

# Consultation Statement

## **Development Management Submission Document – the role of Community Involvement and Stakeholder Engagement**

This statement satisfies the requirements of Regulation 22 (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012

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## **1 Introduction**

- 1.1 The Development Management Document is a Development Plan Document (DPD) which sets out detailed planning policies for assessing planning application against, such as policies relating to the design of new developments, rural diversification and houseboats. The Development Management Document will form part of the Development Plan for Rochford District, which currently includes *inter alia* the Rochford Core Strategy.
- 1.2 Regulation 8 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires Local Plans to be consistent with the adopted Development Plan (unless the Local Plan contains policies which specifically supersede policies within the Development Plan). As such, the Development Management Development Plan Document must be consistent with policies set out in the Core Strategy. There was significant community involvement in production of the Core Strategy, the soundness of which has already been tested through examination.
- 1.3 The development of the Development Management Document has been an iterative process and each stage has been subject to public consultation. This Consultation Statement sets out how local communities and other key partners have been involved in its preparation. It has been prepared in accordance with Regulation 22 (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012, which requires the local planning authority to prepare a statement to accompany the proposed Development Management Submission Document, setting out the following:
- (i). which bodies and persons the local planning authority invited to make representations under regulation 18;
  - (ii). how those bodies and persons were invited to make representations under regulation 18;
  - (iii). a summary of the main issues raised by the representations made pursuant to regulation 18;
  - (iv). how any representations made pursuant to regulation 18 have been taken into account;
  - (v). if representations were made pursuant to regulation 20, the number of representations made and a summary of the main issues raised in those representations; and
  - (vi). if no representations were made in regulation 20, that no such representations were made.
- 1.4 As such, for each stage in the production of the Development Management Document, this document sets out: the methods the Council employed to ensure community involvement; groups, organisations and bodies invited to make representation; a summary of the main issues raised; and how representations have influenced the plan-making process. It should be noted that this statement does not

contain the detailed content of all the representations, but copies of all the representations are available on request.

- 1.5 There were three key stages of the Development Management Document where representations were invited: Discussion and Consultation (March 2010); Preferred Policy Options (December 2011) and Submission (April 2013).

## **2 Statement of Community Involvement**

- 2.1 Rochford District Council has an adopted Statement of Community Involvement. This sets out how the Council will involve the local community in the preparation of the Local Development Framework. Since the adoption of the Statement of Community Involvement in 2007, new regulations came into force which amended the consultation requirements for Local Development Documents, including the stages at which consultation is undertaken.
- 2.2 Although the Statement of Community Involvement was prepared when different regulations were in place, the principles for community involvement and consultation set out in the Statement of Community Involvement are nevertheless still relevant and have been adhered to.

## **3 Discussion and Consultation Document**

- 3.1 The initial stage of the Development Management Document set out a preferred option and alternative options (where appropriate) for a range of different issues to be addressed, such as options for the design of new developments and extensions to dwellings in the Green Belt. This document was published for a formal six-week consultation period between 17 March 2010 and 30 April 2010. The purpose of this document was to provide residents, landowners and other interested parties with the opportunity to consider and comment upon the preferred and alternative options that were presented.
- 3.2 The Council engaged the community and other stakeholders through the actions set out in Table 1 below. A wide range of organisations and individuals were consulted on the Discussion and Consultation Document. A list of the specific and general consultation bodies contacted is provided in Appendix 1.

**Table 1 – Encouraging Public Participation on the Discussion and Consultation Document**

| <b>Consultation Method</b>           | <b>Details</b>   |
|--------------------------------------|--|
| Consultation letters to stakeholders | Letters and emails were sent to key stakeholders, including all relevant bodies listed within Planning Policy Statement 12 (which has since been superseded by the National Planning Policy Framework in March 2012). Key stakeholders are now set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. |

**Rochford District Council – Local Development Framework Development Management Document: Consultation Statement**

| Consultation Method        | Details  |
|----------------------------|--|
|                            | <p>Those on the Council’s Local Development Framework mailing list – which comprises specific and general consultation bodies along with groups and organisations who may have interest in the development of the District, and members of the public who have requested to be kept updated with opportunities to participate – were written to informing them of the consultation period and encouraging them to submit views using the online system. Groups written to inviting comment included those representing sections of the society who have traditionally been underrepresented in the planning process. Mindful that the over-reliance on electronic communication may exclude some sections of society, the opportunity to comment via written correspondence was also made available.</p> <p>3370 letters and emails were sent to individuals and organisations informing them of the consultation and their opportunity to comment at this stage.</p> <p>A list of the specific and general consultation bodies consulted is provided in Appendix 1.</p> |
| Rochford District Matters  | An article highlighting the consultation was contained within the Council’s free newsletter which is sent to all households in the District (Spring 2010 edition).   |
| Notices                    | Notices were placed in local newspapers.   |
| Online consultation system | The Council utilised its online consultation system for consultation on the Discussion and Consultation Document. The system allows respondents to submit and view comments online. A link to the system was placed on the Council’s website.  |
| Posters                    | A number of posters were sent to parish/town councils and displayed in various locations throughout the District, promoting the opportunity to participate in the plan-making process.   |
| Information boards         | Information outlining the consultation and how the public can be involved was displayed on the electronic information boards in both the Rayleigh and Rochford receptions.   |

3.3 A total of 209 representations were made at this stage by 37 different respondents. Table 2 provides a numerical break down of representations by subject.

**Table 2 – Numerical Breakdown of Initial Consultation Responses**

| Section Name | Respondents | Objectors | Support | Object | Comment | Representations |
|--------------|-------------|-----------|---------|--------|---------|-----------------|
|--------------|-------------|-----------|---------|--------|---------|-----------------|

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Section Name   | Respondents | Objectors | Support | Object | Comment | Representations |
|--|-------------|-----------|---------|--------|---------|-----------------|
| Development Management Policies DPD                                | 37          | 17        | 20      | 47     | 142     | 209             |
| The Role of Development Management Plan Document                   | 7           | 1         | 1       | 1      | 6       | 8               |
| The Role of the Development Management Preferred Options           | 1           | 0         | 0       | 0      | 2       | 2               |
| Vision   | 1           | 0         | 0       | 0      | 1       | 1               |
| Sustainability Appraisal   | 2           | 0         | 0       | 0      | 3       | 3               |
| Community Involvement  | 1           | 0         | 0       | 0      | 1       | 1               |
| Relationship with Other Strategies                                 | 2           | 0         | 0       | 0      | 3       | 3               |
| Evidence Base  | 1           | 0         | 0       | 0      | 1       | 1               |
| Vision   | 2           | 1         | 0       | 1      | 1       | 2               |
| Objectives   | 1           | 0         | 0       | 0      | 1       | 1               |
| Introduction   | 2           | 0         | 0       | 0      | 2       | 2               |
| Design of New Developments   | 3           | 1         | 0       | 1      | 2       | 3               |
| DM1 Design of New Developments – Preferred Option                  | 10          | 2         | 1       | 2      | 7       | 10              |
| DM1 Design of New Developments – Alternative Options               | 4           | 0         | 2       | 0      | 2       | 4               |
| Density of New Developments  | 3           | 1         | 0       | 1      | 2       | 3               |
| DM2 Density of New Developments – Preferred Option                 | 8           | 4         | 2       | 4      | 2       | 8               |
| DM2 Density of New Developments – Alternative Options              | 2           | 0         | 1       | 0      | 1       | 2               |
| Infilling and Residential Intensification                          | 4           | 1         | 0       | 1      | 3       | 4               |
| DM3 Infilling and Residential Intensification – Preferred Option   | 3           | 1         | 0       | 1      | 2       | 3               |
| Habitable Floorspace for New Developments                          | 3           | 0         | 0       | 0      | 3       | 3               |
| DM4 Habitable Floorspace for New Developments – Preferred Option   | 8           | 2         | 3       | 2      | 3       | 8               |
| DM4 Habitable Floorspace for New Developments – Alternative Option | 1           | 0         | 0       | 0      | 1       | 1               |
| Light Pollution  | 3           | 1         | 0       | 1      | 2       | 3               |
| DM5 Light Pollution – Preferred Option                             | 4           | 1         | 0       | 1      | 3       | 4               |
| Telecommunications   | 2           | 0         | 0       | 0      | 2       | 2               |
| DM6 Telecommunications – Preferred Option                          | 2           | 0         | 0       | 0      | 2       | 2               |
| Local List   | 2           | 0         | 0       | 0      | 3       | 3               |
| DM7 Local List – Preferred Option                                  | 2           | 0         | 0       | 0      | 2       | 2               |
| DM7 Local List – Alternative Options                               | 1           | 0         | 1       | 0      | 0       | 1               |
| Demolition within Conservation Areas                               | 1           | 0         | 0       | 0      | 1       | 1               |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Section Name   | Respondents | Objectors | Support | Object | Comment | Representations |
|--|-------------|-----------|---------|--------|---------|-----------------|
| DM9 Development on the edge of Conservation Areas – Preferred Option   | 2           | 1         | 0       | 1      | 1       | 2               |
| Are there any other issues which should be addressed within the Housing, Character of Place and Residential Amenity chapter? | 1           | 0         | 0       | 0      | 1       | 1               |
| Vision   | 5           | 1         | 1       | 1      | 3       | 5               |
| Objectives   | 4           | 2         | 0       | 2      | 3       | 5               |
| Introduction   | 1           | 0         | 0       | 0      | 1       | 1               |
| The Green Belt and Countryside   | 2           | 0         | 0       | 0      | 2       | 2               |
| Landscape Character  | 1           | 0         | 0       | 0      | 1       | 1               |
| DM10 Existing Businesses in the Green Belt – Preferred Option  | 3           | 0         | 1       | 0      | 3       | 4               |
| Rural Diversification  | 1           | 0         | 0       | 0      | 1       | 1               |
| DM11 Rural Diversification – Preferred Option  | 3           | 1         | 1       | 1      | 2       | 4               |
| DM12 Conversion of Existing Agricultural Buildings in the Green Belt – Preferred Option                                      | 4           | 0         | 0       | 0      | 5       | 5               |
| DM13 Green Tourism – Preferred Option  | 4           | 1         | 0       | 1      | 3       | 4               |
| DM14 Equestrian Facilities – Preferred Option  | 2           | 0         | 1       | 0      | 1       | 2               |
| Playing Pitches and Other Leisure and Recreational Activities  | 1           | 1         | 0       | 1      | 0       | 1               |
| DM15 Playing Pitches and other Leisure and Recreational Activities – Preferred Option  | 1           | 1         | 0       | 1      | 0       | 1               |
| Extensions to Dwellings in the Green Belt  | 1           | 1         | 0       | 1      | 0       | 1               |
| DM16 Extensions to Dwellings in the Green Belt – Preferred Option  | 3           | 3         | 0       | 4      | 0       | 4               |
| DM16 Extensions to Dwellings in the Green Belt – Alternative Options   | 1           | 0         | 1       | 0      | 0       | 1               |
| Agricultural, Forestry and other Occupational Dwellings  | 1           | 0         | 0       | 0      | 3       | 3               |
| DM20 The Replacement or Rebuild of Existing Dwellings in the Green Belt – Preferred Option                                   | 2           | 2         | 0       | 2      | 0       | 2               |
| DM21 Extension of Domestic Gardens in the Green Belt – Preferred Option  | 2           | 1         | 0       | 1      | 1       | 2               |
| Are there any other issues which should be addressed within the Green Belt and Countryside chapter?                          | 1           | 1         | 0       | 1      | 0       | 1               |
| Vision   | 3           | 1         | 0       | 1      | 2       | 3               |
| Objectives   | 2           | 1         | 0       | 1      | 2       | 3               |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Section Name   | Respondents | Objectors | Support | Object | Comment | Representations |
|--|-------------|-----------|---------|--------|---------|-----------------|
| Introduction   | 3           | 0         | 0       | 0      | 3       | 3               |
| DM24 Other Important Landscape Features – Preferred Option                               | 4           | 2         | 1       | 2      | 3       | 6               |
| Are there any other issues which should be addressed within the Environmental chapter?   | 2           | 1         | 0       | 1      | 1       | 2               |
| Vision   | 3           | 0         | 0       | 0      | 3       | 3               |
| Objectives   | 2           | 1         | 0       | 1      | 1       | 2               |
| Introduction   | 2           | 0         | 0       | 0      | 3       | 3               |
| DM25 Parking Standards – Preferred Option  | 5           | 3         | 0       | 3      | 2       | 5               |
| DM26 Traffic Management – Preferred Option   | 4           | 0         | 1       | 0      | 3       | 4               |
| Vision   | 1           | 0         | 0       | 0      | 1       | 1               |
| Objectives   | 1           | 0         | 0       | 0      | 1       | 1               |
| Introduction   | 2           | 1         | 0       | 1      | 1       | 2               |
| DM27 Employment Land – Preferred Option  | 3           | 1         | 0       | 1      | 2       | 3               |
| Vision   | 5           | 1         | 1       | 1      | 3       | 5               |
| Objectives   | 5           | 2         | 0       | 2      | 3       | 5               |
| Town Centre Shopping Frontages   | 2           | 0         | 0       | 0      | 2       | 2               |
| DM29 Town Centre Shopping Frontages – Preferred Option                                   | 1           | 0         | 0       | 0      | 1       | 1               |
| DM30 Upper Floor Locations in Town Centres – Preferred Option                            | 1           | 0         | 0       | 0      | 1       | 1               |
| DM30 Upper Floor Locations in own Centres – Alternative Option                           | 1           | 0         | 0       | 0      | 1       | 1               |
| DM31 Village and Neighbourhood Shops – Preferred Option                                  | 1           | 0         | 0       | 0      | 1       | 1               |
| Advertisements   | 2           | 0         | 0       | 0      | 2       | 2               |
| DM32 Advertisements – Preferred Option   | 3           | 0         | 1       | 0      | 2       | 3               |
| DM33 Advertisements affecting Conservation Areas and Listed Buildings – Preferred Option | 2           | 0         | 0       | 0      | 2       | 2               |
| Public Involvement   | 1           | 0         | 0       | 0      | 1       | 1               |

### 4 Main Issues Raised at the Discussion and Consultation Stage and How They Have Been Addressed

- 4.1 The responses received during the consultation raised a significant number of different issues. A large proportion of these sought to acquire clarification on terms included within the consultation document. Consequently various parts of the document were rewritten to provide more of an explanation of the terms used and provide clarification on matters that had been raised.



- 4.2 A number of comments centred on additions to the criteria in the preferred option for the design of new developments (DM1) to make the criteria more comprehensive. This included the addition of text on accessibility, landscaping, open space and the historic environment, which were incorporated into the next iteration of the Plan.
- 4.3 There was concern that different densities between existing and proposed development would be detrimental to community cohesion (DM2). It was suggested that existing community density should be included. As such the preamble to the preferred option was extended to include more information on density disparities in the District.
- 4.4 Comments generally expressed concern about infilling within the existing residential area (DM3). The Council's position with regard to infilling and residential intensification was clarified further within the next iteration.
- 4.5 A respondent suggested that the Council could use the same criteria as the organisation Environmental Protection UK when considering the potential impact of light pollution from proposals (DM5). The criteria in the Plan were amended to reflect the wording of Environmental Protection UK. Another respondent made a suggestion to reduce light pollution, which prompted the Council to consider the distinction and sensitivity of different areas of the District, and include light thresholds as a guide for different environmental zones (based on the Institute of Lighting Engineers definitions).
- 4.6 Concern was expressed that officers would not have the expertise to deal with planning applications for telecommunications development, where permission is required. In response, it was noted that technical information must be accompanied by an ICNIRP (International Commission on Non-Ionizing Radiation Protection) certificate, which confirms that the emissions for the proposed installation are in compliance with the ICNIRP exposure guidelines. As such, additional text was included in the next iteration to explain this.
- 4.7 A respondent expressed concern in relation to the 'creep' of the Conservation Area (DM9), and so the area that this option relates to was more defined within the next iteration.
- 4.8 In relation to green tourism, it was pointed out that the historic environment is as important as the impact on the natural environment by the tourism opportunities (DM13) and it was suggested that reference should be made to the historic environment within the next version of the Plan. The text was amended to ensure that the Historic Environment Character Zones for the District are taken into consideration when determining planning proposals for tourism.
- 4.9 Sport England expressed concern about the flexibility of referring to their current guidance (in relation to design standards for ancillary facilities) and the Council's current Playing Pitch Strategy (in relation to supply and demand) when considering applications for playing pitches (DM15). Reference to Sport England's standards was amended within the preamble to take account of the most up-to-date guidance available. The preamble and option was also amended to take account of the most

up-to-date study on supply and demand of playing pitch across the District. These changes sought to ensure flexibility when decision-making over the plan period.

- 4.10 A respondent expressed concern about the wording contained in the preamble that a dwelling with an unsound roof constitutes a derelict property (DM20). It was suggested that the Council should be less restrictive in terms of increase in floorspace and roof height. The preamble was expanded to further clarify the Council's position, and what is considered to constitute a derelict property.
- 4.11 A respondent expressed concern that trees, particularly fruit trees, that are not protected by Tree Preservation Orders could be lost. With the revocation of the East of England Plan (2008), it was considered appropriate that an additional policy on trees and woodlands should be included in the next iteration of the document.
- 4.12 The Environment Agency suggested that the next iteration of DM24 should include requirements for on-site environmental enhancements including opportunities to create/enhance/restore habitats. The option was amended accordingly.
- 4.13 The cumulative effect of developments on highways and specific junctions was raised as an issue. In response a new policy on air quality was included to ensure that the cumulative impact of additional transport movements on potentially significant road junctions would be taken into consideration at the planning application stage and appropriate mitigation measures would be required.
- 4.14 The flexibility of the parking standards document was questioned (DM25), particularly minimum parking standards. The next iteration includes more information on the parking standards.
- 4.15 It was suggested that it should be made clearer that B1 and B2 uses are favoured uses for new and existing employment areas (DM27). The next iteration of the document (both the preamble and policy) clarifies that B1 and B2 uses are preferred uses and provides justification for this requirement.
- 4.16 Concerns were raised in relation advertisements (DM32 and DM33) where they could present access issues and the need for appropriate guidelines rather than making subjective judgements. As such the appropriate amendments have been made in the next iteration of the document.
- 4.17 A summary of the issues raised at the Discussion and Consultation stage, together with initial officer comments on these, is detailed in Appendix 2.

## **5 Preferred Policy Options Document**

- 5.1 The Development Management Preferred Policy Options Document was published in December 2011. This document built on the previous stage of the Development Management DPD, and set out the preferred policies to be taken to the submission stage. It was subject to an informal six-week consultation period from 16 January 2012 to 27 February 2012.
- 5.2 The consultation methods employed at this stage are set out in table 3 below.

**Table 3 – Consultation Methods at the Preferred Policy Options Stage**

| Consultation Method                  | Details  |
|--------------------------------------|--|
| Public Meetings                      | <p>Officers attended Parish/Town Council meetings during the consultation to present on the proposed content of the Development Management document. The public could ask questions.</p> <p>Public meetings were held at the following locations:</p> <p>23 January 2012 – Rayleigh Town Council</p> <p>25 January 2012 – Great Wakering Parish Council</p> <p>1 February 2012 – Rawreth Parish Council</p> <p>1 February 2012 – Canewdon Parish Council</p> <p>6 February 2012 – Hawkwell Parish Council</p> <p>13 February 2012 – Hullbridge Parish Council</p> <p>15 February 2012 – Rochford Parish Council</p>  |
| Consultation letters to stakeholders | <p>Postcards / emails were sent to key stakeholders, including all relevant bodies listed within the Town and Country Planning (Local Planning) (England) Regulations 2012.</p> <p>Those on the Council’s Local Development Framework mailing list – which comprises specific and general consultation bodies along with groups and organisations who may have interest in the development of the District, and members of the public who have requested to be kept updated with opportunities to participate – were written to informing them of the consultation period and encouraging them to submit views using the online system. Groups written to inviting comment included those representing sections of the society who have traditionally been underrepresented in the planning process. Mindful that the over-reliance on electronic communication may exclude some sections of society, the opportunity to comment via written correspondence was also made available.</p> <p>630 letters and emails were sent to individuals and organisations informing them of the informal consultation and their opportunity to comment at this stage.</p> <p>A list of the specific and general consultation bodies consulted is provided in Appendix 1.</p> |
| Rochford District Matters            | <p>An article highlighting the consultation was contained within the Council’s free newsletter which is sent to all households in the District (Winter 2011 edition).</p>  |
| Notices                              | <p>Notices were placed in local newspapers.</p>  |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Consultation Method        | Details  |
|----------------------------|--|
| Online consultation system | The Council utilised its online consultation system for consultation on the Submission Document. The system allows respondents to submit and view comments online. A link to the system was placed on the Council's website. |

5.3 A total of 51 representations were made at this stage by 20 different respondents. Table 4 provides a numerical break down of representations by subject.

**Table 4 – Numerical Breakdown of Preferred Policy Options Consultation Responses**

| Section Name  | Respondents | Objectors | Support | Object | Comment | Representations |
|---|-------------|-----------|---------|--------|---------|-----------------|
| Development Management DPD Preferred Policy Options Document                      | 20          | 6         | 10      | 14     | 27      | 51              |
| The Role of the Development Management Development Plan Document                  | 11          | 1         | 1       | 1      | 9       | 11              |
| Figure 1 – The Development Plan   | 1           | 0         | 0       | 0      | 1       | 1               |
| Sustainability Appraisal  | 1           | 0         | 0       | 0      | 1       | 1               |
| Evidence Base   | 1           | 0         | 0       | 0      | 1       | 1               |
| Objectives  | 1           | 0         | 1       | 0      | 0       | 1               |
| Draft Policy DM1 – Design of new Developments                                     | 3           | 2         | 1       | 2      | 0       | 3               |
| Draft Policy DM2 – Density of New Developments                                    | 3           | 2         | 0       | 2      | 1       | 3               |
| Draft Policy DM3 – Infilling and Residential Intensification                      | 2           | 1         | 0       | 1      | 1       | 2               |
| Draft Policy DM4 – Habitable Floorspace for New Developments                      | 4           | 3         | 1       | 3      | 0       | 4               |
| Draft Policy DM5 – Light Pollution  | 2           | 0         | 0       | 0      | 2       | 2               |
| Vision  | 1           | 0         | 0       | 0      | 1       | 1               |
| Objectives  | 1           | 0         | 0       | 0      | 1       | 1               |
| Playing Pitches and other Leisure and Recreational Activities                     | 1           | 0         | 0       | 0      | 1       | 1               |
| Draft Policy DM15 – Playing Pitches and Other Leisure and Recreational Activities | 2           | 1         | 0       | 1      | 1       | 2               |
| Draft Policy DM16 – Extensions to Dwellings in the Green Belt                     | 1           | 1         | 0       | 1      | 0       | 1               |
| Draft Policy DM17 – Agricultural, Forestry and Other Occupational Dwellings       | 1           | 1         | 0       | 1      | 0       | 1               |
| The Replacement or Rebuild of Existing Dwellings in the Green Belt                | 1           | 1         | 0       | 1      | 0       | 1               |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Section Name   | Respondents | Objectors | Support | Object | Comment | Representations |
|--|-------------|-----------|---------|--------|---------|-----------------|
| Draft Policy DM24 – Trees and Woodlands                | 1           | 0         | 0       | 0      | 1       | 1               |
| Draft Policy DM25 – Other Important Landscape Features | 3           | 0         | 3       | 0      | 1       | 4               |
| Vision   | 1           | 0         | 0       | 0      | 1       | 1               |
| Draft Policy DM27 – Parking Standards                  | 1           | 0         | 0       | 0      | 1       | 1               |
| Draft Policy DM28 – Traffic Management                 | 1           | 0         | 1       | 0      | 0       | 1               |
| Draft Policy DM29 – Employment Land                    | 2           | 0         | 0       | 0      | 2       | 2               |
| Draft Policy DM31 – Town Centre Shopping Frontages     | 1           | 0         | 2       | 0      | 0       | 2               |
| Draft Policy DM33 – Village and Neighbourhood Shops    | 2           | 1         | 0       | 1      | 1       | 2               |

### 6 Main Issues Raised at the Preferred Policy Options Stage and How They Have Been Addressed

- 6.1 The representations that were received at this interim stage in the preparation of the Development Management Document raised a number of issues which were incorporated into the next version of the Plan, where appropriate.
- 6.2 Natural England suggested that greater reference to the natural environment should be made within Draft Policy DM1. As such the Plan was amended to include the natural environment, particularly woodland and other landscape features to tie it in with other policies in the Plan.
- 6.3 Essex County Council suggested that an additional criterion should be added to Draft Policy DM2 to make reference to landscape character and the historic environment. This proposed change was considered appropriate and was made to the policy in the development of the Plan.
- 6.4 It was queried how planning applications for sports lighting would be addressed, and for clarity Policy DM5 was amended to provide guidance for such applications.
- 6.5 Essex County Council recommended that reference to the historic environment should be made within Draft Policy DM6 to clarify and confirm the policy status of the description of 'an undesirable location'. National England also expressed some concern with the wording of this policy, and suggested that if proposed in an undesirable location, proposed telecommunications development will only be permitted in exceptional circumstances. These suggested changes were made to the policy.
- 6.6 Essex County Council suggested that Draft Policy DM12 should be applicable to both nationally and locally listed buildings. This amendment has been made to the policy accordingly.

- 6.7 Natural England suggested that reference should be made to biodiversity and geodiversity within Draft Policy DM13. This amendment has been made to the policy accordingly in the development of the Plan.
- 6.8 Sport England expressed concern in relation to the reference to minimum sizes in their Design Guidance (paragraph 3.35) and in response the relevant paragraph was amended to allow for a degree of flexibility to account for potential change in circumstances and / or guidance.
- 6.9 Natural England suggested that further provisions are included in Draft Policy DM22 to protect and enhance areas of biodiversity and geodiversity interest when defining what should be considered acceptable development. The policy was amended to include additional criteria about biodiversity and geodiversity.
- 6.10 The Woodland Trust commented that they would like Draft Policy DM24 to refer to Ancient Woodland in particular, and as such the policy was amended to include reference to these.
- 6.11 General amendments were also made to text where issues or concerns were raised through the consultation. A summary of the issues raised at the Preferred Policy Options stage, together with initial officer comments on these, is detailed in Appendix 3.

## **7 Pre-Submission Document**

- 7.1 The Development Management Submission Document was published in April 2013, and it was subject to an six-week pre-submission consultation period from 3 June to 18 July 2013.
- 7.2 The Council consulted the community and other stakeholders through the actions set out in Table 5 below.

**Table 5 – Consultation Methods at the Pre-Submission Stage**

| Consultation Method                  | Details   |
|--------------------------------------|---|
| Consultation letters to stakeholders | <p>Postcards / emails were sent to key stakeholders, including all relevant bodies listed within the Town and Country Planning (Local Planning) (England) Regulations 2012.</p> <p>Those on the Council's Local Development Framework mailing list – which comprises specific and general consultation bodies along with groups and organisations who may have interest in the development of the District, and members of the public who have requested to be kept updated with opportunities to participate – were written to informing them of the consultation period and encouraging them to submit views using the online system. Groups written to inviting comment included those representing sections of the society who have traditionally been underrepresented in the planning process. Mindful that the over-reliance on electronic</p> |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Consultation Method        | Details   |
|----------------------------|---|
|                            | <p>communication may exclude some sections of society, the opportunity to comment via written correspondence was also made available.</p> <p>In total over 3100 letters and emails were sent to individuals and organisations informing them of the pre-submission consultation and their opportunity to comment at this stage.</p> <p>A follow-up mailshot was also sent to target agents with email address to remind them of the opportunity to participate in the consultation.</p> |
| Rochford District Matters  | An article highlighting the consultation was contained within the Council's free newsletter which is sent to all households in the District (Summer 2013 edition).  |
| Notices                    | Notices were placed in local newspapers.  |
| Online consultation system | The Council utilised its online consultation system for consultation on the Submission Document. The system allows respondents to submit and view comments online. A link to the system was placed on the Council's website.  |

7.3 A total of 94 representations were made at this stage by 17 different respondents. Of the 94 representations made, 57 objected to the Development Management Submission Document on the grounds of soundness / legal compliance. Table 6 provides a numerical break down of representations by subject.

**Table 6 – Numerical Breakdown of Pre-Submission Consultation Responses**

| Section Name   | Respondents | Objectors | Support | Object | Comment | Representations |
|--|-------------|-----------|---------|--------|---------|-----------------|
| Development Management Submission Document             | 17          | 9         | 37      | 57     | 0       | 94              |
| 1. Introduction  | 4           | 1         | 3       | 6      | 0       | 9               |
| 2. Housing, Character of Place and Residential Amenity | 7           | 4         | 6       | 14     | 0       | 20              |
| Policy DM1 – Design of New Developments                | 1           | 1         | 0       | 1      | 0       | 1               |
| Policy DM2 – Density of new Developments               | 1           | 1         | 0       | 1      | 0       | 1               |
| Policy DM4 – Habitable Floorspace for New Developments | 3           | 2         | 1       | 2      | 0       | 3               |
| Policy DM5 – Light Pollution                           | 3           | 2         | 1       | 2      | 0       | 3               |
| Policy DM7 – Local List                                | 2           | 1         | 1       | 1      | 0       | 2               |
| Policy DM8 – Demolition within Conservation Areas      | 1           | 0         | 1       | 0      | 0       | 1               |



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| Section Name   | Respondents | Objectors | Support | Object | Comment | Representations |
|--|-------------|-----------|---------|--------|---------|-----------------|
| Policy DM9 – Development outside, but close to the boundary of, Conservation Areas             | 1           | 0         | 1       | 0      | 0       | 1               |
| 3. The Green Belt and Countryside  | 7           | 3         | 4       | 6      | 0       | 10              |
| Policy DM10 – Redevelopment of Previously Development Land in the Green Belt                   | 3           | 2         | 1       | 2      | 0       | 3               |
| Policy DM11 – Existing Businesses in the Green Belt  | 1           | 1         | 0       | 1      | 0       | 1               |
| Policy DM13 – Conversation of Existing Agricultural and Rural Buildings in the Green Belt      | 1           | 1         | 0       | 1      | 0       | 1               |
| Policy DM16 – Playing Pitches and Other Leisure and Recreational Activities                    | 1           | 1         | 0       | 1      | 0       | 1               |
| Policy DM19 – Temporary Agricultural Dwellings   | 1           | 0         | 1       | 0      | 0       | 1               |
| 4. Environmental Issues  | 6           | 2         | 5       | 8      | 0       | 13              |
| Policy DM24 – Houseboats   | 1           | 0         | 1       | 0      | 0       | 1               |
| Policy DM25 – Trees and Woodlands  | 2           | 1         | 1       | 1      | 0       | 2               |
| Policy DM26 – Other Important Landscape Features   | 3           | 1         | 2       | 1      | 0       | 3               |
| Policy DM27 – Species and Habitat Protection   | 1           | 1         | 0       | 1      | 0       | 1               |
| Policy DM28 – Sustainable Drainage Systems (SUDs)  | 1           | 1         | 0       | 1      | 0       | 1               |
| 5. Transport   | 3           | 1         | 2       | 1      | 0       | 3               |
| Policy DM30 – Parking Standards  | 1           | 1         | 0       | 1      | 0       | 1               |
| Policy DM31 – Traffic Management   | 1           | 1         | 0       | 1      | 0       | 1               |
| 6. Economic Development  | 3           | 1         | 2       | 1      | 0       | 3               |
| 7. Retail and Town Centres   | 3           | 1         | 3       | 1      | 0       | 4               |
| Policy DM34 – Town Centre Shopping Frontages   | 1           | 1         | 0       | 1      | 0       | 1               |
| Appendix 1 – Advice on the Design of Waste and Recyclables Storage and Collection Requirements | 2           | 1         | 1       | 1      | 0       | 2               |

7.4 A summary of the issues raised by specific and general consultation bodies at the pre-submission stage, together with initial officer comments on these, is detailed in Appendix 4. Issues raised by other respondents during the consultation are set out in Appendix 5.

7.5 In addition to such representations, a number of comments were also submitted did not make clear reference to which policy they were referring to and / or did not refer to either soundness or legal compliance from specific and general consultation bodies (Essex County Council Highways – Public Rights of Way and Records, English



Heritage, Highways Agency and Mono Consultants on behalf of the Mobile Operators Association). These representations have not been included in the figures in Table 6 but a summary of their responses to the consultation and officer's initial responses to these have been included within Appendix 4 and 5 respectively. The full representations are available to view separately in Appendix 6.

- 7.6 Original copies of additional supporting evidence submitted during the consultation are available to view separately.
- 7.7 A late representation from Anglian Water was submitted after the close of the consultation on 18 July 2013. A copy of this representation is provided in Appendix 7.
- 7.8 A proposed schedule of changes was subsequently drawn up taking into account these representations (Appendix 9).

## **8 Duty to Co-operate**

- 8.1 Section 110 of the Localism Act sets out the duty to co-operate, which relates to sustainable development or use of land that would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council. It requires councils to set out planning policies to address such issues, and consider joint approaches to plan making. It also requires councils to engage constructively, actively and on an on-going basis with other councils and public bodies in plan preparation.
- 8.2 The Core Strategy was produced in compliance with the now defunct Regional Spatial Strategy – the East of England Plan – which was approved by local authorities in the region. As such, the key strategic elements of the Council's Local Development Plan have already been determined in cooperation with neighbouring local authorities.
- 8.3 Neighbouring authorities and Essex County Council were notified directly of the emerging Development Management Document prior to formal consultation on it. No neighbouring authorities identified any issues of cross-boundary concern, which is perhaps not surprising given the focus of the Plan and the fact that the strategic issues had already been addressed through the Rochford Core Strategy (adopted December 2011).
- 8.4 Council officers attended a duty to co-operate meeting on 19 March 2013 at Maldon District Council offices. Maldon District lies to the north of Rochford District, sharing the river Crouch as an administrative boundary. Maldon District Council officers were made aware of the forthcoming consultation on the Development Management Submission Document and the inclusion of a draft policy on houseboats which may be of interest to officers. As a result, Maldon District Council officers were provided with a copy of the draft policy on houseboats on 20 March 2013. In August 2013 Maldon District Council published a draft Local Development Plan for consultation. This included a draft policy on houseboats (Policy H8) which is very similar to that Rochford District proposes to implement, and the two authorities' approach to houseboats in respect of the River Crouch is not considered to contradict or undermine one another.

