

## **Proposed Schedule of Changes to the Allocations Submission Document**

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 (post pre-submission consultation) April 2013 that have occurred during the examination process and following the Inspector's letter of 17 October 2013 setting out his interim views.**

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

### **Main Modifications:**

<b>Ref.</b>	<b>Page</b>	<b>Policy/ Paragraph</b>	<b>Proposed Change</b>
MM1	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.
MM2	17	2.13	<i>Amend paragraph as follows:</i> A minimum of 87 dwellings should be provided across the site, of which at least 30 dwellings should be set aside as affordable housing units, <u>unless demonstrated to be unviable</u> , and should be provided 'tenure blind'. However, the expectation is that this site could deliver 131 dwellings as identified in the Strategic Housing Land Availability Assessment.
MM3	17	2.13	<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.

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Ref.	Page	Policy/ Paragraph	Proposed Change
MM4	18	2.16	<p><i>Amend paragraph as follows:</i></p> <p>At least 0.6 hectares of public open space should be provided across the site. This calculation of need is based on a minimum of the provision of 87 dwellings. In the event a greater number are provided, the provision of public open space should increase, <u>unless demonstrated to be unviable</u>. This should take the form of natural/semi-natural greenspace- <u>or Amenity greenspace should also be provided across the site</u>. Conditions will be attached to ensure that any greenspace provided has ecological value. In addition, a landscape strategy promoting green links and biodiversity corridors should be prepared for the site. <u>If demonstrated to be unviable, off-site provision, or improved access to existing open space should be considered.</u></p>
MM5	18	2.17	<p><i>Amend paragraph as follows:</i></p> <p>At least a local area for play (LAP) on a minimum of 0.01 hectares should be provided on the site, <del>but</del> <u>Developers should also look to provide local equipped areas for play (LEAP) and/or neighbourhood equipped areas for play (NEAP) which require a minimum of 0.04 hectares and 0.1 hectares respectively, although these may be provided off-site</u>. These areas should be well located within the development so that they are open, welcoming, safe and easily accessible from pedestrian routes, and within an appropriate walking time. The play spaces should be suitably landscaped and visible from nearby dwellings or well used pedestrian routes. In general, the design of these should follow the principles established by Fields in Trust and Play England.</p>
MM6	18	2.19	<p><i>Amend paragraph as follows:</i></p> <p>The road to the south of the industrial estate (which is located within the Green Belt) provides access/egress to the adjacent Local Wildlife Site which would need to be considered. Development of the site should not restrict existing vehicular/pedestrian access/egress to the Local Wildlife Site. <del>However, the potential to utilise the existing access/egress for the Local Wildlife Site (which is in the Green Belt) to enable a combined access/egress point for these development should be explored.</del></p>

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Ref.	Page	Policy/ Paragraph	Proposed Change
MM7	20	2.33	<p><i>Amend paragraph as follows:</i></p> <p>Development to the east of Star Lane and to the south of the High Street (Policy SER9b, <u>and</u> BFR1 and NEL3) should be comprehensively planned to enable integration between these <del>different land uses</del> <u>sites</u> when they are delivered. One access/egress point onto Star Lane to serve these developments should be carefully considered at the planning application stage to avoid a proliferation of access/egress roads along Star Lane. Access/egress to the land within Policy SER9b <u>from Star Lane</u> should not go through the Local Wildlife Site but should be provided to the north east corner of the southern section (the former brickworks) if delivered prior to the northern section. Any impact on the existing footpath (from Star Lane eastwards to Alexandra Road) would also need to be considered.</p>
MM8	23	2.53	<p><i>Amend paragraph as follows:</i></p> <p><u>This site will no longer be retained for employment use, but will instead be allocated for a range of uses including residential, employment, leisure and retail in accordance with Core Strategy Policy RTC6.</u> 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.</p>
MM9	24	2.62	<p><i>Replace sentence with the following:</i></p> <p>The land allocated for development in accordance with this policy is identified in Figure 4.</p>
MM10	25	2.64	<p><i>Amend paragraph as follows:</i></p> <p>A minimum of 41 dwellings should be provided across the site, of which at least 14 dwellings should be set aside as affordable housing units, <u>unless demonstrated to be unviable</u>, and should be provided 'tenure blind'. However, the expectation is that this site could deliver 98 dwellings as identified in the Strategic Housing Land Availability Assessment.</p>
MM11	25	2.64	<p><i>Insert sentence below paragraph:</i></p>

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			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.
MM12	25	2.67	<p><i>Amend paragraph as follows:</i></p> <p>A minimum of 0.3 hectares of publicly accessible natural/semi-natural greenspace and amenity greenspace should be provided on-site, <u>unless demonstrated to be unviable</u>. Conditions will be attached to ensure that any greenspace provided has ecological value. A landscape strategy promoting green links and biodiversity corridors should be prepared for the site. <u>If demonstrated to be unviable, off-site provision, or improved access to existing open space should be considered.</u></p> <p>At least a local area for play (LAP) on a minimum of 0.01 hectares should be provided on the site, <del>but</del> <u>and Developers should also</u> look to provide local equipped areas for play (LEAP) and/or neighbourhood equipped areas for play (NEAP) which require a minimum of 0.04 hectares and 0.1 hectares respectively, <u>although these may be provided off-site</u>. These areas should be well located within the development so that they are open, welcoming, safe and easily accessible from pedestrian routes, and within an appropriate walking time. The play spaces should be suitably landscaped and visible from nearby dwellings or well used pedestrian routes. In general, the design of these should follow the principles established by Fields in Trust and Play England.</p>
MM13	28	2.91	<p><i>Replace sentence with the following:</i></p> <p>The land allocated for development in accordance with this policy is identified in Figure 5.</p>
MM14	29	2.93	<p><i>Amend paragraph as follows:</i></p> <p>Development of this site should deliver a minimum of 89 dwellings, which should provide at least 31 'tenure blind' affordable housing units, <u>unless demonstrated to be unviable</u>. However, the expectation is that this site could deliver 222 dwellings as identified in the Strategic Housing Land Availability</p>

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Ref.	Page	Policy/ Paragraph	Proposed Change
			Assessment.
MM15	29	2.93	<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.
MM16	30	2.104	<i>Amend paragraph as follows:</i> The site should accommodate a minimum of 0.6 hectares of natural/semi-natural greenspace, which should be publicly accessible and integrated into the development, <u>unless demonstrated to be unviable</u> . This area of public open space may be provided to the south west of the site (where there is a small area at risk of flooding). Conditions will be attached to ensure that any greenspace provided has ecological value. <u>In addition, a landscape strategy promoting green links and biodiversity corridors should be prepared for the site. If demonstrated to be unviable, off-site provision, or improved access to existing open space should be considered.</u>
MM17	30	2.106	<i>Amend paragraph as follows:</i> At least a local area for play (LAP) on a minimum of 0.01 hectares should be provided on the site, <del>but</del> <u>Developers should also look to provide local equipped areas for play (LEAP) and/or neighbourhood equipped areas for play (NEAP) which require a minimum of 0.04 hectares and 0.1 hectares respectively, although these may be provided off-site.</u> These areas should be well located within the development so that they are open, welcoming, safe and easily accessible from pedestrian routes, and within an appropriate walking time. The play spaces should be suitably landscaped and visible from nearby dwellings or well used pedestrian routes. In general, the design of these should follow the principles established by Fields in Trust and Play England.
MM18	34	3.10	<i>Amend paragraph as follows:</i> This chapter details policies for settlement extensions to the residential envelope. It sets out the context

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Ref.	Page	Policy/ Paragraph	Proposed Change
			for each site including on-site constraints and other factors which would need to be considered during development of the site. The minimum dwelling requirement for each location, <del>as per the Core Strategy, plus an allowance of 5% if required, demonstrating the flexibility of the settlement extension as required by national policy</del> is set out in <u>Policies SER1-9</u> .
MM19	34	3.12	<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>
MM20	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 density of 30 dwellings per hectare, <del>plus a flexibility allowance of 5%, if required.</del> The overall site area is <del>38.8</del> <u>47.5</u> hectares to take account of site constraints and to accommodate the following infrastructure, services and facilities:
MM21	35	3.18	<i>Insert sentence:</i> The land allocated for development in accordance with this policy is identified in Figure 6.
MM22	36	Figure 6	<i>Replace figure for SER1 with the new site boundary appended to this schedule of changes.</i>
MM23	36	3.20	<i>Delete paragraph.</i>
MM24	37	3.20	<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.
MM25	37/38	3.27	<i>Amend paragraph as follows:</i>

