authority's decision to reject planning permission.

Cheshire West and Chester Council's Strategic Planning Committee originally refused the developments due to congestion in the village at peak times caused by the 10 educational establishments within Hartford's boundary.

However, Eric Pickles MP has permitted the construction of 300 dwellings at Grange Farm and 350 at the Hollies due to the council's lack of a five-year housing supply.

"The residents of Hartford are still reeling from the news allowing both of these large developments to go ahead," said Rita Hollens, from Hartford Parish Council.

"The decision was made before Hartford's Neighbourhood Plan Working Group was able to introduce a plan under the Government's Localism Bill, which enables communities to have a say in how their village will develop for future generations.

"Work on the plan will continue as they have researched and consulted with residents and gathered an enormous amount of data as to the needs of the community for the future.

"They would welcome discussions with Harrow Estates on behalf of the community in the

9.3°C
15% chance of rain

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"No plan means no local say on infrastructure that must be provided with development"

"No plan means local service providers do not know when and where development will take place so cannot plan for this"

What about.....

Roads

- The Allocations Plan requires that any planning application to develop a site is accompanied by a Transport Assessment, which examines the transport impacts of development of the site, including roads.
- Where the Transport Assessment finds that works to roads are needed, the Allocations Plan requires that these works are done alongside or before any development.
- In producing the Allocations Plan, the Council worked with Essex County Council – the Highway Authority for the area – to ensure that housing is going to areas where the required road improvements can be made.

What about.....

Schools

- In deciding the most suitable sites for housing, the Council worked with Essex County Council – the Local Education Authority.
- Following the advice from the Local Education Authority, the Council's Plans require that new primary schools be provided alongside new development in Rayleigh and Rochford.
- In addition, the Council's Plans require developers to make financial contributions towards providing more early years, primary and secondary school places.



What about.....

Flood risk

- Flood risk areas are mapped by the Environment Agency. The Council's Plans direct housing development to areas least likely to flood, with one exception: Stambridge Mills is identified for housing even though it is an area at risk of flooding. Stambridge Mills is a disused, brownfield site outside of the Green Belt. The Allocations Plan requires that flood defences be put in place as part of any development of the site for housing. Such flood defences will not only protect the new residents, but may also protect homes already in the area.
- Where other sites in the Allocations Plan do include areas of flood risk, the Plan makes clear that no housing can be built on the parts of the site at risk of flooding, but that such areas are instead left as green space.
- The Allocations Plan also requires development to include what is known as sustainable drainage systems (SuDS). These are the preferred approach to managing rainfall from hard surfaces. There are many different sustainable drainage system features available such as ponds, wetlands and shallow ditches called swales. The main purpose of sustainable drainage systems is to mimic the natural drainage of the site before development. This is achieved by capturing rainfall and allowing as much as possible to evaporate or soak into the ground close to where it fell. The rest is directed to the nearest watercourse to be released at the same rate and volume as before development.

What is affordable housing? Will there be affordable housing?

Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Social rented housing is owned by local authorities and private registered providers, for which guideline target rents are determined through the national rent regime.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent.