- 8.5 A summary of the consultation responses received from specific and general consultation bodies, together with officers' initial response to issues raised is provided in Appendix 4. The proposed schedule of changes to the Development Management Submission Document, which has been prepared in response to these comments, is provided in Appendix 9.

## **9 Summary and Conclusion**

- 9.1 The Council has consulted throughout the preparation of the Development Management Document in accordance with the Statement of Community Involvement.
- 9.2 The Plan has evolved to take on board comments received, resulting in the Submission Document reflecting the results of public participation.

## **Appendix 1 – Specific and General Consultation Bodies**

The following organisations were consulted on the Development Management Submission Document.

Althorne Parish Council

Anglian Water Services Ltd

Arriva Southern Counties

Ashingdon Parish Council

Barling Magna Parish Council

Basildon Borough Council

Burnham on Crouch Town Council

c2c Rail & National Express East Anglia

Campaign to Protect Rural Essex

Canewdon Parish Council

Castle Point Borough Council

Chelmsford Borough Council

CPREssex

Crouch Harbour Authority

Croud Ace

Defence Estates

Department for Communities and Local Government

Disability Essex

DTZ Piedad Consulting

East of England Local Government Association

East of England Regional Animal Health Office

English Heritage

Environment Agency

Essex & Suffolk Water

Essex Autistic Society

Essex Bridleways Association

Essex Chambers of Commerce

Essex County Council

Essex County Council (Highways)

Essex County Council (Schools Service)

Essex County Council Public Rights of Way

Essex Libraries

Essex no 1 Circuit of Jehovah's Witnesses

Essex Police

Essex Police Headquarters

Essex Wildlife Trust

Essex Wildlife Trust Rochford & Southend Area

Essex Youth Service

Estuary Housing Association

Federation of Small Businesses

First Essex Buses

Foulness Parish Council

Great Wakering Parish Council

Grove Park Residents Association

Hawkwell Parish Council

Hawkwell Residents Association

Health & Safety Executive

Highways Agency

Hockley Chamber of Trade

Hockley Parish Council

Hockley Residents Association

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Home Builders Federation

Homes & Communities Agency

Hullbridge Parish Council

Leigh Town Council

Little Burstead Parish Council

London Gypsy and Traveller Unit

London Southend Airport

Marine Management Organisation

Mobile Operators Association

National Federation of Gypsy Liaison Groups

National Grid Gas

National Wind Power

Natural England

Network Rail

NHS South East Essex

NHS South Essex

Noak Bridge Parish Council

North Fambridge Parish Council

Paglesham Parish Council

Purleigh Parish Council

Ramsden Bellhouse Parish Council

Ramsden Crays Parish Council

Rawreth Parish Council

Rayleigh Chamber of Trade

Rayleigh Mount Local Committee

Rayleigh Town Council

Renewable UK

## **Rochford District Council – Local Development Framework Development Management Document: Consultation Statement**

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Roach Fairways and Conservation Committee

Rochford & District Chamber of Trade & Commerce

Rochford & Rayleigh CAB

Rochford Chamber of Trade

Rochford District Access Committee

Rochford District Council

Rochford District Residents

Rochford Hundred Amenity Society

Rochford Hundred Golf Club

Rochford Parish Council

Rochford Police Station

Runwell Parish Council

Sanctuary housing association

SE Essex Organic Gardeners

SEETEC

South East Essex Friends of the Earth

South East Essex Green Party

South East Local Enterprise Partnership

South Essex Natural History Society

South Essex NHS Trust

South Woodham Ferrers Town Council

Southend & Rochford Community Command

Southend-on-Sea Borough Council

Southminster Parish Council

Sport England (East Region)

St Peter & Paul Parish Church

Stambridge Parish Council

Stow Maries Parish Council

Sustrans

Sutton Parish Council

Swan Housing Association

The National Federation of Gypsy Liaison Groups

The National Trust

The National Trust Rayleigh Mount Local Committee

The Planning Inspectorate

The Society for the Protection of Ancient Buildings

The Theatres Trust

The Woodland Trust

Traveller Law Reform Project

Treasurer Crouch Harbour Authority

West Rochford Action Group

Woodham Ferrers & Bicknacre Parish Council

Woodland Trust

## Appendix 2 – Issues Raised during Consultation on the Discussion and Consultation Document

| Issue Raised  | Initial Officer Comments  |
|---|---|
| <b>Introduction</b>   |   |
| <p>Essex County Fire and Rescue Service referred to relevant national planning policy guidance and legislation. They stated that they have certain expectations of the Council in respect of planning, including:</p> <ul style="list-style-type: none"> <li>(1) Requirement for the relevant inclusion of planning conditions requiring compliance with applicable design criteria to mitigate risk of fire; and</li> <li>(2) Section 106 developer contributions/planning obligations to be provided for the provision of additional/expanded infrastructure required to meet the increase in demand based upon assessments.</li> </ul> | <p>Appropriate conditions, in accordance with Circular 11/95: The Use of Conditions in Planning Permissions<sup>1</sup>, are attached to those planning applications which are granted permission. This is determined at the planning application stage. The overarching approach to planning obligations and standard charges is contained within the Core Strategy Submission Document (page 88-89 and Appendix CLT1; page 99-100). Alongside this, the Council are producing a Standard Charges document which will form part of the Local Development Framework and will provide guidance on the monetary contributions required to accompany sites coming forward for development.</p> |
| <p>The Preferred Option is supported in all cases by the East of England Local Government Association.</p>  | <p>Comment noted.</p>   |
| <p>Essex County Council suggested that there should be an additional description of Figure 1 to aid understanding of the relevance of documents within the Local Development Framework in consideration of particular planning proposals, topics and issues.</p>  | <p>Comment noted. Additional explanatory text may be provided within the next version of this document.</p>   |
| <p>Essex County Council suggested additional relevant strategies to be referenced within the 'Relationship to other strategies' section.</p>  | <p>Comment noted.</p>   |

<sup>1</sup> Circular 11/95: The Use of Conditions in Planning Permissions:  
[www.communities.gov.uk/documents/planningandbuilding/pdf/324923.pdf](http://www.communities.gov.uk/documents/planningandbuilding/pdf/324923.pdf)



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| Issue Raised   | Initial Officer Comments   |
|--|--|
| <p>A respondent suggested that the terms “stakeholder” and “local communities” should be defined in a glossary. It was also commented that Parish Councils and local action groups in particular should be identified. These groups should be worked closely with and their roles defined.</p>                 | <p>Suggestion and comments noted. Parish Councils and local action groups have been consulted throughout the preparation of the Local Development Framework.</p>   |
| <p>A respondent questioned what the non day-to-day planning policies are and where are they set out.</p>   | <p>The non day-to-day planning policies refer to the strategic policies such as those in the Core Strategy Submission Document and the emerging Allocations DPD.</p>   |
| <p>It was noted that the development management policies must not repeat the policies in the Core Strategy and should be read in conjunction with them; however, the justification for this approach was questioned and it was suggested that people may not look in both documents.</p>                       | <p>Prior to 2004, Local Planning Authorities were required to prepare a document called a ‘Local Plan’ which set out the future development for the area. The current adopted development plan for the District is the Replacement Local Plan 2006. In 2004 a new planning system was introduced called the Local Development Framework which changed how development plans are produced. This new system promotes the development of numerous development plan documents (e.g. the Core Strategy, Allocations and Development Management documents) which relate to each other and should be read in conjunction with other when planning applications are determined. These documents together will replace the existing Local Plan.</p> |
| <p>It was questioned how the Council can prove that all the policies in the Core Strategy have been used in this document. It was commented that this does not promote effective communication and participation.</p>  | <p>Only those policies in the Core Strategy Submission Document which require further detail have been incorporated into this discussion and consultation document.</p>  |
| <p>With regard to cross-referencing, it was stated that the Core Strategy has not been adopted, so the Council are not sure what changes may be made to it. Cross referencing would enable the Council to see the impact of those changes upon other documents and enable the relevant changes to be made.</p> | <p>When the discussion and consultation document was being prepared, the submission version of the Core Strategy had been subject to public consultation (September to November 2009) and submitted to the Planning Inspectorate for independent examination (January 2010). The general approach and preferred options for the topics identified in the document were therefore based on the Council’s overarching approach to the future development of the District.</p>  |

| Issue Raised  | Initial Officer Comments  |
|---|---|
| <p>It was suggested that a glossary should be provided in order to comply with the Statement of Community Involvement. It was questioned what a Supplementary Planning Document is.</p> | <p>Suggestion noted. The Statement of Community Involvement does not require a glossary to be produced. Indeed, the Council aims to use plain English and explain other terms within the document, to save the reader having to return to a glossary. A Supplementary Planning Document provides advice and guidance on the determination of planning applications such as design guidance specifically focusing on Conservation Areas. Further information can be found on the Council's website<sup>2</sup>.</p>      |
| <p>Concern regarding the length of the document, timing of the consultation and the length of the consultation period was raised by several respondents.</p>                            | <p>The discussion and consultation document has been prepared to encourage discussion on a range of issues relating to the management of development i.e. the determination of planning applications at a detailed level. As such the document provides numerous alternative options which have been considered alongside the preferred options for the issues discussed. The consultation period lasted six weeks between 17 March 2010 and 30 April 2010. Six weeks is the minimum statutory consultation period.</p> |
| <p>It was also commented that following a consultation, respondents should be informed as to how the strategy is being changed to meet their wishes.</p>                                | <p>Comment noted. The purpose of the consultation summary is to identify the issues raised by respondents during the consultation, and provide officer comments on these and recommendations to address them, where necessary.</p>  |
| <p>A respondent questioned how the Council are going to improve the communication and enhance public participation.</p>   | <p>The Council has complied with the Statement of Community Involvement throughout the preparation of the Local Development Framework, which goes beyond the statutory requirements for encouraging community involvement in the plan making process.</p>   |

<sup>2</sup> Supplementary Planning Documents:  
[www.rochford.gov.uk/planning\\_and\\_building\\_control/policy/local\\_development\\_framework/supplementary\\_planning\\_documen.aspx](http://www.rochford.gov.uk/planning_and_building_control/policy/local_development_framework/supplementary_planning_documen.aspx)

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issue Raised  | Initial Officer Comments   |
|---|--|
| It was suggested that the document should be written in plain English or a glossary should be provided.   | Comment noted.   |
| It was questioned where there is a statement of the aim of this document relating to the public.  | The role of the Development Management DPD, once it is adopted, is outlined in the introduction (page 1) and the purpose of the discussion and consultation document is detailed on pages 2-3.   |
| A respondent questioned whose preferred options the document contains.  | The preferred options are those of the Council, having regard to the strategic approach set out in the Core Strategy.  |
| A respondent questioned what a sustainability appraisal is, who conducted it, when, and where are the results. It was suggested that this should be at the front of the document. | A Sustainability Appraisal (SA) assesses the environmental, economic and social impacts of the options or policies within a document (depending on which stage of production the document is at). Guidance on the development of SAs can be found within Planning Policy Statement 12: Local Spatial Planning (PPS12) <sup>3</sup> . SAs are produced in accordance with the guidance both in-house and through external consultants. They are produced alongside the document which they assess, and are an independent assessment of the document. |
| It was also questioned how a document that relies on another document's policies be written, when that document has not been adopted.   | When the discussion and consultation document was being prepared, the submission version of the Core Strategy had been subject to public consultation (September to November 2009) and submitted to the Planning Inspectorate for independent examination (January 2010). The general approach and preferred options for the topics identified in the document were therefore based on the Council's overarching approach to the future development of the District.   |

<sup>3</sup> Planning Policy Statement 12: Local Spatial Planning (PPS12):  
[www.communities.gov.uk/documents/planningandbuilding/pdf/pps12lsp.pdf](http://www.communities.gov.uk/documents/planningandbuilding/pdf/pps12lsp.pdf)

| Issue Raised   | Initial Officer Comments  |
|--|---|
| <p>A respondent questioned who would agree the final version of the document.</p>  | <p>The next stage of this document will be the preferred policy options version. This is not the final version (it will suggest the draft policies to be taken forward to the pre-submission stage) and comments will be invited on it. The final version (the pre-submission version) will then be prepared. It will be subject to further public consultation and then submitted to the Planning Inspectorate for independent examination. The Planning Inspectorate will appoint an inspector to examine the document and will determine whether it is 'sound' or not. If it is found to be 'sound' the Council may then adopt the document.</p> |
| <p>A respondent questioned who the Local Strategic Partnership is.</p>   | <p>The Local Strategic Partnership is a representative group of key stakeholders such as the Essex Police, District Council and Essex County Council who work together to achieve common aims. Further information can be found on the Council's website<sup>4</sup>.</p>   |
| <p>A respondent questioned what corporate objectives are and whether there are any other objectives.</p>   | <p>Corporate objectives are the aspirations underpinning what the Council does. These can be found on page 3 of the discussion and consultation document.</p>   |
| <p>Go East commented that Sustainability Appraisal has been listed in the document and it was suggested that the Habitats Regulations Assessment might also be included.</p> | <p>Comment noted. The Habitats Regulations Assessment is being produced alongside, and will inform, the Development Management DPD.</p>   |

<sup>4</sup> Rochford Local Strategic Partnership:  
[www.rochford.gov.uk/council\\_amp\\_democracy/partnerships/local\\_strategic\\_partnership.aspx](http://www.rochford.gov.uk/council_amp_democracy/partnerships/local_strategic_partnership.aspx)

| Issue Raised  | Initial Officer Comments   |
|---|--|
| <p>A respondent questioned whether the alternative options have regard to the community involvement exercises.</p>                                      | <p>The alternative options in the Discussion and Consultation document have been developed having regard to representations received throughout the preparation of the emerging Core Strategy DPD and other documents forming the Local Development Framework. The preferred options have also been based upon the strategic approach outlined in the Core Strategy Submission Document. The reason why the alternative options are not preferred has been clearly identified in the document.</p> |
| <p>A respondent questioned what Planning Policy Statements, Planning Policy Guidance Notes and Circulars are and how they have shaped the document.</p> | <p>Planning Policy Statements and Planning Policy Guidance Notes set the national planning framework which regional and local planning policy must comply with. Circulars are documents produced by the Government to provide additional clarity and explanation on national policies or regulations. Further information on these can be found on the Department for Communities and Local Government website<sup>5</sup>.</p>  |
| <p>In relation to the third sector it was questioned what sectors one and two are.</p>  | <p>The third sector includes voluntary organisations, charities, non-government organisations and other not-for-profit organisations. It is therefore distinct from public and private – the other two sectors.</p>  |
| <p>It was questioned how an assessment, plan, guide or supplement is a strategy.</p>  | <p>‘Strategies’ is the generic term which has been used to describe the numerous documents which form the Local Development Framework Evidence Base. These are detailed on page 4-6 of the Discussion and Consultation Document.</p>   |

<sup>5</sup> Planning Policy Statements and Planning Policy Guidance Notes:  
[www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicystatements/](http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicystatements/)  
 Circulars:  
[www.communities.gov.uk/planningandbuilding/planningsystem/circulars/](http://www.communities.gov.uk/planningandbuilding/planningsystem/circulars/)

| Issue Raised  | Initial Officer Comments  |
|---|---|
| <p>Several questions relating to the evidence base were raised such as where can it be found, how often it is reviewed and how updates are reflected in the document.</p> | <p>The evidence base for the Local Development Framework can be found on the Council’s website<sup>6</sup>. It is also available to view in paper form upon request. The documents within the evidence base are updated as necessary, and changes are made accordingly as the document progresses towards adoption.</p>   |
| <p><b>Housing, Character of Place and Residential Amenity: Vision</b></p>   |   |
| <p>A respondent questioned what ‘well related’ means in terms of accessibility, and how the sustainability of developments is defined.</p>                                | <p>‘Well related’ means that something is easily accessible either in terms of distance (i.e. it is close by) or transport connections. The sustainability of a development can be defined by numerous factors such as its environmental performance (e.g. whether the development uses renewable energy), and its proximity to local services and facilities (e.g. whether it is close to shops or a bus route). The sustainability of sites considered in the Allocations DPD: Discussion and Consultation Document for example have been subject to a Sustainability Appraisal which assesses the environmental, economic and social impact of each one according to numerous questions.</p> |

<sup>6</sup> Local Development Framework Evidence Base:  
[www.rochford.gov.uk/planning\\_building\\_control/policy/local\\_development\\_framework/evidence\\_base.aspx](http://www.rochford.gov.uk/planning_building_control/policy/local_development_framework/evidence_base.aspx)

| Issue Raised   | Initial Officer Comments  |
|--|---|
| It was questioned what infrastructure means.   | The term 'infrastructure' refers to the transportation network (e.g. road and rail), the communications network (e.g. phone masts), the water and sewerage network, and community facilities (e.g. doctor's surgeries, schools, etc.).  |
| It was questioned what the Local List is and what it will achieve.   | An explanation of the Local List can be found on page 22 of the discussion and consultation document. Further information can be found on page 62 of the Core Strategy Submission Document and on the Council's website <sup>7</sup> .  |
| A respondent questioned what defines a dwelling as being high quality and sustainable.   | This will be determined at the planning application stage. Dwellings will have to comply with the policies contained within the Local Development Framework, such as the Code for Sustainable Homes policy in the Core Strategy Submission Document.  |
| With reference to the vision: "The vast majority of the District's Green Belt remains undeveloped" it was questioned how 'vast' is defined.                      | The revision of the Green Belt boundary is a strategic issue which has been addressed within the Core Strategy, and the specific sites will be identified in the Allocations DPD.   |
| It was questioned where there is a statement about being green as is in the Sustainable Community Strategy (page 15) and why National Indicators are not listed. | Climate change is a strategic issue which has been addressed within the Core Strategy Submission Document. The role that the Core Strategy will play in achieving the Sustainable Community Strategy's objective 'Promoting a Greener District' can be found on page 16 of the Submission Document. Applicable National Indicators have been listed within the 'Implementation, Delivery and Monitoring' chapter of the Submission Document (page 132-168). |

<sup>7</sup> Local List Supplementary Planning Document Discussion and Consultation Document:  
[www.rochford.gov.uk/planning/policy/local\\_development\\_framework/supplementary\\_planning\\_document/local\\_list\\_supplementary\\_plann.aspx](http://www.rochford.gov.uk/planning/policy/local_development_framework/supplementary_planning_document/local_list_supplementary_plann.aspx)

| Issue Raised   | Initial Officer Comments  |
|--|---|
| A respondent objected to development in Rawreth.   | This document does not address site-specific issues such as the location of new development. This is addressed within the Core Strategy Submission Document and the emerging Allocations Development Plan Document.   |
| <b>Housing, Character of Place and Residential Amenity: Objectives</b>   |   |
| It was suggested that 'by re-developing vacant existing properties and then building new homes' should be inserted into objective 1. | Any brownfield sites (sites which have been previously developed), including dwellings within the existing residential area, may be redeveloped during the plan period. However, the Local Planning Authority must demonstrate that there is a constant five year supply of housing land within the District, in accordance with national planning guidance (Planning Policy Statement 3: Housing – PPS3). In addition to this, the Local Planning Authority must ensure that sites identified in the five year housing land supply are deliverable and 'windfall' sites cannot be taken into account in the first 10 years of the plan period, as stated within paragraph 59 of PPS3. 'Windfall' sites comprise, as defined within PPS3, "previously-developed sites that have unexpectedly become available" (page 21). |
| It was suggested that 'cost effective' should be inserted into objective 2.  | It is important that any requirements are economically viable for developers, but this is encapsulated in this with reference to economic considerations. It would not be appropriate to emphasise cost effective in particular within this objective.  |
| A respondent questioned the definition of "a balanced strategy".   | A balanced strategy refers to the Council's approach to the distribution of housing. The balanced strategy also has regard to the four tiers of settlement identified in the Core Strategy Submission Document (page 40).   |



| Issue Raised   | Initial Officer Comments   |
|--|--|
| <p>It was suggested that in some settlements rural services are not viable. It was questioned how it is determined that settlements are not viable (objective 3).</p>  | <p>Symptoms of a settlement not being viable include withdrawal of public transport by private providers, significant underuse of services within the settlements (e.g. schools), to the point that the operator may not be able to keep them open, and the closure of shops with premises being left vacant.</p>  |
| <p>A respondent suggested that objective 4 is not precise enough and additional wording was suggested: “Ensure the redevelopment of all brownfield sites is done before the release of Green Belt land and to not change the status of Green Belt land till 1 year before the planned development on that land.”</p> | <p>The vision and objectives contained within the discussion and consultation document are the same as those in the Core Strategy Submission Document. The revision of the Green Belt boundary is a strategic issue which has been addressed within the Core Strategy, and the specific sites will be identified in the Allocations DPD. Notwithstanding the above, it is important to note that it will not always be appropriate or deliverable to deliver brownfield sites ahead of sites on land currently allocated as Green Belt.</p>  |
| <p>It was suggested that social needs should be included within objective 5.</p>   | <p>Suggestion noted. The term “needs” used in the document includes social needs and it would not be appropriate to attempt to highlight different needs.</p>  |
| <p>In relation to objective 6 a respondent questioned what ‘appropriate infrastructure’ means. It was questioned where it is specifically stated what is required for a housing development without this and how it can be ensured.</p>  | <p>The term ‘infrastructure’ refers to the transportation network (e.g. road and rail), the communications network (e.g. phone masts), the water and sewerage network, and community facilities (e.g. doctor’s surgeries, schools, etc.). Whether it is appropriate or not depends on the needs of an area. The list on page 11 identifies features which would need to be considered in the design of new developments. Improvements to existing infrastructure with major development coming forward through the Local Development Framework can be found in Appendix H1 of the Core Strategy Submission Document.</p> |

| Issue Raised  | Initial Officer Comments   |
|---|--|
| <p>It was questioned where in the document it details how something can be evaluated as having a positive or negative contribution towards the built environment (objective 7).</p> | <p>Whether a proposed development would have a positive or negative contribution towards the built environment will be determined through the planning application process, having regard to the policies contained within the Local Development Framework DPDs (e.g. the Core Strategy and Development Management DPD), and relevant Supplementary Planning Documents providing design guidance etc.</p>  |
| <p>In relation to objective 8 it was questioned why the word built has been included and how 'local' is defined.</p>  | <p>This chapter relates to housing, character of place and residential amenity. The enhancement of local built heritage has been included as this chapter seeks to ensure the appropriate approach towards buildings included on the emerging Local List and within Conservation Areas. "Local" will usually mean within the District, as the Council is the Local Planning Authority. Occasionally development on the edge of the District may have the potential to impact on local heritage within a neighbouring District.</p> |
| <p><b>Housing, Character of Place and Residential Amenity: Introduction</b></p>   |  |
| <p>It was questioned what 'residential envelope' and 'appropriate sustainable extensions' mean. It was questioned how it is determined whether something is appropriate or not.</p> | <p>'Residential envelope' refers to the area currently defined as residential development in the Replacement Local Plan 2006. 'Appropriate sustainable extensions' means extending the area currently defined as residential development in a sustainable manner. The 'appropriateness' in terms of the size of these extensions will be determined through the Allocations DPD.</p>   |
| <p>It was questioned what 'quantum', 'demographic needs' and 'partnership working' mean.</p>  | <p>'Quantum' means number, for example the number of dwellings. 'Demographic needs' refers to the needs of the population depending on its character/composition. With reference to the introduction, this means ensuring that the dwellings provided in the future reflect the needs of the population. 'Partnership working' means working together with different organisations.</p>  |

| Issue Raised   | Initial Officer Comments  |
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| <p>With reference to the Lifetime Homes Standard it was suggested that the version and/or publication date should be stated.</p>   | <p>The documents within the Local Development Framework must be read in conjunction with each other. The Lifestyles Homes Standard is addressed within the Core Strategy Submission Document (page 48 and 49). There is only one Lifetime Homes Standard.</p>   |
| <p>A respondent questioned what the Council’s Housing Strategy Team does and their relevance to the document. It was also questioned what other teams will have a role in development management and what their roles are.</p> | <p>The Housing Strategy Team are responsible for a range of housing issues such as maximising the number of affordable homes in the District and producing and monitoring the Council’s Housing Strategy. The Housing Strategy (2009) as noted on page 6 of the discussion and consultation document is a key District strategy which has informed, alongside other strategies and evidence base documents, the development of the emerging Core Strategy and subsequently this document. Further information on the role of the Housing Strategy Team can be found on the Council’s website<sup>8</sup>. Numerous other departments of the Council, Essex County Council and statutory consultees such as Natural England and the Environment Agency are involved in the planning application process.</p> |
| <p>A respondent questioned what local design guidance is and where this can be found.</p>  | <p>Local design guidance is currently contained with Supplementary Planning Documents which have been produced by the Council – specifically SPD2 – Housing design and SPD6 – Design guidelines for conservation areas. These documents do not set policy but provide advice and guidance. Further information can be found on the Council’s website<sup>9</sup>.</p>   |

<sup>8</sup> Housing Strategy Team:  
[www.rochford.gov.uk/housing/housing\\_strategy.aspx](http://www.rochford.gov.uk/housing/housing_strategy.aspx)

<sup>9</sup> Supplementary Planning Documents (Adopted Versions):  
[www.rochford.gov.uk/planning\\_building\\_control/policy/local\\_development\\_framework/supplementary\\_planning\\_documen.aspx](http://www.rochford.gov.uk/planning_building_control/policy/local_development_framework/supplementary_planning_documen.aspx)

| Issue Raised  | Initial Officer Comments  |
|---|---|
| <p>A respondent questioned what happened to the Local List and what steps are planned to ensure it does not have to be reintroduced. It was also questioned how the Local List has been compiled and how it will be maintained.</p> | <p>The Local List formed part of the 1995 Local Plan but was not taken forward in the production of the 2006 Replacement Local Plan as Government guidance at the time indicated that such lists were not considered to be of value. Furthermore the Inspector's Report for the Replacement Local Plan 2006 noted that many of the buildings or items of street furniture included on the list were protected through Conservation Area status which would afford them greater protection than local listing. The Inspector therefore did not make "any recommendation in favour of reinstating the Local List or of supporting it with a Policy in the Plan" (paragraph 7.3)<sup>10</sup>. However subsequent guidance has been issued encouraging the production of Local Lists, and as such the Local List is being reintroduced through the Local Development Framework. A policy for the Local List has been included within the Core Strategy Submission Document and will be integrated into the Development Management DPD to ensure that it is given appropriate consideration in the planning application process. The Local List will be a Supplementary Planning Document to be considered in the determination of planning applications. A draft version has been prepared and consulted upon. The final Local List will be reviewed periodically.</p> |
| <p>It was questioned what 'coherent and interesting character' means, and the meaning of text on page 10 was questioned in general.</p>   | <p>'Coherent and interesting character' refers to features and traits which are consistent to a degree (e.g. they share similar features), whilst at the same time are not so similar as to appear bland or to stifle innovation.</p>   |
| <p>A respondent questioned what the sustainability objectives are and where are they listed.</p>  | <p>An example of sustainability objectives can be found within Appendix 1 of the Allocations DPD: Discussion and Consultation Document.</p>   |

<sup>10</sup> Rochford District Replacement Local Plan Inspector's Report:  
[www.rochford.gov.uk/PDF/planning\\_local\\_plan\\_2006\\_inspectors\\_report.pdf](http://www.rochford.gov.uk/PDF/planning_local_plan_2006_inspectors_report.pdf)

| Issue Raised  | Initial Officer Comments  |
|---|---|
| <p>A respondent questioned where the individual identities of the District's settlements are listed.</p>                                  | <p>A lot of information on the distinctiveness of the District's towns and villages is contained within the Council's evidence base. For example information on the different historic character of settlements is detailed within the Rochford District Historic Environment Characterisation Project (2006), and information on the built and natural environment of the District is set out within a document called the Strategic Environmental Assessment Baseline Information Profile which is updated annually. These documents form part of the evidence base and can be view on the Council's website<sup>11</sup>.</p>  |
| <p>It was questioned what 'streetscene' means.</p>  | <p>'Streetscene' refers to the appearance and character of the street.</p>  |
| <p>A respondent questioned what the Sustainable Community Strategy (2009) is and where is it reflected in the emerging Core Strategy.</p> | <p>The 'Relationship with other strategies' section of the discussion and consultation document (page 4) explains what the Sustainable Community Strategy (2009) is, what it seeks to achieve and the role of the Core Strategy in aiding its delivery. The seven key priorities of the Sustainable Community Strategy, in conjunction with other documents in the Council's evidence base, underpins the policies contained within the Core Strategy Submission Document as well as other emerging Local Development Framework documents such as the Development Management and Allocations DPDs, and the Area Action Plans. How the Sustainable Community Strategy (2009) is reflected within the Core Strategy is specifically illustrated on pages 9-16 of the Submission Document.</p> |

<sup>11</sup> Local Development Framework Evidence Base:  
[www.rochford.gov.uk/planning\\_building\\_control/policy/local\\_development\\_framework/evidence\\_base.aspx](http://www.rochford.gov.uk/planning_building_control/policy/local_development_framework/evidence_base.aspx)

| Issue Raised  | Initial Officer Comments  |
|---|---|
| <p>It was questioned why the statement of increasing the energy efficiency only refers to existing dwellings and why there is not a statement alongside stating that all new developments must comply with the energy efficiency standards.</p> | <p>The Environmental Issues chapter of the Core Strategy Submission Document sets out the overarching approach to ensuring that new dwellings are energy efficient, for example complying with the Code for Sustainable Homes is promoted (page 83-84). As this issue is sufficiently addressed within the Core Strategy it is not appropriate to repeat this policy within the Development Management DPD.</p>   |
| <p>A respondent suggested that the last paragraph on page 10 should follow along behind chapter 3 because it relates to the historic environment. It was stated that the introduction must be properly constructed with a logical order.</p>    | <p>The third chapter of the discussion and consultation document (Environmental Issues) relates to the natural environment, whereas the first chapter (Housing, Character of Place and Residential Amenity) relates to the built environment. It is therefore appropriate to include the last paragraph on page 10 which refers to the historic environment as well as the options relating to the Local List and Conservation Areas within this chapter.</p> |
| <p>A respondent made representations querying the projected population numbers in the Core Strategy. It was suggested that the Core Strategy should be updated.</p>   | <p>This is a Core Strategy issue.</p>   |
| <p>It was questioned whether an accommodation needs assessment for Gypsies and Travellers has been undertaken and what the results were.</p>  | <p>The 'Evidence Base' section of the discussion and consultation document identifies that a needs assessment was undertaken in 2006 ('Looking Back, Moving Forward – Assessing the housing needs of Gypsies and Travellers in Essex'). A further needs assessment was under taken in 2009 ('Essex Gypsy and Traveller Accommodation Assessment'). These documents are available to view on the Council's website<sup>12</sup>.</p>                           |

<sup>12</sup> Local Development Framework Evidence Base:  
[www.rochford.gov.uk/planning\\_building\\_control/policy/local\\_development\\_framework/evidence\\_base.aspx](http://www.rochford.gov.uk/planning_building_control/policy/local_development_framework/evidence_base.aspx)

| Issue Raised  | Initial Officer Comments  |
|---|---|
| <b>Housing, Character of Place and Residential Amenity:</b> Design of New Developments  |   |
| Essex County Council suggested that the supporting text for Policy DM1 should be augmented to emphasise the role of the wider historic environment, including archaeological sites and historic landscapes. | Comment noted.  |
| It was questioned where the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 can be found.  | This is a piece of legislation which can be found on the UK legislation website <sup>13</sup> .   |
| A respondent questioned where the distinctiveness of the District's towns and villages is listed.   | A lot of information on the distinctiveness of the District's towns and villages is contained within the Council's evidence base. For example information on the different historic character of settlements is detailed within the Rochford District Historic Environment Characterisation Project (2006), and information on the built and natural environment of the District is set out within a document called the Strategic Environmental Assessment Baseline Information Profile which is updated annually. These documents form part of the evidence base and can be view on the Council's website <sup>14</sup> . |

<sup>13</sup> Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006:  
[www.legislation.gov.uk/uksi/2006/1062/contents/made](http://www.legislation.gov.uk/uksi/2006/1062/contents/made)