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Ref.	Page	Policy/ Paragraph	Proposed Change
			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> <del>The site should be configured such that the majority (in the region of two thirds) of dwellings are accessed from London Road.</del> The potential to provide a circular link <u>within the development area</u> 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 the site <del>will</del> <u>should</u> 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, <u>including the distribution of traffic between Rawreth Lane and London Road,</u> should be explored in consultation with Essex County Council highways.
MM26	39	3.30	<i>Delete paragraph.</i>
MM27	39	3.35	<i>Amend paragraph as follows:</i>  In addition an area of greenspace should be provided to the west of the site which will act as a buffer between residential development and the A1245. It will not form part of the development area, but will be situated in the Green Belt to the west of the residential settlement. The green buffer should take the form of parkland which is publicly accessible and integrated into the development <u>with the remaining land to the west retained in agricultural use.</u> Allotments may also be accommodated <u>within the development area to the east of the pylons</u> <del>the green buffer to the west</del> on an additional 0.3 hectares.
MM28	40	3.38	<i>Amend paragraph as follows:</i>

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			<p>The playing field to the south of the site along London Road should be relocated. A replacement sports field with new ancillary facilities together with a new club house will be required to be provided ahead of any removal of the existing facility so as to ensure the continued and uninterrupted operation of this valuable community facility. The replacement facilities provided should <u>be of at least an equivalent standard and should</u> take into consideration the findings of the Playing Pitch Strategy. The new structure will be required to be built to the BREEAM (Very good) standard thus providing a new, efficient and environmentally friendly establishment which will be of great advantage to the community as a whole and to the operators of the Sports and Social club. <u>The replacement facilities will be expected to be built in a location which is accessible to the local community, whilst allowing for social events within the club house, and</u> <del>It should be located within the green buffer to the west of the site, although the arrangement of the facility should be such that the clubhouse and associated development are positioned adjacent to the residential settlement to the east and integrated into the development. The new clubhouse will be expected to be built within 340 metres of the existing location and will be served by a new road. However, an alternative location within the vicinity may be acceptable if this is shown to be more appropriate. Additionally this facility should be well connected to the pedestrian and cycling network. It may be located within the green buffer to the west of the site, however, t</del>The siting and design of the relocated facility should be determined in consultation with Sport England.</p>
MM29	40	3.42	<p><i>Amend paragraph as follows:</i></p> <p>There are <u>high voltage pylons lines</u> running north eastwards <del>directly to the west of</del> <u>along the western boundary of the site, however,</u> Whilst the site follows the pylon line along its south western boundary, residential development of this site will be further than 60 <u>30</u> metres from these. Siting of the replacement playing field and associated facilities (including car parking) should take into consideration the presence of the pylons <u>if located in the green buffer to the west of the site.</u> The alignment of the residential boundary in this location is such that, it follows <u>natural existing features and would be defensible.</u> <del>where possible and would facilitate the creation of a multi-use junction for this site and that within Policy NEL1 along London Road.</del></p>



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Ref.	Page	Policy/ Paragraph	Proposed Change
MM30	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>
MM31	42	3.53	<p><i>Amend paragraph as follows:</i></p> <p>The Core Strategy (Policy H2) identifies that the site in this general location should have the capacity to accommodate a minimum of 600 dwellings during the plan period. The site identified in Figure 8 is capable of providing 600 dwellings at a density of 30 dwellings per hectare, <del>plus a flexibility allowance of 5%, if required.</del> The overall site area is 28.5 hectares to take account of site constraints and to accommodate the following infrastructure, services and facilities:</p>
MM32	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>
MM33	43	3.56	<i>Delete paragraph.</i>
MM34	47	3.86	<p><i>Amend paragraph as follows:</i></p> <p>The Core Strategy (Policy H2) identifies that the site in this general location should have the capacity to accommodate a minimum of 50 dwellings during the plan period. The site identified in Figure 9 is capable of providing 50 dwellings at a density of 30 dwellings per hectare, <del>plus a flexibility allowance of 5%, if required.</del> The overall site area is 2.5 hectares to take account of site constraints and to accommodate the following infrastructure, services and facilities:</p>
MM35	47	3.87	<p><i>Insert sentence:</i></p> <p>The land allocated for development in accordance with this policy is identified in Figure 9.</p>

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Ref.	Page	Policy/ Paragraph	Proposed Change
MM36	48	Figure 9	<i>Replace figure for SER3 with the map appended to this schedule of changes.</i>
MM37	48	3.89	<i>Delete sentence.</i>
MM38	51	3.113	<p><i>Amend paragraph as follows:</i></p> <p>The Core Strategy (Policy H2) identifies that the site in this general location should have the capacity to accommodate a minimum of 175 dwellings during the plan period. The site identified in Figure 10 is capable of providing 175 dwellings at a density of 30 dwellings per hectare, <del>plus a flexibility allowance of 5%, if required.</del> The overall site area is 11.2 hectares to take account of site constraints and to accommodate the following infrastructure, services and facilities:</p>
MM39	52	3.114	<p><i>Insert sentence:</i></p> <p>The land allocated for development in accordance with this policy is identified in Figure 10.</p>
MM40	53	3.116	<i>Delete sentence.</i>
MM41	56	3.141	<p><i>Amend sentence as follows:</i></p> <p>The Core Strategy (Policy H2) identifies that the site in this general location should have the capacity to accommodate a minimum of 100 dwellings during the plan period. The site identified in Figure 11 is capable of providing 100 dwellings at a density of 30 dwellings per hectare, <del>plus a flexibility allowance of 5%, if required.</del> The overall site area is 5.5 hectares to take account of site constraints and to accommodate the following infrastructure, services and facilities:</p>
MM42	56	3.143	<p><i>Insert sentence:</i></p> <p>The land allocated for development in accordance with this policy is identified in Figure 11.</p>

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Ref.	Page	Policy/ Paragraph	Proposed Change
MM43	57	3.145	<i>Delete sentence.</i>
MM44	60	3.168	<p><i>Amend paragraph as follows:</i></p> <p>The Core Strategy (Policy H2 and H3) identifies that the site in this general location should have the capacity to accommodate a minimum of 500 dwellings during the plan period. The site identified in Figure 12 is capable of providing 500 dwellings at a density of 30 dwellings per hectare, <del>plus a flexibility allowance of 5%, if required.</del> The overall site area is 23.4 hectares to take account of site constraints and to accommodate the following infrastructure, services and facilities:</p>
MM45	61	3.170	<p><i>Amend paragraph as follows:</i></p> <p><del>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</del> <u>which could</u> 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 <u>could be</u> <del>is likely to be</del> 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></p>
MM46	61	3.171	<p><i>Insert sentence:</i></p> <p>The land allocated for development in accordance with this policy is identified in Figure 12.</p>
MM47	62	3.173	<i>Delete sentence.</i>
MM48	62	3.173	<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 for this site.</p>

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Ref.	Page	Policy/ Paragraph	Proposed Change
MM49	63	3.178	<p><i>Amend paragraph as follows:</i></p> <p>Trees and hedges should be developed in garden areas along the northern, eastern and southern boundaries of the site in both phases, as appropriate, to create a green buffer in perpetuity between new and existing development. <u>The purpose of the buffer is to protect residential amenity and privacy, whilst promoting integration. Amenity greenspace (at least 0.4 hectares) should also be integrated into the development.</u></p>
MM50	64	3.181	<p><i>Amend paragraph as follows:</i></p> <p>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 should be well-integrated with both the second phase of development (Policy SER9b) and residential development to the east to ensure that facilities are accessible to the local 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.</u></p>
MM51	64	3.186	<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 both phases of the development.</p>
MM52	65	3.188	<p><i>Amend paragraph as follows:</i></p> <p>Alongside the first phase of development (Policy SER6a), local highway capacity and infrastructure improvements, including improvements to Watery Lane and Watery Lane/Hullbridge Road junction should be made. Further appropriate improvements should be made to accompany the second phase (Policy SER6b) where necessary. <u>Improvements to Watery Lane should include, but are not limited to,</u></p>

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Ref.	Page	Policy/ Paragraph	Proposed Change
			<u>raising the highway and improved drainage maintenance.</u>
MM53	66	3.199	<p><i>Amend paragraph as follows:</i></p> <p>This site <del>identifies two areas</del> <u>is situated</u> to the east <del>and west</del> of the lane providing access to Canewdon Hall Farm and St Nicholas Church <u>to the north of Anchor Lane</u>. It is <del>predominantly a mix of greenfield land with some</del> <u>and</u> previously developed land <del>to the north of Anchor Lane and Lark Hill Road</del>, and is located adjacent to the existing residential area along its eastern boundary.</p>
MM54	66	3.200	<p><i>Amend paragraph as follows:</i></p> <p>The Canewdon Church Conservation Area abuts the site along its <del>northern</del> <u>eastern</u> boundary.</p>
MM55	66	3.201	<p><i>Amend paragraph as follows:</i></p> <p>There are two entrances to <del>the eastern part of</del> the site providing access to two existing dwellings from Anchor Lane. It is bounded by roads to the south and west, residential development to the east and greenfield land to the north (where the Conservation Area begins).</p>
MM56	66	3.202	<i>Delete sentence.</i>
MM57	67	3.205	<p><i>Amend paragraph as follows:</i></p> <p><del>The Core Strategy (Policy H2) identifies that the site in this general location should have the capacity to accommodate a minimum of 60 dwellings during the plan period. The site identified in Figure 13 is capable of providing 60 approximately 49 dwellings at a density of 30 dwellings per hectare, plus a flexibility allowance of 5%, if required. The overall site area is 2.4</del> <u>1.5</u> hectares to take account of site constraints and to accommodate the following infrastructure, services and facilities:</p>
MM58	67	3.206	<i>Insert sentence:</i>