The Council's Plans require 35% of homes built to be affordable homes

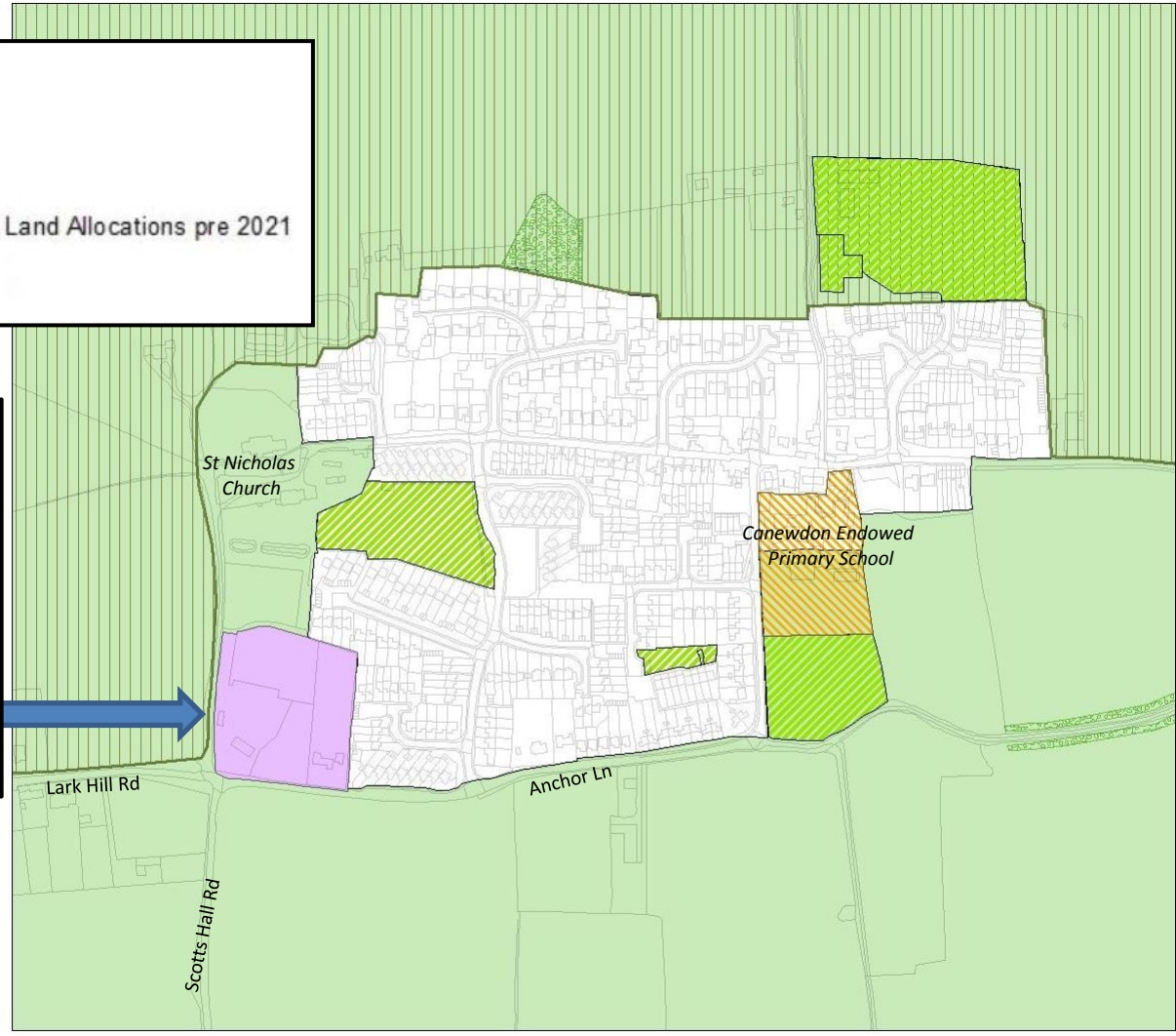
The Plan recognises that this will not always be possible for every site, but the applicant will have to prove it is not possible to provide 35% affordable housing. The Plans allow the Council to refuse planning applications if not enough affordable housing is being provided

Allocations Plan: Canewdon

	Local Wildlife Sites
	Coastal Protection Belt
	Metropolitan Green Belt
	Settlement Extension Residential Land Allocations pre 2021
	Existing Open Space