<sup>14</sup> Local Development Framework Evidence Base:  
[www.rochford.gov.uk/planning\\_building\\_control/policy/local\\_development\\_framework/evidence\\_base.aspx](http://www.rochford.gov.uk/planning_building_control/policy/local_development_framework/evidence_base.aspx)

| Issue Raised   | Initial Officer Comments   |
|--|--|
| <p>A respondent questioned when a village becomes a town.</p>  | <p>Towns generally contain town centres. The definition of a town centre is contained within Planning policy Statement 4: <a href="#">Planning for Sustainable Economic Growth (PPS4)</a>. It states that “Town centres will usually be the second level of centres after city centres and, in many cases, they will be the principal centre or centres in a local authority’s area. In rural areas they are likely to be market towns and other centres of similar size and role which function as important service centres, providing a range of facilities and services for extensive rural catchment areas” (page 25). It also states that “In rural areas, large villages may perform the role of a local centre” (page 25).</p> |
| <p>It was questioned where a complete list of requirements for new developments can be found.</p>  | <p>Any planning application for any new development regardless of the size of the site would need to comply with the relevant policies contained within the Core Strategy, Allocations and Development Management DPDs. Depending on the location of the proposed development the policies contained within the Area Action Plans would need to be considered, as appropriate.</p>   |
| <p>It was questioned where a statement about developments cost impact upon the community can be found. It was also commented that any development must not be approved if the cost to the community financially is too expensive and how this will be ensured.</p> | <p>The Development Management Development Plan Document – and planning policy within the Local Development Framework more widely – manages development undertaken by developers. It is important that policies do not render development unviable, and this has been considered within the Core Strategy.</p>  |
| <p>A respondent questioned whether a need for wider pavements on the main route(s) to school has been identified. It was commented that existing pavements are inadequate in some places.</p>  | <p>Comment noted. Rochford District Council is not responsible for the maintenance of pavements – this is split between Essex County Council and Parish Councils. Essex County Council also examines access to schools. Rochford District Council will raise this issue with Essex County Council. In addition, it is important to note that Rochford District Council will be working closely with Essex County Council to ensure that all new schools have safe access for pupils.</p>   |



| Issue Raised   | Initial Officer Comments   |
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| <p>It was questioned whether the list on page 11 paragraph 2 relates to the integration of existing or new infrastructure, or both. It was also questioned where the definitions of those listed can be found.</p> | <p>The list relates to features which would need to be considered in the design of new developments. Improvements to existing infrastructure with major development coming forward through the Local Development Framework can be found in Appendix H1 of the Core Strategy Submission Document.</p>   |
| <p>A respondent questioned what the Open Space Study is and where it can be found.</p>   | <p>The Open Space Study 2009 forms part of the evidence base for the Local Development framework. It assesses the quantity, quality and accessibility of the different types of open spaces within the District, and recommends improvements as appropriate. Further information can be found on the Council's website<sup>15</sup>.</p>   |
| <p>It was questioned where further information on geographical areas and landscape character areas can be found.</p>   | <p>The Strategic Environmental Assessment Baseline Information Profile document forms part of the Council's evidence base underpinning the development of the Local Development Framework. It contains a considerable amount of environmental, social and economic information relating to the District. The document is annually updated and the various iterations can be found on the Council's website<sup>16</sup>.</p> |
| <p>It was questioned what a 'distinct sense of place' means and how a local area is defined.</p>   | <p>Knowing where you are due to the character and individuality of an area describes what a 'distinct sense of place' means. The definition of a local area will depend on the context.</p>  |

<sup>15</sup> Local Development Framework Evidence Base:  
[www.rochford.gov.uk/planning\\_building\\_control/policy/local\\_development\\_framework/evidence\\_base.aspx](http://www.rochford.gov.uk/planning_building_control/policy/local_development_framework/evidence_base.aspx)

<sup>16</sup> Strategic Environmental Assessment Baseline Information Profile:  
[www.rochford.gov.uk/planning/policy/local\\_development\\_framework/evidence\\_base/strategic\\_environmental\\_assess.aspx](http://www.rochford.gov.uk/planning/policy/local_development_framework/evidence_base/strategic_environmental_assess.aspx)

| Issue Raised  | Initial Officer Comments   |
|---|--|
| <p>In relation to Village Design Statements it was questioned what body in the council must give their endorsement and where guidelines for their production can be found. It was also questioned whether there are any town design statements.</p> | <p>Village Design Statements are addressed in paragraph 5.6 of the Core Strategy Submission Document. The planning department will be the main body of the Council responsible for endorsing these statements, although other departments may be involved. Further information on Village Design Statements may be obtained from the Rural Community Council of Essex<sup>17</sup>. In terms of town design statements, Hockley, Rochford and Rayleigh will have dedicated Area Action Plans which will determine their future design.</p> |
| <p>A respondent questioned where the Historic Environment Characterisation Project (2006) can be found and whether it will be updated.</p>  | <p>The Rochford District Historic Environment Characterisation Project (2006) forms part of the evidence base for the Local Development Framework and can be found on the Council's website<sup>18</sup>. Any documents within the evidence base will be updated as appropriate.</p>   |
| <p>It was questioned why mitigation in relation to climate change only refers to new developments. It was suggested that this should also include redevelopment.</p>  | <p>Redevelopment is new development, and mitigation therefore applies to all development.</p>  |
| <p>A respondent questioned whether the Council has obtained a list of minimum requirements for eliminating the impact of housing etc., from the relevant government body.</p>   | <p>The options have been developed having regard to guidance produced by various government departments, and government planning policies (Planning Policy Statements and Planning Policy Guidance Notes). The final Development Plan Document is required to be consistent with national policy before it can be adopted by the Council. This is tested through examination by the Planning Inspectorate.</p>   |

<sup>17</sup> Rural Community Council of Essex:  
[www.essexrcc.org.uk/community\\_led\\_planning-villagedesign.asp](http://www.essexrcc.org.uk/community_led_planning-villagedesign.asp)

<sup>18</sup> Local Development Framework Evidence Base:  
[www.rochford.gov.uk/planning\\_building\\_control/policy/local\\_development\\_framework/evidence\\_base.a\\_spx](http://www.rochford.gov.uk/planning_building_control/policy/local_development_framework/evidence_base.a_spx)

| Issue Raised   | Initial Officer Comments   |
|--|--|
| The use of the term 'global warming' was questioned.   | Comment noted. 'Global warming' is a widely used term within government policy now for the increase in the temperature of the Earth's surface within recent decades, and its projected further increase. Alternative terms that could be used include climate change, or anthropogenic climate change if one wishes to specify the human cause.  |
| It was suggested that using 'dwellings' and 'non-domestic buildings' in the same sentence causes confusion.  | Suggestion noted.  |
| It was questioned what the difference between a development and a scheme is.   | 'Development' has a legal definition within planning which can be split into two parts: the carrying out of building, engineering, mining or other operations in, on, over or under land; and material change in the use of any buildings or land. 'Scheme' can include development, but can also go beyond the legal definition and include activities that are not development, e.g. hours of use. |
| A respondent suggested that the impact of a proposed development on existing infrastructure must be demonstrated, including the roads through other communities. | This issue has been addressed within the Core Strategy Submission Document.  |
| In relation to Concept Statements it was questioned when these would be applicable.  | Textual Concept Statements will be developed specifically for those sites where Green Belt land is to be reallocated for residential development. This should be further explained in the next iteration of the document.  |
| It was commented that large scale development has been favoured over small scale developments.   | This is a Core Strategy issue.   |
| <b>Housing, Character of Place and Residential Amenity:</b> DM1 Design of New Developments – Preferred Option  |  |
| Essex County Council suggested that section (i) should be amended to 'accessibility by all forms of transport'.  | Suggestion noted. This will be considered in the next iteration of the Plan.   |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issue Raised   | Initial Officer Comments   |
|--|--|
| Essex County Council suggested that section (ii) should be amended to 'boundary treatment and landscaping within the development'.   | Suggestion noted. This will be considered in the next iteration of the Plan.   |
| Essex County Council suggested that section (vi) should be amended to 'impact on the historic environment including designated sites, Conservation Areas and Listed Building archaeological sites and the historic landscape'.   | Suggestion noted. This will be considered in the next iteration of the Plan.   |
| It was suggested that concept statements should be prepared in consultation with landowners and developers.  | Textual Concept Statements will be developed by the Planning Policy team and subject to community involvement, including consultation with landowners and developers.  |
| It was suggested that there is a significant degree of duplication of design requirements throughout various policy documents.   | Comment noted. The Council have sought not to duplicate policy, but at the same time, include relevant information within documents for the reader.  |
| It was commented that design is best developed on a site by site basis and the list in Preferred Option DM1 is largely arbitrary by default. It was also commented that this option does not inform applicants on what design principles are likely to be found appropriate. | The Development Management DPD does not seek to be overly prescriptive in terms of design but provides guidance on the issues which need to be carefully considered when preparing a planning application. Detailed design guidance as at present will be set out within Supplementary Planning Documents as at present, or within the Concept Statements, as appropriate. |
| In relation to 'residential amenity' it was questioned whether this should be amenities.   | Amenity refers to the pleasant or normally satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents. The singular form of the word captures all these aspects and is therefore appropriate in this context.   |

| Issue Raised  | Initial Officer Comments  |
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| <p>A respondent questioned why all the requirements are not detailed in one place and why there always has to be a connection with other documents.</p>   | <p>Prior to 2004, Local Planning Authorities were required to prepare a document called a 'Local Plan' which set out the future development for the area. The current adopted development plan for the District is the Replacement Local Plan 2006. In 2004 a new planning system was introduced called the Local Development Framework which changed how development plans are produced. This new system promotes the development of numerous development plan documents (e.g. the Core Strategy, Allocations and Development Management documents) which relate to each other and should be read in conjunction with each other when planning applications are determined. These documents together will replace the existing Local Plan.</p> |
| <p>It was suggested that developments in the past have not been in keeping with local character and, despite the text in the policy, developers may not have regard to design guidance.</p>   | <p>Developers will be required to comply with the policies contained in the Development Plan Documents e.g. the Core Strategy, Development Management DPD and Area Action Plans (if applicable) once they are finalised. Additional guidance of acceptable design may also be provided in Supplementary Planning Documents, and where appropriate Textual Concept Statements. All of the above will be important in determining planning applications.</p>  |
| <p>A respondent considered that the list proposed is comprehensive and should ensure that developments are appropriately designed.</p>  | <p>Comment noted.</p>   |
| <p>The Highways Agency consider that DM1 should include a criteria relating to housing being sited in areas where access to day to day facilities are available by public transport, walking and cycling, thereby reducing the need to travel by private car.</p> | <p>We agree with these requirements but it is not necessary for specific criteria to be included within the Development Management DPD as it is covered elsewhere in the LDF. Policy T3 – Public Transport in the Core Strategy Submission Document is considered to sufficiently address this issue. These planning principles are also contained within Planning Policy Guidance 13 – Transport (PPG13)<sup>19</sup> which was reissued in January 2011.</p>  |

<sup>19</sup> Planning Policy Guidance 13 – Transport (PPG13):  
[www.communities.gov.uk/documents/planningandbuilding/pdf/1758358.pdf](http://www.communities.gov.uk/documents/planningandbuilding/pdf/1758358.pdf)

| Issue Raised  | Initial Officer Comments  |
|---|---|
| <p>A respondent suggested that references to 'reflecting' local character/identity should be replaced with "considering". It was commented that the list of considerations will vary with different types of application and that flexibility is needed for different forms of recycling.</p>   | <p>It is felt that the weight applied to 'reflect' as opposed to 'consider' is appropriate in this instance.</p>  |
| <p>A respondent objected commenting that they agree that the character of a locality is a relevant consideration in the formulation of development proposals, but disagree that it is always necessary to "reflect" the character or identity of an existing area in new development schemes (reference was made to paragraph 3 page 11). This is particularly the case for major development proposals, where it is possible to create new character areas and distinctive architectural styles, but even smaller scale development or infill proposals can successfully adopt new approaches. In some cases of course, the identity of the existing built environment may not necessarily warrant repetition.</p> | <p>Whilst it is recognised that new developments can create new character areas, residents have expressed concerns that these can have a detrimental impact on the existing character of an area. It is therefore important to sensitively consider the characteristics of local places as identified in the document and design developments that ensure a distinct sense of place to a particular area. In addition to the existing character of the area, it is also important that the points in Preferred Option DM1 are carefully considered in the design of new developments.</p> |
| <p>It was suggested that there is some repetition between the 1<sup>st</sup> and 3<sup>rd</sup> paragraphs (page 11), and the word "reflect" should be deleted from both, or the 1st paragraph should be deleted. It was commented that they do not disagree that the list of items in the 2nd paragraph are relevant issues, but state that different types of application will require different considerations, and not all of the factors will apply in every case.</p>   | <p>Suggestion noted. The points in Preferred Option DM1 are considered to be a comprehensive list as stated on page 13. It is recognised that these may not be applicable in all cases but it is important that they are included in a policy to be considered in the design of any development.</p>  |
| <p>It was further noted that the 3<sup>rd</sup> paragraph relates to the Council's recycling scheme. They agree that recycling is an important design consideration, but concern was expressed that the application of the Policy must not lead to overly prescriptive solutions.</p>   | <p>The reference to the Council's recycling scheme is not intended to be overly prescriptive. It is, however, important to the Council that this is factored into the design of any development to ensure that it can run efficiently and effectively.</p>  |
| <p>A respondent commented that there should be none or very little new development in Hawkwell.</p>   | <p>This document does not address site-specific issues such as the location of new development. This is addressed within the Core Strategy Submission Document and the emerging Allocations Development Plan Document.</p>  |

| Issue Raised  | Initial Officer Comments  |
|---|---|
| <p>A respondent suggested that infrastructure, health facilities and school (if major development) should be included within DM1.</p>   | <p>These are strategic issues which have been considered within the Core Strategy Submission Document. Infrastructure, including the provision of healthcare facilities is addressed within the 'Community Infrastructure, Leisure and Tourism' chapter of the Core Strategy Submission Document (page 86-100). Transport infrastructure is considered within the 'Transport' chapter (page 101-110). The specific infrastructure required to accommodate major developments coming forward on both Green Belt and brownfield sites (sites which are already developed) have been identified within Appendix H1 of the Core Strategy Submission Document (page 51-54). Their inclusion within the Development Management DPD is therefore not considered to be appropriate.</p> |
| <p><b>Housing, Character of Place and Residential Amenity: DM1 Design of New Developments – Alternative Options</b></p>   |   |
| <p>It was suggested that for the Council to not prefer this option is inappropriate, and that the list may not have captured everything.</p>  | <p>As stated within the accompanying explanation, the preferred option is considered to be a comprehensive list of issues. Additional issues to be considered for inclusion have been raised by respondents and will be considered for inclusion in the next iteration of the document.</p>   |
| <p>It was commented that high quality building materials should be used and developments should be well designed and built.</p>   | <p>Comment noted. The Development Management DPD, along with other policies within the Local Development Framework, seeks to achieve this.</p>  |
| <p>It was suggested that the following may be included:</p> <ul style="list-style-type: none"> <li>• ease of access to electricity, gas, water and other services to minimise disruption when these need maintenance;</li> <li>• vulnerability to flooding or storm damage and countermeasure designed to minimise any risk.</li> </ul> | <p>Suggestions noted.</p> <p>The ability to connect to existing services such as gas and water would need to be considered with any development coming forward. Service providers are required to be consulted.</p> <p>Flooding, both fluvial and surface water, has been addressed within the Core Strategy Submission Document (page 78-80). Flood mitigation, where necessary, is required by national policy (PPS25) and therefore is not repeated in this document.</p>  |

| Issue Raised  | Initial Officer Comments  |
|---|---|
| <p>A respondent also suggested that plans for undertaking the development should demonstrate how they will minimise disruption to the local community (noise, dirt, traffic, etc) while the building work is being carried out.</p>             | <p>Conditions can be attached to a planning application to ensure that disruption to the community is minimised when development is taking place on a site.</p>   |
| <p>It was suggested that the overall impact on infrastructure of all proposed development has not been considered.</p>  | <p>The impact on infrastructure with any development is a strategic issue which has been addressed within the Core Strategy Submission Document.</p>  |
| <p><b>Housing, Character of Place and Residential Amenity: Density of New Developments</b></p>  |   |
| <p>It was suggested that if a new development or redevelopment is significantly more compact than that of an existing community it will create an, us and them divide. It was suggested that existing community density should be included.</p> | <p>Existing community density has been included and it is important that this is considered when assessing a proposal; however, other factors need to be taken into consideration when determining the appropriate density of a site. As stated within the text the Council “will encourage appropriate densities which reflect the character, scale and form of the locality to create cohesive, sustainable environments” (page 13). Furthermore preferred option DM2 states that “The precise density for any individual site will be determined by its immediate context, on-site constraints, the type of development proposed and the need to provide an appropriate mix of dwellings to meet the community’s needs.” The next version of the document would benefit from the inclusion in the preamble of an example of the varying densities across the District within the existing residential areas.</p> |



| Issue Raised   | Initial Officer Comments  |
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| <p>It was questioned what PPS3 is and where it can be found. It was suggested that as this is guidance it does not have to be complied with and it should be stated exactly what needs to be complied with.</p>  | <p>PPS3 is the national planning policy on housing which sets the general principles which the Council have to follow in the development of local planning policy. Although it is guidance, the Council must comply with it. PPS3 can be found on the Department for Communities and Local Government website<sup>20</sup>.</p>                                 |
| <p>With regard to the proposed flexible approach to setting density a respondent suggested that this is not appropriate. Maximums and minimums should be stated.</p>   | <p>The appropriate density of a site will be determined on a site by site basis, taking into account the on-site constraints, infrastructure requirements and the mix of dwelling types required. This will enable flexibility to ensure that the efficient and effective use of land is balanced against minimising Green Belt reallocation and infilling.</p> |
| <p>In terms of sustainable locations identified in the Core Strategy for higher density development, it was questioned where they are and how they have been identified.</p>   | <p>The sustainable locations identified for high density development are town centres. This is stated within Policy H1 of the Core Strategy Submission Document.</p>  |
| <p>It was questioned whether there are to be rules on the density of developments and, if not, then it was questioned why this section has been included. It was commented that density affects communities and should therefore be governed by rules.</p> | <p>The minimum density for development was removed from Planning Policy Statement 3 – Housing (PPS3) in June 2010. It is therefore important that there is a local policy which sets out the Council’s approach to density and enables the Local Planning Authority to have regard to the appropriate density for a development on a site-by-site basis.</p>    |

<sup>20</sup> Planning Policy Statement 3: Housing (PPS3):  
[www.communities.gov.uk/publications/planningandbuilding/pps3housing](http://www.communities.gov.uk/publications/planningandbuilding/pps3housing)

| Issue Raised   | Initial Officer Comments   |
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| A respondent stated that density cannot be open to interpretation and that the key to planning a good development is making it fit with what already exists.   | The need for developments to consider the density of the immediate area is recognised within Preferred Option DM2 of the Discussion and Consultation Document. However it is also important to balance this against other considerations such as the size of the site, infrastructure requirements and the mix of dwelling types required. This will enable flexibility to ensure that the efficient and effective use of land is balanced against minimising Green Belt reallocation and infilling. |
| A respondent commented that density of new developments is a major concern in a part of the County that is already densely populated.  | Comment noted.   |
| <b>Housing, Character of Place and Residential Amenity: DM2 Density of New Developments – Preferred Option</b>   |  |
| A respondent supported this approach and suggested that the Council are seeking high density development on reallocated sites. Furthermore it was suggested that the Development Management DPD should adopt an approach to bring it in line with both the Core Strategy and emerging Allocations DPD. | The density of developments will be determined on a site by site basis as identified in the document. As noted in the Core Strategy Submission Document, high density development will be encouraged within town centres where this is considered to be appropriate (see Policy H1). The approach to density set out in the discussion and consultation document is in line with the Core Strategy Submission Document and the emerging Allocations DPD  |
| A respondent suggested that terms such as ‘community’, ‘immediate context’ and ‘type of development’ should be defined.  | Comment noted. However, it would not be possible for the document to include definitions of every word/term used without making the document extremely large and off-putting to the reader.  |
| It was questioned where the analysis of the demand for housing in the District can be found.   | This is a Core Strategy issue.   |
| It was questioned how the precise density of a development will be measured.   | The approach to density is set out on page 13 of the discussion and consultation document.   |

| Issue Raised  | Initial Officer Comments   |
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| A respondent suggested that PPS3 wants land to provide enough buildings, but families need gardens.   | Comment noted. Private open spaces such as gardens are included within Preferred Option DM1. Whether the amount of open space incorporated into a development is appropriate is determined at the planning application stage.  |
| A respondent commented that it should be recognised that housing should meet the needs of the whole housing market and that includes the demand for both smaller and larger dwellings, which would have an impact on the densities.   | It is recognised that the dwelling mix will impact on the densities of development. This is noted in the preferred option on page 13. Applicants are encouraged to consult the Council’s Housing Strategy team in determining the appropriate mix of dwellings. This further supports the case that densities be examined on a case-by-case basis. |
| It was suggested that those sites in the most sustainable locations (within town centres and transport corridors), which have the ability to access services by means other than private car (public transport, cycling and walking) are maximised and should seek to have a net density of 50 dwellings per hectare or more. | As noted in the Core Strategy Submission Document, high density development will be encouraged within town centres where this is considered to be appropriate (see Policy H1).   |
| A respondent supported the non-prescriptive approach to density.  | Support noted.   |
| It was suggested that the two paragraphs overlap and alternative wording was proposed.  | The two paragraphs in Preferred Option DM2 are not considered to overlap.  |
| A respondent commented that there should be none or very little new development in Hawkwell.  | This document does not address site-specific issues such as the location of new development. This is addressed within the Core Strategy Submission Document and the Allocations Consultation Development Plan Document.  |
| It was commented that there should be maximum and minimum density figures. There was concern expressed that too much reliance is being placed on opinion.   | The density of developments will be determined on a site by site basis as identified in the document taking into consideration a number of different factors. The reasons that alternative options such as prescriptive density are not preferred are set out on page 14 of the discussion and consultation document.                              |

| Issue Raised  | Initial Officer Comments  |
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| <b>Housing, Character of Place and Residential Amenity: DM2 Density of New Developments – Alternative Options</b>   |   |
| It was suggested that 'Prescriptive density' should be changed to 'Prescriptive density for the District'.  | This document will set out policies to be considered in the determination of planning applications throughout the whole of the District.  |
| It was questioned what 'quantum' means.   | 'Quantum' means number, for example the number of dwellings.  |
| A respondent commented that they would support a more prescriptive approach. It was suggested that, similar to the supporting text of preferred option DM4, the document should set out how much external space should be provided based on the expected occupancy of the dwelling. | Comment noted.  |
| <b>Housing, Character of Place and Residential Amenity: Infilling and Residential Intensification</b>   |   |
| A respondent questioned how infilling development differs from new development and whether other criteria will be considered as per Preferred Option DM1.   | Infilling development is new development, and as such it must comply with the same planning regulations. This would include compliance with all the appropriate policies within the Development Management DPD, once it is adopted. |
| The appropriate level of residential intensification within town centres was queried.   | This is set out within Policy H1 of the Core Strategy Submission Document.  |
| A respondent questioned the meaning of 'town cramming'.   | Town cramming refers to too much infill development in the existing residential area, to the detriment of the area's character.   |
| It was commented that 'village cramming' is the same as town cramming except for a smaller community classified as a village.   | Comment noted.  |
| A respondent suggested that the document does not reflect that the development of new houses etc., needs to be reviewed at district and county level. In relation to traffic increases, a bypass and improvements to the A127 were suggested.                                       | This is a Core Strategy issue.  |

| Issue Raised  | Initial Officer Comments  |
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| It was commented that the District's town centres are used as a cut through. Regardless of the development locations (central or on the edge) traffic will increase. However, it was noted that town centre developments have the potential to encourage use of the train network rather than cars. | The high level of car ownership in the District is recognised and addressed within the Core Strategy Submission Document. The potential for development within town centres to utilise the public transport connections is also recognised in the document.   |
| A respondent questioned how infilling would affect the overall strategic plan. It was questioned whether if, for example, applications are granted for 50 infill dwellings in an area will any strategic allocation for the area be reduced accordingly.  | The Council are seeking to adopt the 'Plan Monitor Manage' approach which will monitor the amount of development on an annual basis. Through this approach the Council will ensure that the minimum amount of Green Belt necessary will be reallocated to meet the District's needs. This approach will also ensure that a constant five year supply of housing land can be provided in accordance with PPS3. |
| A respondent questioned whether Hockley is considered to be a Town Centre.  | Hockley centre is currently designated a town centre in the Replacement Local Plan 2006. It was also designated a town centre in the 1995 and 1988 Local Plans.   |
| A respondent commented that they agree that there should be no replacement of individual dwellings with flats.  | Comment noted.  |
| <b>Housing, Character of Place and Residential Amenity: DM3 Infilling and Residential Intensification – Preferred Option</b>  |   |
| A respondent questioned whether infilling, residential intensification and "backland" developments differs from new development. If not, then it was suggested that one term should be used.  | These refer to new development proposed within the existing residential area.   |
| With regard to criteria (ii) it was questioned what specific criteria is used to decide whether something is appropriate.   | The number and type of dwellings appropriate to a site would be determined at the planning application stage in consultation with the Council's Housing Strategy team.  |
| It was questioned who the Housing Strategy Team is.   | The Housing Strategy Team are responsible for a range of housing issues such as maximising the number of affordable homes in the District and producing and monitoring the Council's Housing Strategy.  |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issue Raised   | Initial Officer Comments  |
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| <p>With regard to criteria (iv) it was questioned who will perform and deliver the assessment and what specific criteria will be used.</p>   | <p>Planning Officers in the Council's Development Management team conduct assessments and make recommendations to the Head of Service. This includes consideration for issues set out in Supplementary Planning Document 2: Housing Design, as well as other guidance such as that contained within the Essex Design Guide, as per Preferred Option DM1.</p>  |
| <p>A respondent suggested that criteria (vi) is covered within (vii).</p>  | <p>Point (vi) relates to the loss of existing private amenity space for neighbours for example where a development is proposed as infill/backland development. Point (vii) seeks to ensure that new dwellings have adequate private amenity space themselves in accordance with the Council's guidance.</p>   |
| <p>A respondent commented that the replacement of one dwelling with flats has occurred in the past.</p>  | <p>Comment noted.</p>   |
| <p>It was suggested in relation to the Hockley Area Action Plan that if development does not take place on Eldon Way then density will be intensified within Hockley (e.g. with the replacement of 1 dwelling with 2).</p>   | <p>Any development of Eldon Way Industrial Estate will be determined through the Hockley Area Action Plan. Planning applications are determined on the individual merits, and the preferred approach to density is set out on page 13.</p>  |
| <p>A respondent suggested that this option is far too restrictive, makes change impossible and is contrary to the aims of Central Government policy to maximise the use of land in sustainable locations. It was commented that Rayleigh, Rochford and Hockley are ideal locations for intensification, subject to the reasonable protection of the amenities of existing occupiers. The blanket protection of these areas, that have no particular architectural merit is unjustified and will do nothing to promote inclusive communities containing a mix of house types.</p> | <p>The Council's approach seeks to maximise development within the existing residential area whilst balancing this against residents concerns regarding over intensification and 'town cramming'. This was highlighted in the Core Strategy Preferred Options for example. Appropriate development in Rayleigh, Rochford and Hockley will be determined through the Area Action Plans. It is important to remember, however, that the centre of Rayleigh and Rochford are protected through Conservation Area status.</p> |
| <p><b>Housing, Character of Place and Residential Amenity:</b> Habitable Floorspace for New Developments</p>   |   |

| Issue Raised   | Initial Officer Comments   |
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| <p>A respondent suggested that further floorspace standards in addition to the Housing Quality Indicators (HQI) are not required as proposed in Table 1 preceding Preferred Policy DM4. It was also commented that the HQI standards are currently only applicable to affordable housing schemes, however, the standards can easily be used in parallel for privately funded scheme rather than introducing duplicate standards.</p> | <p>This policy and supporting tables seek to ensure that all dwellings (not just those which are purposely constructed affordable dwellings) are of a reasonable size and layout, and have the flexibility to be transferred into affordable dwellings if appropriate. HQI refers to number of bedspaces, which, when compared to number of bedrooms, is difficult to regulate through development management.</p> |
| <p>It was questioned whether there is an existing definition of habitable floorspace by government bodies, organisations or Essex County Council that can dictate to the Council about floorspace requirements, if so then that is what must be used.</p>  | <p>The Council is seeking to implement the habitable floorspace standards of the Homes and Communities Agency as set out on pages 16-18 of the Discussion and Consultation Document to ensure that both market and affordable dwellings comply with the same standards, and enable greater flexibility within the District's housing stock.</p>  |
| <p>It was questioned who decides whether something is of an appropriate size and layout and what criteria they use to make that decision.</p>  | <p>The section on 'Habitable Floorspace for New Developments' and Preferred Option DM4 seek to aid the decision making for the development management team who are responsible for determining planning applications.</p>  |
| <p>A respondent questioned what modern living is, why it is stated, and what clarification it brings to the statement (paragraph 2 page 16).</p>   | <p>Modern living refers to living in the present day. The term acknowledges that accommodation requirements may vary through time, depending on different social conditions and demands.</p>   |
| <p>In relation to paragraph 3 (page 16), it was questioned where the potential number of inhabitants comes from. It was also questioned what defines an adequate size and height.</p>  | <p>These are derived from the Homes and Communities Agency, as explained within the text.</p>  |
| <p>A respondent questioned how plentiful natural light can be defined (paragraph 3 page 16).</p>   | <p>'Plentiful natural light' would be a judgement. The Homes and Communities Agency standards are designed to help achieve what is judged to be plentiful natural light for occupiers of dwellings.</p>  |

| Issue Raised  | Initial Officer Comments   |
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| <p>With regard to the Lifetime Homes Standard, it was questioned what version this refers to. It was also questioned what features of the Lifetime Homes Standard are referred to (paragraph 3 page 16).</p>                            | <p>Policy H6 of the Core Strategy Submission Document sets out the Lifetime Homes requirement for new dwellings.</p>   |
| <p>In relation to the sentence “The internal floor area of a dwelling should comply with the minimum guidance standards set by the Homes and Communities Agency”, it was suggested that this should say ‘must’ instead of ‘should’.</p> | <p>Comment noted.</p>  |
| <p>It was questioned whether the Council will use the HQI’s, why and what the impact would be.</p>  | <p>The Council propose to use aspects of the HQI, as set out in the Development Management DPD Discussion and Consultation Document.</p>   |
| <p>A respondent questioned what the National Affordable Housing Programme is and how it relates to the Council and the Homes and Communities Agency.</p>  | <p>Information on the National Affordable Housing Programme (NAHP) can be found on the Homes and Communities Agency ‘s website<sup>21</sup>.</p>   |
| <p>It was suggested that setting space requirements according to bedrooms rather than bedspaces would not ensure that a dwelling is adaptable and flexible.</p>   | <p>Basing size requirements on number of bedrooms would not restrict future occupants from making internal changes to meet their needs. It should be borne in mind that dwellings will also be required to meet the Lifetime Homes Standards, which will ensure they are flexible and adaptable.</p> |

<sup>21</sup> National Affordable Housing Programme:  
[www.homesandcommunities.co.uk/national\\_affordable\\_housing\\_programme](http://www.homesandcommunities.co.uk/national_affordable_housing_programme)



| Issue Raised  | Initial Officer Comments   |
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| <p>It was questioned that if English Partnerships produced a document back in 2007 and they are now part of the HCA does this not mean that the HCA have adopted their standards. If the HCA have adopted their standards would they not add/amend the HQI's accordingly.</p> | <p>The HQI postdates the English Partnerships Standards. The English Partnership Standards have been referenced in the document as, unlike the HQI, they make reference to bedroom numbers (as opposed to bedspaces). Number of bedspaces is difficult to regulate through development management, and policies based on bedspaces are unlikely to be enforceable.</p>   |
| <p>A respondent questioned the purpose of Table 1.</p>  | <p>The purpose of Table 1 is set out within the document – it is intended to help explain how the standards in Table 2 have been derived.</p>  |
| <p>A respondent commented that the conversion of the standards is not clear and it was questioned whether the HCA has approved this.</p>  | <p>The HCA have been consulted on the proposals.</p>   |
| <p>With reference to paragraph 1 (page 18) it was questioned why the standards should only be aspired to, whose minimum approved standards should be used and why it says 'should' and not 'must'.</p>  | <p>The suggested minimum standards are set out in Table 2. The word 'must' could be used instead of 'should' in the next iteration of the document to give the policy greater strength, although it should be noted that planning policies are not supposed to be draconian or inflexible.</p>   |
| <p>In relation to Table 2, it was questioned what the Minimum Internal Floor Area refers to.</p>  | <p>Minimum internal floor area refers to the total internal floor area of dwellings, as set out in Tables 1 and 2.</p>   |
| <p>With reference to the minimum floor to ceiling height, it was questioned what the proposed uses/function are, why height is defined and not the width, what is an appropriate width for each use/function. It was also questioned why it says 'should' and not 'must'.</p> | <p>The proposed use of each room would depend upon the applicant, e.g. bedrooms, living rooms etc. Width is not stipulated as this would be too onerous, constraining and inflexible for applicants and would be unjustifiable. With minimum floor areas this enables applicants a degree of flexibility within their designs whilst ensuring that dwellings are of an appropriate size for potential occupants.</p> |
| <p>A respondent questioned what a non-habitable room is, and how could an adequate size, height and shape defined.</p>  | <p>It is stated on page 16 of the document what a 'habitable room' does and does not include. Whether an application proposes an adequate size, height and shape for a dwelling would be determined using the criteria and considerations set out in this section.</p>   |

| Issue Raised   | Initial Officer Comments   |
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| It was questioned how it will be determined if the internal layout is fit for purpose and appropriate, or not.   | This would be determined using the criteria and considerations set out in this section.  |
| A respondent suggested that car parking facilities for each dwelling needs to be considered in this document, and the number provided should be dependent on the number of bedrooms. | The overarching approach to car parking provision is outlined within policy T8 of the Core Strategy Submission Document.   |
| <b>Housing, Character of Place and Residential Amenity: DM4 Habitable Floorspace for New Developments – Preferred Option</b>   |  |
| The East of England Local Government Association commented that preferred option DM4 supports the East of England Housing Statement 2010-2014.                                       | Comment noted.   |
| A respondent suggested that 6/7 bedspace or two plus storey accommodation is not needed within a village environment.  | Comment noted. Separate to Development Management, the Council propose, through the Core Strategy, that developers be required to have regard to housing need and to consult with the Council's Housing Strategy team in order to determine the required mix of house types prior to submitting planning applications. |
| Several respondents agreed with the minimum standards for new dwellings.   | Comment noted.   |
| Although supporting the option, one respondent commented that there would need to be mechanisms in place to review these standards in light of any guidance changes.                 | Comment noted. The development management team use the most up to date guidance available when determining planning applications.  |

| Issue Raised   | Initial Officer Comments   |
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| <p>Another respondent agreed that new housing should be planned and suitable for modern living, however, they disagreed that it is the purpose of the planning system to dictate what that is, given that accommodation needs have changed markedly over time, and will continue to change in the future. It was suggested that a more appropriate approach would be to retain the first part of DM4, but to produce Supplementary Guidance (which can be amended and updated more quickly) if the Council wish to include specific floor sizes.</p> | <p>Comment noted. The justification for the inclusion of floorspace standards depending on the type of dwellings proposed is provided in the document. This document does not, however, seek to dictate the mix of dwellings to be provided within a development. This should be determined in consultation with the Council's Housing Strategy team. The document is therefore not considered to be overly restrictive in this regard.</p>            |
| <p>It was commented that the habitable floorspace standards may not be adequate to accommodate all sections of the community. It was also questioned what proportion of developments are going to be made with larger habitable floorspace to accommodate the needs of those less fortunate to be able to live independently.</p>  | <p>In addition to the minimum internal floor areas, developers would also need to take into consideration policy H6 of the Core Strategy Submission Document. This policy states that all dwellings should be built to the Lifetime Homes Standard<sup>22</sup> and on some developments (depending on the proposed number of dwellings) a proportion of dwellings are required to comply with full wheelchair accessibility standards.</p>            |
| <p><b>Housing, Character of Place and Residential Amenity: DM4 Habitable Floorspace for New Developments – Alternative Option</b></p>  |  |
| <p>A respondent stated that it is important that dwellings are of a sufficient quality. It was questioned why 'should' is used as opposed to 'must' which does not make things mandatory.</p>  | <p>Simply because the word 'should' is used, does not mean that the Council would be prevented from refusing an application that failed to deliver the subject of the 'should' within the policy. However, the word 'must' could be used instead of 'should' in the next iteration of the document to give the policy greater strength, although it should be borne in mind that planning policies are not supposed to be draconian or inflexible.</p> |