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Ref.	Page	Policy/ Paragraph	Proposed Change
			The land allocated for development in accordance with this policy is identified in Figure 13.
MM59	68	Figure 13	<i>Replace figure for SER7 with the map appended to this schedule of changes.</i>
MM60	68	3.207	<p><i>Amend paragraph as follows:</i></p> <p>Development of this site should provide <del>60</del><u>approximately 49</u> dwellings, of which at least 21 should be provided as ‘tenure blind’ affordable housing units. The site will accommodate no more than <del>60</del> <u>49</u> dwellings, unless it can be demonstrated that:</p>
MM61	68	3.208	<i>Delete sentence.</i>
MM62	68	3.208	<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 for this site.</p>
MM63	69	3.211	<i>Delete paragraph.</i>
MM64	69	3.213	<p><i>Amend paragraph as follows:</i></p> <p><del>Lower density towards the western section of the site may be appropriate, g</del><u>Given the sensitive topography; development in this location should be well landscaped as well as sensitive to the neighbouring properties along the eastern boundary of the site.</u></p>
MM65	69	3.213	<p><i>Amend paragraph as follows:</i></p> <p>Trees and hedges should be developed in garden areas along the northern, <del>western</del> and <u>eastern</u> <del>southern</del> boundaries of the site to create a green buffer in perpetuity between new and existing development, whilst promoting integration.</p>

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Ref.	Page	Policy/ Paragraph	Proposed Change
MM66	69	3.217	<i>Delete sentence.</i>
MM67	70	3.218	<p><i>Amend paragraph as follows:</i></p> <p>The development should also be appropriately designed and landscaped taking into consideration the Canewdon Church Conservation Area to the north/north-east of the site. Listed Buildings in proximity to the site, in particular the grade II* listed 'Church of St Nicholas, High Street, Canewdon' and grade II listed 'The Vicarage, High Street, Canewdon' located to the north/north-east of the site, and the grade II listed 'White House Farmhouse, Lark Hill Road, Canewdon' would need to be taken into consideration at the planning application stage. The detailed design and layout of development must ensure there is no adverse impact on the setting of these listed buildings. In particular, proposals should take into consideration English Heritage's guidance 'The Setting of Heritage Assets'.</p>
MM68	70	3.221	<p><i>Amend paragraph as follows:</i></p> <p>The above calculations of greenspace and play space requirements are based on <del>604</del><u>49</u> dwellings being provided on the site. If a greater number are provided, the provision of such facilities should increase proportionately.</p>
MM69	70	3.223	<p><i>Amend paragraph as follows:</i></p> <p>Links and enhancements to local pedestrian/cycling and bridleway network, particularly as there is no footpath to the south of the site along <del>Lark Hill Road and Anchor Lane</del>, will be required.</p>
MM70	70	3.225	<p><i>Amend paragraph as follows:</i></p> <p>Attenuation and source control Sustainable Drainage Systems (SUDS) of a size proportionate to the development should be used such as balancing ponds, swales, detention basins and green roofs. <del>These could be incorporated into the greenspace provided on and/or adjacent to the site.</del> Consideration would need to be given to the potential impact of certain types of SUDS on below ground archaeology.</p>

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Ref.	Page	Policy/ Paragraph	Proposed Change
			Appropriate SUDS should be determined in consultation with Essex County Council and the Environment Agency. A site specific flood risk assessment incorporating a surface water drainage strategy should be prepared for the site.
MM71	71	3.232	<p><i>Amend sentence as follows:</i></p> <p>The Core Strategy (Policy H3) identifies that the site in this general location should have the capacity to accommodate a minimum of 500 dwellings during the plan period. The site identified in Figure 14 is capable of providing 500 dwellings at a density of 30 dwellings per hectare, <del>plus a flexibility allowance of 5%, if required.</del> The overall site area is 23.5 hectares to take account of site constraints and to accommodate the following infrastructure, services and facilities:</p>
MM72	72	3.234	<p><i>Insert sentence:</i></p> <p>The land allocated for development in accordance with this policy is identified in Figure 14.</p>
MM73	73	3.236	<i>Delete sentence.</i>
MM74	73	3.236	<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 for this site.</p>
MM75	76-77	3.267	<p><i>Amend sentence as follows:</i></p> <p>The Core Strategy (Policy H3) identifies that the sites in this general location should have the capacity to accommodate a minimum of 250 dwellings during the plan period. The sites identified in Figure 15 are capable of providing 250 dwellings at a density of 30 dwellings per hectare, <del>plus a flexibility allowance of 5%, if required.</del> The overall site area is 13 hectares to take account of site constraints and to accommodate the following infrastructure, services and facilities:</p>



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Ref.	Page	Policy/ Paragraph	Proposed Change
MM76	77	3.269	<i>Insert sentence:</i> The land allocated for development in accordance with this policy is identified in Figure 15.
MM77	78	3.271	<i>Delete sentence.</i>
MM78	79	3.271	<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.
MM79	81	3.288	<i>Replace paragraph with the following:</i>  <u>At least one point of access/egress onto the highway network may will be required for each site, depending on the distribution of dwellings between them. This should be determined in consultation with the local highway authority. Connection to the highway network for the site to the west of Little Wakering Road (Policy SER9a), may be provided to the north onto Barrow Hall Road and/or to the south onto Southend Road. In particular, the site to the south of the High Street (Policy SER9b) should connect the High Street and, provided be appropriately integratedion is enabled between this site and with the land within Policy BFR1, so that access/egress from with Star Lane to the west to serve the development of BFR1 also provides access/egress to SER9b. Access/egress to the High Street from SER9b may also be explored as an addition or alternative to an access/egress via BFR1 to Star Lane . However, this should be the precise detail in terms of the number and location of access/egress points for SER9a and SER9b will be determined at the planning application stage in consultation with the local highway authority.</u>
MM80	81	3.290	<i>Amend paragraph as follows:</i>  Development to the east of Star Lane and to the south of the High Street (Policy SER9b, and BFR1 and NEL3) should be comprehensively planned to enable integration between these different land uses <u>sites</u>

## Rochford District Council – Allocations Submission Document Examination: Proposed Schedule of Changes to the Allocations Submission Document

Ref.	Page	Policy/ Paragraph	Proposed Change
			when they are delivered. One access/egress point onto Star Lane to serve these developments should be carefully considered at the planning application stage to avoid a proliferation of access/egress roads along Star Lane. Access/egress to the land within Policy SER9b <del>from Star Lane</del> should not go through the Local Wildlife Site but should be provided to the north east corner of the southern section (the former brickworks), if delivered prior to the northern section. Any impact on the existing footpath (from Star Lane eastwards towards Alexandra Road) would also need to be considered.
MM81	84	3.312	<i>Insert sentence:</i> The land allocated for development in accordance with this policy is identified in Figure 16.
MM82	92	5.2	<i>Delete paragraph.</i>
MM83	92	5.3	<i>Amend paragraph as follows:</i> New employment land to the west of Rayleigh will accommodate businesses displaced from Rawreth Industrial Estate <del>as well as providing some additional office space. Given the varying nature of some of the businesses on the industrial estate (heavy industry, waste transfer etc.) it is appropriate to allocate two sites to the west of Rayleigh.</del>
MM84	92-96	Policy NEL1	<i>Delete policy.</i>
MM85	97	5.33	<i>Amend paragraph as follows:</i> 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>The broad location of uses within the development site should be addressed through a masterplan or design brief.</u>
MM86	97	5.34	<i>Replace sentence with the following:</i>