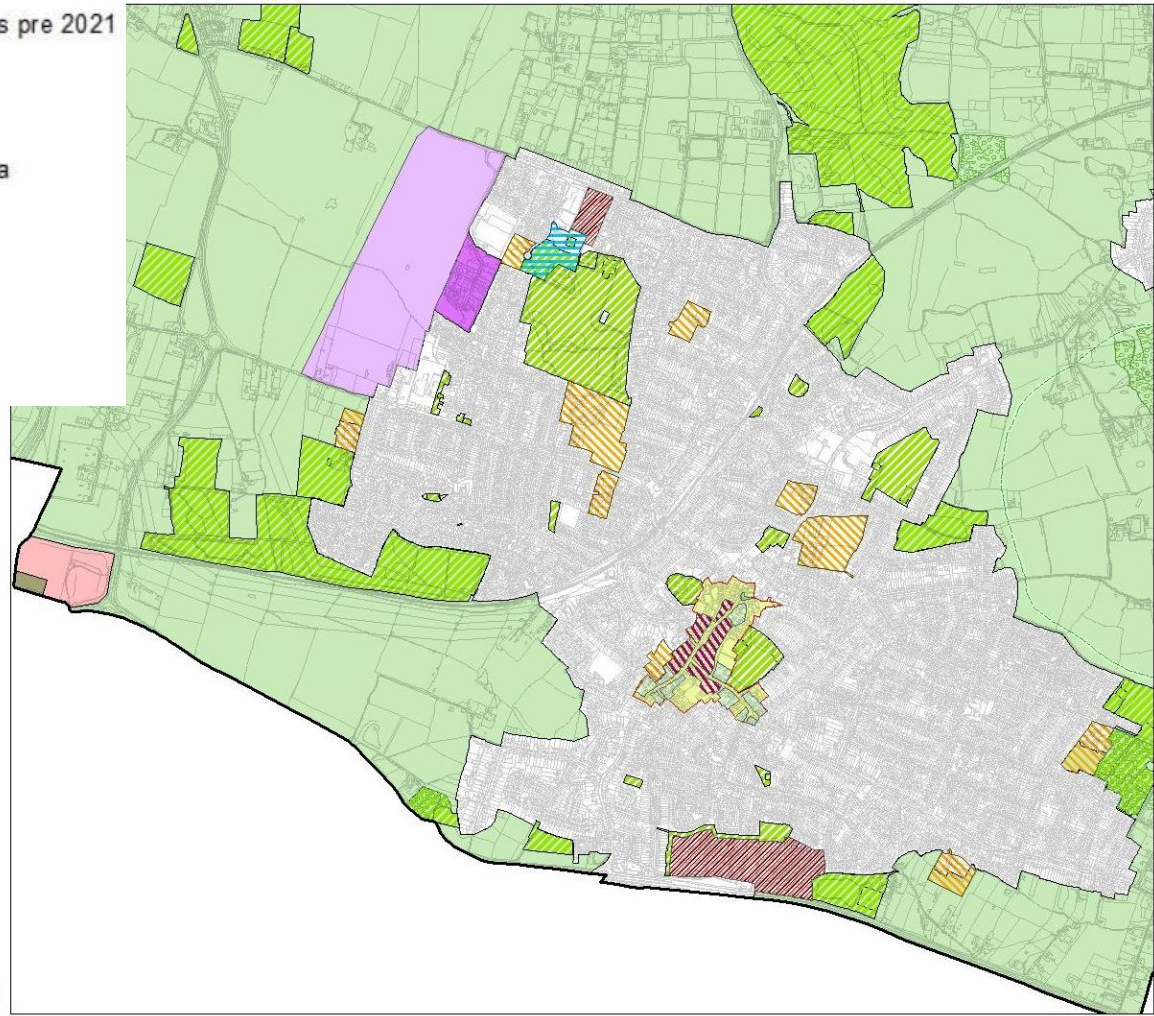
49 homes (at least 17 affordable) with:

- Local highway improvements;
- Public transport improvements;
- Link and enhancements to local pedestrian/cycling and bridleway network;
- Sustainable drainage systems;
- Play space



Allocations Plan: Rayleigh

-  Settlement Extension Residential Land Allocations pre 2021
-  Brownfield Residential Land Allocations
-  New Employment Land Allocations
-  London Southend Airport and Environs JAAP Area
-  Existing Employment Land Allocations
-  Gypsy and Traveller Accommodation
-  Existing Leisure Centres
-  Existing Open Space
-  Rochford District Council Boundary
-  Upper Roach Valley
-  Local Wildlife Sites
-  Coastal Protection Belt
-  Metropolitan Green Belt
-  Educational Land Allocations
-  King Edmund School Extension
-  Primary Shopping Areas
-  Secondary Shopping Areas
-  Town Centre Boundaries



Allocations Plan: A closer look at West Rayleigh

550 homes (at least 192 affordable), with:

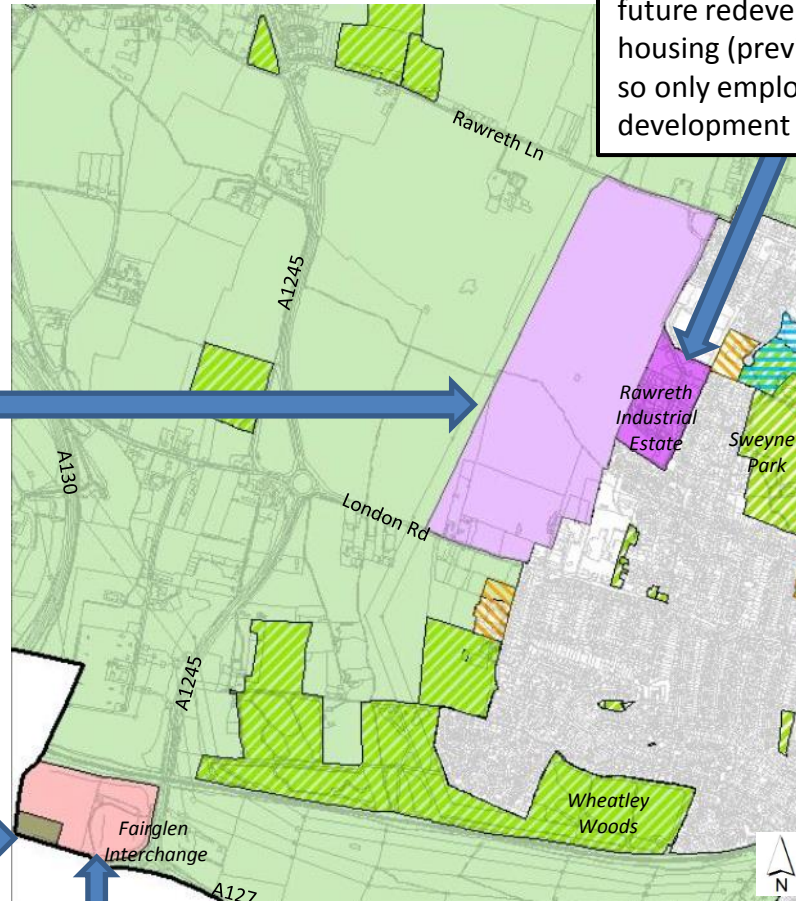
- New primary school;
- Local highway capacity improvements;
- Public transport improvements, including a link between Rawreth Lane and London Road;
- Link and enhancements to local pedestrian/cycling and bridleway network
- Public park land to provide a buffer between the built environment and the A1245;
- Youth and community facilities;
- Play space;
- Sustainable drainage systems

NB No development within area at risk of flooding – this area to be green space


Gypsy and Traveller Accommodation: 15 pitches. Municipally run (to be run by Essex County Council)