<sup>22</sup> [www.lifetimehomes.org.uk/](http://www.lifetimehomes.org.uk/)

| Issue Raised  | Initial Officer Comments  |
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| <b>Housing, Character of Place and Residential Amenity: Light Pollution</b>   |   |
| <p>In relation to the three forms of light pollution identified, it was questioned whether this is a comprehensive list. It was suggested that the Council could use the same description/explanation/prevention criteria as the organisation ‘Environmental Protection UK’<sup>23</sup>.</p>   | <p>Suggestion noted. The next iteration will be amended so that it is inline with the Environmental Protection UK criteria. ‘Light trespass’ will be changed to ‘intrusive lighting’ and ‘glare’ will be changed to ‘poor lighting to include glare, energy wastage, ecological effects and aesthetics’.</p>  |
| <p>A respondent suggested that Green Belt development will create light pollution which will have a detrimental impact on ecology and wildlife, obscuring vision of the stars, and introducing a suburban feel into rural areas which will thus affect local character and cause stress and anxiety for all those adversely affected.</p> | <p>Policies are proposed within the Development Management DPD to mitigate light pollution. It is important to note that the Core Strategy only proposes a very small (approximately 1%) of the Green Belt is allowed to be developed. Furthermore, these areas adjoin existing built environments, and sites of ecological importance will not be adversely affected.</p>  |
| <p>It was commented that any proposed lighting schemes should be required to have timing features to switch off some or all of the lights when there are unlikely to be people out and about. It was suggested that this will both reduce light pollution during those hours but also the energy used.</p>                                | <p>This suggestion is not considered feasible/suitable in all instances. However, the pre-amble may be further developed to include light thresholds as a guide for different environmental zones (for example between the defined residential and commercial areas, and the countryside). This would therefore make a distinction between these zones and stipulate appropriate lighting levels accordingly.</p> |

<sup>23</sup> [www.environmental-protection.org.uk/neighbourhood-nuisance/light-pollution/#wa762](http://www.environmental-protection.org.uk/neighbourhood-nuisance/light-pollution/#wa762)

| Issue Raised  | Initial Officer Comments  |
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| <b>Housing, Character of Place and Residential Amenity: DM5 Light Pollution – Preferred Option</b>  |   |
| <p>A respondent stated that they do not see the need for the inclusion of DM5 in the Development Management DPD. It was stated that in line with national guidance the Council's application validation checklist should adequately control the need for a lighting scheme commensurate to the scale of the proposed development.</p> | <p>DM5 is intended to ensure that a lighting scheme, if required, is considered as part of the development proposal, and not simply tagged on afterwards. It does not say that details must be submitted together, simply that they form part of the application – if a lighting scheme came in during the life of the application this would not mean that the application would be automatically refused. A separate application for a lighting scheme could still be made after to supersede the one that accompanied the original application – and this would have to be judged on its own merits. For major applications it may be preferable to require the submission of a lighting strategy with an outline application with a lighting scheme provided at the Revised Matters stage. The draft policy may therefore be revised to include reference to a lighting strategy, as above.</p> |
| <p>With regard to the first sentence of DM5, it was questioned whether the lighting requirements are relevant to redevelopments, and if not, then it was suggested that this is a missed opportunity to improve existing poor lighting.</p>   | <p>The lighting requirements within preferred option DM5 would need to be considered as part of the assessment of any planning applications received.</p>   |
| <p>Another respondent suggested that this option may enable existing problems with light spillage into people's properties to be rectified.</p>   | <p>The lighting requirements within preferred option DM5 would need to be considered as part of the assessment of any planning applications received.</p>   |

| Issue Raised  | Initial Officer Comments   |
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| <p>A respondent objected to the option stating that it is important to ensure that the information required with any particular planning application is proportionate and relevant to the application being submitted. It was stated that it is impractical as part of a major development scheme, and particularly one made in outline, to submit detailed lighting information. Unless there are significant lighting issues that need to be determined as part of the application itself, it should normally be sufficient to deal with lighting details by condition, and for major schemes to be accompanied by a lighting strategy rather than detailed lighting schemes.</p> | <p>It is considered that the best stage to address potential light pollution is at the planning stage. It is acknowledged that any requirement for information to be submitted along with a planning application should be proportional to the proposed development in question. It is not necessarily the case that a detailed lighting scheme will need to accompany an outline application. Therefore a proportionally detailed lighting strategy at the outline stage would be appropriate, and a more detailed lighting scheme should be provided at the Reserved Matters stage when submitting a detailed (full) planning application, as appropriate.</p> |
| <p><b>Housing, Character of Place and Residential Amenity:</b> Telecommunications</p>   |  |
| <p>With respect to paragraph 3 (page 20) it was questioned what ‘other town and village centres’ there are outside Conservation Areas.</p>  | <p>There are 10 Conservation Areas in the District as detailed within the Core Strategy Submission Document (page 61). Other town and village centres outside these areas include Hockley, Hullbridge and Rawreth for example.</p>   |
| <p>With respect to paragraph 4 (page 20) it was questioned how ‘substantial masts’, ‘sensitive areas’ and ‘loss of residential or visual amenity’ can be defined.</p>   | <p>Sensitive areas have been defined within paragraph 5 (page 20) of the document. ‘Substantial’ and ‘loss of residential or visual amenity’ will vary dependent on individual circumstances and context of a proposal.</p>  |
| <p>In relation to the siting of masts, it was commented that the decision should be with the community. It was further stated that if the community do not want improved telecommunications they should be able to say no to masts, and that whether the improvement is needed by the community should be considered. The telecommunications companies must provide proof that the majority of residents have requested the improvement. If the telecommunications improvement is required to support emergency services then this must be factored into the evaluation.</p>  | <p>The suitability of locating telecommunication masts in a particular area is determined at the planning application stage. Residents are consulted as per any other planning application, and their views will help determine the outcome of any application.</p>  |

| Issue Raised  | Initial Officer Comments  |
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| <p>With reference to 'their siting should be avoided in the sensitive areas' (paragraph 5 page 20) it was questioned why 'should' is used instead of 'must'.</p>  | <p>The use of 'should' is generally considered strong enough to resist inappropriate development, and the use of 'must' somewhat draconian. However, the concern is noted and the use of 'must' in future iterations would be appropriate in this case, as it is not envisaged there will be any possible circumstances where siting of masts could be justified in sensitive areas unless there were highly exceptional circumstances.</p> |
| <p>It was suggested that the most important place where a mast should not be erected is in the middle of a village community, near a school, public meeting place etc.</p>  | <p>Comment noted. Overarching guidance for telecommunications masts is contained in Planning Policy Guidance 8: Telecommunications (PPG8)<sup>24</sup>.</p>   |
| <p>It was stated that 'telecommunication' should be inserted into paragraph 6 (page 20) to provide clarification.</p>   | <p>Comment noted.</p>   |
| <p>A respondent suggested that there may be technology constraints on siting such facilities at the time of application, but technology is constantly improving. It was therefore suggested that any application which is granted because of such existing limitations should be given only temporary permission (say 5 years) after which a new permission should be sought based on the then state of technology.</p> | <p>This may be considered to be unreasonable. Overarching guidance for telecommunications masts is contained in Planning Policy Guidance 8: Telecommunications (PPG8).</p>  |
| <p><b>Housing, Character of Place and Residential Amenity: DM6 Telecommunications – Preferred Option</b></p>  |   |
| <p>With reference to criteria (ii) it was suggested that "it is to the benefit of the local community" should be replaced with "it is to the benefit and is requested by the local community". It was also suggested that "to the Council's satisfaction" should be amended to "to the Council's and local community's satisfaction".</p>   | <p>The suitability of locating telecommunication masts in a particular area is determined at the planning application stage. Residents are consulted as per any other planning application.</p>   |

<sup>24</sup> Planning Policy Guidance 8: Telecommunications (PPG8):  
[www.communities.gov.uk/publications/planningandbuilding/ppg8](http://www.communities.gov.uk/publications/planningandbuilding/ppg8)

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issue Raised   | Initial Officer Comments   |
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| <p>It was questioned why the community cannot have a say through their Parish Council and Action Groups.</p>   | <p>The community are welcome to express their views on planning applications either individually, or through their Parish Council, residents association or other local action groups.</p>   |
| <p>In relation to the last paragraph of DM6, a respondent commented that they do not believe the Council will have the amount of detailed knowledge about the telecommunications development to make a sound judgement on operational requirements and technical limitations of the technology. It was suggested that the Council must consult a specialist that is not connected to any telecommunications company who has or potentially will make presentation for development. Furthermore it was commented that the cost of this consultation should be handed over to the proposer to pay.</p> | <p>Appropriate technical information must be provided with all applications for telecommunications development which require planning permission. This technical information must be accompanied by an ICNIRP (International Commission on Non-Ionizing Radiation Protection) certificate, which confirms that the emissions for the proposed installation are in compliance with the ICNIRP exposure guidelines. Additional text may therefore be provided within the next iteration of the document to explain this.</p> |
| <p>The Mobile Operators Association commented that they note the inclusion of DM6 as a preferred option. They commented that they both welcome the inclusion of this policy to facilitate telecommunications development and support its provisions which they find to be generally in accordance with PPG8.</p>   | <p>Comment noted.</p>  |
| <p><b>Housing, Character of Place and Residential Amenity: Local List</b></p>  |  |
| <p>Go-East suggested that the Council might consider that an economic use of an historic building might best secure its long-term care and maintenance.</p>  | <p>Comment noted.</p>  |
| <p>A respondent questioned whether the Council has a list of locally important buildings.</p>  | <p>The Council is currently preparing the Local List Supplementary Planning Document. Further information can be found on the Council's website.</p>   |
| <p><b>Housing, Character of Place and Residential Amenity: DM7 Local List – Preferred Option</b></p>   |  |
| <p>A respondent commented that although the policy is being drafted for the Local List, at present there is isn't one in place. It was commented that the sooner the Council reintroduce the Local List the better.</p>  | <p>The Council is currently preparing the Local List Supplementary Planning Document. Further information can be found on the Council's website.</p>   |



| Issue Raised   | Initial Officer Comments   |
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| It was commented that locally important historic buildings have been lost in the past, with specific reference to Hockley.   | Comment noted.   |
| The value of the Local List was questioned given that it was dropped from Rochford District's development plan in the past, and some buildings have since been lost.   | The Local List formed part of the 1995 Local Plan but was not taken forward in the production of the 2006 Replacement Local Plan as Government guidance at the time indicated that such lists were not considered to be of value. This guidance has since been revised and consequently the Local List is being reintroduced.  |
| Preferred option DM7 was compared to policy UC8 of the 1995 Local Plan, given that it stated that the List would be reviewed on a regular basis and every opportunity would be taken to promote buildings to full Listed status under provision of Planning Act 1990. It was suggested that the option is ambiguous in comparison. | The Development Management DPD can only address, and is concerned with, policies which will manage and regulate development coming through planning applications, rather than approaches to be taken outside of this process. Buildings or items of street furniture which are considered to be heritage assets of national importance can be nominated via the English Heritage website <sup>25</sup> . |
| A respondent suggested that all 19 <sup>th</sup> Century buildings in central Hockley should be saved. It was also commented that the new Local List would be consulted upon, but that this has not yet happened.  | The Council is currently preparing the Local List Supplementary Planning Document. Further information can be found on the Council's website.  |
| <b>Housing, Character of Place and Residential Amenity: DM7 Local List – Alternative Options</b>   |  |

<sup>25</sup> Nominate a Heritage Asset:  
[www.english-heritage.org.uk/professional/protection/process/online-application-form](http://www.english-heritage.org.uk/professional/protection/process/online-application-form)

| Issue Raised  | Initial Officer Comments  |
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| <p>A respondent commented that they would support a less restrictive approach. It was commented that if a building has real historic or architectural merit then it should be protected under the existing listing mechanisms. Major changes to a building such as an extension can already be controlled through the planning process. It was suggested that attempting to control minor changes will increase costs to the Council and therefore the Council taxpayer and probably increase the costs of the changes to the owner. It was suggested that this could have the perverse affect of repairs and maintenance not being carried out and buildings losing the attraction that they would otherwise have.</p> | <p>Although some buildings in the District do not merit being on the national list of buildings, it is recognised that there are numerous buildings and items of street furniture that are locally important to residents in the District. The Local List is therefore being reintroduced.</p>  |
| <p><b>Housing, Character of Place and Residential Amenity:</b> Demolition within Conservation Areas</p>   |   |
| <p>A respondent commented that they agree with control over demolition of buildings within Conservation Areas.</p>  | <p>Comment noted.</p>   |
| <p><b>Housing, Character of Place and Residential Amenity:</b> DM9 Development on the edge of Conservation Areas – Preferred Option</p>   |   |
| <p>A respondent objected to this option stating that it will result in unnecessary 'creep' of the Conservation Area. It was questioned how the Council will define how far the edge extends and it was suggested that if areas at the edge need such protection they should be included in the Conservation Area.</p>   | <p>Concerns are noted in respect of the potential for Conservation Areas to 'creep' and it is appreciated that this does raise the issue as to where a line is drawn. However, this policy does not require proposals adjacent to Conservation Areas to meet the same standards as those within the Conservation Area. It simply seeks to ensure that development on the boundary of Conservation Areas has regard to the character of the particular Conservation Area. It is noted, however, that the area this preferred option relates to should be more defined within the next iteration of the document.</p> |
| <p>A respondent commented that development on the edge of Conservation Areas must be restricted.</p>  | <p>Comment noted. The preferred option seeks to not simply restrict development on the edge of Conservation Areas, but ensure that Conservation Areas' character is not adversely affected by adjacent development.</p>   |

| Issue Raised  | Initial Officer Comments   |
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| <p><b>Housing, Character of Place and Residential Amenity:</b> Are there any other issues which should be addressed within the Housing, Character of Place and Residential Amenity chapter?</p>   |  |
| <p>A respondent suggested that this chapter should include a policy on community facilities rather than the list proposed in the Allocations DPD. It should also include a policy to deter future applications that have not been agreed as part of the overall plan set.</p> | <p>The protection of existing facilities and the provision of new facilities is a strategic issue which has been addressed within the Core Strategy Submission Document (see the Community Infrastructure, Leisure and Tourism chapter).</p> |
| <p>A respondent commented that the District is already fully developed and new housing should be severely restricted.</p>   | <p>The quantity of dwellings to be provided in the future is a strategic issue which has been addressed within the Core Strategy.</p>  |
| <p>A respondent commented that residents of the District do not want Gypsy and Travellers sites in the area.</p>  | <p>Gypsy and Traveller accommodation provision is a strategic issue which has been addressed within the Core Strategy, and the specific sites will be identified in the Allocations DPD.</p>   |
| <p><b>The Green Belt and Countryside: Vision</b></p>  |  |
| <p>Essex County Council suggested amendments to the vision.</p>   | <p>Suggestions noted. Appropriate amendments may be made in the next iteration of the document.</p>  |
| <p>A respondent commented that the Green Belt areas identified in the Core Strategy for future development are large, and that alternative non-Green Belt should be considered.</p>   | <p>The revision of the Green Belt boundary is a strategic issue which has been addressed within the Core Strategy, and the specific sites will be identified in the Allocations DPD.</p>   |
| <p>In relation to the first vision, it was commented that "small areas" should be defined and that not many small locations have been identified.</p>   | <p>The location of new development is generally addressed within the Core Strategy Submission Document and more specifically in the Allocations DPD.</p>   |
| <p>A respondent commented that we must defend and preserve our green open spaces.</p>   | <p>Comment noted.</p>  |

| Issue Raised   | Initial Officer Comments  |
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| A respondent questioned why Green Belt land should be used for the creation of new jobs (2017), and how Rochford can be suitable for tourists if there is such a high population density (2025).                   | The submitted Core Strategy proposes that a small proportion of Green Belt land (approximately 1% of the District's total) be reallocated for housing/employment. In the case of employment land, this follows the recommendation of the Employment Land Study. It should be noted that this is being determined through the Core Strategy for Rochford District. |
| <b>The Green Belt and Countryside: Objectives</b>  |   |
| Essex County Council suggested amendments to the objectives.   | Suggestions noted. Appropriate amendments may be made in the next iteration of the document.  |
| Comments were made with regard to the identification of sites in the West Rochford general location for development.   | The revision of the Green Belt boundary is a strategic issue which has been addressed within the Core Strategy, and the specific sites will be identified in the Allocations DPD.   |
| One respondent objected stating that the objective in relation to Green Belt land-take should be amended to accord with PPG2 requirements for Green Belt reviews.  | The revision of the Green Belt boundary is a strategic issue which has been addressed within the Core Strategy, and the specific sites will be identified in the Allocations DPD.   |
| Another respondent commented that there should be a commitment to protecting and extending public footpaths.   | Comment noted. Essex County Council is responsible for public footpaths.  |
| <b>The Green Belt and Countryside: Introduction</b>  |   |
| A respondent commented that they agree with comments on pages 28 and 29. It was also commented that the importance of agricultural land in rural areas must be remembered and land should be used for agriculture. | Comment noted.  |

| Issue Raised   | Initial Officer Comments   |
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| <b>The Green Belt and Countryside:</b> The Green Belt and Countryside  |  |
| <p>A respondent commented that it is recognised in both the Core Strategy and emerging Site Allocations document that the release of some Green Belt land will be necessary in order to meet the District's housing requirements. This is currently not reflected in the Development Management DPD. Whilst it is understood that the contents of the Core Strategy and the strategic housing sites identified in the document provides the overarching policies direction for Green Belt management in the District the Development Management DPD needs to be brought in line with these policies in order to reflect the changes that are proposed to the Green Belt.</p> | <p>The reallocation of Green Belt land for new development is addressed within the Core Strategy Submission Document and the Allocations Consultation DPD.</p> |
| <p>A respondent commented that they agree with comments on pages 28 and 29. It was also commented that the importance of agricultural land in rural areas must be remembered and land should be used for agriculture.</p>  | <p>Comment noted</p>   |
| <b>The Green Belt and Countryside:</b> Landscape Character   |  |
| <p>A respondent commented that they agree with comments on pages 28 and 29. It was also commented that the importance of agricultural land in rural areas must be remembered and land should be used for agriculture.</p>  | <p>Comment noted</p>   |

| Issue Raised   | Initial Officer Comments  |
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| <b>The Green Belt and Countryside: DM10 Existing Businesses in the Green Belt – Preferred Option</b>   |   |
| <p>Go East commented that for DM10 (i)., the Council might reconsider replacing the term 'valuable' agricultural land with 'best and most versatile' and include a clear link to Paragraph.28 of PPS7 Sustainable Development in Rural Areas.</p>  | <p>Comment noted. The term 'valuable' could be amended as suggested in the next iteration of the document. However, it is not considered to be appropriate to reference specific paragraphs of, or repeat, national policy within local policies. The guidance within national policy would have to be considered in any case in the determination of planning applications, as appropriate. In terms of expanding on national planning policy in the interests of conserving agricultural land and the openness of the Green Belt as far as practicable, however, it may be appropriate to insert an additional point in the draft policy to ensure that the availability of vacant units in relation to the business proposing an extension should be taken into consideration.</p> |
| <p>Rochford Chamber of Trade supports the preferred option.</p>  | <p>Comment noted.</p>   |
| <p>Natural England is generally supportive of Policy DM10. However, it was commented that in addition to considering the effects of additional generated traffic on the highway network, the council may wish to consider the possible effects on the capacity of other infrastructure, especially sewerage and power supply. Increased numbers of persons living or working at rural locations may exceed the capacity of existing sewage treatment systems, thus resulting in pollution or a need for upgrading. Increased power demands may require upgrading of local transformers and supply cables. Such upgrades may themselves have significant landscape or ecological impacts.</p> | <p>Comments noted. Service providers will be consulted on individual proposals.</p>   |

| Issue Raised   | Initial Officer Comments   |
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| <b>The Green Belt and Countryside: Rural Diversification</b>   |  |
| <p>In relation to green tourism a respondent commented that at present Hall Road provides an attractive gateway to one of the most picturesque historic towns in South East Essex and the proposals for large scale development in Hall Road does not accord with the Green Tourism aims.</p>  | <p>The revision of the Green Belt boundary is a strategic issue which has been addressed within the Core Strategy, and the specific sites will be identified in the Allocations DPD.</p>   |
| <b>The Green Belt and Countryside: DM11 Rural Diversification – Preferred Option</b>   |  |
| <p>Rochford Chamber of Trade supports the preferred option.</p>  | <p>Comment noted.</p>  |
| <p>A respondent objected to this option, and commented that there is no firm policy for the protection of agricultural land. The existing policy in the Local Plan 2006 at paragraph 8.16 states that the Council recognises that the best and most versatile agricultural land defined as Grades 1, 2 or 3a is a valuable natural resource for the future. It is important that as a natural resource it is protected for the future. It was further commented that this policy should be retained, and the proposed wording in DM11 and DM13 is inadequate to ensure the safeguarding of agricultural land falling into the best and most versatile category.</p>                          | <p>Policy DM11 requires consideration be given to the impact on the agricultural potential of land when assessing proposals. Additional explanatory text could be provided in the next iteration to make clear that this consideration is related to Agricultural Land Classification. A policy that seeks to restrict any development on Grade 1, 2 or 3a agricultural land, regardless of other factors, is considered an overly restrictive and draconian approach. It would also be contrary to government policy seeking to promote agricultural diversification (e.g. PPS4).</p> |
| <p>Natural England is generally supportive of Policy DM11. However, it was commented that in addition to considering the effects of additional generated traffic on the highway network, the council may wish to consider the possible effects on the capacity of other infrastructure, especially sewerage and power supply. Increased numbers of persons living or working at rural locations may exceed the capacity of existing sewage treatment systems, thus resulting in pollution or a need for upgrading. Increased power demands may require upgrading of local transformers and supply cables. Such upgrades may themselves have significant landscape or ecological impacts.</p> | <p>Comments noted. Service providers will be consulted on individual proposals.</p>  |

| Issue Raised  | Initial Officer Comments   |
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| <b>The Green Belt and Countryside:</b> DM12 Conversion of Existing Agricultural Buildings in the Green Belt – Preferred Option  |  |
| <p>Go-East commented in respect of DM12, that the Council might consider whether there is a relationship with Policy DM7 Local List.</p>  | <p>DM12 considers the conversion of agricultural buildings in the Green Belt, whereas DM7 considers how buildings contained on the Local List Supplementary Planning Document (once it is adopted) will be managed through the planning process. It is acknowledged that some agricultural buildings may be on the adopted Local List, and as such, these two policies (once the Development Management DPD is adopted) would need to be considered and balanced in the determination of any planning applications, as appropriate. However, it may be appropriate to include a reference to locally listed buildings in the next iteration of the document.</p> |
| <p>Rochford Chamber of Trade commented that whilst the Council refer to PPS4 and PPG2, current policy seems to ignore PPG7. Policy PPG7 does not rule out the conversion of agricultural premises for business or residential use. Therefore, to encourage skills and growth in the rural economy, we support a less restrictive approach as above. We see this as being potentially good for the local economy both in terms of new business and providing local work for construction and building supplies. It was further commented that with regard to listed buildings, each case should be judged on its merits.</p> | <p>Planning Policy Statement 4 (PPS4) published in December 2009 replaces the economic development sections of Planning Policy Statement 7: Sustainable Development in Rural Areas (PPS7).<sup>26</sup></p>  |
| <p>A respondent commented that whilst it is recognised that changes in height may be necessary, there needs to be some way of controlling such changes. Additional text was suggested: "the proposed change will not be to the detriment of the wider local landscape". In this way a change which would affect people's enjoyment of a particular vista could be controlled whereas a change without such a backdrop would be allowed. The key aspect is the impact on the wider landscape rather than the building itself.</p>  | <p>Whilst the option does not explicitly refer to the impact of a change in height of an agricultural building on the local landscape, the impact that any increase in height would have on the openness of the Green Belt, as per Planning Policy Guidance 2: Green Belts (PPG2), would need to be considered in any case.</p>  |

<sup>26</sup> Further information can be found at [www.communities.gov.uk/publications/planningandbuilding/planningpolicystatement4](http://www.communities.gov.uk/publications/planningandbuilding/planningpolicystatement4)



| Issue Raised   | Initial Officer Comments  |
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| <p>Natural England is generally supportive of Policy DM12. However, it was commented that in addition to considering the effects of additional generated traffic on the highway network, the council may wish to consider the possible effects on the capacity of other infrastructure, especially sewerage and power supply. Increased numbers of persons living or working at rural locations may exceed the capacity of existing sewage treatment systems, thus resulting in pollution or a need for upgrading. Increased power demands may require upgrading of local transformers and supply cables. Such upgrades may themselves have significant landscape or ecological impacts.</p> | <p>Comments noted. Service providers will be consulted on individual proposals.</p>   |
| <p><b>The Green Belt and Countryside: DM13 Green Tourism – Preferred Option</b></p>  |   |
| <p>Essex County Council noted that under Tourism Opportunities in the Green Belt and Countryside the historic environment is not mentioned. The Historic Environment is as important as the impact on the natural environment by the tourism opportunities. It is recommended that an additional point is added to DM13 Green Tourism – Preferred Option which states the impact on the historic environment.</p>  | <p>Comment noted. It is recognised that the historic environment is an important consideration in the promotion of green tourism in the District, and that the sensitivity of the different areas should be taken into consideration in the determination of planning applications. The historic environment, and in particular the findings of the Rochford District Historic Environment Characterisation Project (2006), would be appropriate additions to the next iteration of the document.</p>   |
| <p>Rochford Chamber of Trade commented that text of the last paragraph of this option: "appropriate locations should not result in agglomeration of similar facilities" could result in uneconomically viable and restricted businesses. It was further stated that if the Council is serious about encouraging green tourism, it must let the market decide e.g. Southend Sea Front is known for Hotels and B&amp;B accommodation. This grouping ensures its economic viability. Restrictive policy constrains it.</p>  | <p>Concerns are acknowledged. However, green tourism – in particular the type of green tourism that is being promoted through the Council's Local Development Framework – is fundamentally different from the more intensive forms of tourism development such as Southend Sea Front. It is important that tourism development does not undermine the very reasons for it being attractive for tourism in the first place, i.e. it does not adversely affect the rural character of the area. Furthermore, it is necessary to balance policies promoting tourism, with those that protect the openness of the Green Belt, bearing in mind that the vast majority of the District's rural land is within the Green Belt.</p> |

| Issue Raised  | Initial Officer Comments  |
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| <p>A respondent commented that at present Hall Road provides an attractive gateway to one of the most picturesque historic towns in South East Essex and the proposals for large scale development in Hall Road does not accord with the green tourism aims.</p>  | <p>Any development in West Rochford will be required to have regard to the character of the surrounding area, and impact on the landscape.</p>  |
| <p>Natural England is generally supportive of Policy DM13. However, it was commented that the council may wish to consider the possible effects of additional generated traffic on the highway network and effects on the capacity of other infrastructure, especially sewerage and power supply, as per Policies DM10, DM11 and DM12. Increased numbers of persons living or working at rural locations may exceed the capacity of existing sewage treatment systems, thus resulting in pollution or a need for upgrading. Increased power demands may require upgrading of local transformers and supply cables. Such upgrades may themselves have significant landscape or ecological impacts.</p> | <p>Comments noted. Service providers will be consulted on individual proposals.</p>   |
| <p><b>The Green Belt and Countryside: DM14 Equestrian Facilities – Preferred Option</b></p>   |   |
| <p>A respondent commented that they would favour equestrian developments in the Green Belt rather than residential developments. It was commented that there are much greater restrictions on the number of horses and stables that can be put on a Green Belt location, whereas residential development in the Green Belt is proposed.</p>   | <p>The revision of the Green Belt boundary to meet the District’s future housing needs is a strategic issue which has been addressed within the Core Strategy, and the specific sites will be identified in the Allocations DPD.</p>  |
| <p>A respondent supported this option stating that they generally support controls over such developments. However, it was suggested that additional text should be added so that such developments would not result in horses needing to use main roads to reach bridleways, etc. This will reduce the risks to horses and riders from traffic as well as delays to traffic using the main roads.</p>  | <p>Comments and suggestions noted. However, point v) of the preferred option would take this into consideration. It states that “the proposal is well related to existing or proposed bridleways and will not cause conflicts between equestrians, and have no adverse effect on the road or highway safety of the area”.</p> |
| <p><b>The Green Belt and Countryside: Playing Pitches and Other Leisure and Recreational Activities</b></p>   |   |

| Issue Raised   | Initial Officer Comments   |
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| <p>Sport England objected to this section of the document. They stated that while reference to using Sport England's design guidance for informing the assessments of planning applications is welcomed it is considered that the reference to ancillary facilities not exceeding the minimum size in Sport England's current guidance is too prescriptive and not futureproof. They stated that their guidance is guidance, not standards or regulations and is subject to change over time as individual sports change their requirements. Furthermore, there may be cases where the provision of larger than minimum sized facility is of benefit to the user/community and can meet the criteria in DM15. The last sentence should be deleted therefore.</p> | <p>The use of the Sport England minimum standards for ancillary facilities as a maximum is considered appropriate as there is a need to balance the need for development of ancillary facilities with the need to preserve the openness of the Green Belt and character of the countryside. In respect of the potential for guidance to change, whilst the preamble makes reference to specific guidance for the purposes of information, the Preferred Option does not make such reference. Therefore, if adopted in such a form, policy could be implemented having regard to whatever the most up-to-date guidance at the time of application was. This could be more explicit in the next iteration of the document.</p> |
| <p><b>The Green Belt and Countryside:</b> DM15 Playing Pitches and Other Leisure and Recreational Activities – Preferred Option</p>  |  |
| <p>Sport England objected to this option. They stated that if the policy is to use the Playing Pitch Strategy SPD for informing the acceptability of proposals it is important that it is kept up-to-date. To provide more flexibility, it is requested that criterion (i) be amended to allow applicants to be able to satisfactorily demonstrate that there is a deficit in supply to address the potential scenario that the areas of deficit identified in the PPS are no longer up-to-date. Without this, the policy will not be flexible enough to address changing circumstances if the PPS is not kept up-to-date.</p>   | <p>It is acknowledged that it is important that policy allows for the applicant to demonstrate there is a deficit in supply, to allow for cases where the Playing Pitch Strategy may be out of date. Criterion (i) of the Preferred Option already allows for this with the wording “they are proposed where a deficit in supply has been identified”. Explanatory text could be added to clarify the opportunity for applicants to demonstrate a deficit in supply themselves.</p>  |
| <p><b>The Green Belt and Countryside:</b> Extensions to Dwellings in the Green Belt</p>  |  |

| Issue Raised  | Initial Officer Comments  |
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| <p>A respondent objected to this section. They stated that by imposing this 25% increase in floorspace proposal RDC will be encouraging Green Belt property owners to exercise the permitted development rights rather than applying for planning permission which allows the Council an element of control over design. Unless a more generous approach is adopted the Council will have less say in the design of extensions.</p> | <p>Comment noted. The difficulty the Local Planning Authority face in this instance is that changes to Permitted Development Rights in 2008 now allow for extensions to be added to dwellings in the Green Belt which are contrary to local and national planning policy on development in Green Belts (PPG2), without the need to obtain planning permission. However, there are other factors in addition to floorspace which will result in extensions requiring planning permission. Where planning permission is required, it is important that the Local Planning Authority have due consideration to the impact of the proposal on the openness of the Green Belt.</p> |