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Ref.	Page	Policy/ Paragraph	Proposed Change
			The land allocated for development in accordance with this policy is identified in Figure 21.
MM87	100	5.52	<i>Amend paragraph as follows:</i> There are trees and hedgerows partially bounding the site to the <del>north and</del> west, and there is a Local Wildlife Site (R35 Star Lane Pits) is situated to the north/north east of the site.
MM88	101	5.53	<i>Amend paragraph as follows:</i> An access road runs along the northern boundary of the site which provides vehicular access to the Local Wildlife Site. There is also a <u>belt of woodland and a public right of way</u> running through the northern section of the site.
MM89	101	5.54	<i>Amend paragraph as follows:</i> The site is <del>2.53</del> <u>2.2</u> hectares in size. Businesses displaced from Star Lane Industrial Estate, which excludes the part of the site encompassing the disused brickworks (Policy BFR1), will be accommodated on this site.
MM90	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.
MM91	102	Figure 22	<i>Replace figure for NEL3 with the map appended to this schedule of changes.</i>
MM92	102-103	5.59	<i>Amend paragraph as follows:</i> <del>The site's location 140 metres to the south of existing development in Great Wakering, allows for an adequate separation of industrial uses and residential uses to ensure residential amenity. The site follows an existing hedge line to the west and abuts the southern boundary of BFR1. It also encompasses the road to the Local Wildlife Site and a belt of woodland. However, with open fields to the north, south, and west east there is are</del> no existing features which provide defensible Green Belt

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			boundaries in these directions. As such, development of the site must be accompanied by <u>significant</u> landscaping to the north, south and east, creating a new Green Belt boundary. <del>Significant landscaping will</del> <u>This would also be required to</u> ensure visual impacts on the approach from the south along Star Lane and east along Poynters Lane are minimised.
MM93	103	5.60	<p><i>Amend paragraph as follows:</i></p> <p>Such landscaped green buffers should be provided in the form of publicly accessible green space, with conditions attached to ensure that it has ecological value as a wildlife corridor. <del>To the north, the landscaping should incorporate non-vehicular links to ensure the site is well connected to Great Wakering.</del> Conditions will be attached to ensure that any greenspace provided has ecological value. <u>The road to the Local Wildlife Site and the belt of woodland to the north of NEL2 do not form part of the development area for the industrial estate but provide an important buffer between the residential development to the north (BFR1) and any employment uses on the site.</u> A landscape strategy promoting green links and biodiversity corridors should be prepared for the site.</p>
MM94	103	5.61	<p><i>Amend sentence as follows:</i></p> <p>The types of uses permitted on site should be B1 (business), <u>B2 (industrial)</u> and B8 (storage and distribution); <u>In considering the detailed layout of the site, consideration will be given to proximity to residential development to the north of the site and impact on residential amenity.</u> <del>and</del> <u>The site should not become a 'bad neighbour' through noise, dust, or smells.</u></p>
MM95	103	5.64	<p><i>Amend paragraph as follows:</i></p> <p><del>Development to the east of Star Lane and to the south of the High Street (Policy SER9b, BFR1 and NEL3) should be comprehensively planned to enable integration between these different land uses when they are delivered.</del> One access/egress point onto Star Lane to serve <del>these</del> <u>this</u> developments should be carefully considered at the planning application stage to avoid a proliferation of access/egress roads along Star Lane. The potential to utilise the existing access/egress for the Local Wildlife Site (which is in</p>

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			the Green Belt) to enable a combined-access/egress point for <del>these</del> <u>this</u> developments should be explored.
MM96	103	5.66	<i>Delete the following paragraph:</i>  The vehicular access to the site will therefore be provided through the green buffer to the north of the site. Any impact on the existing footpath (from Star Lane eastwards to Alexandra Road) would also need to be considered and addressed.
MM97	103	5.68	<i>Amend paragraph as follows:</i>  Improvements to the Star Lane/Poynters Lane junction, <u>such as the creation of a new roundabout,</u> should be <del>addressed through the redevelopment of the site</del> <u>explored</u> at the planning application stage, <del>with the creation of a new roundabout, with new vehicular access to the site from the south to be considered in detail in conjunction</del> <u>consultation</u> with Essex County Council Highways Authority.
MM98	106	Figure 23	<i>Replace figure for NEL4 with the map appended to this schedule of changes.</i>
MM99	109	6.9	<i>Amend sentence:</i>  The location of the Local Wildlife Sites as identified by the 2007 Local Wildlife Sites Review, <u>which will be protected as such,</u> are shown in Figure 24.
MM100	111	6.13	<i>Amend paragraph as follows:</i>  Parts of the areas identified in Policy SER6 to the south west of Hullbridge and <del>Policy SER7 to the south of Canewdon</del> are situated in the Coastal Protection Belt. As such a small amendment to the Coastal Protection Belt designation in this location is required.
MM101	111	Figure 25	<i>Replace figure for the Coastal Protection Belt with the map appended to this schedule of changes.</i>

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Ref.	Page	Policy/ Paragraph	Proposed Change
MM102	165	First row	<i>Delete first row of table.</i>

### Additional Modifications:

Ref.	Page	Policy/ Paragraph	Proposed Change
AM1	18	2.20	<p><i>Amend paragraph as follows:</i></p> <p>The relationship between this site and employment land to the south (Policy NEL32) would need to be considered, particularly in terms of potential impact on communities (avoiding the development of a ‘bad neighbour’ use), visual impact and highway network to be considered at the planning application stage. A green buffer to the south of the site should be provided, including the retention of existing vegetation on the southern side of the access road to the Local Wildlife Site.</p>
AM2	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 <u>of interest shown hatched on the approved drawing</u>, before the applicant has secured the implementation of a programme of archaeological work, <del>in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority.</del> <u>Upon the granting of any planning permission for the development of the site, the developer shall</u> <del>will be required to</del> afford access to the site at all reasonable times to an archaeologist nominated by Essex County Council and shall allow their</p>

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Ref.	Page	Policy/ Paragraph	Proposed Change
			observations of the excavations and records to be made of any items of interest. <del>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.</del>
AM3	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 <u>of interest</u> <del>shown hatched on the approved drawing,</del> before the applicant has secured the implementation of a programme of archaeological work, <del>in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority.</del> <u>Upon the granting of any planning permission for the development of the site, t</u><del>The developer shall</del> <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. <del>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.</del></p>
AM4	30	2.96	<p><i>Amend paragraph as follows:</i></p> <p>There is a need to ensure that appropriate alternative employment land is in place before redevelopment of this site (see Policy NEL1 <del>and NEL2</del>).</p>
AM5	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 <u>of interest</u> <del>shown hatched on the approved drawing,</del> before the applicant has secured the implementation of a programme of archaeological work, <del>in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority.</del> <u>Upon the granting of any planning permission for the development of the site, t</u><del>The developer shall</del> <u>will be required to</u> afford access to the site at all</p>

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			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. <del>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.</del>
AM6	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 <u>of interest shown hatched on the approved drawing</u>, before the applicant has secured the implementation of a programme of archaeological work, <del>in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority.</del> <u>Upon the granting of any planning permission for the development of the site, the developer shall</u> <del>will be required to</del> 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. <del>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.</del></p>
AM7	46	3.77	<p><i>Amend paragraph as follows:</i></p> <p>At least two vehicular access/egress points and suitable junctions should be provided to the site off Hall Road. Public transport infrastructure improvements and service enhancements in terms of a western bus link to and from the site should be provided. The site should facilitate the development of the proposed Sustrans cycle network particularly along the Ironwell Lane section to the north of the site through financial contributions. A new cycle network within the development should connect the route along Ironwell Lane to the existing cycle network along Hall Road, and provide a non-vehicular route to the Joint Area Action Plan area around London Southend Airport (Policy NEL43). Contributions towards the development of an on-road cycle route along the western end of Hall Road may also be required.</p>



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Ref.	Page	Policy/ Paragraph	Proposed Change
AM8	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 <u>of interest</u> <del>shown hatched on the approved drawing,</del> before the applicant has secured the implementation of a programme of archaeological work, <del>in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority.</del> <u>Upon the granting of any planning permission for the development of the site, t</u>The developer <del>shall</del> <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. <del>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.</del></p>
AM9	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 <u>of interest</u> <del>shown hatched on the approved drawing,</del> before the applicant has secured the implementation of a programme of archaeological work, <del>in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority.</del> <u>Upon the granting of any planning permission for the development of the site, t</u>The developer <del>shall</del> <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. <del>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.</del></p>
AM10	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 <u>of interest</u> <del>shown hatched on the approved drawing,</del></p>

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			before the applicant has secured the implementation of a programme of archaeological work, <del>in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority.</del> <u>Upon the granting of any planning permission for the development of the site, t</u> The developer <del>shall</del> <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. <del>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.</del>
AM11	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 <u>of interest</u> <del>shown hatched on the approved drawing,</del> before the applicant has secured the implementation of a programme of archaeological work, <del>in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority.</del> <u>Upon the granting of any planning permission for the development of the site, t</u>The developer <del>shall</del> <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. <del>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.</del></p>
AM12	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 <u>of interest</u> <del>shown hatched on the approved drawing,</del> before the applicant has secured the implementation of a programme of archaeological work, <del>in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority.</del> <u>Upon the granting of any planning permission for the development of the site, t</u>The developer <del>shall</del> <u>will be required to</u> afford access to the site at all</p>