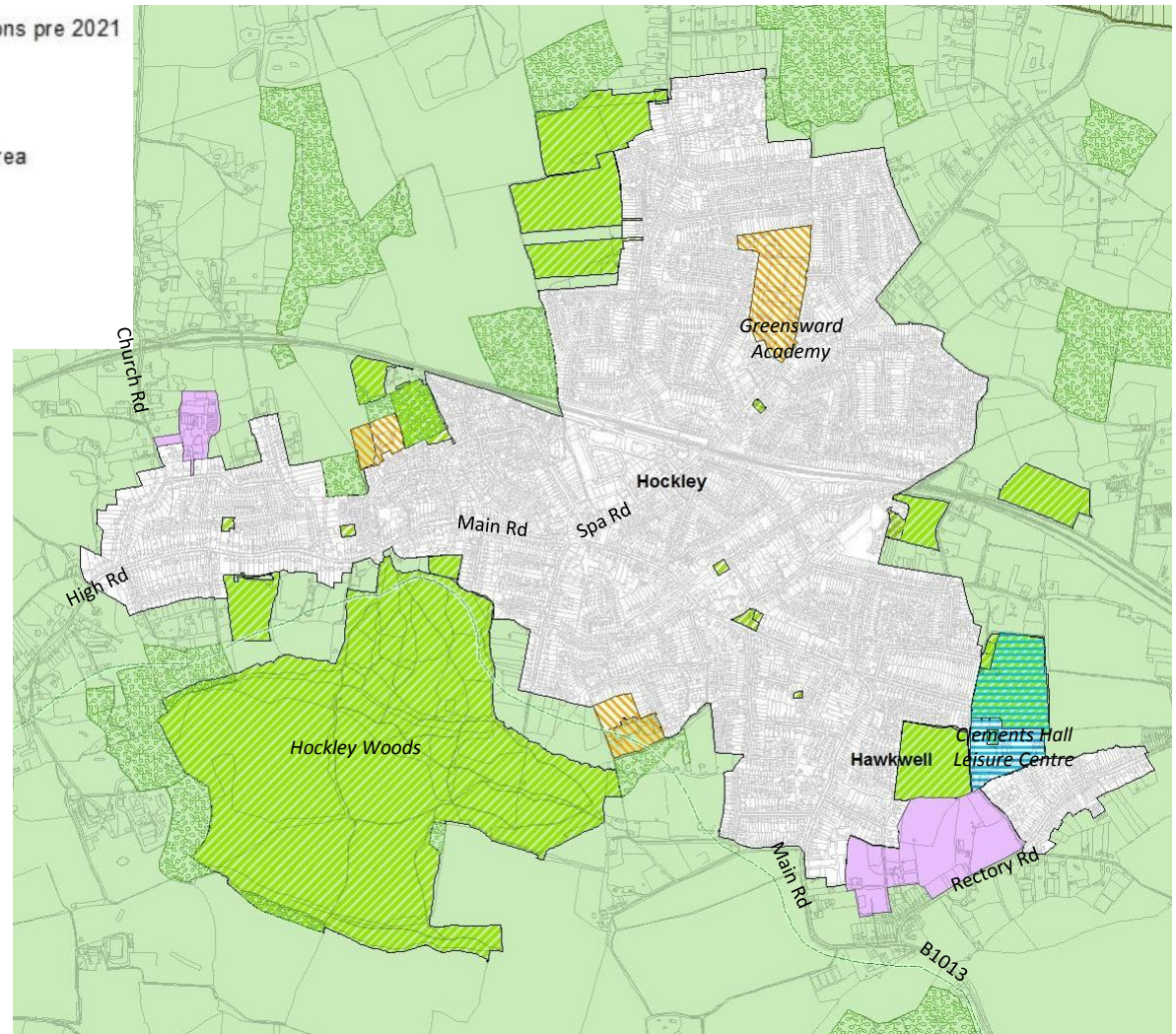
New employment site

Allocation changed to allow for future redevelopment for housing (previously restricted so only employment development was allowed)



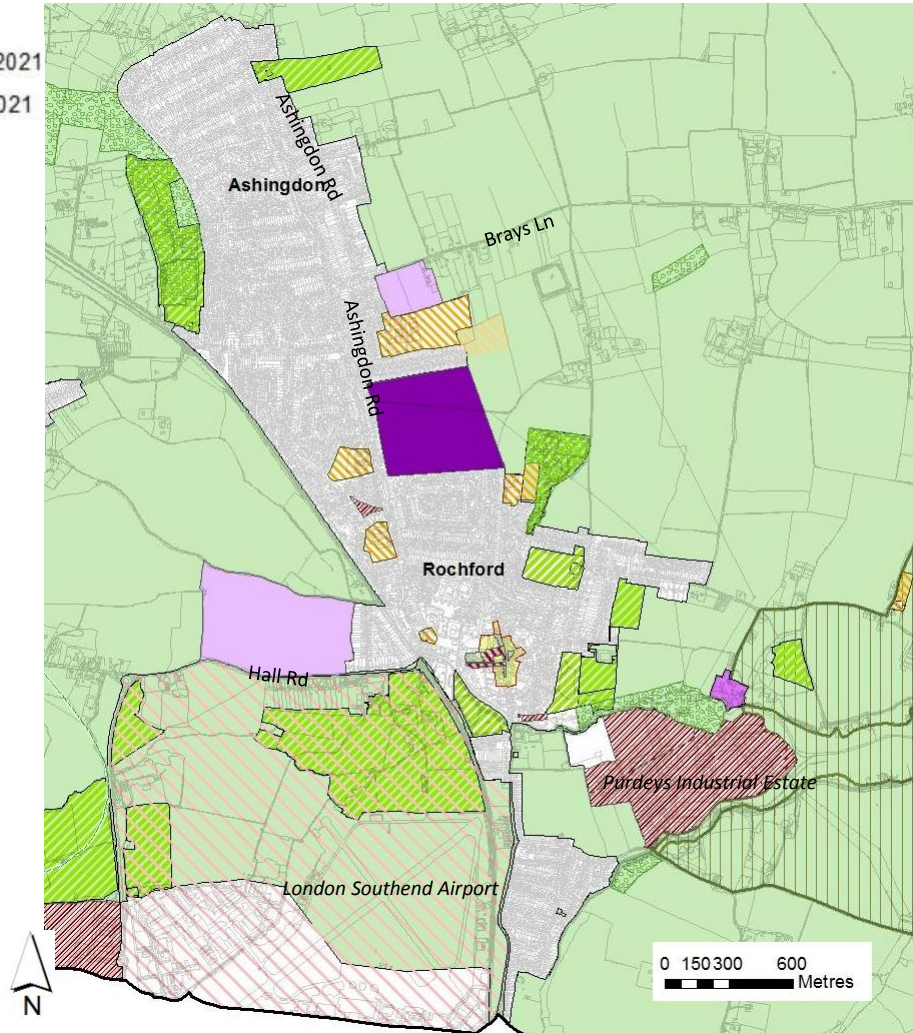
Allocations Plan: Hockley and Hawkwell

-  Settlement Extension Residential Land Allocations pre 2021
-  Brownfield Residential Land Allocations
-  New Employment Land Allocations
-  London Southend Airport and Environs JAAP Area
-  Existing Employment Land Allocations
-  Existing Leisure Centres
-  Existing Open Space
-  Upper Roach Valley
-  Local Wildlife Sites
-  Coastal Protection Belt
-  Metropolitan Green Belt
-  Educational Land Allocations