| Issue Raised  | Initial Officer Comments   |
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| <p><b>The Green Belt and Countryside:</b> DM16 Extensions to Dwellings in the Green Belt – Preferred Option</p>   |  |
| <p>A respondent objected to this option. It was suggested that the policy should be to extend dwellings up to maximum floor area achievable with permitted development rights. This policy is counterproductive as it will encourage owners to use their Permitted Development Rights to build flat roofed extensions. This will result in buildings with vastly increased floorspace and of unsightly appearance. Dwellings with smaller footprints and steeper pitched roofs are far more traditional, far more attractive visually and less detrimental to the Green Belt.</p> | <p>Comment noted. The difficulty the Local Planning Authority face in this instance is that changes to Permitted Development Rights in 2008 now allow for extensions to be added to dwellings in the Green Belt which are contrary to local and national planning policy on development in Green Belts (PPG2), without the need to obtain planning permission. However, there are other factors in addition to volume which will result in extensions requiring planning permission. Where planning permission is required, it is important that the Local Planning Authority have due consideration to the impact of the proposal on the openness of the Green Belt. In a recent case (APP/B1550/A/11/2146618), an appeal which involved the replacement of a bungalow with a much larger bungalow than permitted under current local policy was dismissed, as significant weight was attached to the harm the proposal would have on the openness and visual amenity of the Green Belt and to the character and appearance of the area generally. However, in relation to the fallback position of the applicant (where the existing bungalow could be extended through permitted development rights), it was considered that the appeal scheme would not have any less impact on openness than the fallback position. Moreover, the appeal scheme would result in greater harm to the visual amenity of the Green Belt than would result from the fallback position. The fallback position is not therefore a factor which weighs in support of the appeal. The appeal was therefore dismissed.</p> |
| <p>A respondent objected to this option, stating that the rules are so disproportionate – existing dwellings in the Green Belt cannot extend more than 25% but we have a number of new builds in the Green Belt that have very large footprints to start with. There is no consistency in any areas of our District’s Green Belt dwellings.</p>   | <p>National planning policy on development within the Green Belt (PPG2) states that an extension to a dwelling in the Green Belt is not inappropriate provided it does not result in disproportionate additions over and above the size of the original building. As such, it is considered appropriate to have a policy which refers to percentage floorspace of the original dwelling. The impact on the openness of the Green Belt would have to be taken into consideration in any case.</p>   |

| Issue Raised  | Initial Officer Comments   |
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| <p>Another respondent objected to this option, stating that 25% is less than the current policy and so it will encourage people to use their permitted development rights rather than apply for planning permission. It was also commented that it will encourage extensions as opposed to using roof space, which means a bigger footprint on the ground.</p>  | <p>The difficulty the Local Planning Authority face in this instance is that changes to Permitted Development Rights in 2008 now allow for extensions to be added to dwellings in the Green Belt which are contrary to local and national planning policy on development in Green Belts (PPG2), without the need to obtain planning permission. However, there are other factors in addition to volume which will result in extensions requiring planning permission. Where planning permission is required, it is important that the Local Planning Authority give due consideration to the impact of the proposal on the openness of the Green Belt. It is considered unlikely that this policy will result in owners choosing to add additional footprint to dwellings in the Green Belt instead of utilising existing roofspace.</p> |
| <p><b>The Green Belt and Countryside: DM16 Extensions to Dwellings in the Green Belt – Alternative Options</b></p>  |  |
| <p>A respondent supported the second option for the reason given in the first paragraph. It was commented that to then say that there is potential for immeasurable extensions has no basis. The Council should concentrate on ensuring that dwellings are of a good standard of design and that high quality finishing materials are used as this would serve to protect the character of the Green Belt more effectively than blanket restrictive policies.</p> | <p>The Council acknowledge the need to ensure dwellings are of a good standard and a good design. However, it must also seek to preserve the openness of the Green Belt.</p>   |
| <p><b>The Green Belt and Countryside: Agricultural, Forestry and Other Occupational Dwellings</b></p>   |  |
| <p>Go-East (page 43) suggest that the Council might include a reference to Annex A of PPS7 Sustainable Development in Rural Areas when describing the functional and viability tests for determining applications for agricultural dwellings.</p>   | <p>Comment noted.</p>  |

| Issue Raised   | Initial Officer Comments  |
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| <p>Go East (page 44) note that the Council have recognised the national policy requirement for dwellings to be commensurate with functional requirements. It was suggested that the Council might explain how the figure of 175sq.m has been derived.</p>  | <p>The reasoning behind the 175sq.m. figure is given in the first paragraph of page 44. This may, however, be explained further in the next iteration of the document.</p>  |
| <p><b>The Green Belt and Countryside:</b> DM20 The Replacement or Rebuild of Existing Dwellings in the Green Belt – Preferred Option</p>   |   |
| <p>A respondent objected to this option stating that they strongly disagree with wording contained in the pre-amble that a dwelling with an unsound roof constitutes a derelict property. The Council view would not be upheld by case law. It was suggested that it would be more beneficial to the appearance of the Green Belt if the Council was less restrictive in terms of increase in floorspace and roof height. Steeper pitched roofs are more typical of the Essex vernacular and far more attractive visually.</p> | <p>The use of an unsound roof as an example of what constitutes dereliction does not exclude other factors which would render a property derelict. As summarised by Blackhall (2005, p.113) in <i>Trustees of the Earl of Lichfield’s Estate v Secretary of State</i> [1985] JPL 251, “it was found that there must be a structure which is sufficiently intact to warrant the description of a dwelling, and not merely ruins of a former dwelling. If there is insufficient structure at the outset, it will take more than the permitted development works of ‘enlargement, improvement or other alteration’ to make it into a dwelling”. Furthermore Blackhall notes that “the problem of dereliction is inextricably linked to the question of abandonment” (2005, p.115). The question of what constitutes abandonment was tested in <i>Hartley v Minister of Housing and Local Government</i> [1970] 1 QB 413. In this case it was held that a building or</p> |

| Issue Raised  | Initial Officer Comments  |
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|   | <p>land becomes abandoned when it “has remained unused for a considerable period of time, in such circumstances that a reasonable man might conclude that the previous use had been abandoned”. The test of whether a building or land becomes abandoned is a question of ‘fact and degree’. Furthermore as set out in the appeal for refusal of a planning application (04/01103/FUL) which was subsequently dismissed, it was stated that “The Courts have generally held that, in determining whether or not a use has been abandoned, there are four relevant matters to take into account: (1) the physical condition of the building; (2) how long ago the use ceased; (3) whether there has been an intervening use; and (4) evidence as to the owner’s intentions regarding the resumption of the use”. In addition, roofs pitched at about 50 degrees are in keeping with the Essex vernacular. This issue must be weighed with the need to protect the openness of the Green Belt. The Preferred Option does not require a reduction in height for replacement buildings, and so there is no reason why a replacement building of the same height should be of an inferior design that responds less well to its surroundings. It would be appropriate for this position to be further explained in the next iteration of the document.</p> |
| <p>Another respondent objected to this option, stating that it is not clear enough to provide meaningful feedback and just raises lots of questions.</p>  | <p>The proposed approach to replacement buildings is considered to be clear.</p>  |
| <p><b>The Green Belt and Countryside:</b> DM21 Extension of Domestic Gardens in the Green Belt – Preferred Option</p>   |   |
| <p>One respondent objected to this option. Two respondents questioned the reasoning behind restricting the use of Green Belt/agricultural land for garden areas when residential development is proposed.</p> | <p>As set out within the document, garden extensions can be harmful to the visual appearance and openness of the Green Belt, particularly where it leads to the erection of additional domestic buildings, fences, structures and other domestic paraphernalia.</p>   |
| <p><b>The Green Belt and Countryside:</b> Are there any other issues which should be addressed within the Green Belt and Countryside chapter?</p>   |   |



| Issue Raised   | Initial Officer Comments   |
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| A respondent objected, stating that an additional policy is required to deal with major developed sites in the Green Belt, including Baltic Wharf (and adjoining areas). That policy to provide a flexible and pragmatic policy framework for the future development/redevelopment of the site in accordance with Annex C of PPG2. | The Council's approach to Baltic Wharf as a Major Developed Site in the Green Belt has been set out in the Core Strategy Submission Document and subject to independent examination. The Core Strategy will set out the strategic approach to Baltic Wharf.  |
| A respondent commented that Green Belt land must be protected and that agricultural land must remain as agricultural land.   | Comment noted.   |
| <b>Environmental Issues: Vision</b>  |  |
| Essex County Council suggested amendments to the vision with reference to the historic environment.  | Suggestions noted. However, historic environment is covered elsewhere.   |
| A respondent stated that they have addressed the matter of realistic and achievable BREEAM/CSH objectives in their representations to the Core Strategy, and that any amendments to the Core Strategy arising from the Inspector's findings on these matters should be reflected in a revised vision.                              | Comment noted. The Development Management DPD will be required to conform to the Core Strategy.  |
| <b>Environmental Issues: Objectives</b>  |  |
| A respondent questioned whether the cumulative effects of developments can be accounted for so that traffic generated by all developments (small and large) that may pass through a particular junction/street can be mitigated before an AQMA is ever needed.   | Comment noted. It is considered appropriate to insert an additional policy within the Development Management DPD in relation to air quality. This policy should refer to the submission of an air quality assessment alongside a transport assessment for developments over a certain number of units to take into account the cumulative impact of development during the plan period on air quality. |
| It was suggested that economic development not supported by infrastructure (transport) and in conflict with Government policy (80% reduction in carbon emissions) needs to be modified.  | Comment noted. It is important that there is a balance between environmental, social and economic issues and Sustainability Appraisals are used to consider such issues.   |

| Issue Raised   | Initial Officer Comments   |
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| <p>A respondent objected, questioning how it will be known if the objective of reducing carbon emissions has been achieved. If they are not already available, baseline measurements need to be made at various locations throughout the District (including near the airport), and repeated and reported annually. These measurements should include noise, air quality and carbon emissions. A commitment to the Government's carbon emission targets should be given.</p> | <p>Noise mapping and air quality monitoring is currently undertaken throughout the District. House condition surveys are also undertaken. In relation to carbon emissions the Council has signed up to the Nottingham Declaration on Climate Change<sup>27</sup>. By signing this Local Authorities will seek to address the causes and potential effects of climate change. Furthermore the emerging Core Strategy includes a policy relating to Code for Sustainable Homes Standards (which is a strategic issue) and seeks to implement standards above the minimum required.</p> |
| <p><b>Environmental Issues:</b> Introduction</p>   |  |
| <p>A respondent requested an increase in the height of the sea wall and corresponding defences.</p>  | <p>This is not a development management issue. The Council is not responsible for the management of sea defences along the coast. This is the responsibility of the Environment Agency.</p>  |
| <p>Go East commented that the Council's commitment to direct development away from areas of flood risk is welcome. National policy directs development to sites of lowest probability of flooding. It was suggested that the Council might take advice from the Environment Agency whether the Council's proposed construction of policy (especially inclusion of "as far as practicable") is in conformity with PPS25.</p>  | <p>Comment noted. It should be recognised that PPS25<sup>28</sup> seeks to direct development away from areas of flood risk, but does not seek to prevent all forms of development within any such areas.</p>  |
| <p>A respondent commented that they agree with the statements regarding Environmental Issues on pages 51 – 56.</p>   | <p>Comment noted.</p>  |
| <p><b>Environmental Issues:</b> DM24 Other Important Landscape Features – Preferred Option</p>   |  |

<sup>27</sup> The Nottingham Declaration on Climate Change:  
[www.energysavingtrust.org.uk/nottingham](http://www.energysavingtrust.org.uk/nottingham)

<sup>28</sup> Planning Policy Statement 25: Development and Flood Risk (PPS25):  
[www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicystatements/pps25/](http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicystatements/pps25/)

| Issue Raised   | Initial Officer Comments   |
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| <p>A respondent objected to this option stating that it is too weak to ensure the protection of valuable habitats. It should have a requirement for developers to provide full environmental impact and protected species surveys to ensure adequate protection and such surveys must not be carried out during winter months. It should also include a requirement that where a development abuts a protected hedgerow that an appropriate buffer zone is provided. An example of the need for this requirement is Ironwell Lane.</p> | <p>National policy (PPS9 and its companion guide) makes clear that applicants are required to submit adequate information on ecological impacts with planning applications, and that Local Planning Authorities may refuse applications if information provided is inadequate. It is also important to note that the policy in question is concerned with landscape features – areas of ecological importance are protected through other policies, primarily within the emerging Core Strategy, as well as national/international legislation.</p>  |
| <p>It was commented that old Orchards/Fruit trees is not included, and it was commented that it is recognised that there is a need to preserve these, as so few now remain. Concern was expressed regarding the loss of rarer varieties of apple and pear trees, and it was stated that fruit trees are not subject to tree preservation orders, so they have no real protection in the planning system, but old established fruit trees can be very valuable for wildlife.</p>  | <p>Orchards/fruit trees may fall into the bracket of plantations and woodland (criterion (iii)) or potentially linear tree belts (criterion (ii)). It is not recommended that the Local Planning Authority attempts to list particular species of trees, as firstly, they will not always constitute important landscape features and, secondly, listing certain species will imply those not listed are not capable of being important landscape features themselves. However, it may be appropriate to insert an additional policy in relation to trees and woodlands to ensure their conservation, where appropriate and practicable, and suitable mitigation measures.</p> |
| <p>It was commented that within the townscape there are features which can be valuable visually, as well as to flora and fauna. Concern was expressed that there is no protection e.g. within old established gardens for habitats/features which can have wildlife value other than TPOs when redevelopment takes places. It was suggested that thought should be given to how such features might be retained within a new development.</p>  | <p>Comment noted. It is not uncommon for individual features within existing domestic gardens (e.g. trees) to be protected by planning conditions on planning applications. This could be incorporated into the policy for the next iteration of the plan.</p>   |

| Issue Raised  | Initial Officer Comments  |
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| <p>A respondent supported this option. It was commented that in developing proposals for a site it is important to consider the various landscape elements and consider the contribution to the landscape but also the potential impact to develop a site efficiently (e.g. a single tree could affect access on to a site and its development potential). Therefore, the development of sites should consider the importance of landscape features (e.g. hedgerows), which could be removed in order to improve the layout and design of the resultant development. However, the loss of any landscape feature should be mitigated by the inclusion of additional landscape features, which should include a range of native species to enhance the areas flora and fauna. This will ensure that development have a positive affect on the landscape character of the area.</p>  | <p>Comments noted.</p>  |
| <p>A respondent objected to the option. The second sentence of this policy seems to imply that all of the features that follow are necessarily of importance for fauna or flora, which of course will not always be the case e.g. not all hedgerows or ponds are necessarily always of material nature conservation interest. If the intention of the policy is to protect these features where they are of nature conservation importance, then to avoid ambiguity the sentence should state ... "The Council will protect the following landscape features from loss or damage where they are of importance for fauna and flora, when considering proposals:" There is potentially a contradiction between the first and the second paragraphs, with the first paragraph appearing to state a categorical position on protection from loss or damage, and the second paragraph (correctly in our view) noting that an exception will exist where there is appropriate mitigation. To aid clarity, it may in fact be easiest to delete the second sentence in the first paragraph entirely, and place the list of features after the second paragraph. Policy could usefully be amended to avoid repetition and aid clarity.</p> | <p>It is not the intention of the policy to imply that all examples of all the features listed are of equal importance to the character of the landscape. As set out in the second paragraph, there will be exceptions where mitigation measures are appropriate. The wording in the next iteration should ensure that no contradiction is implied.</p> |
| <p><b>Environmental Issues:</b> Are there any other issues which should be addressed within the Environmental chapter?</p>  |   |

| Issue Raised  | Initial Officer Comments   |
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| <p>The Environment Agency objected commenting that they think that the Council should consider a policy setting out requirements for on-site environmental enhancements including opportunities to create/enhance/restore habitats.</p>   | <p>Although draft Policy ENV1 of the Core Strategy Submission Document seeks to “maintain, restore and enhance sites of international, national and local nature conservation importance” (page 77) as a strategic document it does not refer to local biodiversity (with the exception of designated Local Wildlife Sites). As such it would be appropriate for the next iteration of DM24 to include requirements for on-site environmental enhancements including opportunities to create/enhance/restore habitats.</p> |
| <p>Natural England commented that in the first bullet point under "By 2025" in the vision, it should be noted that:</p> <ul style="list-style-type: none"> <li>(1) Natural England's PSA target (set by Defra) is to achieve &gt;95% by area of SSSI land in 'favourable' or 'unfavourable recovering' condition by the end of 2010, therefore they would expect the stated target to have been achieved well before 2025;</li> <li>(2) 'favourable' is the 'best' condition – there is no 'better condition'.</li> </ul> | <p>Comments noted.</p>   |
| <p><b>Transport: Vision</b></p>   |  |
| <p>Rochford Chamber of Trade noted that on page 57 there is mention of the Transport Strategy Supplementary Planning Document (SPD). This document has not been issued as a consultation or in draft form. The timetable for this document was queried.</p>   | <p>The Transport Strategy SPD will be prepared and consulted upon. The timetable for this will be contained within an updated Local Development Scheme.</p>  |
| <p>A respondent suggested that with respect to the first vision for 2025, public transport requires investment annually and it was suggested that developers would not be willing to do this.</p>   | <p>Comment noted. It is important to note that not all development will take place at once, and it will in fact be phased over time.</p>   |

| Issue Raised  | Initial Officer Comments   |
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| <p>A respondent questioned what the South Essex Rapid Transit System is (2017).</p>   | <p>Essex County Council, in partnership with the unitary authorities of Southend and Thurrock, have developed a programme for the delivery of a rapid transit system for South Essex – South Essex Rapid Transit (SERT). SERT will comprise a network of corridors connecting the four main hubs, key development sites, major services and providing connections between the radial routes. The four main hubs are Basildon, Thurrock, Southend and London Gateway Port. It involves bus-based vehicles travelling on a combination of specially dedicated routes and existing roads where SERT vehicles are given priority over other traffic. Further information can be found within the Core Strategy Submission Document (page 106).</p> |
| <p><b>Transport: Objectives</b></p>   |  |
| <p>A respondent questioned whether the cumulative effects of developments can be accounted for so that traffic generated by all developments (small and large) that may pass through a particular junction/street can be mitigated before an AQMA is ever needed.</p> | <p>Strategic impacts of development on highways is considered through the Core Strategy in conjunction with Essex County Council Highways. In addition Supplementary Planning Documents are being produced to provide further details on guidance. However, it is considered appropriate to insert an additional policy within the Development Management DPD in relation to air quality. This policy should refer to the submission of an air quality assessment alongside a transport assessment for developments over a certain number of units to take into account the cumulative impact of development during the plan period on air quality</p>   |
| <p>A respondent objected and questioned what actions are to be taken to reduce lorry traffic particularly in busy periods?</p>  | <p>The reduction of lorry traffic is not a matter for the Local Planning Authority per se. However, the Core Strategy proposes new employment areas be developed in areas with good access to the A127, thereby reducing the need for commercial traffic to travel through the local highway network. As this matter is addressed in the Core Strategy, it is not repeated in the Development Management DPD.</p>  |

| Issue Raised   | Initial Officer Comments   |
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| <p>A respondent objected and questioned in what way can the rail network that runs through RDC be utilised to reduce car and lorry usage?</p>  | <p>The Core Strategy proposes to direct development to areas with good access to the District's train stations, includes plans for enhancements to be made to the District's town centres which contain three of the District's train stations. A new train station has been developed at London Southend Airport. The London Southend Airport and Environs Joint Area Action Plan (JAAP) will set out how development will take place to ensure this station is appropriately utilised. As these matters are all addressed within the Core Strategy or JAAP, they are not repeated in the Development Management DPD.</p> |
| <p>A respondent objected and questioned what financial incentives to use public transport (including rail) can be given e.g. subsidies to fares at peak period?</p>  | <p>Public transport fares are not an issue over which the Local Planning Authority has control. However, the Local Planning Authority may require developers to make financial contributions towards the infrastructure for which their developments generate a need. The Core Strategy proposes that developers be required to make financial contributions towards public transport enhancements. As this matter is addressed in the Core Strategy, it is not repeated in the Development Management DPD.</p>  |
| <p>A respondent objected and questioned what other methods, as well as action against house and town centre parking, might be adopted to make car usage more difficult e.g. toll, congestion charge etc.</p> | <p>The Council, through various proposed policies in the Local Development Framework, is focussed on making alternatives to the private car more viable, as opposed to making car use more difficult. The Local Planning Authority does not have the power to introduce charges for using the highway network and such an approach would be unlikely to be appropriate in Rochford District (where reliance on the private car is high) in any case.</p>   |
| <p><b>Transport:</b> Introduction</p>  |  |

| Issue Raised   | Initial Officer Comments  |
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| <p>Essex County Council commented that the Document would benefit from an additional section of supporting text together with an additional policy that specifically addresses the creation of safe direct walking and cycling routes to schools and other community facilities. Essex County Council would welcome early discussion with the District Council with the aim of producing jointly agreed text for such a section.</p> <p>Essex County Council commented that the supporting text should be expanded to note that they are the local highway authority and they have a set of highways and transport specific Development Management policies. They also commented that the supporting text to DM25 should note that Essex County Council's 'Parking Standards: Design and Good Practice (2009)' includes guidance related not only to private cars but also to 'Blue Badge' users, cyclists, motorcyclists and commercial vehicles.</p> | <p>Comment noted. Whilst the Council may not repeat national policies within its own Local Development Framework, there may be opportunity to include text specific to the District. The Council will discuss work with Essex County Council to explore such possibilities.</p> <p>Comment noted. The introductory text for the chapter and the preamble to the Preferred Option DM25 on parking standards will be amended accordingly within the next iteration of the document.</p> |
| <p>A respondent questioned where funding will come from for important transport issues.</p>  | <p>The Core Strategy addresses the issue of funding for infrastructure.</p>   |
| <p><b>Transport: DM25 Parking Standards – Preferred Option</b></p>   |   |
| <p>Rochford Chamber of Trade commented that in order to attract and keep business in the district, maximum car parking standards for key trip destinations should be relaxed. It was commented that by enforcing this restriction we are directing shoppers out of the district, and that the public will go where there is car parking. This policy is driving out business development to neighbouring districts, increases car use and congestion.</p>  | <p>A balance needs to be struck between the provision of adequate car parking and encouraging people to use public transport. The overarching guidance contained within national planning policy must also be considered. The approach set out in this discussion and consultation document conforms with the approach outlined in the Core Strategy Submission Document (page109-110) and Planning Policy Guidance 13: Transport reissued on 3 January 2011<sup>29</sup>.</p>        |

<sup>29</sup> Planning Policy Guidance 13: Transport:  
[www.communities.gov.uk/publications/planningandbuilding/ppg13](http://www.communities.gov.uk/publications/planningandbuilding/ppg13)



| Issue Raised  | Initial Officer Comments   |
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| <p>A respondent commented that the parking standard for flatted development of one space per flat is inadequate. It was suggested that the planning authority should lobby the County Council and the government to produce a more generous parking standard for flats (at least one and a half spaces per flat).</p> | <p>As stated within the discussion and consultation document (page 59-60), the Council expressed its intention to adopt the parking standards document produced by Essex County Council which accords with the Council's approach to car parking provision as set out in the Core Strategy Submission Document (page 109-110). The Council has now adopted the 'Parking Standards Design and Good Practice Supplementary Planning Document (Adopted December 2010)' which states that "Dwellings are predominantly travel origins as opposed to destinations. Previously parking standards have attempted to reduce car use by restricting parking spaces at origin and destinations. It is now recognised that providing a reduced number of parking spaces at a travel origin does not discourage people from owning a car. Therefore parking standards for origins should be used as a minimum standard. For travel destinations the standard will continue to be a maximum" (page 63). Further information can be found on the Council's website<sup>30</sup>.</p> |

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<sup>30</sup> Parking Standards Design and Good Practice Supplementary Planning Document (Adopted December 2010):  
[www.rochford.gov.uk/planning/policy/local\\_development\\_framework/supplementary\\_planning\\_documen/parking\\_standards\\_design.aspx](http://www.rochford.gov.uk/planning/policy/local_development_framework/supplementary_planning_documen/parking_standards_design.aspx)

| Issue Raised  | Initial Officer Comments   |
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| <p>A respondent objected stating that although developments which are located in sustainable locations will be well related to public transport, and ensure that it is accessible by means other than private car. However, the provision of too many parking spaces will be counter productive as it encourages people to use private cars ahead of other means of transport. It was stated that the use of minimum parking standards for residential developments is contrary to the advice contained within PPG13, which states that maximum parking standards should be used, and also contradicts the aim to reduce reliance on private vehicle, by encouraging residents to have more cars. It was stated that it is not considered to be sufficient to just limit parking at destinations, as residents will drive from their homes to the town centre, work place etc, which have maximum parking standards. This will put undue stress on these spaces and result in people parking elsewhere, including on-street and illegally, which could adversely affect traffic flows and road safety. Therefore, maximum parking standards should be applied to all forms of development, however, within accessible locations (e.g. town centres or areas that have high levels of public transport accessibility), a relaxation of these standards may be appropriate.</p> | <p>The approach set out in this discussion and consultation document conforms with the approach outlined in the Core Strategy Submission Document (page 109-110) and Planning Policy Guidance 13: Transport reissued on 3 January 2011<sup>31</sup>. As stated within the discussion and consultation document (page 59-60), the Council expressed its intention to adopt the parking standards document produced by Essex County Council which accords with the Council’s approach to car parking provision as set out in the Core Strategy Submission Document (page 109-110). The Council has now adopted the ‘Parking Standards Design and Good Practice Supplementary Planning Document (Adopted December 2010)’ which states that “Dwellings are predominantly travel origins as opposed to destinations. Previously parking standards have attempted to reduce car use by restricting parking spaces at origin and destinations. It is now recognised that providing a reduced number of parking spaces at a travel origin does not discourage people from owning a car. Therefore parking standards for origins should be used as a minimum standard. For travel destinations the standard will continue to be a maximum” (page 63). Further information can be found on the Council’s website<sup>32</sup>.</p> |

<sup>31</sup> Planning Policy Guidance 13: Transport:  
[www.communities.gov.uk/publications/planningandbuilding/ppg13](http://www.communities.gov.uk/publications/planningandbuilding/ppg13)

<sup>32</sup> Parking Standards Design and Good Practice Supplementary Planning Document (Adopted December 2010):  
[www.rochford.gov.uk/planning/policy/local\\_development\\_framework/supplementary\\_planning\\_documen/parking\\_standards\\_design.aspx](http://www.rochford.gov.uk/planning/policy/local_development_framework/supplementary_planning_documen/parking_standards_design.aspx)

| Issue Raised  | Initial Officer Comments  |
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| <p>A respondent objected stating that the application of minimum parking standards is contrary to PPG13. Excessive parking provision will encourage car ownership and usage, and is therefore unsustainable. Large areas of parking will also blight the setting of new development. Minimum standards should only be applied in exceptional cases where a lower level of parking can be shown to cause clear-cut highway safety or access problems.</p>  | <p>The approach set out in the discussion and consultation document and the Core Strategy Submission Document are in accordance with Planning Policy Guidance 13: Transport reissued on 3 January 2011<sup>33</sup>.</p>  |
| <p>A respondent objected stating that they support the provision of appropriate car parking in new development. There may however be other instances where flexibility on the minimum standard is appropriate (e.g. as part of a major development scheme where there is a comprehensive package of non-car travel proposals alongside complimentary parking restraint measures). This would ensure consistency with DM26 which includes demand management measures as part of traffic management in new development. Amended wording of the option was suggested to refer to other appropriate circumstances when variation of minimum parking standards may be appropriate.</p> | <p>It is important that policies include a degree of flexibility so as to be able to respond to different circumstances. Essex County Council's <i>Parking Standards: Design and Good Practice (2009)</i>, which the Preferred Option proposes the Council adopts, states that minimum parking standards for residential development may be relaxed for residential development proposed within an urban area (including town centre locations) that has good links to sustainable transport (See Parking Standards in Urban Areas section). This could be further explained in the next iteration of the Development Management DPD.</p> |
| <p><b>Transport: DM26 Traffic Management – Preferred Option</b></p>   |   |
| <p>Rochford Chamber of Trade commented that there is no policy to support the increase in traffic generated by the proposed, planned developments. It was further commented that we should at least have a contingency plan in the event of gridlock.</p>   | <p>Policies which address the traffic impacts of proposed additional development are set out in the Core Strategy and are therefore not repeated in the Development Management DPD.</p>   |

<sup>33</sup> Planning Policy Guidance 13: Transport:  
[www.communities.gov.uk/publications/planningandbuilding/ppg13](http://www.communities.gov.uk/publications/planningandbuilding/ppg13)

| Issue Raised  | Initial Officer Comments   |
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| <p>A respondent commented that safe cycling could be promoted through ensuring that at least the spine road of any new development, and/or preferably all of the new side roads as well, has a separate cycle lane. It was commented that it is easier to design in a cycle lane from the start, rather than try to add one to a road at a later date.</p>  | <p>Comment noted. Cycling is an important aspect of a range of alternatives to car use which are being promoted through planning. The Core Strategy proposes that cycling links accompany a number of new developments. It is important that these are planned from the start, incorporated within comprehensive plans for new developments, and not simply retro-fitted. However, requiring all spine roads and/or other minor roads within new development to include a separate cycle lane is somewhat draconian and inflexible. For example, there may be cases where cycle lanes will be more appropriate to be separate from roads within a development.</p>   |
| <p>A respondent supported this option stating that developments should be well related to public transport, and/or accessible by means other than the private car, in order to encourage the use of public transport, together with cycling and walking. The provision of a safe and convenient network of cycle and pedestrian routes linking homes with workplace, services and town centres will assist in the safe movement of people around the area.</p>  | <p>Comment noted.</p>  |
| <p>The Highways Agency commented that the District does suffer from high levels of private car ownership and dependency, which results in congestion and pollution. The Highways Agency therefore consider that DM26 would be enhanced by the inclusion of a requirement for an assessment of the potential impact of development on the highway network, together with mitigation measures that may be required. The supporting text should include reference to the Department for Transport Guidance on Transport Assessment (2007). The Highways Agency also considers that DM26 could be further enhanced by the requirement for a Travel Plan to be considered as part of traffic management.</p> | <p>Comments noted. The Core Strategy proposes that developers be required to undertake Transport Impact Assessments, and for mitigation to be provided. As such, this is not repeated within this document. However, the next iteration of the Development Management Document could expand further on this, and include reference to the Department for Transport guidance (although it is not appropriate to repeat national policy within local documents). In respect of Travel Plans, the Core Strategy proposes New schools, visitor attractions, leisure uses and larger employment developments, and residential developments of 50 or more units will be required to devise and implement a travel plan, which aims to reduce private, single occupancy car use. Existing schools and employers will be encouraged to implement travel plans. As this issue is addressed in the Core Strategy, it is not repeated in the Development Management Document.</p> |

| Issue Raised   | Initial Officer Comments  |
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| <b>Economic Development: Vision</b>  |   |
| A respondent questioned what phases of enhancement have been implemented in Hockley.   | The enhancement of Hockley centre will be determined through the Hockley Area Action Plan, which has yet to be completed. The vision within the Development Management Document states that the first phases of enhancements to Hockley, Rochford and Rayleigh town centres will occur within five years.   |
| A respondent commented that Southend Airport will not provide significant employment due to current and future financial constraints. People living in Leigh will not have a better quality of life due to being in flight path. | The planning policy for the airport will be set out in the London Southend Airport and Environs Joint Area Action Plan which is being produced in conjunction with Southend Borough Council. As such the Development Management DPD will not set specific policies for this area, but reflects the vision and objectives set out in the Core Strategy Submission Document.  |
| A respondent questioned where the Eco-Enterprise Centre and new Employment Park will be located.   | Specific policies for the Eco-Enterprise Centre will not be contained in the Development Management DPD. The strategic approach to the Eco-Enterprise Centre is contained within the Core Strategy Submission Document which infers that it will be located in the vicinity of London Southend Airport (page 115-116; 122-123). As such specific policies for the Eco-Enterprise Centre will be contained within the London Southend Airport and Environs Joint Area Action Plan (JAAP). The location of new employment land is not a development management issue, and will be allocated within the Allocations DPD and London Southend Airport and Environs Joint Area Action Plan, as appropriate. |

| Issue Raised  | Initial Officer Comments   |
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| <b>Economic Development:</b> Objectives   |  |
| <p>A respondent commented that they dispute plans to move "bad neighbour" industrial estates (e.g. Eldon Way) to a new employment park west of the District, in favour of residential development. The estate has several leisure facilities providing for the local population. It was commented that moving these facilities would have a negative impact on the businesses, and should be decided under Stage 2 of Hockley Area Action Plan, but is pre-empted by the Core Strategy.</p>   | <p>The reallocation of existing employment sites is a strategic issue which has been addressed within the Core Strategy. Any development of Eldon Way Industrial Estate will be determined through the Hockley Area Action Plan.</p> |
| <b>Economic Development:</b> Introduction   |  |
| <p>The Highways Agency commented that the District does suffer from high levels of private car ownership and dependency, which results in congestion and pollution. The Highways Agency therefore consider that DM26 would be enhanced by the inclusion of a requirement for an assessment of the potential impact of development on the highway network, together with mitigation measures that may be required. The supporting text should include reference to the Department for Transport Guidance on Transport Assessment (2007). The Highways Agency also considers that DM26 could be further enhanced by the requirement for a Travel Plan to be considered as part of traffic management.</p> | <p>We agree with the comments from the Highways Agency, and these issues have been addressed within the Transport chapter of the Core Strategy Submission Document.</p>  |
| <p>A respondent objected suggesting that the proposals for Hockley Town Centre, Eldon way and Foundry Industrial estate are pre-empting the outcome of the Core Strategy; and the concurrent Allocations DPD (which asks residents to choose between a town and village). It also contradicts the council's own evidence base where the Retail and Leisure Study 2008 recommends reclassifying Hockley as a village and states it will not support further shops.</p>   | <p>Any development of Hockley centre will be determined through the Hockley Area Action Plan. Furthermore the status of Hockley centre will be determined through the Allocations DPD.</p>   |