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Ref.	Page	Policy/ Paragraph	Proposed Change
			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. <del>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.</del>
AM13	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 <u>of interest shown hatched on the approved drawing</u>, before the applicant has secured the implementation of a programme of archaeological work, <del>in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority.</del> <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. <del>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.</del></p>
AM14	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 <u>of interest shown hatched on the approved drawing</u>, before the applicant has secured the implementation of a programme of archaeological work, <del>in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority.</del> <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. <del>In this respect, not less than 48 hours notice shall be given in writing to the Local Planning Authority of the commencement of</del></p>

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Ref.	Page	Policy/ Paragraph	Proposed Change
			<del>works requisite for the implementation of the permitted development.</del>
AM15	81	3.289	<p><i>Amend paragraph as follows:</i></p> <p>The proximity of the site to the south of the High Street (Policy SER9b) and new employment land to the south of Great Wakering (Policy NEL<del>23</del>) and in particular the impact on the highways network would also need to be considered at the planning application stage.</p>
AM16	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 <u>of interest shown hatched on the approved drawing</u>, before the applicant has secured the implementation of a programme of archaeological work, <del>in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority.</del> <u>Upon the granting of any planning permission for the development of the sites, the developer shall</u> <del>will be required to</del> 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. <del>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.</del></p>
AM17	83	3.305	<p><i>Amend paragraph as follows:</i></p> <p>The site identified for Gypsy and Traveller accommodation is adjacent to an employment land allocation to the west of Rayleigh (see Policy NEL<del>12</del>). It is degraded greenfield land situated in the western part of the District, in accordance with the Core Strategy, at the junction of the A1245 and the A127. There is existing access onto the adjacent site from the A1245, and additional potential access points to the south east of the adjacent site onto the A127 slip road and onto the A127 from the field to the west of the site.</p>
AM18	86	3.315	<p><i>Amend paragraph as follows:</i></p>

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Ref.	Page	Policy/ Paragraph	Proposed Change
			Site access/egress to the adjacent employment allocation (Policy NEL12) must also facilitate access/egress to this site. The internal road layout should be such that traffic for the employment site, particularly in relation to the heavier employment uses, should not impact on the site. This objective is aided by the position of this site relative to Policy NEL12.
AM19	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 <u>of interest shown hatched on the approved drawing</u>, before the applicant has secured the implementation of a programme of archaeological work, <del>in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority.</del> <u>Upon the granting of any planning permission for the development of the site, the developer shall</u> <del>will be required to</del> 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. <del>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.</del></p>
AM20	88	4.3	<p><i>Amend paragraph as follows:</i></p> <p>The northern section of Aviation Way Industrial Estate is also identified for protection through the planning process. However, this area falls within the boundary of the London Southend Airport and Environs Joint Area Action Plan, and consequently will be allocated through that document (see Policy NEL34).</p>
AM21	88	4.5	<p><i>Amend sentence as follows:</i></p> <p>The location of these four employment sites, <u>which will continue to be protected for employment uses</u>, is illustrated in Figure 17.</p>

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Ref.	Page	Policy/ Paragraph	Proposed Change
AM22	89	4.8	<p><i>Amend sentence as follows:</i></p> <p>The location of these two employment sites, <u>which will continue to be protected for employment uses</u>, is illustrated in Figure 18.</p>
AM23	90	4.10	<p><i>Amend sentence as follows:</i></p> <p>The location of this employment site, <u>which will continue to be protected for employment uses</u>, is illustrated in Figure 19.</p>
AM24	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 <del>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.</del> <u>Upon the granting of any planning permission for the development of the site, the developer shall 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. <del>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.</del></p>
AM25	96	Policy NEL2	<p><i>Rename policy name as follows:</i></p> <p>Policy NEL<del>1</del><sub>2</sub> – West of the A1245, Rayleigh</p>
AM26	97	3.54	<p><i>Amend sentence as follows:</i></p> <p>The extent of the site to the west of Rayleigh is set out in Figure <del>24</del><sub>20</sub>.</p>

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Ref.	Page	Policy/ Paragraph	Proposed Change
AM27	98	Figure 21	<i>Amend map name as follows:</i> Figure 2420 – Employment land to the west of the A1245, Rayleigh
AM28	100	Policy NEL3	<i>Amend policy name as follows:</i> <i>Policy NEL23 – South of Great Wakering</i>
AM29	100	5.47	<i>Amend paragraph as follows:</i> 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, <del>in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority.</del> <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. <del>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.</del>
AM30	101	5.55	<i>Amend sentence as follows:</i> Figure 2221 shows the extent of the site to the south of Great Wakering.
AM31	102	Figure 22	<i>Amend map name as follows:</i> Figure 2221– Employment land to the south of Great Wakering
AM32	104	5.69	<i>Amend paragraph as follows:</i> The site may have potential to be of archaeological interest and this should be taken into consideration.

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Ref.	Page	Policy/ Paragraph	Proposed Change
			No development shall commence within the area <u>of interest</u> <del>shown hatched on the approved drawing,</del> before the applicant has secured the implementation of a programme of archaeological work, <del>in accordance with a written scheme of investigation, which shall previously have been submitted to and approved in writing by the Local Planning Authority.</del> <u>Upon the granting of any planning permission for the development of the site,</u> <del>t</del> 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. <del>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.</del>
AM33	104	Policy NEL4	<i>Amend policy name as follows:</i> Policy NEL <del>3</del> 4 – North of London Southend Airport
AM34	105	5.80	<i>Amend sentence as follows:</i> However, the extent of the area to be addressed by the London Southend Airport and Environs Joint Area Action Plan is illustrated in Figure 23 <del>2</del> <u>22</u> .
AM35	106	Figure 23	<i>Amend map name as follows:</i> Figure 23 <del>2</del> <u>22</u> – The area addressed within the London Southend Airport and Environs Joint Area Action Plan
AM36	109	6.9	<i>Amend sentence as follows:</i> The location of the Local Wildlife Sites as identified by the 2007 Local Wildlife Sites Review are shown in Figure 24 <del>2</del> <u>3</u> .
AM37	110	Figure 24	<i>Amend map name as follows:</i>



**Rochford District Council – Allocations Submission Document Examination: Proposed Schedule of Changes to the Allocations Submission Document**

Ref.	Page	Policy/ Paragraph	Proposed Change
			Figure <del>24</del> <u>23</u> – Local Wildlife Sites
AM38	111	6.14	<i>Amend sentence as follows:</i> The open and undeveloped Coastal Protection Belt identified within Figure <del>25</del> <u>24</u> will be protected and enhanced in accordance with Policy ENV2 of the Core Strategy.
AM39	111	Figure 25	<i>Amend map name as follows:</i> Figure <del>25</del> <u>24</u> – The Coastal Protection Belt
AM40	112	6.20	<i>Amend sentence as follows:</i> The area allocated as the Upper Roach Valley is illustrated in Figure <del>26</del> <u>25</u> . The Upper Roach Valley will be protected and enhanced in accordance with Policy URV1 of the Core Strategy.
AM41	113	Figure 26	<i>Amend map name as follows:</i> Figure <del>26</del> <u>25</u> – The Upper Roach Valley
AM42	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 <del>27</del> <u>26</u> , and will be allocated for educational use in accordance with this policy.
AM43	116	Figure 27	<i>Amend map name as follows:</i> Figure <del>27</del> <u>26</u> – King Edmund School
AM44	118	7.19	<i>Amend sentence:</i> The extent of these areas to be allocated <u>for educational use</u> are identified in Figures <del>28</del> <u>27</u> to <del>33</del> <u>32</u> . <u>The Proposals Map should also be referred to, as some of the schools sites have a dual allocation of Green</u>

## Rochford District Council – Allocations Submission Document Examination: Proposed Schedule of Changes to the Allocations Submission Document

Ref.	Page	Policy/ Paragraph	Proposed Change
			<u>Belt and education.</u>
AM45	118	Figure 28	<i>Amend map name as follows:</i> Figure <del>28</del> <u>27</u> – Existing Primary and Secondary Schools in Rayleigh
AM46	119	Figure 29	<i>Amend map name as follows:</i> Figure <del>29</del> <u>28</u> – Existing primary and secondary schools in Hullbridge (NB No secondary schools in this area)
AM47	120	Figure 30	<i>Amend map name as follows:</i> Figure <del>30</del> <u>29</u> – Existing primary and secondary schools in Hockley and North Ashingdon
AM48	121	Figure 31	<i>Amend map name as follows:</i> Figure <del>31</del> <u>30</u> – Existing primary and secondary schools in Rochford and surrounding area
AM49	122	Figure 32	<i>Amend map name as follows:</i> Figure <del>32</del> <u>31</u> – Existing primary and secondary schools in Canewdon (NB No secondary schools in this area)
AM50	123	Figure 33	<i>Amend map name as follows:</i> Figure <del>33</del> <u>32</u> – Existing primary and secondary schools in Great Wakering and surrounding area (NB No secondary schools in this area)
AM51	124	8.9	<i>Amend sentence:</i> The sites to be allocated <u>and protected</u> as open space are illustrated in Figures <del>34</del> <u>33</u> to <del>41</del> <u>40</u> .