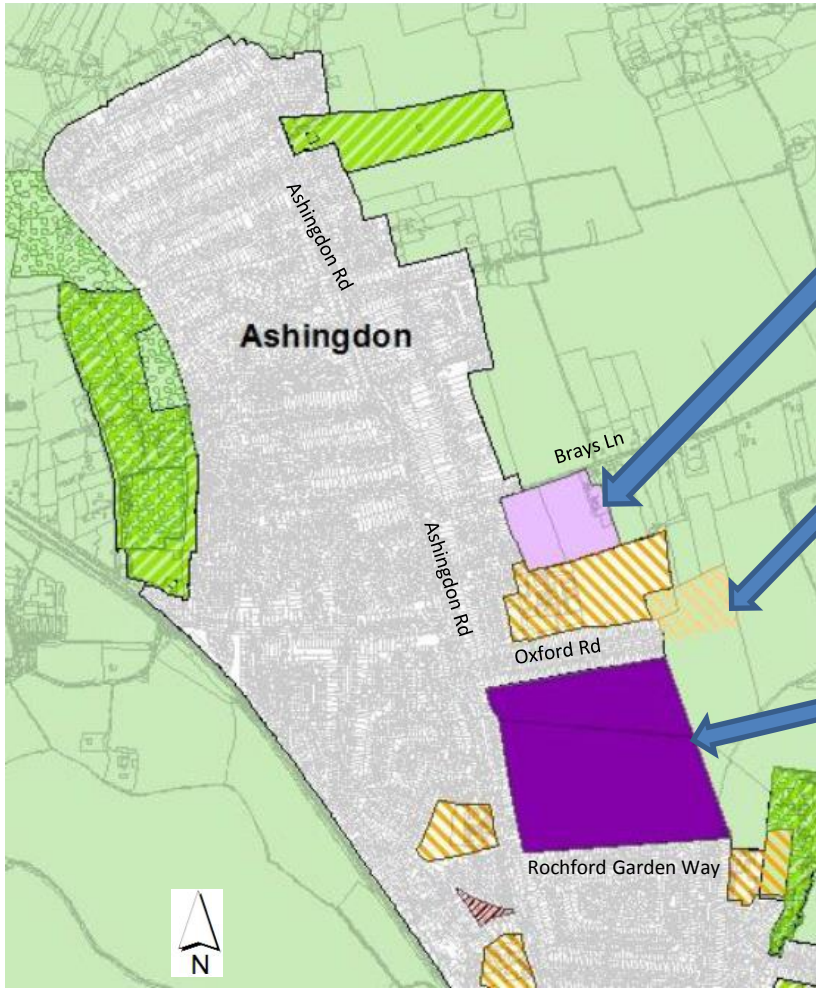


Allocations Plan: Rochford and Ashington

- Settlement Extension Residential Land Allocations post 2021
- Settlement Extension Residential Land Allocations pre 2021
- Brownfield Residential Land Allocations
- New Employment Land Allocations
- London Southend Airport and Environs JAAP Area
- Existing Employment Land Allocations
- Gypsy and Traveller Accommodation
- Existing Leisure Centres
- Existing Open Space
- Rochford District Council Boundary
- Upper Roach Valley
- Local Wildlife Sites
- Coastal Protection Belt
- Metropolitan Green Belt
- Educational Land Allocations
- King Edmund School Extension
- Primary Shopping Areas
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- Town Centre Boundaries