| Issue Raised   | Initial Officer Comments   |
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| <b>Economic Development:</b> DM27 Employment Land – Preferred Option   |  |
| With regard to DM27 it was stated that this appears to be yet another restriction, driving people out of the area for retail activity. (See DM25.) Cases should be judged according to their merits.   | It is not appropriate for retail development to be permitted on areas designated as employment land. It is more appropriate for retail uses to be directed towards town centre locations (see the Retail and Town Centres chapter).  |
| It was commented that in accordance with the sequential policies contained within PPS4, it is important that new locations for commercial uses are sustainable and have access to public transport (to discourage employees driving to work), and ensure that employees have access to a range services and facilities.  | Comment noted.   |
| A respondent objected to this option and suggested alternative wording. It was suggested that this would make it clear that B1 and B2 uses are favoured uses, but avoids problems of interpretation, and would still makes possible for other employment generating uses to come forward that comply with the criteria listed. The option should be amended to assist interpretation and provide a more positive and flexible approach to new employment generating development. | The preference for B1 and B2 uses on new and existing employment land is stated within preferred option DM27. However, the text could be amended to make this more explicit. The criteria which alternative uses would be determined against is clearly stated within this option.   |
| <b>Economic Development:</b> Are there any other issues which should be addressed within this chapter?   |  |
| A respondent commented that the high hopes of economic development plans for Southend Airport may have to be toned down due to the economic climate.   | The planning policy for the airport will be set out in the London Southend Airport and Environs Joint Area Action Plan which is being produced in conjunction with Southend Borough Council. As such the Development Management DPD will not set specific policies for this area, but reflects the vision and objectives set out in the Core Strategy Submission Document. |

| Issue Raised   | Initial Officer Comments  |
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| <b>Retail and Town Centres: Vision</b>   |   |
| <p>A respondent commented that they do not want the “vast majority of new retail development directed to Hockley”. It was stated that they want lower business rates to enable basic local retail to survive in central Hockley. It was agreed that development "must respect the character of the locality and local businesses currently operating there". Therefore, no "regeneration", particularly of listable buildings.</p>   | <p>This vision sets out the aspirations for the retail and town centres chapter. It states that by 2025 most of the new retail development is directed towards the main centres in the District – Rayleigh, Rochford and Hockley. This will ensure that services which meet the needs of the local community can be retained within these centres and that they are busy and vibrant places. Specific policies for the future development of these centres will be determined through the Area Action Plans. Also the Council is seeking to provide additional protection for buildings of local importance through the preparation of the Local List. Conservation Areas and Listed Buildings have been included as specific considerations in the discussion and consultation document, however, it may be appropriate to include reference to locally listed buildings within the next iteration of the Retail and Town Centres chapter as well.</p> |
| <p>The Theatres Trust stated that they note and support the Vision of the first bullet point that by 2025 our town centres will contain a range of services and facilities that meet local demand. This is reflected in the third bullet point which states that shoppers will remain in the District's town centres because of the range of activities etc. Unfortunately there are no policies to introduce a range of facilities and services for our town centres, other than related to retail, as expressed in PPS4. They queried the use of the word 'shoppers' as visitors to our town centres who are attracted by a 'range of activities' may not primarily be 'shoppers'.</p> | <p>Specific policies for the future development of these centres will be determined through the Area Action Plans. The comment regarding 'shoppers' is noted.</p>   |



| Issue Raised  | Initial Officer Comments   |
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| <p>A respondent commented that as the 'green' part of Thames Gateway South East, the town centres of Rayleigh and Rochford should stand out for their environmental credentials – air quality (traffic management) and sustainability in particular. There is a particular issue with 'through traffic' adding to local traffic.</p>  | <p>Comment noted. The Council is looking to address the issue of air quality through a number of mechanisms (including through the establishment of Air Quality Management Areas and the actions that will follow these). In addition, this is an issue that is addressed at the Core Strategy level specifically, including as one of the considerations in determining where new development is located. Area Action Plans for the District's centres are another vehicle through which this issue can be addressed. An additional development management policy may also be considered for the next iteration of the document to ensure that the cumulative impact of new development on air quality is taken into consideration in the determination of planning applications.</p> |
| <p>A respondent stated that 'regeneration' should mean the replacement of ugly/tacky premises with the highest quality stone/brickwork/timber constructions. It was stated that Hockley must never degenerate into another Wickford/Rayleigh/ Billericay. Building design should reflect existing historic buildings like The Spa/Spa House. Aesthetics and quality matter as much as calling a place a 'district', 'village' or 'town'.</p>                          | <p>Any development of Hockley centre will be determined through the Hockley Area Action Plan. Regard would also need to be had to the policies contained within the Core Strategy and Development Management DPDs when determining planning applications.</p>  |
| <p>A respondent objected suggesting that the proposals for Hockley Town Centre, Eldon Way and Foundry Industrial estate are pre-empting the outcome of the Core Strategy; and the concurrent Allocations DPD (which asks residents to choose between a town and village). It also contradicts the Council's own evidence base where the Retail and Leisure Study 2008 recommends reclassifying Hockley as a village and states it will not support further shops.</p> | <p>This is not a development management issue. The future development of the centre of Hockley will be determined through the Hockley Area Action Plan which the Council is preparing. This plan will sit below the Core Strategy and will therefore have to conform to the policies contained within it. Hockley is currently designated a town centre in the Replacement Local Plan 2006. It was also designated a town centre in the 1995 and 1988 Local Plans. Whether Hockley is designated a town or district centre in the Local Development Framework is not a development management issue. This will be addressed within the Allocations DPD.</p>  |

| Issue Raised  | Initial Officer Comments   |
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| <b>Retail and Town Centres: Objectives</b>  |  |
| <p>Essex County Council commented that an additional objective should be included to read, 'Improve the public realm of the Town Centres and village and neighbourhood centres by implementing landscape and access schemes which include street trees to provide urban greening'.</p>  | <p>Suggestion noted.</p>   |
| <p>The Theatres Trust stated that although the Rayleigh and Rochford AAPs may discuss town centre uses other than retail, the deferring of development implementations to subsequent planning documents places the reliance on these other documents to make the important decisions. Unfortunately there is no guidance in the Core Strategy for the Development Management document to provide policies to support the development of cultural facilities in town centres. The Development Management document should contain a policy in this section that seeks to promote the provision of community, recreation and leisure facilities within the key centres for development, including local service centre villages. It should also confirm that key local services and facilities are to be protected from development proposals that would result in their loss unless specified criteria to demonstrate a clear lack of viability of the facility can be met.</p> | <p>The purpose of the Area Action Plans being developed for Rayleigh, Hockley and Rochford is to provide specific policies for these centres. It is therefore not appropriate to duplicate policies for uses other than retail in these centres within the Development Management DPD.</p> |
| <p>A respondent objected commenting that suggestions for West Rochford ignore all four objectives. From these locations Tesco is far more attractive than a long walk into Rochford town centre. It was also commented that it does nothing for Rochford town – merely an example of urban sprawl.</p>  | <p>The location of future residential development is a strategic issue which has been addressed within the Core Strategy, and the specific sites will be identified in the Allocations DPD.</p>  |
| <p>It was commented that it would be great to see all of our District's shops accessible to wheelchair users. It was questioned whether there is any</p>  | <p>Area Action Plans for Rochford, Rayleigh and Hockley centres will include measures to improve accessibility of shops and services for all.</p>  |

| Issue Raised   | Initial Officer Comments   |
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| <p>consideration being given to this in any of the Area Action Plans. Especially considering that wheelchair users have no independent access to buses or trains and rely very much on local provisions and services.</p>  | <p>National legislation, in the form of the Equality Act 2010, includes the requirement for service providers to make reasonable adjustments for disabled people in the way they deliver services. The government include putting in a ramp at the entrance to a building which has steps as an example of a reasonable adjustment. The government has published guidance for small businesses and other service providers on making access to goods and service easier.<sup>34</sup>As this is a legal requirement, it is not appropriate for it to be repeated within local planning policy. However, it would still be appropriate to reiterate the importance of facilities and services being accessible within the next iteration of the Development Management DPD.</p> |
| <p>A respondent objected, commenting that as the Council has been advised on many occasions by residents, Hockley considers itself a village and not a town. All reference to it should be changed to District Centre. The statement, 'A change of use should not result in a net loss of leisure use,' should be remembered when considering all the leisure facilities in Eldon Way.</p> | <p>Hockley is currently designated a town centre in the Replacement Local Plan 2006. It was also designated a town centre in the 1995 and 1988 Local Plans. Whether Hockley is designated a town or district centre is not a development management issue. This will be addressed within the Allocations DPD. Any development of Eldon Way Industrial Estate will be determined through the Hockley Area Action Plan.</p>  |
| <p><b>Retail and Town Centres:</b> Town Centre Shopping Frontages</p>  |  |
| <p>A respondent commented that whilst they agree that tables on the pavement outside a restaurant can be nice, there perhaps needs to be guidance available to prevent these becoming an obstruction to wheelchair users or pushchairs.</p>  | <p>Comment noted.</p>  |

<sup>34</sup> Making access to goods and services easier for disabled customers – A practical guide for small businesses and other small service providers  
[www.direct.gov.uk/prod\\_consum\\_dg/groups/dg\\_digitalassets/@dg/@en/documents/digitalasset/dg\\_070741.pdf](http://www.direct.gov.uk/prod_consum_dg/groups/dg_digitalassets/@dg/@en/documents/digitalasset/dg_070741.pdf)

| Issue Raised  | Initial Officer Comments  |
|---|---|
| A respondent commented that there is already a strong cluster of restaurants and cafes in Hockley.  | Comment noted.  |
| <b>Retail and Town Centres: DM29 Town Centre Shopping Frontages – Preferred Option</b>  |   |
| With regard to DM29, Rochford Chamber of Trade commented that the 75% rule (Guidance) for retail outlets in town centres should be enforced. The authority should not be in the business of micro managing the market. Shoppers like choice, any vibrant, retail centre will provide choice which is often clustered. | Comments noted. The Preferred Option seeks to provide a balance between ensuring that town centres comprises mainly retail uses, but at the same time providing flexibility and acknowledging that shifts in the market and consumer preferences will affect the demand for different uses. The definition of ‘clusters’ may be included within the next iteration of the document. |
| <b>Retail and Town Centres: DM30 Upper Floor Locations in Town Centres – Preferred Option</b>   |   |
| Rochford Chamber of Trade commented that they agree with the preferred option.  | Comment noted.  |

| Issue Raised  | Initial Officer Comments   |
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| <b>Retail and Town Centres: DM30 Upper Floor Locations in Town Centres – Alternative Option</b>   |  |
| <p>A respondent commented that there are distinct advantages to having residential accommodation above shops and commercial premises in town centres. People living very close to, or in, town centres tend to use the shops rather than go out of town, because it is convenient to do so. This helps to ensure the town centre shops have a source of custom. Also, it helps to ensure town centres do not become "dead areas" after the shops' closing times. Residents are inclined to report vandalism/rowdy behaviour to the police, because it is in their interests to do so. In addition, town centre residential use reduces pressure to build new residential development on the edges of towns, thus preserving the Green Belt, and preventing urban sprawl. It was commented that for these reasons the alternative DM30 option is supported, rather than the preferred option, to get as much accommodation as possible. The question of parking provision is not mentioned in the text. However, it is important to consider this aspect in relation to town centre accommodation.</p> | <p>The Council recognises the benefits of encouraging residential development within town centres. However it is important to ensure that the right balance is struck between the provision of residential development on upper floors in town centres, and other uses which contribute to the vitality and vibrancy of the town centres. The issue of parking is considered separately in the document (see DM1, DM3 and DM25 for example).</p> |
| <b>Retail and Town Centres: DM31 Village and Neighbourhood Shops – Preferred Option</b>   |  |
| <p>Rochford Chamber of Trade commented that they agree that "retail use is important to ensure the vitality and vibrancy of any shopping frontage and to meet the needs of local communities".</p>  | <p>Comment noted.</p>  |

| Issue Raised   | Initial Officer Comments  |
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| <b>Retail and Town Centres: Advertisements</b>   |   |
| <p>Essex County Council commented that the first paragraph of the supporting text should be amended by insertion of the word 'access' to read '...is not detrimental to the access, appearance or value of a particular streetscape or buildings(s).' It was commented that additional supporting text should note that some forms of advertising, for instance, advertising boards can cause uncontrolled clutter which tends to restrict and obstruct access and provide tripping obstacles for people who are blind or partially sighted.</p> | <p>Comments noted. The next iteration may be amended as appropriate to reflect this consideration.</p>  |
| <p>A respondent commented that they agree with advertisement paragraph 2 and 3. Recently a highly "inappropriate signage", "excessively illuminated" has spoiled the aspect of an otherwise pleasing 19<sup>th</sup> Century, successful, store. Concern was expressed that some signage is confusing, distracting and a hazard.</p>   | <p>Comment noted.</p>   |
| <b>Retail and Town Centres: DM32 Advertisements – Preferred Option</b>   |   |
| <p>Rochford Chamber of Trade commented that effective guidelines are needed rather than the subjective judgments which are not user friendly and are unhelpful.</p>  | <p>Whilst a more rigid approach would be easier to implement, such an approach would not be able to account for all circumstances and would be overly draconian. Guidance on many aspects of adverts is already available and set out in SPD4 – Shop Fronts Security and Design. However, this does not mean that additional guidance could not be provided in the future. For example the guidance contained within 'Outdoor advertisements and signs: a guide for advertisers'<sup>35</sup> may be referred to.</p> |

<sup>35</sup> [www.communities.gov.uk/documents/planningandbuilding/pdf/326679.pdf](http://www.communities.gov.uk/documents/planningandbuilding/pdf/326679.pdf)

| Issue Raised   | Initial Officer Comments   |
|--|--|
| <p>Essex County Council commented that in DM32 – the first sentence should be amended by insertion of the words 'access and' to read, 'The design and siting of advertisements throughout the District must have regard to access and the visual impact of the building(s) ...'</p>  | <p>Comment noted. The next iteration may be amended as appropriate to reflect this consideration.</p>  |
| <p>A respondent expressed support for this option. It was commented that whilst the respondent supports the approach they would suggest adding a further proviso that they "are not of a size or content or positioned so that they might distract drivers". Signs are designed to draw people's attention to them and if a driver's concentration is distracted accidents will occur.</p> | <p>Suggestion noted, although it does state in the accompanying text that "Inappropriate signage which is poorly located, designed or excessively illuminated within the context of the surrounding area can detract from the visual amenity, character and quality of the local environment and may present, particularly with inappropriate illumination, a road safety hazard." (page 70)</p>   |
| <p><b>Retail and Town Centres: DM33 Advertisements affecting Conservation Areas and Listed Buildings – Preferred Option</b></p>  |  |
| <p>Rochford Chamber of Trade commented that effective guidelines are needed rather than the subjective judgments which are not user friendly and are unhelpful.</p>  | <p>Whilst a more rigid approach would be easier to implement, such an approach would not be able to account for all circumstances and would be overly draconian. Guidance on many aspects of adverts is already available and set out in SPD4 – Shop Fronts Security and Design, with a particular focus on adverts in Conservation Areas. More guidance can be provided in the future if required, and could work alongside the Development Management policy. For example the guidance contained within 'Outdoor advertisements and signs: a guide for advertisers'<sup>36</sup> may be referred to.</p> |

<sup>36</sup> 'Outdoor advertisements and signs: a guide for advertisers':  
[www.communities.gov.uk/documents/planningandbuilding/pdf/326679.pdf](http://www.communities.gov.uk/documents/planningandbuilding/pdf/326679.pdf)

| Issue Raised   | Initial Officer Comments  |
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| <p>Essex County Council commented that in DM33 – the second sentence should be amended by insertion of the words 'not cause an access problem,' to read '... and should be sensitive to the character of the area, visually unobtrusive, not cause an access problem, well designed and well located.'</p> | <p>Comment noted. The next iteration may be amended as appropriate to reflect this consideration.</p>                               |
| <p><b>Retail and Town Centres:</b> Are there any other issues which should be addressed within this chapter?</p>   |   |
| <p>A respondent commented that every effort must be made to fill vacant shops in places like Hockley before any grandiose plans are contemplated.</p>  | <p>Comment noted.</p>   |
| <p><b>Public Involvement</b></p>   |   |
| <p>A respondent commented that the document focuses primarily on new developments. It was questioned why it does not also consider redevelopments, and why they are not the same with regard to design, density, infilling, habitable floorspace etc.</p>  | <p>Redevelopments are a form of new development. Whenever reference is made to new development, this encompasses redevelopment.</p> |
| <p>A respondent questioned who prepared the document; who proof read it; who has reviewed; what version this is; and what has changed as a result of the proof reading and review.</p>   | <p>The document was prepared within the Planning Policy team.</p>   |



| Issue Raised   | Initial Officer Comments   |
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| <p>A respondent commented that insurance companies are constantly re assessing the risks on houses around the country, and that only recently they have been informed that some maps are published showing the flood risk of surface water. It is these types of surveys that determine the risk levels and these are then reflected in the premiums of the householders. It was suggested that it would be prudent to involve within the planning process such surveys and experts in evaluating the risks on any development over 50 houses. It was further commented that if the insurance companies consider a site at risk this means affordable housing or not the premiums will be higher than elsewhere, which will impact the residents in existing and new additions to a community.</p> | <p>Comment noted. The Local Planning Authority consults the Environment Agency when flood risk is a potential issue. As part of the Council’s Annual Monitoring Report, the Council record the number of applications approved contrary to advice from the Environment Agency on flooding, and explain the justification for such decisions. In terms of surface water flooding, Essex County Council is now the body responsible for this issue, and as a statutory consultee, like the Environment Agency they are consulted during the decision making process.</p> |
| <p>A respondent suggested that it would be easier for the reader if there is a single point in this document listing all publications that have been used in making it and where they can be found.</p>  | <p>The introduction (page 1-8) outlines the relationship between the Development Management DPD and other documents which together will form the Local Development Framework for the District. The introduction also identifies a number of plans and strategies which have informed the development of the document. This is referred to as the ‘evidence base’ and further information can be found on the Council’s website<sup>37</sup>.</p>   |

<sup>37</sup> Local Development Framework Evidence Base:  
[www.rochford.gov.uk/planning\\_building\\_control/policy/local\\_development\\_framework/evidence\\_base.aspx](http://www.rochford.gov.uk/planning_building_control/policy/local_development_framework/evidence_base.aspx)

### Appendix 3 – Issues Raised during Preferred Policy Options Consultation

A number of formal representations were received during the consultation period from statutory consultees, individuals and organisations:

| Issues Raised  | Initial Officer Comments   |
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| The Coal Authority commented that they have no observations to make.   | Noted.   |
| The Environment Agency support the need for environmental considerations to be included in directing the strategy for housing growth.  | Noted.   |
| Essex County Council noted that the Development Management and Core Strategy policies need to be read in conjunction with each other, and suggested that it would be useful if a cross referenced list or a diagram could be included to provide a more efficient easy reference of all the policy information which will inform decisions.  | Comment noted.   |
| <p>Essex County Council commented that although Policy CLT2 and Policy CT3 in the Core Strategy address the need for new educational infrastructure associated with new residential development, existing schools may need to expand in the future. It was commented that the consultation document does not assist development at existing educational facilities or determination of planning applications.</p> <p>It was commented that a specific Development Management Policy should be introduced that provides policy support to the expansion of existing schools to meet educational needs. There is</p> | The Policy Statement “Planning for Schools” supports extensions to schools. This issue will be addressed through the Allocations Document. |

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| Issues Raised  | Initial Officer Comments  |
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| <p>occasionally a need to use existing playing fields when expanding existing schools and in this respect the policy should explicitly acknowledge this possibility. The addition of a specific policy would accord with the Government's positive support for education development within the August Policy Statement "Planning for Schools".</p>  |   |
| <p>Essex County Council noted that the consultation document was not accompanied by a detailed Proposals Map to identify the application of its policies. It was commented that school sites should be identified as such on the Proposals Map so that appropriate educational development is not restricted, for instance, by a Green Belt designation within which school expansion would be deemed "inappropriate development" in policy terms.</p> | <p>Comment noted. School sites will be identified within the Allocations Document.</p>  |
| <p>Essex County Council highlighted that on page 8: The School Organisation Plan has been renamed 'Commissioning School Places in Essex' and the current edition is 2011-16.</p>   | <p>Comment noted. This will be amended in the next stage of the document.</p>   |
| <p>Essex County Council commented that on page 66: the provision of safe direct walking and cycling routes to schools should be included in the vision.</p>  | <p>Noted. However, this reflects the Core Strategy vision.</p>  |
| <p>Essex County Council commented that whilst support is provided to sustainable construction it is noted that the Plan identifies (page 56) a medium term vision that non-residential developments should meet the BREEAM rating of 'Very Good' as a minimum. Essex County Council considers that more efficient results can be achieved without recourse to BREEAM. They would welcome the</p>   | <p>BREEAM standards are not addressed through the Development Management Document, but rather the Rochford Core Strategy.</p> |

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| Issues Raised  | Initial Officer Comments   |
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| <p>opportunity to discuss an appropriate policy approach to sustainable construction with the District Council in place of adherence to BREEAM accreditation.</p>  |  |
| <p>Essex County Council commented that the recognition of the whole of the historic environment within the Preferred Policy Options Document and most of the relevant draft policies is welcomed. The benefits gained from consulting the Rochford Historic Environment Characterisation project when considering the management and enhancement of the districts environmental quality is well recognised by Section 2, sub section 2.9</p> | <p>Comment noted.</p>  |
| <p>Essex County Council commented that the wording for historic environment issues used in the relevant draft policies are supported in respect of Draft Policy DM1 (vii); Draft Policy DM10 (i); Draft Policy DM11 (i); Draft Policy DM13 (v); Draft Policy DM14 (vi); Draft Policy DM15 (iv); Draft Policy DM21 (v); Draft Policy DM23; Draft Policy DM25; Draft Policy DM28.</p>  | <p>Support noted.</p>  |
| <p>Essex County Council commented that any major housing development would be of significant interest in terms of new/additional library provision/services as per ECC's Developer Contribution criteria.</p>  | <p>Comment noted. The approach towards planning obligations and standard charges is set out in the Rochford Core Strategy.</p> |
| <p>A respondent expressed support for the document. Particular reference was made to the change in policy regarding the Green Belt and houseboats.</p>   | <p>Support noted.</p>  |
| <p>It was suggested that there is a need to clarify the approach taken to address the issues arising from the airport expansion on the</p>   | <p>The extension of the runway itself was the subject of a planning application (REF: 09/01960/FULM) which was determined</p>  |

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| Issues Raised   | Initial Officer Comments  |
|---|---|
| Green Belt.   | accordingly. Other development around the airport will be addressed within the emerging London Southend Airport Joint Area Action Plan as appropriate.  |
| It was suggested that the Development Management document should sit between the Core Strategy and the individual Area Action Plans, i.e. as a separate tier above the individual plans.  | The Core Strategy sets the general policies which the other documents; the Allocations Document, the Development Management Document, and the Area Action Plans should conform to.  |
| In relation to the Sustainability Appraisal, it was commented that it is not clear how the cumulative impact of a number of separate developments within a local area might be dealt with.  | Core Strategy sets the general strategy for the development of the District, and as such the potential cumulative impacts have been considered during the development of the document.  |
| It was commented that the communities' views are not taken into account.  | This is not the case. The consultation summary for the Discussion and Consultation version of the Development Management Document (Appendix 2) sets out how people's responses have been incorporated into the development of the document. |
| It was commented that despite the Sustainable Community Strategy's priority to promote a greener district, development on Green Belt and intensification of settlements is proposed.  | This distribution of housing is a strategic issue which is addressed within the Core Strategy.  |
| Natural England commented that overall, they are satisfied that the document adequately considers the impacts of proposed development on the natural environment. However, it is recommended that the time periods for the short, medium and long term visions are defined at the outset of each chapter. | Noted. However, these relate to those in the Core Strategy.   |
| The Environment Agency commented that in addition to the documents listed in the evidence base, the following should be   | The documents will be included and accounted for within the pre-  |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues Raised   | Initial Officer Comments  |
|---|---|
| included: South Essex Water Cycle Study Technical Report April 2011; South Essex Surface Water Management Plan Phase 1 Report April 2011.   | submission document.  |
| National Grid commented that there are high voltage electricity overhead transmission lines / underground cables, including several substations, within the District. Maps showing their broad locations can be found on the National Grid website. It was also commented that National Grid has no gas transmission assets located within the District, and that UK Power Networks owns and operates the local electricity distribution network in the District. | Comment noted.  |
| The vision and objectives are supported.  | Noted.  |
| In relation to Green Belt release, it was questioned whether the maximum target of 1% of District total as stated within the Core Strategy should be repeated here for the avoidance of any doubt in interpretation of the statement.   | It can be included but significant repetition of policy should be avoided.  |
| <b>Housing, Character of Place and Residential Amenity</b>  |   |
| With reference to point 6 (Housing chapter objectives) it was commented that ensuring appropriate infrastructure accompanies new housing development can only be achieved by more destruction.  | This a Core Strategy issue, however, it is important that suitable infrastructure is provided to support any new development. |
| With regard to points 4, 7 and 8 (Housing chapter objectives) it was commented that the character of the built environment has been eroded in the past.   | Comment noted.  |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues Raised   | Initial Officer Comments   |
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| It was commented that the number of dwellings proposed is more than local need.   | Housing numbers is a strategic issue which is addressed within the Core Strategy.  |
| It was commented that the Local List has not been finalised, and much of the historical built environment has been destroyed.   | Comment noted. The Local List, once finalised, has the potential to provide some additional protection for locally important buildings and structures through the planning system.   |
| Paragraphs 2.2, 2.4, 2.6 – It was commented that existing settlement characteristics are being eroded. Ashingdon, Hockley, Hawkwell will become a conurbation.                                  | Comment Noted: Green Belt was initially created to prevent urban sprawl. However it is clear that some expansion is necessary. The Development Management Document outlines the need to retain the unique character of settlements and the need to enable sustainable development. |
| Paragraph 2.15 – Concern was expressed in relation to density; and the replacement of traditionally sized dwellings to much larger dwellings.   | Paragraph 2.15 of the Preferred Policy Options Document still states that densities must be appropriate and that the land available must be well used. It also points out that they must reflect local needs.  |
| It was questioned why in Figure 2 Hockley has the highest average density.  | As noted within the text, the map is purely indicative and seeks to emphasise the varying density throughout the District.   |
| Paragraph 2.19 – Concern was expressed in relation to infilling and residential intensification; that dwellings would be ‘crammed in’.  | Draft Policy DM3 and the supporting text seeks to ensure that additional development within the existing residential area is appropriate to its location, taking into account a number of factors as set out within the draft policy.  |
| Paragraph 2.20 – It was suggested that accepting that infilling / residential intensification / town cramming can have a negative impact and so a restrictive approach is needed, replacing one | The document accepts that infilling / residential intensification can be appropriate in certain situations. Applications will be required to conform to the criteria set out within the draft policy.  |

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| dwelling with more is still intensification.  |   |
| Paragraph 2.22 – It was commented that replacing one dwelling with more is an alternative to 'backland' development but results in more demolition and town cramming.                           | Intensification would be subject to the same constraints as infilling as set out in Draft Policy DM3.   |
| Paragraph 2.22 – It was commented that the replacement of a bungalow with flats is discouraged, but a period house has been replaced with 11 flats.   | Comment noted. The document states that “The demolition of individual dwellings to be replaced by multiple dwellings e.g. the replacement of a bungalow with flats, is not generally supported.” (paragraph 2.22)   |
| Paragraph 2.33 – A respondent expressed concern for lighting schemes which has been approved in the past.   | Concern noted.  |
| Paragraph 2.35 – It was commented that with reference to light spillage into adjoining areas, this should specifically mean prevention of light spillage in bedrooms from adjacent development. | It is considered that reference to light not spilling beyond the area intended to be light is sufficient to address this. Furthermore the guidance produced by the Institution of Lighting Engineers is specifically referred to in relation to developing and installing lighting. |
| Paragraphs 2.36- 2.40 – A respondent disagreed with the description of the different environmental zones as these differ from those of the Institution of Lighting Engineers.                   | The adaption of the guidance by the Institution of Lighting Engineers to the District is considered to be appropriate.  |
| Paragraphs 2.36-2.41 – It was commented that if lights must be on all night then they should be appropriately installed and ensure minimum lighting.  | Lighting will be appropriate to the area. In addition there are other alternatives to high levels of street lighting that might be explored. The policy already makes it clear that we will use the minimum   |



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|  | necessary.   |
| Paragraph 2.40 – It is unclear why setting a curfew on lighting is considered to be unreasonable.  | As explained within paragraph 2.40, a curfew is not considered to be appropriate, as the council will “seek to ensure that lighting is the minimum needed for security and working purposes”.                                    |
| Paragraph 2.42 – It was questioned why a detailed scheme is not always considered necessary.   | If no one will be affected by the lighting in the area or if the initial lighting strategy deals with all the relevant issues then a scheme would be redundant.  |
| In relation to light pollution, it was commented that public lighting is treated differently from lighting on private developments.  | Comment noted.   |
| It was commented that the planning authority and Listed Building adviser should work with local businesses to ensure that Listed Buildings can be made energy-efficient without unnecessary delay, for example double glazing should now be encouraged not resisted.   | Noted. However double glazing will still be opposed.   |
| It was commented that many of the buildings proposed for the Local List do not have special architectural merit and as a consequence are not listed. It was questioned whether this additional layer of control is necessary and if it could create a further burden to rural businesses. There is concern that Local List has not been properly consulted on. | The local list is advisory and does not have the same powers as conservation area protection or listing. However it will still be available for planning officers to consult and site should they feel there is reason to do so. |

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| Natural England supports both the short and medium - long term visions for the district (Housing chapter objectives).  | Noted.   |
| Natural England recommends that objective 8 (Housing chapter) is amended to read: 'Ensure that new development respects and makes a positive contribution towards the built and natural environment.'  | Noted. However, this reflects the Core Strategy vision/objectives.   |
| Natural England commented that paragraph 2.5 should identify how the Development Management DPD will seek to reduce the District's carbon emissions and address climate change through planning.   | The Council's Climate Change and Sustainability Strategy forms part of the evidence base for the Local Development Framework.  |
| Natural England supports the provisions contained in paragraph 2.11. They suggest that text is inserted to provide guidance on how new buildings are to be designed to adapt to the effects of climate change such as increased flood risk etc.  | The Council may wish to consider the preparation of a Supplementary Planning Document on this issue. However, guidance may be generic and not-District specific, and therefore not require a separate Supplementary Planning Document. |
| Natural England considers it important to note the visual and recreational amenity value of gap sites when considering residential infilling.  | Noted. Reference to 'gap sites' with residential areas will be included within the Infilling and Residential Intensification section.  |
| Natural England supports the statement that 'this type of pollution can have a detrimental effect on ecology and wildlife, obscure vision of the stars, and introduce a suburban feel into rural areas which can thus affect local character and cause stress and anxiety for those adversely affected.' Natural England also supports the three Environmental Zones which set out how applications for lighting proposals will be assessed. | Support noted.   |

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| <p>It was commented that further floorspace standards in addition to the Housing Quality Indicators (HQI) are not required as proposed in Table 2. The HQI standards have been progressively refined and updated since their conception, and have become the accepted and understood figures by both public and private sectors of the development industry. It is understood that the HQI standards are currently only applicable to affordable housing schemes; however, these standards can easily be used in parallel for privately funded scheme rather than introducing duplicate standards.</p> | <p>It is important that there is policy support for minimum floorspace standards, even if they are akin to the HQI standards to ensure compliance for both market and affordable housing.</p>   |
| <p><b>Draft Policy DM1</b></p>   |   |
| <p>The Environment Agency commented that in accordance with paragraphs 2.10 and 2.11, the design should also take into account how the buildings will adapt to and limit the effects of climate change, specifically how they will meet the requirements of Code for Sustainable Homes or BREEAM rating.</p>   | <p>Comment noted. However, the requirement to incorporate the Code for Sustainable Homes and BREEAM standards into are set out within Policy ENV9 and ENV10 of the Rochford District Core Strategy respectively. It is not necessary to repeat Core Strategy policies in the Development Management Document.</p> |
| <p>It was commented that the supporting text should explain that the Essex Design Guide is not an SPD as it has not been subject to the consultation requirements of PPS12.</p>  | <p>The Essex Design Guide is not an SPD, but it is nevertheless guidance which may be of use, and the adopted Core Strategy states that it will be used to provide guidance on design for developments.</p>   |
| <p>It was commented that it is important that new developments relate to the character of the locality and ensure that it does not have a detrimental effect on the amenity of the area. The list proposed is considered to be comprehensive and should ensure that developments are appropriately designed.</p>   | <p>Comment noted.</p>   |
| <p>Concern was expressed over the phrase “reflect the character of</p>   | <p>Noted.</p>   |