**Rochford District Council – Allocations Submission Document Examination: Proposed Schedule of Changes to the Allocations Submission Document**

Ref.	Page	Policy/ Paragraph	Proposed Change
AM52	125	Figure 34	<i>Amend map name as follows:</i> Figure <del>34</del> <u>33</u> – Existing Open Space in Rayleigh/Rawreth
AM53	126	Figure 35	<i>Amend map name as follows:</i> Figure <del>35</del> <u>34</u> – Existing Open Space in Hullbridge
AM54	127	Figure 36	<i>Amend map name as follows:</i> Figure <del>36</del> <u>35</u> – Existing Open Space in Hockley/Hawkwell/Upper Roach Valley (northern section)
AM55	128	Figure 37	<i>Amend map name as follows:</i> Figure <del>37</del> <u>36</u> – Existing Open Space in the Upper Roach Valley (southern section)
AM56	129	Figure 38	<i>Amend map name as follows:</i> Figure <del>38</del> <u>37</u> – Existing Open Space in Rochford/Ashingdon/Stambridge
AM57	130	Figure 39	<i>Amend map name as follows:</i> Figure <del>39</del> <u>38</u> – Existing Open Space in Canewdon/Paglesham/Wallasea Island
AM58	131	Figure 40	<i>Amend map name as follows:</i> Figure <del>40</del> <u>39</u> – Existing Open Space in Great Wakering/Barling
AM59	132	Figure 41	<i>Amend map name as follows:</i> Figure <del>41</del> <u>40</u> – Existing Open Space in Foulness
AM60	133	8.16	<i>Amend sentence:</i>

**Rochford District Council – Allocations Submission Document Examination: Proposed Schedule of Changes to the Allocations Submission Document**

Ref.	Page	Policy/ Paragraph	Proposed Change
			<u>The location of Clements Hall Leisure Centre and Rayleigh Leisure Centre, as is defined in Figure 4241, will be allocated for leisure use and protected from other uses. The Proposals Map should also be referred to, as part of the Clements Hall Leisure Centre leisure use allocation is also allocated as Green Belt and open space.</u>
AM61	134	Figure 42	<i>Amend map name as follows:</i> Figure 4241 – Existing Leisure Facilities
AM62	136	9.8	<i>Amend paragraph as follows:</i>  Rayleigh is the largest of the three centres in the District, and has the most comprehensive range of facilities. There are a range of retail outlets, with chain stores and independent stores making use of the variety of unit sizes available to them. However, there are opportunities for improvement within the centre. The Retail and Leisure Study recommended additional comparison floorspace be considered. The study also stated that there was little need to change the town centre boundary, and as such this will remain as existing, as illustrated in Figure 4342. This boundary, however, may be reviewed through the preparation of the Rayleigh Area Action Plan.
AM63	136	9.9	<i>Amend paragraph as follows:</i>  The primary shopping area of Rayleigh is closely related to the primary shopping frontage where retail and other appropriate uses are concentrated. Outside this area, the secondary shopping frontage area is located where a greater diversity of uses will be encouraged. The primary and secondary shopping frontages, as existing, are identified in Figure 4342.
AM64	136	Figure 43	<i>Amend map name as follows:</i>  Figure 4342– Rayleigh Town Centre Boundary, the Primary Shopping Area/Primary Shopping Frontage and Secondary Shopping Frontage/Secondary Shopping Area

## Rochford District Council – Allocations Submission Document Examination: Proposed Schedule of Changes to the Allocations Submission Document

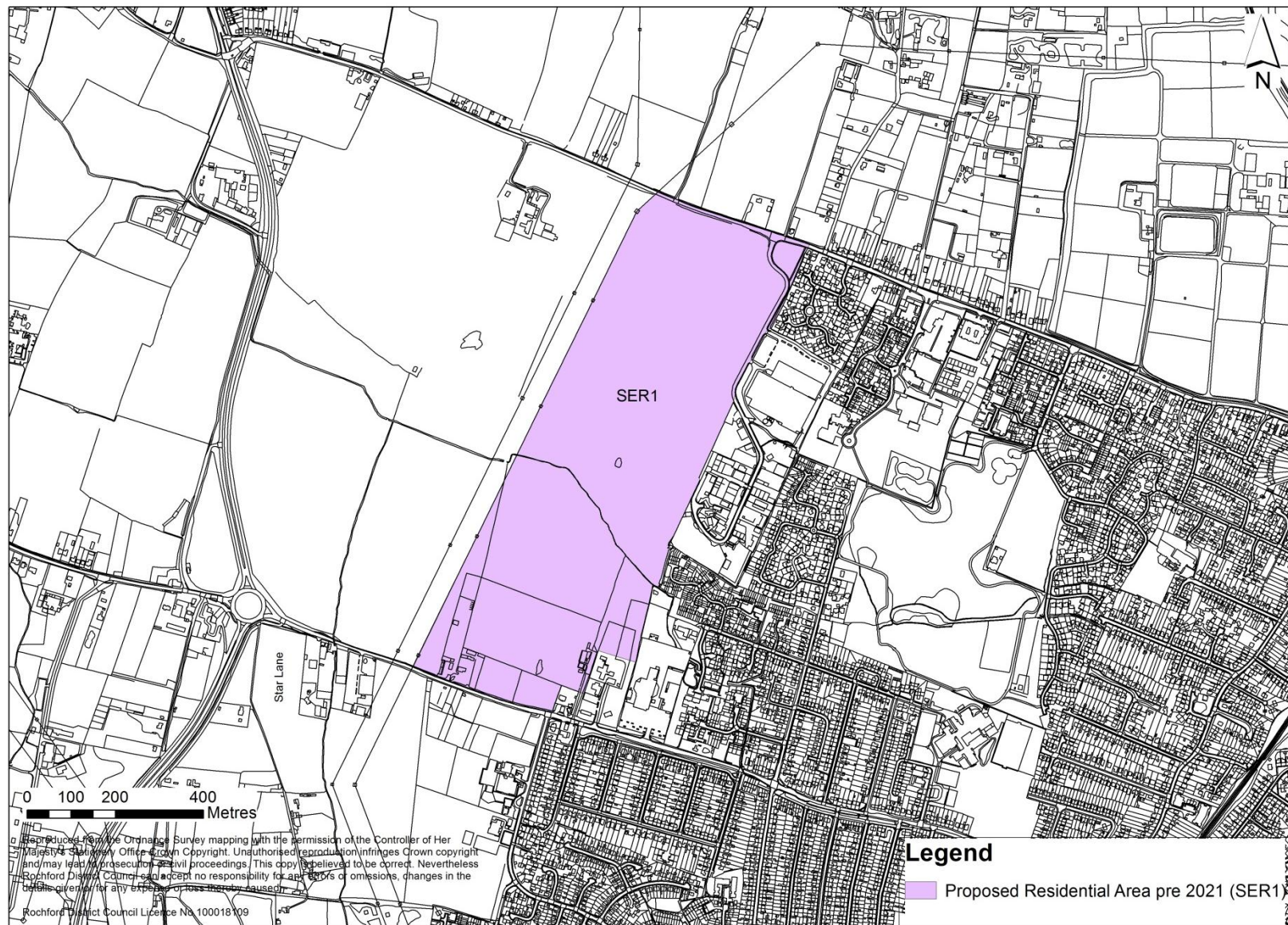
Ref.	Page	Policy/ Paragraph	Proposed Change
AM65	137	9.13	<p><i>Amend paragraph as follows:</i></p> <p>The established town centre boundary for Rochford is considered to be too widely drawn, encompassing much residential development, to focus appropriate town centre uses within Rochford. A smaller boundary, refocusing the town centre, has been identified as set out in Figure 44<u>43</u>. This boundary, however, may be reviewed through the development of the Rochford Area Action Plan.</p>
AM66	137	9.14	<p><i>Amend paragraph as follows:</i></p> <p>The primary shopping area of Rochford is closely related to the primary shopping frontage where retail and other appropriate uses are concentrated. Outside this area, the secondary shopping frontage area is located where a greater diversity of uses will be encouraged. The primary and secondary shopping frontages, as existing, are identified in Figure 44<u>43</u>.</p>
AM67	138	Figure 44	<p><i>Amend map name as follows:</i></p> <p>Figure 44<u>43</u>– Rochford Town Centre Boundary, the Primary Shopping Area/Primary Shopping Frontage and Secondary Shopping Frontage/Secondary Shopping Area</p>
AM68	165	First column; second row	<p>Amend first column of table as follows:</p> <p>Policy NEL<u>21</u> – West of the A1245, Rayleigh</p>
AM69	165	First column; third row	<p><i>Amend first column of table as follows:</i></p> <p>Policy NEL<u>32</u> – South of Great Wakering</p>
AM70	166	First column;	<p>Amend first column of table as follows:</p>