Allocations Plan: A closer look at Ashington



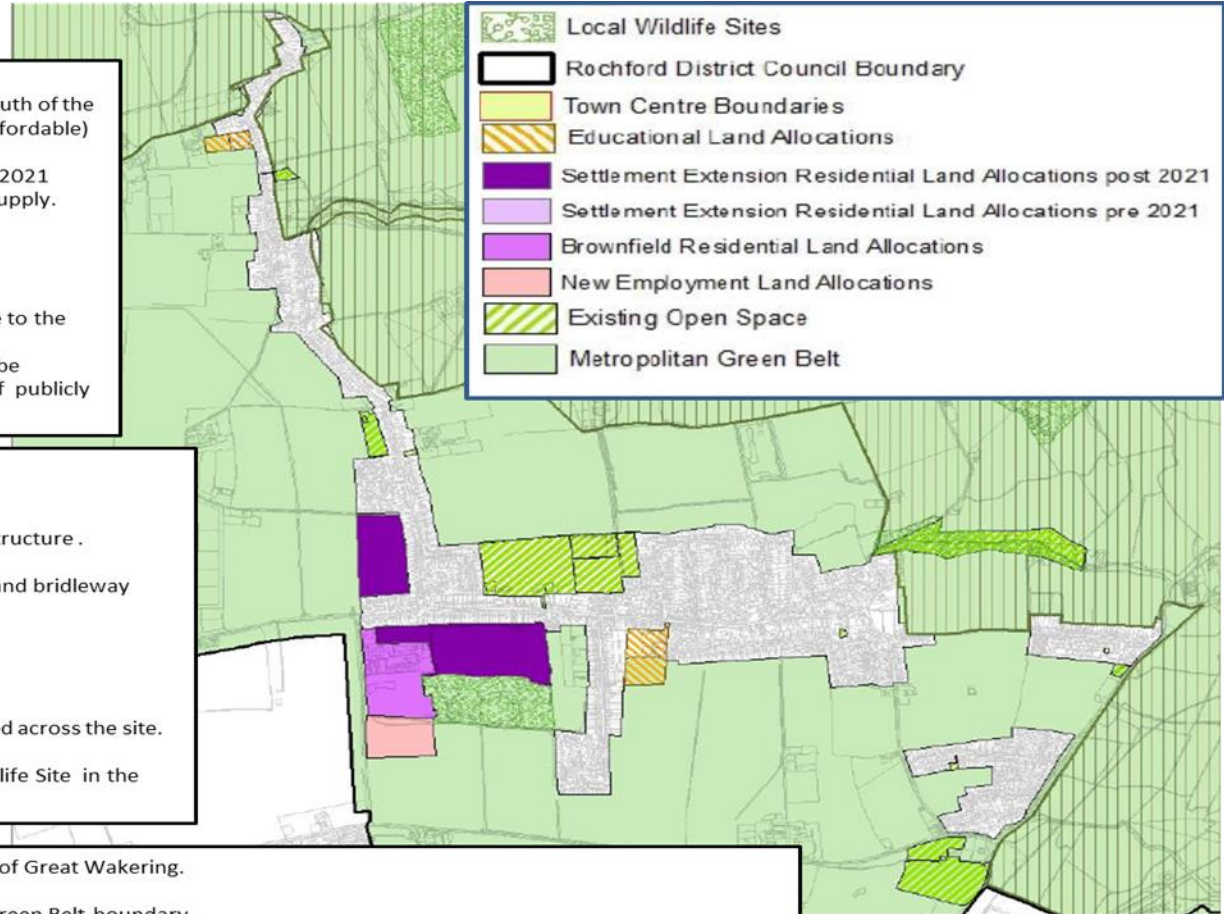
Formal allocation of site that already has permission for 100 homes to be built

Land allocated to allow King Edmund School expansion

Land allocated for development post-2021 for 500 homes (at least 175 affordable), with:

- Local highway improvements, including contribution to traffic management of Ashington Road;
- Public transport improvements;
- Link and enhancements to local pedestrian/cycling and bridleway network;
- Sustainable drainage systems;
- Public open space;
- Play space; and
- Youth facilities and community facilities.

Allocations Plan: Great Waking



West Great Waking
Two distinct areas, West of Little Waking Road and South of the High Street: Minimum of 250 dwellings (minimum 87 affordable) within the plan period with:

- Sites to be safeguarded from development until after 2021 unless required in order to maintain five year housing supply.
- Transport infrastructure improvements.
- Sustainable drainage system.
- Public open space.
- Play space & youth facilities.
- Open space to be primarily located between the site to the west of Little Waking Road.
- Green buffer to take the form of park land and will be situated in the Green Belt. Buffer to take the form of publicly accessible parkland.