**Rochford District Council – Allocations Submission Document Examination: Proposed Schedule of Changes to the Allocations Submission Document**

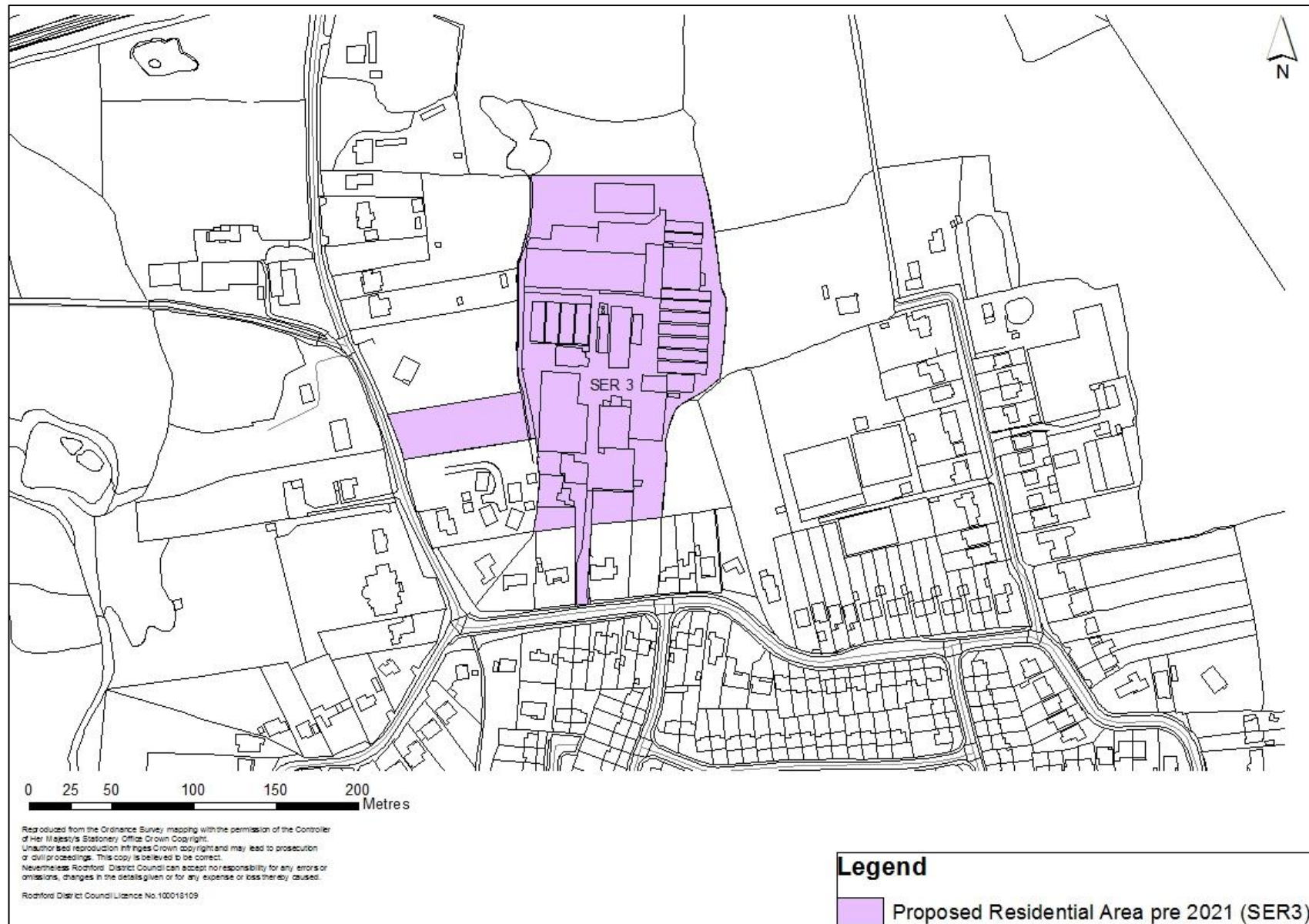
Ref.	Page	Policy/ Paragraph	Proposed Change
		first row	Policy NEL43 – North of London Southend Airport
AM71	185	12.8	<i>Amend sentence as follows:</i> These existing designations form a physical constraint in terms of developable land within the District, and are highlighted in Figure 4544.
AM72	186	2.13	<i>Amend sentence as follows:</i> The indicative extent of land within the District that falls within Flood Zone 2 and Flood Zone 3 is illustrated in Figure 4544.
AM73	186	2.16	<i>Amend sentence as follows:</i> The location of the Conservation Areas and Scheduled Ancient Monuments in the District are set out in Figure 4544.
AM74	187	Figure 45	<i>Amend map name as follows:</i> Figure 4544– National and international ecological designations, indicative areas at risk of flooding (Flood Zone 2 and 3), and Conservation Areas and Scheduled Ancient Monuments



## Rochford District Council – Allocations Submission Document Examination: Proposed Revised Site Boundary for SER1

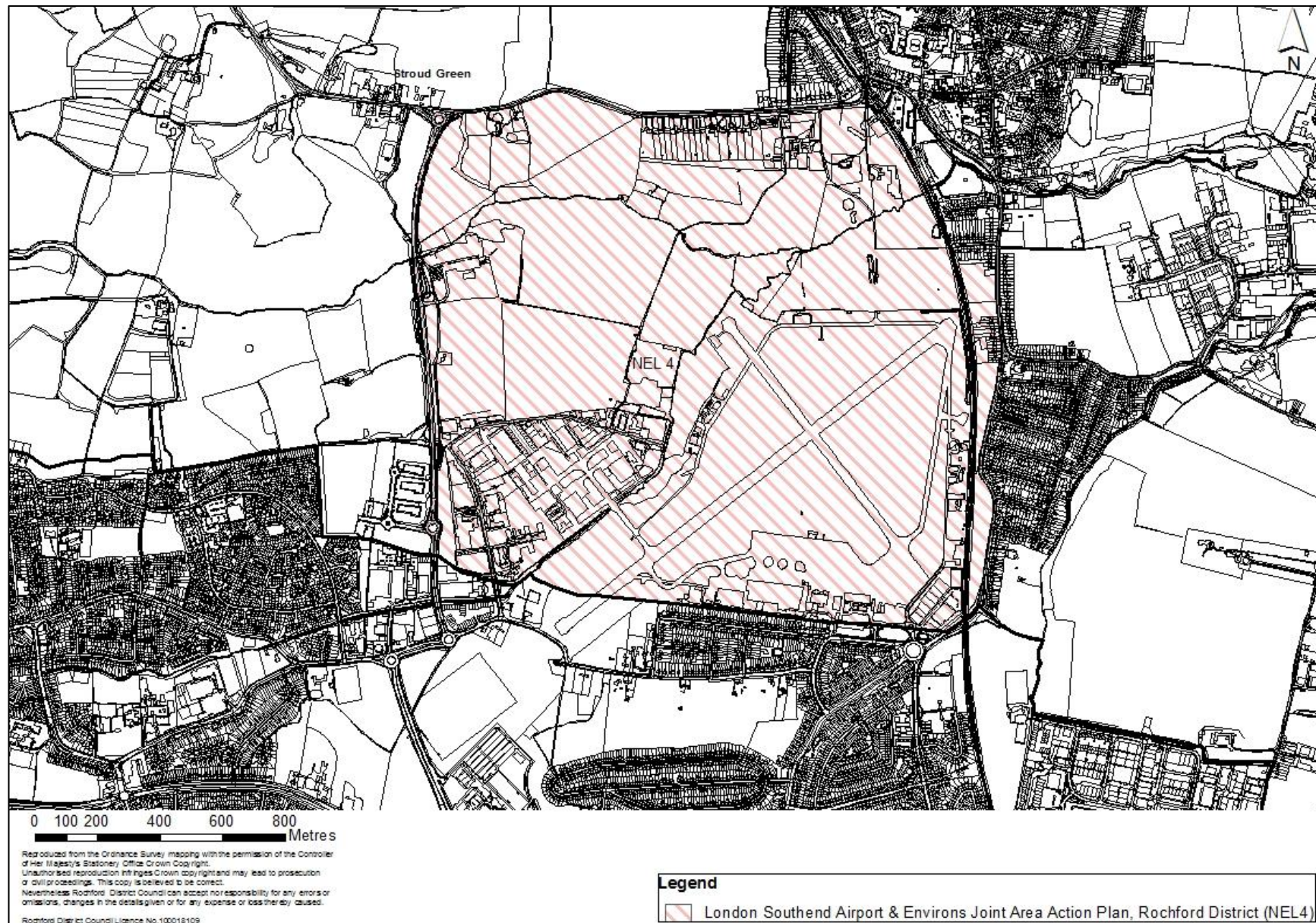


## Rochford District Council – Allocations Submission Document Examination: Proposed Revised Site Boundary for SER3

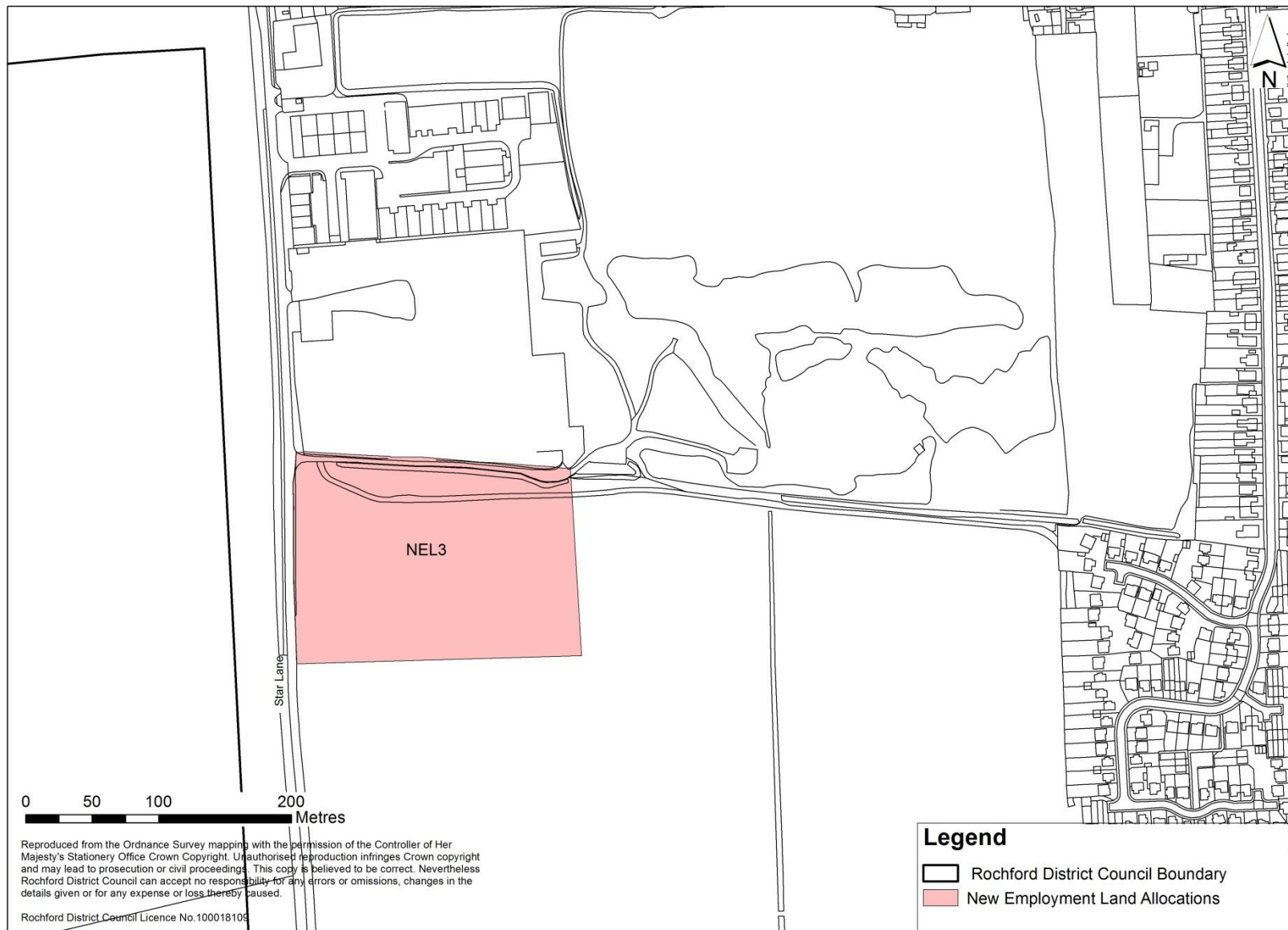




## Rochford District Council – Allocations Submission Document Examination: Proposed Revision to NEL4

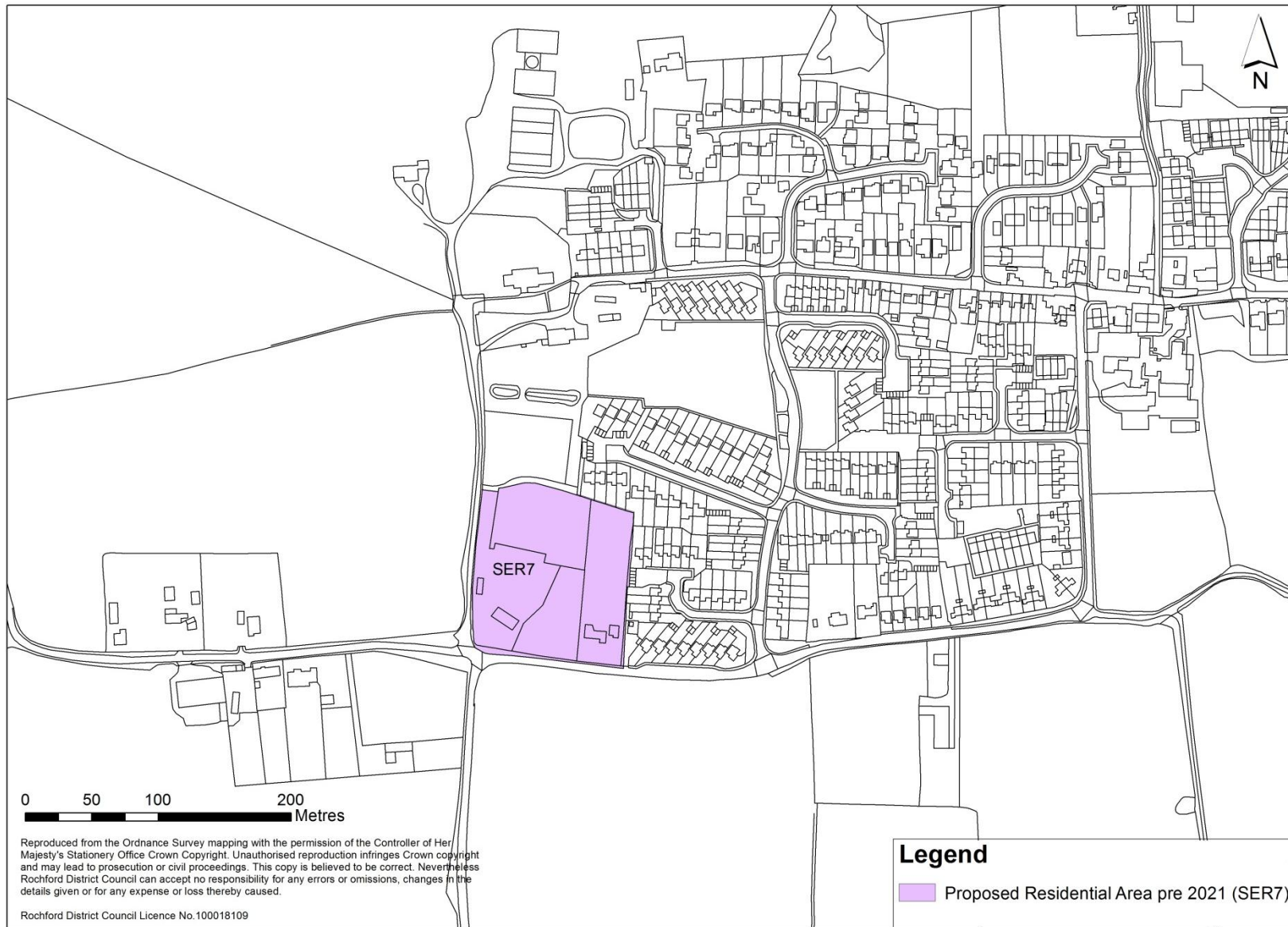


## Rochford District Council – Allocations Submission Document Examination: Proposed Revised Site Boundary for NEL3





## Rochford District Council – Allocations Submission Document Examination: Proposed Revised Site Boundary for SER7



## Rochford District Council – Allocations Submission Document Examination: Proposed Revised Boundary for Coastal Protection Belt (Policy ELA2)