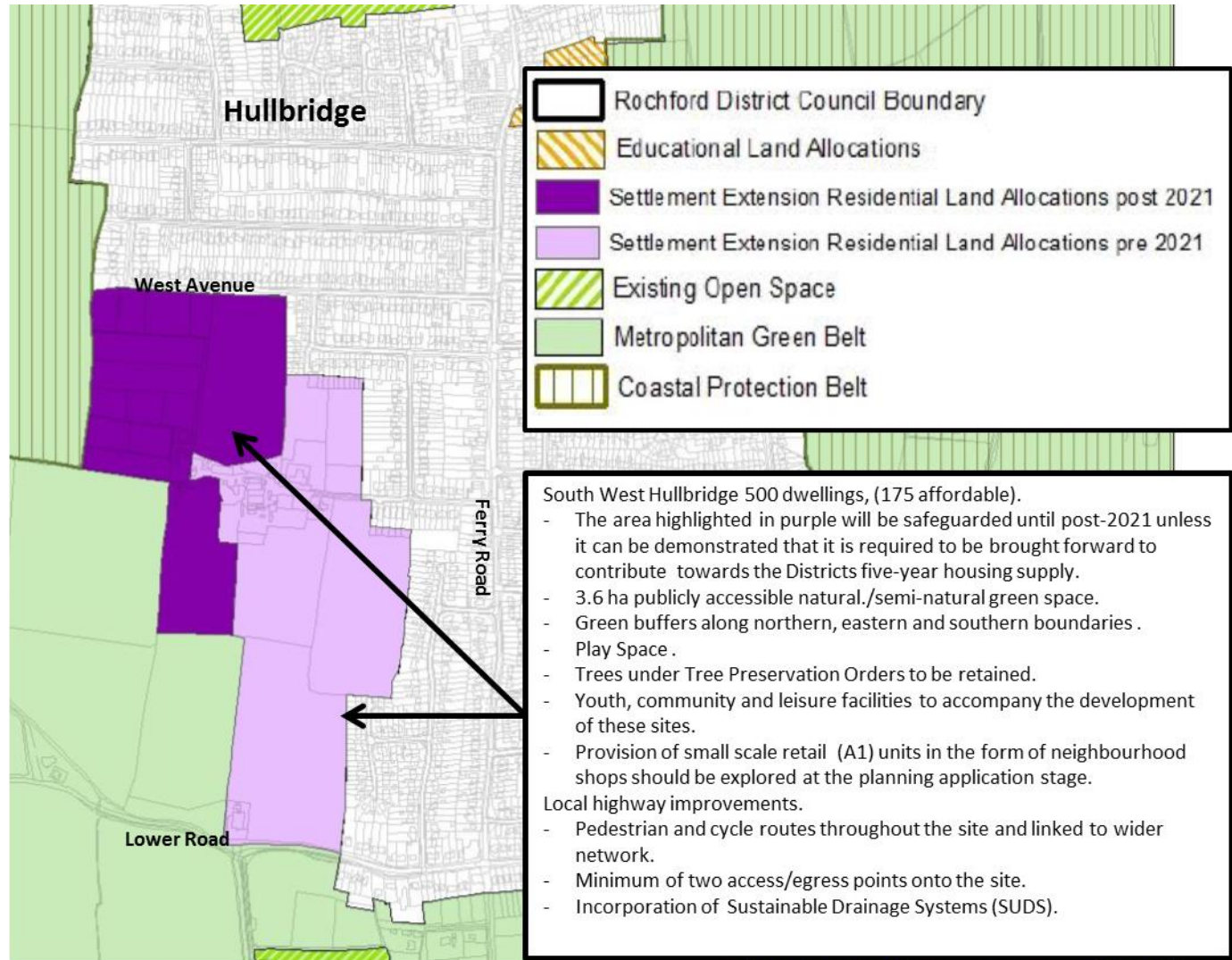
Star Lane Industrial Estate (BFR1):

- Site area 5.8 ha.
- Capacity to provide up to 131 dwellings.
- Improvements to local highway capacity and infrastructure.
- Public transport infrastructure improvements.
- Link and enhancements to local pedestrian/cycling and bridleway network.
- Sustainable drainage systems.
- Public open space.
- Play space.
- Youth facilities and community facilities.
- Minimum of 0.6 ha public open space to be provided across the site.
- Local Area of Play (LPA) to be included.
- Green buffers to minimise disturbance to Local Wildlife Site in the east and site (SER9b) to the south of the high street.

Employment land allocation NEL2 is located to the south of Great Waking. To include:

- Landscaping to the south and east, creating a new Green Belt boundary.
- Green buffers to be publicly accessible green space.
- Permitted uses B1 (business), B2 (industrial) and B8 (storage and distribution).
- Enhanced transport infrastructure and access to a range of transport modes..
- Investment in pedestrian routes to support cycling and walking.
- One access/egress point onto Star Lane to serve the development, avoiding the proliferation of access/egress roads along Star Lane.

Allocations Plan: Hullbridge



What happens now the Plan is adopted?

- The Allocations Plan is part of the “development plan”.
- Planning applications must by law be determined in accordance with the development plan unless there are other factors (“material considerations”) that indicate otherwise
- In other words, the policies and plans in the Allocations Plan will set out what sort of development will get planning permission, and where.
- It is for developers / landowners to now make planning applications if they wish to do so. The Council will determine the planning applications, but we do not make the applications for private developments and we do not build the developments either.
- There will be public consultation as part of any planning application to develop sites. When the consultation takes place will depend on if and when planning applications are made.