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| Issues Raised   | Initial Officer Comments   |
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| the locality".  |  |
| Natural England suggests that the wording of the first two lines is amended to read 'The design of new developments should reflect the character of the locality to ensure a positive contribution to the surrounding natural and built environment and residential amenity.'   | Suggestion noted. It is considered that such an addition would provide further clarity. The next version of the document will be amended accordingly.  |
| Natural England supports the policy criteria, specifically provision of greenspace and impact on the natural environment. However, they suggest that it should go further to state that proposed development 'should make appropriate provision for the management of land for nature conservation and the enjoyment of areas of wildlife and geological interest.' | Noted. However, it is considered that there are sufficient policies to protect the natural environment as far as practicable. Reference to other appropriate policies (such as draft policy DM24 and DM25) will be included within the policy. |
| Support for all the proposed amendments was expressed.  | Noted.   |
| <b>Draft Policy DM2</b>   |  |
| It was commented that the policy or supporting text should acknowledge the apparent conflicts with Essex Design and explain that local character takes precedence.  | The Essex Design Guide provides useful guidance but is not policy. Adopted policies will take precedence. DM2 refers to density of dwellings.  |
| It was commented that Draft Policy DM2 is too vague and imprecise.  | The policy is general. However this is to allow for the specific context of the site to be taken into account. If it was any more specific it would risk being too prescriptive.   |
| It was commented that the aspiration to optimise the capacity of potential housing sites is welcomed. However, it should be recognised that housing should meet the needs of the whole housing market and that includes the demand for both smaller and   | This is reflected within Draft Policy DM2.   |

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| larger dwellings, which would have an impact on housing densities.  |  |
| It was suggested that sites in the most sustainable locations should seek to have a higher net density (circa. 50 dwellings or more per hectare).   | The appropriateness of higher density development within town centre areas is outlined within the Rochford District Core Strategy (Policy H1).   |
| It was commented that the most efficient use of land should be sought through good design having regard to local characteristics, the type and range of housing provided and prevailing national planning policy.   | Comment noted.   |
| Concern was expressed that the flexible approach that this could result in increase in number of appeals, overdevelopment and/or setting of unacceptable precedent. In our view there should be either an upper limit or some more definitive guidance given on acceptable maximum levels of density. | <p>Providing an exact upper limit on the density of a site would be overly restrictive and would encourage a 'one size fits all approach'</p> <p>Planning officers are able to make informed decisions based on local and national policy.</p>             |
| <b>Draft Policy DM3</b>   |  |
| It was commented that Draft Policy DM3 is vague and does not provide clear guidance.  | Draft Policy DM3 sets out a list of criteria that should be considered when determining planning applications which would constitute infilling or residential intensification. The document is considered to provide appropriate guidance in this respect. |
| Essex County Council commented that given that this type of development may occur within historic centres within towns or villages, the policy should include an additional bullet to read, 'Any development would not be detrimental to landscape character or the historic environment'.            | Suggestion noted. It is considered that such an addition would make a positive contribution to protecting the District's character. The next version of the document will be amended accordingly.  |

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| <p>A respondent suggested that a specific mention of the impact of infilling on the natural environment, including the loss of habitat for fauna and flora that such developments would entail could be added to the criteria in Draft Policy DM3.</p>   | <p>Draft Policy DM25 would ensure that the loss of important landscape features such as hedgerows, ponds and lakes are taken into consideration when determining planning applications.</p>  |
| <p><b>Draft Policy DM4</b></p>   |  |
| <p>It was commented that strict minimum floorspace areas would be too rigid and would not enable best use to be made of sites. There could be viability reasons for imposing such standards. There is no national policy basis for such standards and the rigidity of the policy would mean acceptable schemes might fail.</p> | <p>It is considered that minimum floor areas for dwellings are supported by national planning policy. The National Planning Policy Framework (NPPF) states, within Core planning principles, that planning should always seek to ensure a good standard of living for all existing and future occupants of land and buildings.</p> <p>It is important that development is viable as well as that it provides high quality amenity for occupiers. As such, it is recommended that the policy be amended to allow for it to be relaxed if there is a viability argument for doing so. However, it should be made clear that this does not provide justification for inappropriate development, and that it will be for the applicant to adequately demonstrate that the requirement should be relaxed for a particular planning application.</p> |
| <p>It was suggested that by prescribing minimum sizes, properties will become more expensive and unaffordable. Room sizes should be left to market forces.</p>   | <p>The National Planning Policy Framework (NPPF) states, within core planning principles, that planning should always seek to ensure a good standard of living for all existing and future occupants of land and buildings. Such matters should not be left purely to market forces. A range of floor space requirements are provided which will ensure a range of dwellings, at a range of prices.</p>  |
| <p>A respondent agreed that new dwellings should form part of well</p>   | <p>Comment noted.</p>  |

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| planned developments and that the rooms are of a good size and layout to afford future occupiers a good standard of amenity, suitability for modern living.  |   |
| The imposition of minimum space standards is overly prescriptive, and could impact on scheme viability, housing choice, and the efficient use of land.   | It would be unreasonable to remove the restrictions.  |
| <b>Draft Policy DM5</b>  |   |
| A respondent supports the objective of reducing light pollution but feels that the submission of a light strategy with all planning applications is excessive.   | Comment noted, however, the supporting text suggests that applicants should engage with the Council's Development Management team to determine the level of detail that would need to be submitted. Draft Policy DM5 also highlights that the strategy should be proportional to the application. |
| It was commented that clarification is needed as to whether the draft policy will allow for additional lighting where development will increase traffic on roads with no lighting currently.   | Lighting of existing roads is a matter for the Highway Authority (or Highways Agency in the case of motorways and trunk roads). The policy would not restrict the appropriate agencies from installing lighting on highways if required.  |
| This policy is welcomed and the proposed 1 no amendment is supported.  | Noted.  |
| <b>Draft Policy DM6</b>  |   |
| Essex County Council suggested an amendment to Draft Policy DM6. It was commented that the first sentence of Bullet ii) should be extended by addition of the words 'or historic environment' to clarify and confirm the policy status of the description of 'an | Suggestion noted. It is considered that such an addition would provide further clarity. The next version of the document will be amended accordingly.   |

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| undesirable location'.   |   |
| Natural England supports the broad thrust of Draft Policy DM6. However, they suggest that, at point (ii), it is stressed that if sited in an undesirable location, telecommunications proposals will only be considered in exceptional circumstances where it has been demonstrated that there are no suitable alternative sites for the development of telecommunication systems. | Noted. The proposed amendment would further strengthen the policy. The next version of the document will be amended accordingly.  |
| <b>Draft Policy DM9</b>  |   |
| Concern was expressed that the term a 'balanced approach' lacks any proper definition and risk of adjacent developments creeping up too close to conservation areas and that the quality of those areas could be adversely affected.   | If a site is not in the Conservation Area then we have to take a much more conciliatory approach. As such it is difficult to impose direct restrictions onto proposals that are outside of the Conservation Area.   |
| <b>The Green Belt and Countryside</b>  |   |
| With reference to bullet point 2 (Green Belt chapter objectives), it was commented that similar wording should be included to specifically reference business / economic development as these could have similar impacts to those described for residential developments.  | Comment noted. Bullet point 2 is referring specifically to residential envelopes, which does not exclusively contain residential development.   |
| It was commented that many rural properties and farm buildings are owned by local farmers/landowners and are within the Green Belt. Often, these buildings are the workplaces of those trying to make a living within the local rural community.   | The environmental and economic objectives within the NPPF are balanced against one another when determining planning applications for business development in the Green Belt. Policy DM10 and DM11 seek to provide support for business development in the Green Belt as appropriate. |



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| <p>It was commented that the application process relating to proposals within the Green Belt be reviewed and amended. Applications should not be delegated automatically to the Planning Officers, but they should be put before the Council Members instead for consideration.</p>                         | <p>Noted. In the first instance planning officers will consider the application with due diligence. The Council have an adopted scheme of delegation in place. It would be unreasonable to expect every application for development in the Green Belt to go before the Council.</p> |
| <p>It was commented that the Council should strongly encourage renewables, and the potential for landowners to invest in renewables should be encouraged and refused on the grounds of inappropriate development in the Green Belt.</p>   | <p>Whilst the Core Strategy supports the development of renewable energy facilities, the NPPF considers such development to be unacceptable in the Green Belt.</p>  |
| <p>Natural England supports the vision for the Green Belt and Countryside, in the short, medium and long term.</p>  | <p>Noted.</p>   |
| <p>Natural England suggested that objective 1 should be amended to read 'Continue to protect and enhance biodiversity whilst protecting the openness and character of the District's Green Belt.'</p>   | <p>Noted. However, this reflects the Core Strategy vision/objectives.</p>   |
| <p>With regard to paragraph 3.6, Natural England suggests that the Council clarifies the meaning of 'other nature conservation designations...' to provide an understanding that does not rely upon having to consult the SEA Baseline Information Profile.</p>   | <p>Noted. The text will be amended to give examples to provide clarification.</p>   |
| <p>Natural England recommends that the text in paragraph 3.43 is amended to read 'Careful consideration should be given to the siting of new dwellings to ensure that they meet the identified functional need, but are also well-related to existing buildings and the surrounding natural landscape.'</p> | <p>Comment noted. The text will be amended to take into consideration the natural environment.</p>  |

| Issues Raised  | Initial Officer Comments   |
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| <b>Draft Policy DM10</b>   |  |
| <p>A respondent commented that they are supportive of the terms of the policies contained in the Green Belt chapter, in particular the fact that the Council's Vision includes support for existing businesses within the Green Belt which are recognised as being important to the local economy. However, it was also commented that Draft Policy DM10 should be omitted and instead each application should be judged on its own merits having regard to all the other provisions of this policy and the development's impact upon the openness of the Green Belt, not just as a factor of the floor area proposed.</p> | <p>Support of Green Belt policy is noted.</p> <p>Given the pressure on the Green Belt it is important for RDC to have a definitive set of criteria on which to base its decisions. Consistency is also an issue. All proposals should be judged on the same criteria.</p>  |
| <p>Concern was expressed that the omission of a cap of 25% with decisions to be made on a case by case basis could be open to argument and a resultant increase in planning appeals. Some definitive guidance would be preferable. The other 2 no proposed amendments are supported.</p>   | <p>Policy DM10 makes it clear under what circumstances developments will be permitted, and is inline with the NPPF in relation to permitting proportional development.</p>   |
| <b>Draft Policy DM11</b>   |  |
| <p>The on-going problem of change of use to industrial is the location of buildings and whether or not they are sustainable. Most rural buildings in the District are not serviced by bus routes and therefore this should not be the sole criteria to determine whether a use is appropriate or not. There is strong demand for industrial units in rural areas because many of the population live in the rural area and like to work close to home. This is particularly pertinent in relation to small businesses which are starting up and are looking</p>  | <p>Changing the use of buildings to industrial purposes does not fit well with the vision for Rochford's rural environment i.e. green tourism initiatives.</p> <p>Many rural sites do not have the infrastructure necessary to support industrial activities.</p> <p>Also the Development Management Document encourages appropriate forms of diversification that are in keeping with the rural</p> |

| Issues Raised  | Initial Officer Comments   |
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| <p>for low cost units to keep their business overheads down.</p> <p>The wider definition of appropriate uses in the Green Belt, as defined within the NPPF, should be incorporated into the Core Strategy at the earliest opportunity. It is encouraging to note the introduction of limited infill within Green Belt villages and also the ability for the replacement of existing buildings, subject to there being no material increase in the size of the buildings. This will enable rural businesses in rural locations to upgrade existing facilities without being met by the previously onerous Green Belt restrictions. Local policy should be updated to reflect these changes.</p> <p>Whilst we support the principle of the Green Belt in protecting the wider countryside, there should be more flexibility in terms of previously developed sites where there are existing commercial activities.</p> | <p>character of the area.</p> <p>The planning policy guidance is already mentioned in paragraph 3.3 of the Development Management Document.</p> <p>There is no need to repeat planning policy in the Development Management Document.</p> <p>Paragraphs 89- 90 of the NPPF outline the types of activities which are acceptable.</p> |
| <p><b>Draft Policy DM12</b></p>  |  |
| <p>Essex County Council suggested an amendment to Draft Policy DM12. It was commented that Bullet vi) should also include reference to local listed farm buildings. This would make Draft Policy DM12 consistent with Draft Policy DM7.</p>  | <p>Suggestion noted. This would improve consistency within the Development Management Document. The next version of the document will be amended accordingly.</p>  |
| <p>Concern was expressed that decisions made solely on a case by case basis could lead to an increase in planning appeals. All 4 no proposed amendments are supported and in particular amendment no 1.</p>  | <p>Decisions will still be subject to the same policy criteria as any other application.</p>   |

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| <p>The policy does not reflect national policy. Changing the use of existing buildings to residential is often the only positive re-use that can be given to these types of buildings.</p> <p>The requirement to prove that there is no commercial demand for a building is unnecessary and costly to rural businesses.</p> <p>Permitting the re-use of existing buildings for residential would reduce the pressure on providing new houses on green field sites, and can give the buildings a new lease of life whilst maintaining the traditional character in the landscape.</p> | <p>National policy does not explicitly promote the re-use of existing buildings for residential, and as such it is appropriate that the council sets out appropriate uses of such buildings in the Green Belt to ensure that the plan contributes to sustainable development.</p> <p>Such development, if permitted, may negatively impact on the rural economy through removing building stock from converting to other uses such as bed and breakfasts and small-scale hotels.</p> <p>Such development would also undermine the council's strategic approach to housing delivery and wider sustainable development objectives through permitting residential development in potentially inappropriate and unsustainable locations. The delivery of housing is addressed within the adopted Core Strategy and the Allocations Document.</p> |
| <p><b>Draft Policy DM13</b></p>  |  |
| <p>Natural England broadly supports Draft Policy DM13. However, they suggest that point (iii) is amended to read '...the impact on important areas of nature conservation, including any potential disturbance to nearby sites recognised for their importance for biodiversity or geodiversity importance...'</p>   | <p>Noted. The text will be amended as appropriate.</p>   |
| <p><b>Draft Policy DM15</b></p>  |  |
| <p>A respondent commented that this policy does not consider instances where new development proposes contributions in lieu of on site provision or the criteria for directing payments to improve facilities near to the development site in question.</p>  | <p>It might be necessary to include a section on this in the policy. However under the guidance in the NPPF and the guidance in the Council's Core Strategy payments and contributions of the kind mentioned are not permitted.</p>  |

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| <p>Although Sport England welcomes the broad aspect of Draft Policy DM15, it was commented that as currently worded it is restrictive and does not allow for the replacement of playing pitches in an area where there might not be a deficit.</p> | <p>It is important that the need for the provision of playing pitches (and ancillary development) is balanced with the need to protect the Green Belt.</p>  |
| <p>Sport England expressed concern in relation to the reference to minimum sizes in Sport England Design Guidance (paragraph 3.35).</p>  | <p>Comment noted. It is recommended that the text in the next iteration of the Development Management Document is amended to allow for a degree of flexibility to account for potential change in circumstances and / or guidance.</p>  |
| <p><b>Draft Policy DM16</b></p>  |   |
| <p>It was commented that the 25% approach would be more restrictive than the previous 35 sq m approach in the case of modestly sized original dwellings of which there are plenty in the Rochford District.</p>                                    | <p>The draft policy follows the national approach to developments that do not require planning permission ('permitted development rights') through adopting a proportional approach to extensions to dwellings in the Green Belt.</p>   |
| <p>The principle of a cap of 25% on increase in floor space is supported but always on condition that all 3 no proposed amendments are incorporated. It was questioned whether this relates to internal floor space.</p>                           | <p>Yes this refers to the internal floor area. This should be clarified within the policy.</p>  |
| <p><b>Draft Policy DM17</b></p>  |   |
| <p>It was commented that by restricting the floorspace of new dwellings, the policy does not take account of the individual family needs of occupants.</p>   | <p>It is imperative that the five purposes of the Green Belt are considered when setting policy for uses within the Green Belt. This draft policy is inline with existing local policy and is considered to strike a balance between the dwelling needs of agricultural and forestry workers and Green Belt objectives.</p> |

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| <b>Draft Policy DM19</b>   |  |
| The principle of a cap of 25% on increase in floor space is supported but always on condition that all 3 no proposed amendments are incorporated and in particular amendment no 3. It was questioned whether this relates to internal floor space.   | Noted.   |
| <b>Draft Policy DM20</b>   |  |
| A respondent suggested that this policy ignores the increased PD allowance and is more restrictive than the previous 35 sq m policy in the case of modest dwellings. Replacement dwellings should be permitted with a floorspace including current permitted development rights.   | Dwellings should be replaced like for like plus the additional allowance that has been made for new dwellings permitted on the Green Belt. Otherwise this could lead to far larger developments within the Green Belt, disproportional to the size of the original dwellings and, as such of undue harm to the openness of the Green Belt and contrary to national policy. |
| The preferred option and proposed amendment are supported.   | Noted.   |
| <b>Draft Policy DM21</b>   |  |
| Natural England broadly supports Draft Policy DM21 provided that such extensions do not detrimentally affect the openness of the Green Belt or the conservation value or protection of natural areas of local wildlife value, or sites of national and international importance, as set out in point (vi) of the Policy. | Comment noted.   |
| The preferred option and proposed amendment are supported.   | Noted.   |
| <b>Draft Policy DM22</b>   |  |

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| <p>Natural England suggests that further provisions are included in Draft Policy DM22 to protect and enhance areas of biodiversity and geodiversity interest when defining what should be considered acceptable development.</p>  | <p>Noted. The policy will be amended to include reference to the natural environment, as appropriate.</p>   |
| <p><b>Environmental Issues</b></p>  |   |
| <p>With regard to the short term vision Natural England suggest that the text at point 3 is amended to read ‘Local, national and international sites of nature conservation importance are protected and enhanced to maintain their biodiversity, geodiversity and wildlife value.’</p> | <p>Noted. However, this reflects the Core Strategy vision/objectives.</p>   |
| <p>At point 3 of the medium term vision, Natural England suggests that the term ‘unnecessary development’ is elaborated to include examples of development which would be considered as such, e.g. campsites.</p>   | <p>Noted. However, this is not considered to be appropriate within the vision.</p>  |
| <p>The Woodland Trust fully supports the inclusion of the Natural England publication Standing Advice for Ancient Woodland (Issued 23 February 2011) and feel that greater weight needs to be placed on paragraph 3.1 (page 5) of this document.</p>                                    | <p>Noted. The policy will be reviewed, taking into consideration paragraph 3.1. of the document in particular. Paragraph 3.1 of this document (and the updated version) emphasises that national policy promotes the protection of Ancient Woodland. There is no need report national policy, but the proposed local policy (DM24) will be amended to place greater emphasis on the protection of Ancient Woodland.</p> |
| <p><b>Draft Policy DM24</b></p>   |   |
| <p>It was commented that the statement regarding the restoration of</p>   | <p>Comment noted.</p>   |

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| contaminated land is welcomed.   |   |
| It was commented that the wording of the draft policy should cover loss of habitat which could lead to other fauna and flora species loss.   | This issue is addressed within Draft Policy DM25.   |
| It was noted that the loss of trees through development should be mitigated against, however, expressed concern that the replacement trees would be inadequate compared to those lost.   | Comment noted. However, the draft policy states that “appropriate mitigation measures should be implemented to offset any detrimental impact through the replacement of equivalent value and/or area as appropriate”. |
| Natural England supports Draft Policy DM24, specifically in relation to the provision that new woodland creation should be sought, where appropriate.  | Support noted.  |
| The Woodland Trust is delighted to see Draft Policy DM24 and in particular the implied need to avoid development on Ancient Woodland. They would, however, like Policy DM24 to be more explicit with regard to the protection of Ancient Woodland. | Noted. The policy will be amended to make specific reference to Ancient Woodland.   |
| The preferred option and proposed amendment are supported.   | Noted.  |
| <b>Draft Policy DM25</b>   |   |
| The Environment Agency commented that green and blue infrastructure should be included in all developments.  | It is not always practical/viable to incorporate green and blue infrastructure into all developments. It is therefore considered more appropriate to encourage such provision, rather to require it.                  |
| The Environment Agency support the inclusion of the text 'on-site environmental enhancements including opportunities to  | Noted.  |



## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues Raised  | Initial Officer Comments  |
|--|---|
| create/enhance/restore habitats will be sought'.   |   |
| It was commented the development of sites should consider the importance of landscape features, which could be removed in order to improve the layout and design of the resultant development. However, the loss of any landscape feature should be mitigated by the inclusion of additional landscape features. | Comment noted.  |
| A respondent suggested that the role that the features identified in the draft policy play in supporting the "Green Tourism" objectives could be specifically mentioned.   | Noted.  |
| <b>Transport</b>   |   |
| It was suggested that in the vision for the Transport chapter should mention the potential implications of the airport expansion on the existing road infrastructure.  | Such issues will be addressed in detail in the London Southend Airport Joint Area Action Plan as appropriate. Impact of development in and around London Southend Airport will be addressed. However, it is important that impact on the highway infrastructure of other development is also accounted for. |
| It was commented that to support rural businesses, there needs to be significant investment in the transport infrastructure and road network within the district. Of particular concern is the lack of investment in the local rural bridges.  | The section on Transport in the Development Management Document outlines the Council's objectives to improve the current highways network.<br><br>Improvements to rural bridges may be considered in the Transport SPD.   |
| Natural England broadly supports the general thrust of this chapter, particularly in its efforts to minimise the impact of traffic on rural  | Support noted.  |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues Raised  | Initial Officer Comments  |
|--|---|
| character through the reduction of dependency on private cars.   |   |
| <b>Draft Policy DM26</b>   |   |
| The preferred option and proposed amendment are supported.   | Noted.  |
| <b>Draft Policy DM27</b>   |   |
| A respondent commented that it is accepted that developments which are located in sustainable locations, and are well related to public transport, will be accessible by means other than private car. However, the provision of too many parking spaces will be counter productive as it will encourage people to use private cars ahead of other means of transport. | It is important that a balance is struck between encouraging the use of sustainable transport and the provision of car parking spaces. The reference to ‘Parking Standard Design and Good Practice SPD’ adopted by Rochford District Council and other Essex local Authorities will ensure consistent parking standards across the county. These standards are supported by evidence and are considered to be appropriate for the District. |
| <b>Draft Policy DM28</b>   |   |
| It was commented that all developments (including residential proposals), should be well related to public transport, and / or accessible by means other than the private car, in order to encourage the use of public transport, together with cycling and walking.   | Comment noted.  |
| <b>Economic Development</b>  |   |
| Natural England has no specific observations or comments on this chapter.  | Noted.  |
| <b>Draft Policy DM29</b>   |   |

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| Issues Raised   | Initial Officer Comments  |
|---|---|
| <p>A respondent commented that in accordance with the sequential policies contained within PPS4, it is important that new locations for commercial uses are sustainable and have access to public transport and a range services and facilities.</p>  | <p>Comment noted.</p>   |
| <p>A respondent expressed support for the general approach of Draft Policy DM29. It was commented that an employment park at Tithe Park would meet the draft policy requirements, and would satisfy Policy ED4 of the Rochford District Core Strategy.</p>  | <p>Support for the draft policy is noted. However, the allocation of new employment land to the south of Great Wakering is not an issue for the Development Management Document. This will be addressed through the Allocations Document.</p>               |
| <p><b>Retail and Town Centres</b></p>   |   |
| <p>Natural England would like to see a description of how open space and nature conservation are to be catered for in the urban areas of the District. They also note the absence of any provision for recreational space in the town centre, which should be included in the objectives section.</p> | <p>Area Action Plans for the town centres of Rayleigh, Hockley and Rochford are being prepared. These plans will set area specific policies for the town centres, including for the provision of open space and nature conservation, where appropriate.</p> |
| <p><b>Draft Policy DM31</b></p>   |   |
| <p>It was commented that Eldon Way Industrial Estate in Hockley could be closed and a leisure centre could be developed on the site of the Co-op funeral parlour.</p>   | <p>Options for the centre of Hockley and the Eldon Way Industrial Estate are being addressed through the Hockley Area Action Plan.</p>  |

**Rochford District Council – Local Development Framework Development Management Document: Consultation Statement**

| Issues Raised  | Initial Officer Comments  |
|--|---|
| <p>A respondent commented that if no-one wants to occupy a unit for A1 usage then a stringently controlled alternative may better than permanently empty property. It was commented that during redevelopment uses such as undertakers and takeaways should be relocated to more appropriate locations on the edge of shops.</p> | <p>The Council seeks to support alternative uses to retail (A1) where this is appropriate, as set out within Draft Policy DM31. Undertakers are classified within the use class order as A1 use (i.e. for planning purposes they are treated the same as retail), whereas takeaways are within A5 use class. Planning permission is required to change the use class of a unit.</p> <p>Area Action Plans are being prepared for Rochford, Hockley and Rayleigh town centres, however, it would be more appropriate within these to stipulate suitable use classes within specific area rather than identify the exact types of businesses for each unit/location.</p> |
| <p><b>Draft Policy DM33</b></p>  |   |
| <p>It was commented that Broad Parade, Hockley should not be retained and should be replaced with residential accommodation if renovation of the building and surrounding area cannot be enforced.</p>   | <p>Draft Policy DM33 of the Preferred Policy Options Document seeks to retain existing retail premises outside town centres, and would enable the change of use of premises to non-retail use according to five criteria. Whilst the plan making process does enable the development of plans to provide a blueprint for the regeneration of certain areas (through Area Action Plans), the area around Broad Parade is not encompassed within the Hockley Area Action Plan. However, there may be scope for the community, through Neighbourhood Planning regulations, to prepare a plan to redevelop this area if the local community so wished.</p>                |
| <p>Support was expressed for the retention and enhancement of existing village / neighbourhood shops.</p>  | <p>Support noted.</p>   |

Representations received outside the consultation period:

| Issues raised  | Initial Officer Comments   |
|--|--|
| <b>Housing, Character of Place and Residential Amenity</b>   |  |
| Paragraph 2.13 should refer to the production of Master plans, prepared jointly by the Council and the relevant landowners/developers, which would be subject to community involvement and stakeholder consultation.                                 | It might be reasonable to mention Master Plans however such plans will not be the only form of community engagement that is undertaken.  |
| Paragraph 2.42, Policy DM5 and Policy DM26 – The terminology within paragraph 2.42 in respect of lighting schemes and strategies is confusing. In addition, some proposals may not require lighting detail and other may be dealt with by condition. | Noted. However, given the different nature of full and outline planning applications, the terminology used is considered to be appropriate in reflecting the level of detailed expected to accompany a proposal. |
| Environmental standards for new buildings are set out in the Core Strategy. Paragraph 2.11 should cross reference Policy ENV9 of the Core Strategy.  | Noted. The paragraph will be amended to reference Policy ENV9 and other relevant policies.   |
| Support was expressed for reasonable sizes and layouts (minimum floor-space standards), and it was suggested that minimum standards should be strictly enforced.   | Support noted.   |
| In relation to the density of new developments, it was commented that there should be efficient use of sites but gardens should be of a reasonable size.   | Comment noted.   |
| Support was expressed for the light pollution proposals.   | Support noted.   |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues raised   | Initial Officer Comments  |
|---|---|
| Support was expressed for the Local List proposals.   | Support noted.  |
| For paragraph 2.22, it was suggested that the sentence relating to the Housing Strategy team is amended to clarify their limited role in the planning application process for market dwellings.   | Comment noted. The text will be amended as appropriate to provide clarification.  |
| For paragraph 2.28-2.30, it was commented that it should be made clear that Table 2 does not include non-habitable space.   | Comment noted. The text will be amended as appropriate to provide clarification on this point.  |
| <b>Draft Policy DM1</b>   |   |
| In relation to point (vi), any open space standard to be applied should be set out and examined as part of this DPD, rather than being left to a separate document that is both untested and subject to change.   | The Council already has an Open Space Study dated 2009. This study is extant. As such the Development Management Document does not require an additional policy to reiterate what the Open Spaces Study already says.   |
| <b>Draft Policy DM4</b>   |   |
| Minimum standards for affordable housing are essentially set by affordable housing providers, since achievement of such standards are a requirement of their funding. Such standards do vary from time to time, and therefore the logic of setting a policy in this document to specify these levels, when the requirement could easily change without any recourse to the Council, seems unwise. There is no justification specific or unique to Rochford District to fetter the discretion or innovation of the house-building industry to respond to market requirements for different sizes of private residential properties. Unless there is a specific local justification for imposing floorspace sizes, Policy DM4 and its supporting text | The Council is required by central government to provide a mix of housing, both market and affordable as a cornerstone of sustainable economic development. It stands to reason that the Council in cooperation with housing providers should endeavour to provide a decent living space for all members of the community.<br><br>Minimum habitable floor space requirements are set to ensure that homes are functional fit for habitation, now and in the future. If left unchecked market forces can often lead to a skewing of the housing supply either towards largely unaffordable high end properties or towards low quality high density developments. |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues raised  | Initial Officer Comments   |
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| should be deleted.   | Policy DM4 stands.   |
| <b>Draft Policy DM5</b>  |  |
| Support was expressed for the lighting section (DM5). However, it was questioned how this relates to sports pitches (DM15), and whether the policies need to refer to one another more explicitly.   | It would be appropriate, for clarity, to provide further detail for lighting scheme requirements for developments such as playing pitches. Policy DM5 and DM15 should also be appropriately referenced.  |
| The policy states that applications must demonstrate “no adverse impact”, but there is no commonly accepted standard by which an ‘adverse impact’ can be measured, and clearly there are some forms of development (such as sports floodlighting) where an adverse impact in some form or other is inevitable, but where the benefits of the development outweigh that impact. | <p>If the benefits outweigh the impact then mitigation through planning conditions might be included in the lighting scheme/strategy.</p> <p>As Paragraph 2.42 makes clear; the details of what lighting scheme/strategy is required, if any, will be decided following consultation with the Council’s Development Management team.</p> <p>In addition it would be appropriate, as above, to provide further detail for lighting schemes for development such as playing pitches.</p> |
| The impact of lighting is an appropriate consideration in the determination of an application and ensuring that suitable information is submitted. However, Policy DM5 has the potential to be unduly onerous on applicants in terms of information requirements, particularly in terms of the ‘no adverse impact’ test that is being sought.                                  | Noted: Lighting is a suitably serious issue to warrant control measures in the Development Management Document. However it might be useful to include a reference to planning conditions and or 106 agreements where adverse impact is identified.   |
| <b>The Green Belt and Countryside</b>  |  |
| Paragraphs 2.13, Green Belt Objective 2 and Paragraph 3.2 – We agree with the stated approach. It is important having taken the  | Noted.   |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues raised   | Initial Officer Comments   |
|---|--|
| <p>decision to release land from the Green Belt to accommodate what is principally a requirement for new housing, that development is undertaken to a high standard and that the new housing is properly integrated with its environment and with associated services and infrastructure.</p> |  |
| <p>There is a conflict between creating well designed, serviced and landscaped residential areas and minimising land take.</p>  | <p>Ensuring that a minimum amount of Green Belt land is released should be foremost in any design lead proposal. Good Design should be a tool to ensure that any development on Green Belt land is kept to the appropriate density. It should follow on from the goal of releasing the minimum amount of Green Belt that is necessary.</p> <p>Good design would presumably include an objective assessment of the level of housing density that the site can reasonably accommodate whilst also ensuring that the development is fit for purpose.</p> <p>As such the two criteria do not necessarily conflict with one another.</p> <p>Good design could also be used as a cover for proposing lower density developments over larger areas in the Green Belt. This is something that should be avoided.</p> |
| <p>National planning policy requires that where Green belt boundaries are proposed to be altered, it should be defensible in the long term.</p>   | <p>Noted. The Allocations Document addresses amendments to the Green Belt boundary.</p>  |
| <p>Objective 2 and the wording at paragraph 3.2 should be altered to state that the minimum amount of Green Belt land will be reallocated subject to the need to ensure that the amended Green</p>  | <p>This could be included in full or in part however the emphasis must be on the release of a minimal amount of Green Belt land. Loss of Green</p>   |



## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues raised   | Initial Officer Comments                                   |
|---|--|
| Belt boundary is consistent with the requirements of national planning policy and consistent with the Council's approach to ensure that the layout of the urban extensions is design-led and inclusive of appropriate landscaping, open space, infrastructure and services.   | Belt is undesirable unless there is no alternative.        |
| In relation to extension to dwellings in the Green Belt, it was commented that properties should not be overdeveloped so that smaller housing stock is protected.   | Comment noted.   |
| Support was expressed for the policy for basements in Green Belt.   | Support noted.   |
| <b>Environmental Issues</b>   |  |
| An amendment to the first line of paragraph 4.15 (Air Quality) was suggested: 'Air pollution can have wide-ranging impacts upon human health and the natural environment. It is the responsibility of the Local Authority to monitor local air quality and, where air of poor quality is found, to designate an Air Quality Management Area (AQMA) and develop an action plan to improve it.'                                   | Suggestion noted. The text will be amended as appropriate. |
| An amendment to the first line of paragraph 4.16 (Air Quality) was suggested: 'Air quality, specifically with regard to nitrogen dioxide (NO <sub>2</sub> ), is monitored at 11 roadside locations across the district including Rochford and Rayleigh town centres. Particulate matter (PM <sub>10</sub> ) is also currently being monitored at Rawreth Industrial Estate because of the AQMA that has been designated there.' | Suggestion noted. The text will be amended as appropriate. |
| In terms of the environmental performance of new housing (Policy  | Noted. It does not. Furthermore the two approaches are in  |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues raised   | Initial Officer Comments  |
|---|---|
| ENV9 of the Core Strategy), the Development Management Document should not use a different approach or use different terminology.   | accordance with each other.   |
| The 5th and 6th bullet points under Medium Term (p56) should be joined together and rephrased.  | The vision/objectives reflect those in the Core Strategy.   |
| <b>Draft Policy DM23</b>  |   |
| Support was expressed for the houseboats proposals, stating that there should be a limited number in appropriate places.  | Noted.  |
| <b>Draft Policy DM26</b>  |   |
| It was questioned whether the phrase 'major developments' has a definition, and if so, whether this would be restrictive at all.  | A major development, as set out on page 15 of the consultation document, is as defined within the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006.       |
| As currently drafted, the policy appears to require air quality assessments on any “potentially significant road junction” irrespective of whether or not there is evidence in respect of any existing air quality issue, and irrespective of the likely effect on that junction (e.g. there may be a ‘significant road junction’, but that does not mean that a development would materially affect traffic flows through that junction, and hence there would be no justification for an air quality assessment). | Even if there is no existing air quality issue, it is likely that any ‘major developments’ will have some effect on the air quality in the area and as such an air quality assessment is justified. |
| The policy should state that major developments will be required to submit an air quality assessment with applications where there  | See above. Just because there are no air quality issues before the development does not mean that this will be the case after a   |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues raised  | Initial Officer Comments   |
|--|--|
| is existing evidence of air quality issues or where the development would significantly increase traffic queues at existing/proposed junctions.  | development is completed.  |
| It is unclear how contributions towards future air quality monitoring could offset the impact of a development on local air quality. The issue of air quality and the need for new development to take account of its impact on air quality is already covered in Core Strategy Policy ENV5. Policy DM26 is therefore essentially unnecessary. | The policy on air quality in the Development Management Document provides additional detail on the requirements for air quality assessments.   |
| Support was expressed for the air quality proposals.   | Support noted.   |
| <b>Economic Development</b>  |  |
| For the Vision, it was commented that the fourth bullet point for the short term vision should be changed from ‘environs’ to ‘surrounding area’ to make this clearer.  | Noted.   |
| <b>Draft Policy DM29</b>   |  |
| There is no realistic prospect of existing industrial estates such as Rawreth Lane being relocated to new employment land. Existing occupiers benefit from low overheads and rents. New high quality employment areas would not be able to accommodate existing uses.  | <p>Noted; however simply leaving the ‘bad neighbour’ estates in place and taking no action is a less desirable option.</p> <p>Existing occupants will be more likely to move to new employment sites as the benefits of doing so become apparent when compared to their current locations. Particularly with regards to infrastructure, access to supplies and there being few.</p> <p>These issues are addressed in the Allocations Document and do not</p> |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues raised  | Initial Officer Comments   |
|--|--|
|  | need to be repeated.   |
| <p>Policy DM29 should provide guidance on how planning applications on adjoining land to ‘bad neighbour’ industrial estates should be considered, for example, ensuring appropriate mitigation measures, whilst enabling appropriate future linkages between the sites.</p>  | <p>The actions to be undertaken with regards to ‘bad neighbour’ industrial estates are already outlined in the Core Strategy and as such they do not need to be repeated.</p> <p>In addition, the potential phasing of development both on ‘bad neighbour’ industrial estates and adjacent development have been addressed within the Allocations Document.</p>  |
| <p>With regard to any commercial redevelopment within the ‘bad neighbour’ estates, Policy DM29 should state that, the Council will impose appropriate controls over the scale and nature of commercial activity, and will seek to secure appropriate environmental/infrastructure enhancements, to minimise the effect of that new development on existing neighbours.</p>   | <p>The Council will always attempt to minimise any harmful impact from a new development if it is appropriate to do so. Furthermore the council will work to ensure that appropriate planning conditions will be imposed where there is a clear need for additional infrastructure.</p>  |
| <p>Policy DM29 seeks to limit new employment development to Classes B1 and B2 only. This appears to be premised on a traditional view that B8 uses do not generate economic activity or employment. Both society and the economy are becoming increasingly more dependent upon the fast and effective distribution of goods, and B8 uses are both helping to stimulate and underpin other economic activities (including retail activity) and in many cases provide significant levels of employment, both in terms of on-site management and in terms of the wider distribution function. To adopt a policy that prevents B8 activity is to substantially weaken the ability of the local economy of Rochford to compete with neighbouring areas.</p> | <p>This is a good point however given the distances, demography and economic area that Rochford encompasses and serves large-scale distribution and warehousing developments would not necessarily bring economic boost to the District. Furthermore B8 is not wholly compatible with the existing economic character of the area. Transport infrastructure is also fairly limited in the District in terms of supporting medium to heavy freight.</p> |

| Issues raised  | Initial Officer Comments |
|--|--------------------------|
| <b>Draft Policy DM32</b>   |                          |
| A respondent welcomed the reference to air quality within Draft Policy DM32. | Noted.                   |

## Appendix 4 – Issues Raised by Specific and General Consultation Bodies during Pre-Submission Consultation

The following specific and general consultation bodies responded to the pre-submission consultation on the Development Management Submission Document.

|                         |   |                            |
|-------------------------|---|----------------------------|
| Canewdon Parish Council | Essex County Council Highways (Public Rights of Way and Records)* | Rayleigh Town Council      |
| Chelmsford City Council | Highways Agency*  | The Theatres Trust         |
| English Heritage*       | Mobile Operators Association*                                     | SE Essex Organic Gardeners |
| Environment Agency      | Natural England   | Sport England              |
| Essex County Council    |   |                            |

\* These specific and general consultation bodies provided a response to the consultation but they were not input into the online consultation system as they were not clear which policies they referred to and/or did not refer to either soundness or legal compliance. However, a summary of responses and officer's initial response to these has been included below. The full representations from these consultees are available in Appendix 6.

It should also be noted that as of 1 January 2012, the Coal Authority's response to any development plan consultations for the District is 'No observation'.

|                     | Issues Raised  | Initial Officer Comments |
|---------------------|--|--------------------------|
| <b>Introduction</b> |  |                          |
| 1                   | Chelmsford City Council has no comments to make on the soundness of the document.  | Comment noted.           |
| 2                   | Natural England commented that they are satisfied that Plan adequately considers the impacts on the natural environment. | Noted.                   |

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|   | Issues Raised   | Initial Officer Comments  |
|---|---|---|
| 3 | <p>Natural England commented that whilst some amendments have been made following their previous comments on the Preferred Policy Options document, some of their previous recommendations were not taken into account. These should be reconsidered.</p>   | <p>The Council has made amendments to the document based on Natural England's comments, where appropriate. See Appendix 3 for more information.</p>   |
| 4 | <p>Essex County Council commented that Table 1 should make reference to Policy CLT1 of the Core Strategy and the separate Planning Obligations and Standard Charges Document.</p>   | <p>Noted. Reference to this document can be made in the transport section of Table 1.</p>   |
| 5 | <p>Essex County Council commented that the references to climate change in the Document are welcomed. However, the risk from climate change should be embedded and considered elsewhere in the Document, for instance,</p> <ul style="list-style-type: none"> <li>• Paragraph 1.4, point 4 - by addition of the words, 'and also considers measures to address the impacts from a changing climate.'</li> </ul> | <p>The Environmental Issues chapter does not include a specific policy on climate change, but this is addressed within the Development Plan as a strategic issue – including in the Rochford Core Strategy, and the Sustainability Appraisal of the Development Management Document has also considered this issue.</p> |
| 6 | <p>Essex County Council commented that the Evidence Base includes no reference to any research or reports on climate change (paragraph 1.29) and suggested that a number of reports should be added to the Evidence Base.</p>   | <p>Additional documents have been added where appropriate.</p>  |
| 7 | <p>Essex County Council commented that text should be added to Page 3 section 4 to read,</p> <ul style="list-style-type: none"> <li>• 'This chapter sets out detailed policies for historic and natural environment, air quality and houseboats'.</li> </ul>  | <p>The Environmental Issues chapter does not include a specific policy on climate change.</p>   |

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|   | Issues Raised  | Initial Officer Comments                                   |
|---|--|--|
| 8   | <p>Essex County Council commented that the references to support the ageing population are supported. Essex County Council's draft strategy 'Housing for People with Additional Needs Strategy 2013-2016' should be added to the Evidence Base at Paragraph 1.29.</p>  | <p>This document has been added to the evidence base.</p>  |
| 9   | <p>Essex County Council fully supports the reference to the Minerals and Waste Local Plans (Paragraph 1.12) and the Document's thorough identification of waste storage and management provision for new development.</p> <p>However, to ensure compatibility and consistency between the Development Management Document and the Minerals Local Plan a sentence should be added to Paragraph 1.12, to read,</p> <p>'Parts of Rochford District lie within a Minerals Safeguarding Area and therefore consultation on the proposed development of the site with Essex County Council is required'.</p> | <p>The additional text can be added to paragraph 1.12.</p> |
| <p><b>Housing, Character of Place and Residential Amenity</b></p> |  |  |
| 10  | <p>Natural England welcomes the short, medium and long term visions for the district and is broadly in agreement with the policies presented in this section, including those relating to the design of new developments, light pollution and telecommunications.</p>  | <p>Noted.</p>  |



## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

|    | Issues Raised   | Initial Officer Comments   |
|----|---|--|
| 11 | <p>Natural England advises that their previous response regarding recommendations for changes in wording within Objective 7 (previously 8), Draft Policy DM1 and Paragraph 2.39, Environmental Zone 1 (in relation to lighting) should be referred to.</p>  | <p>Noted. However, the Council has made amendments to the document based on Natural England's comments, where appropriate. See Appendix 3 for more information.</p>  |
| 12 | <p>Natural England notes that their changes have been incorporated into the Telecommunications section.</p>   | <p>Noted.</p>  |
| 13 | <p>Natural England commented that it is important to ensure that the retention of the Green Belt is not at the expense of areas that support wildlife within the town, and that gardens and allotments are also important for biodiversity. Natural England suggested that these points should be reflected within the medium/long range vision.</p>  | <p>Noted. However, the vision relates to that in the Core Strategy.</p>  |
| 14 | <p>The Theatres Trust commented that there is no policy that protects/enhances your existing community facilities. The Plan therefore does not reflect the National Planning Policy Framework.</p> <p>The Plan should include a District-wide policy for community facilities. The following wording was suggested:</p> <ul style="list-style-type: none"> <li>• The council will protect existing community and social facilities by resisting their loss or change of use unless replacement facilities are provided on site or within the vicinity which meets the need of the local population, and it has been demonstrated that there is no demand for another similar use on site.</li> <li>• Developments that result in additional need for community facilities will be required to contribute towards</li> </ul> | <p>Core Strategy Policy CLT6 (Community Facilities) would safeguard community facilities from development that would undermine their important roles in the community. The policy also seeks to encourage the provision of new community facilities within new and existing residential areas, and standards charges may be required to facilitate such development. As such, an additional policy on community facilities is not required within the Development Management Document.</p> |

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|                   | Issues Raised   | Initial Officer Comments  |
|-------------------|---|---|
|                   | <p>enhancing existing facilities, or provide/contribute towards new facilities. This contribution will be addressed through CIL and/or section 106 obligations, as appropriate.</p> <ul style="list-style-type: none"> <li>The council will encourage the provision of new community, social and cultural facilities in appropriate locations which are convenient to the communities they serve and accessible by a range of sustainable transport modes, including walking, cycling and public transport, and buildings that are inclusive, accessible, flexible and sited to maximise shared use of the facility.</li> </ul> |   |
| 15                | Canewdon Parish Council strongly supports the first medium/long term vision and objectives 4, 5 and 6 in this chapter.  | Support noted.  |
| 16                | Canewdon Parish Council generally supports DM1, DM2 and DM3. DM4 and DM5 are particularly supported.  | Support noted.  |
| 17                | Essex County Council commented that the Plan should include a new and additional policy that gives positive support for the improvement and expansion of existing schools, as sufficient expansion may be required beyond the existing school site (for example onto playing field which may be designated as Green Belt).  | The potential need for schools to expand in the future has been addressed within the Allocations Document and so it is not necessary to include an additional policy within the Development Management Document.  |
| <b>Policy DM4</b> |   |   |
| 18                | Rayleigh Town Council commented that where it says "'I' is light Intensity in Candelas." it should say "'I' is light Intensity in Kilocandelas." to be consistent with the table, which says "Source Intensity I (kcd)" (Table 4).  | Comment noted. The guidance on lighting has been updated (primarily the terminology) so the section on light pollution, including table 4 will be amended accordingly. However, this would not affect the thresholds included within the table or the thrust of the policy. |

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|                   | Issues Raised   | Initial Officer Comments  |
|-------------------|---|---|
| 19                | Rayleigh Town Council commented that where it says “Ev’ is Vertical Illuminance in Lux and is measured flat on the glazing at the centre of the window.” It should say “Ev’ is horizontal Illuminance in Lux and is measured flat on the glazing at the centre of the window.” (table 4)  | The guidance on lighting has been updated (primarily the terminology) so the section on light pollution, including table 4 will be amended accordingly. However, this would not affect the thresholds included within the table or the thrust of the policy.<br><br>The notes to table 4 in relation to ‘Ev’ are correct according to the latest guidance produced. |
| 20                | Essex County Council commented that the requirement in paragraph 2.33 that 'All non-habitable rooms should be of an adequate size, height and shape, with sufficient natural lighting, and be ventilated directly by external air via a window.' is very prescriptive given the specified exclusions from the definition of habitable floorspace in paragraph 2.25. The text should be amended such that only rooms in excess of 3 sq m should meet these requirements. This would ensure, for instance, that bathrooms had a window but a shower room or separate toilet facilities did not need to have a window. | Comment noted. The suggestion threshold to require non-habitable rooms to be of an adequate size, height and shape, with sufficient natural lighting, and be ventilated directly by external air via a window will be made to paragraph 2.33.   |
| <b>Policy DM5</b> |   |   |
| 21                | Sport England welcomes the positive approach in broad terms towards applications for floodlighting for sports and other leisure facilities. This approach would be consistent with paragraphs 70 and 73 of the NPPF. Criteria (i) and (iii) in the policy are considered to be appropriate for assessing the acceptability of sports lighting schemes as they cover the key issues that should be considered.   | Noted.  |

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|                   | Issues Raised   | Initial Officer Comments  |
|-------------------|---|---|
| 22                | Sport England objects to criterion (ii). It was commented that the proposed 10.00 p.m. curfew in the policy would introduce a presumption against such proposals even where they could demonstrate that the impact on residential amenity, environment etc. could be avoided or mitigated through the other criteria. This is considered to be potentially unreasonably restrictive. Some proposals may also require an earlier curfew and so the policy would be too inflexible to respond to the characteristics of individual proposals. Instead, planning conditions should be used for imposing restrictions on hours of use for individual schemes because they can be justified in the context of the particular planning application. | Comment noted. The criterion could be amended to increase the flexibility of the policy whilst ensuring that 10pm is latest that floodlighting would be in use. |
| 23                | Sport England suggested that paragraph 2.45 should refer to their 2012 guidance 'Artificial Sports Lighting' <sup>1</sup> .   | Reference to the guidance will be included within paragraph 2.46 as this paragraph relates specifically to floodlighting of sports facilities.                  |
| <b>Policy DM7</b> |   |   |
| 24                | Essex County Council commented that the policy is satisfactory and should prove a useful conservation tool.   | Noted.  |
| <b>Policy DM8</b> |   |   |
| 25                | Essex County Council commented that the policy is satisfactory.   | Noted.  |
| <b>Policy DM9</b> |   |   |

<sup>1</sup> Sport England's 'Artificial Sports Lighting' guidance available from: <http://www.sportengland.org/media/30506/Artificial-sports-lighting-design-guide-2012-051112.pdf>

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

|                                       | Issues Raised  | Initial Officer Comments  |
|---------------------------------------|--|---|
| 26                                    | Essex County Council commented that these factors are sometimes forgotten by applicants and this is an important policy.   | Noted.  |
| <b>The Green Belt and Countryside</b> |  |   |
| 27                                    | SE Essex Organic Gardeners commented that the current Rochford Local Plan needs a stronger and clearer approach is taken to supporting and developing sustainable food systems. Growing food locally has a number of benefits. A new policy should be included in the Plan.  | Suggestion noted. However, it is not considered appropriate to include such a policy in the Plan.   |
| 28                                    | Natural England welcomes the short, medium and long term visions, particularly in terms of protecting the openness and character of the Green Belt, green tourism and new strategies for improving access to the countryside. However, they suggest that the section should be updated to reflect the need for protection and enhancement. | Noted. However, the vision relates to that in the Core Strategy.  |
| 29                                    | Natural England suggested that objective 1 should read:<br>'Continue to protect and enhance biodiversity whilst protecting the openness and character of the District's Green Belt'.   | Noted. However, the objectives relate to those in the Core Strategy.  |
| 30                                    | Natural England recommend that in the green tourism section (page 46) a paragraph is added detailing how funds raised by green tourism may be used to protect and enhance sites of ecological importance.  | It is not considered appropriate to include such a requirement in the Plan, as the Plan does not seek to direct how finances raised through Green Tourism would be used. It is anticipated that Green Tourism enterprises would be privately operated, and the imposition of a policy requiring planning obligations to fund the protection and enhancement of sites of ecological importance would be unjustified. |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

|    | Issues Raised   | Initial Officer Comments   |
|----|---|--|
| 31 | Natural England recommend that further provisions are included in Policy DM23 to protect and enhance areas of biodiversity and geodiversity interest when defining what should be considered acceptable development.  | Suggestion noted. However, the policy would ensure that impact on areas of biodiversity and geodiversity when considering proposals for development in Conservation Areas in the Green Belt.           |
| 32 | Essex County Council suggested that an additional objective (page 34) should be inserted to read,<br><br>'Plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure and will identify opportunities to incorporate adaptation measures that will address risks associated with climate change'. | Noted. However, the objectives relate to those in the Core Strategy.   |
| 33 | Rayleigh Town Council has no significant reason to object to the content of each of the items incorporated in section 3 The Green Belt and Countryside.   | Noted.   |
| 34 | Canewdon Parish Council particularly support the long term aim "The Green Belt remains predominantly undeveloped and open in character".  | Support noted.   |
| 35 | Canewdon Parish Council generally supports DM10.  | Support noted.   |
| 36 | Canewdon Parish Council generally support DM11, DM12 and DM13 but with concerns.  | Support noted.   |
| 37 | With regard to DM15, Canewdon Parish Council commented that the use of the roads in Canewdon for horse riding is both dangerous and increasing in frequency.  | Concern noted. Criterion (v) of DM15 requires proposals for equestrian facilities to be well related to existing or proposed bridleways and have no adverse effect on the road or highway safety area. |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

|                    | Issues Raised  | Initial Officer Comments   |
|--------------------|--|--|
| 38                 | Canewdon Parish Council supports DM17, DM18, DM19, DM20, DM21 and DM22 so long as they are robustly imposed.   | Support noted.   |
| <b>Policy DM13</b> |  |  |
| 39                 | <p>Essex County Council commented that in order to meet the requirements of the National Planning Policy Framework and to more clearly support Rochford District Council's objectives for the historic environment, the sixth point should be amended to read,</p> <ul style="list-style-type: none"> <li>• (vi) there would be no detrimental impact on nature conservation or historic environment interests</li> </ul>  | The proposed amendment can be made to Policy DM13 to ensure that the heritage is appropriately protected during conversion |
| <b>Policy DM16</b> |  |  |
| 40                 | <p>Sport England objects to Policy DM16 as it only allows new playing pitch proposals in areas of pitch supply deficit, which results in the policy being unduly restrictive and inflexible.</p> <p>Playing pitch proposals may also come about under the circumstances envisaged by paragraph 74 of the NPPF (replacement pitches for a facility being lost elsewhere), but they might not meet the policy as currently worded as they might not be in areas of deficit of supply or where schools need to expand to meet their own playing pitch needs which would not be accounted for in the Council's evidence base.</p> <p>Criterion (i) should be revised to add replacement playing fields (for replacing playing fields lost in areas outside areas where a deficit has been identified) to the circumstances in which alternative locations may be acceptable.</p> | Comment noted. The additional criteria can be added to DM16 as suggested.  |

|                             | Issues Raised   | Initial Officer Comments  |
|-----------------------------|---|---|
| <b>Policy DM19</b>          |   |   |
| 41                          | <p>Environment Agency commented that they do not object to this policy. However, Table 2 of the Technical Guidance to the National Planning Policy Framework (NPPF) classifies 'Caravans, mobile homes and park homes intended for permanent residential use' as 'Highly Vulnerable' development, which is considered inappropriate in Flood Zone 3.</p> <p>Policy DM19 does not currently take flood risk into account and we consider it may benefit from an additional point:</p> <p>vii) any mobile home will be located outside Flood Zone 3, and will only be located in Flood Zone 2 where it is shown to pass the Sequential and Exception Tests and is supported by a site-specific Flood Risk Assessment.</p> | <p>The additional text would ensure that the policy reflects national policy.</p> |
| <b>Environmental Issues</b> |   |   |
| 42                          | <p>Natural England broadly agrees with the vision, objectives and policies in this section.</p> <p>However, they recommend that Point 3 in the short term vision should read:</p> <p>'Local, national and international sites of nature conservation importance are protected and enhanced.'</p> <p>It is noted that enhancement is included as a medium term aim, but enhancement should actually be reflected in current, as well as in future decision making.</p>   | <p>Noted. However, the vision relates to that in the Core Strategy.</p>           |



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|    | Issues Raised  | Initial Officer Comments  |
|----|--|---|
| 43 | <p>Natural England recommend adding a bullet on improving ecological connections between local and national sites and the wider countryside, which should build in detail over the short, medium and long term visions. This is in view of the aims of the NPPF to improve the network of wildlife areas within the UK, in accordance with the findings of 'Making Space for Nature' (2012) and the Natural Environment white paper (2012).</p>  | <p>Noted. However, the vision relates to that in the Core Strategy.</p> |
| 44 | <p>Natural England commented that Policy DM25, 26 and 27 are well considered and sufficiently comprehensive.</p>   | <p>Noted.</p>   |
| 45 | <p>Rayleigh Town Council has no significant reason to object to the content of each of the items incorporated in section 4 Environment Issues.</p>   | <p>Noted.</p>   |
| 46 | <p>Essex County Council welcomes the references to climate change, particularly those in paragraphs 2.5, 2.11 and 2.12. However, it is suggested that the risk from climate change should be embedded and considered elsewhere in the Document, for instance,</p> <ul style="list-style-type: none"> <li>• Chapter 4 insert additional text into the Vision to read:<br/>Short term<br/>'Consideration to be taken into account of the risks to new developments and refurbishments from extreme weather as experienced now to help communities to adapt over the long term.'</li> <li>Long term<br/>'Climate change adaptation measures and technology to be</li> </ul> | <p>Noted. However, these relate to those in the Core Strategy</p>       |

|    | Issues Raised   | Initial Officer Comments  |
|----|---|---|
|    | <p>considered from the outset in any development proposal including reduction of emissions, renewable and low carbon technologies, passive design, and through the application of green infrastructure techniques where appropriate.'</p> <ul style="list-style-type: none"> <li>Chapter 4 insert an additional objective to read, 'Ensure that the vulnerability to climate change impacts is minimised by the development proposal and that such development will not increase the vulnerability from climate change impacts.'</li> </ul>   |   |
| 47 | <p>Essex County Council suggested that the following should be added to the vision in Chapter 4:</p> <p>Short term</p> <ul style="list-style-type: none"> <li>Local, regional and national sites of historic environment importance are protected</li> </ul> <p>Medium Term</p> <ul style="list-style-type: none"> <li>Local, regional and national sites of historic environment importance are being both protected and enhanced</li> </ul> <p>Long term</p> <ul style="list-style-type: none"> <li>Historic environment assets are protected and managed for the future and are an integral part of the local sense of Place.</li> </ul> | Noted. However, the vision relates to that in the Core Strategy   |
| 48 | <p>Canewdon Parish Council supports all the policies in this chapter.</p>   | Support noted.  |
| 49 | <p>Essex County Council commented that the references to the Code for Sustainable Homes and BREEAM are noted but</p>  | Climate Change is a theme which runs through the Sustainable Community Strategy and consequently the Core Strategy. It is not considered appropriate to |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

|                    | Issues Raised  | Initial Officer Comments  |
|--------------------|--|---|
|                    | these standards need to be supported by adaptation measures such as climate proofing through the use of green infrastructure assets. A new policy on climate change should be included in the Plan.  | include a new policy specifically on climate change within this Plan, but rather an issue to be considered in the review of the Rochford Core Strategy. |
| 50                 | Essex County Council suggested that the District Council could use a checklist similar to that developed by Hertfordshire County Council by asking 'Has the building or development been designed to be resilient to the expected impacts of climate change (including flood risk) during the expected lifetime of the building(s)?' <sup>2</sup>  | Suggestion noted.   |
| 51                 | Essex County Council suggested that paragraph 4.3 should note that since adoption of the Core Strategy the eastern part of the District has been included in the Greater Thames Marshes Nature Improvement Area.   | The suggested amendment can be made to paragraph 4.3.   |
| <b>Policy DM24</b> |  |   |
| 52                 | <p>Environment Agency supports this policy. However, as houseboats are likely to be located in areas at risk of flooding, the Sequential Test would need to be passed and a Site-specific flood risk assessment submitted.</p> <p>The following text should be added to the end of the third paragraph of the policy:</p> <p><u>"They should only be permitted where the Local Planning Authority is satisfied that the development has a tolerable level of safety for occupants in a flood event."</u></p> | The suggested amendment can be made to the third paragraph of the policy.   |

<sup>2</sup> Hertfordshire County Council checklist example available from <http://www.hertslink.org/buildingfutures/16557273/16766291/>

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

|                    | Issues Raised   | Initial Officer Comments  |
|--------------------|---|---|
| <b>Policy DM25</b> |   |   |
| 53                 | <p>Rayleigh Town Council suggested that the last paragraph of the policy should read:</p> <p>‘Conditions will be attached to planning permissions to encourage the proper management of these important trees and woodlands, where appropriate. Additionally, the completion of a legal agreement will be required to secure the provision of replacement trees and woodlands of equivalent value and/or area as appropriate, and to ensure the future management of these features.’</p>   | <p>The policy as currently worded would enable the completion of a legal agreement in addition to or instead of conditions. The proposed wording would not. Therefore it is considered appropriate for the paragraph to remain as currently worded.</p>   |
| <b>Policy DM26</b> |   |   |
| 54                 | <p>Rayleigh Town Council suggested that in Policy DM26, the word "for" needs deleting from "measures can be provided for". In the final paragraph the word "also" should be deleted and "In addition to, or instead of" should be replaced with "Additionally".</p>   | <p>Noted. The suggested deletion of ‘for’ and ‘also’ can be made to the policy. However, the last paragraph of the policy as currently worded would enable the completion of a legal agreement in addition to or instead of conditions. The proposed wording to replace ‘In addition to, or instead of’ with ‘Additionally’ would not. Therefore it is considered appropriate for this part of the paragraph to remain as currently worded.</p> |
| 55                 | <p>Environment Agency are very supportive of this policy, but suggest the third paragraph is amended, in order to ensure that development contributes towards achieving the objectives of the Water Framework Directive:</p> <p>"Where a particular landscape feature is of ecological or landscape importance and should be retained, planning permission will be conditioned to ensure the retention and continued maintenance/management, where appropriate, of this landscape feature. On-site environmental enhancements</p> | <p>Noted. The suggested amendment can be made to the policy.</p>  |

|                    | Issues Raised   | Initial Officer Comments  |
|--------------------|---|---|
|                    | including opportunities to create/enhance/restore habitats, and to contribute to Water Framework Directive objectives, will also be sought."  |   |
| <b>Policy DM28</b> |   |   |
| 56                 | <p>Essex County Council suggested that paragraph 4.30 should be deleted in its entirety and replaced by a new paragraph:</p> <p>"Whilst the Local Planning Authority is currently the authority responsible for the determination of planning applications for SuDS, it is expected that Essex County Council will become the SuDS Approving Body (SAB) by the enactment of Schedule 3 of the Flood and Water Management Act 2010, which is likely to be from April 2014. This means that all new development which has surface water drainage implications will potentially require SAB approval and need to conform to National and Local Standards. Essex County Council will be strongly promoting the management of rainfall at the surface and therefore the use of above ground SuDS features (e.g. swales, filter strips, basins, ponds and wetlands etc.) will be required rather than pipes, soakaways and underground storage structures, as these bring more benefits to the community in their amenity and biodiversity value as well as being easier and more economical to maintain and need not be more expensive to install. Also, SuDS proposals which provide for limiting surface water runoff rates from the site to existing greenfield rates will be expected. For further information and enquiries, please contact Essex County Council's SuDS team at suds@essex.gov.uk."</p> | Paragraph 4.30 can be replaced with text similar to that suggested. |
| <b>Transport</b>   |   |   |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

|                                | Issues Raised   | Initial Officer Comments   |
|--------------------------------|---|--|
| 57                             | Rayleigh Town Council has no significant reason to object to the content of each of the items incorporated in section 5.                                  | Noted.   |
| 58                             | Canewdon Parish Council has concerns about the impact of vehicles visiting Baltic Wharf on the roads around Canewdon (third medium term vision).          | Concerns noted. However, Baltic Wharf is an employment area which is supported within the Core Strategy. |
| 59                             | Canewdon Parish Council has concerns about the future of the bus service serving the village (fourth medium term vision).                                 | The Core Strategy seeks to promote public transport use particularly in rural areas.                     |
| <b>Economic Development</b>    |   |  |
| 60                             | Rayleigh Town Council has no significant reason to object to the content of each of the items incorporated in section 6.                                  | Noted.   |
| 61                             | Canewdon Parish Council generally supports the policies but DM33 needs to be robustly imposed, particularly in respect of traffic generation and parking. | Noted.   |
| <b>Retail and Town Centres</b> |   |  |
| 62                             | Rayleigh Town Council has no significant reason to object to the content of each of the items incorporated in section 7.                                  | Noted.   |
| 63                             | Canewdon Parish Council generally supports these policies but particularly wish to see the retention of the village shops and public house.               | Support noted.   |
| <b>Appendix 1</b>              |   |  |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

|    | Issues Raised  | Initial Officer Comments  |
|----|--|---|
| 64 | Rayleigh Town Council has no significant reason to object to the content of each of the items incorporated in Appendix 1.  | Noted.  |
| 65 | <p>Essex County Council, as the Local Highway Authority, recommends that access roads should be designed in accordance with the Essex Design Guide 2005, Urban Place Supplement 2007 and the Department for Transport's Manual for Streets 2 which allow the use of 4.8 metre minimum width roads for refuse collection vehicles.</p> <p>The following texts should be amended to reflect this situation:</p> <p>Section 7, penultimate paragraph, fourth bullet - 'access roads need to be a minimum of 5 metres wide.' and,</p> <p>Section 12 first paragraph - 'the construction of all access roads for refuse collection vehicles should be in accordance with the Department for Transport's Design Manual for Roads and Bridges.'</p> | Suggestions noted. However, the relevant sections do read as per the suggested wording. A change is not required. |

**Representations received but not input into the online consultation system as they were not provided on the official form and/or did not refer to either soundness or legal compliance:**

|  | Issues Raised | Initial Officer Comments |
|--|---------------|--------------------------|
|--|---------------|--------------------------|

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

|    | Issues Raised  | Initial Officer Comments   |
|----|--|--|
| 66 | Essex County Council Highways (Public Rights of Way and Records) commented that there is no reference to the protection of Public Rights of Way or the provision for extending and improving the network. Public rights of way materiality should be considered when processing planning applications.   | An additional criterion can be added to Policy DM1 to ensure that Public Rights of Way are adequately considered in the planning application process.  |
| 67 | English Heritage commented that the introduction should be reviewed to reflect the key policies of the NPPF, with less emphasis on the Core Strategy and Community Strategy.   | The introduction is not considered to contradict the NPPF.   |
| 68 | English Heritage suggested that paragraph 1.1 should be expanded to refer to the NPPF definition of sustainable development and the need for plans to include positive strategies for environmental concerns, including the historic environment.  | The introduction includes detail on the NPPF and the presumption in favour of sustainable development. It not appropriate to repeat the NPPF within this Plan. In addition this document does positively plan to protect and enhance the historic environment, where appropriate.  |
| 69 | <p>English Heritage has concern about paragraph 1.4 and would like a statement to be included at the beginning of the plan defining sustainable development and clarifying that the historic environment is</p> <ul style="list-style-type: none"> <li>• A key strand of sustainable development as defined in paragraph 7 of the NPPF; and</li> <li>• Relevant to both the urban and rural contexts, and therefore to all chapters, including chapters 2 and 4</li> </ul> | <p>The introduction includes detail on the NPPF and the presumption in favour of sustainable development. It not appropriate to repeat the NPPF within this Plan. In addition this document does positively plan to protect and enhance the historic environment, where appropriate.</p> <p>The detail in the Plan about the historic environment is considered to be appropriate. It is not necessary to repeat the contents of the NPPF.</p> |



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|    | Issues Raised   | Initial Officer Comments  |
|----|---|---|
| 70 | <p>English Heritage suggested that the coverage of the historic environment in the Core Strategy in policies CP2, CP3 and ENV1 require very significant strengthening. English Heritage recommend that</p> <ul style="list-style-type: none"> <li>• paragraph 1.6 should be expanded to identify policies in the Plan that are strategic policies</li> <li>• strengthen the historic environment policies in the Plan and identify these, and other generic policies, as 'strategic'</li> </ul> | <p>The Core Strategy is an adopted plan and is considered to be appropriate in terms of protection of the historic environment. The content of the Development Management Document is also considered to be appropriate in this regard.</p> |
| 71 | <p>English Heritage welcomes the many references to the historic environment in chapter 2, and welcomes references to protection and enhancement of the historic environment in the vision.</p>   | <p>Noted.</p>   |
| 72 | <p>English Heritage suggested that paragraph 2.3 should be amended to align it with paragraphs 58 and 61 of the NPPF.</p>   | <p>Paragraph sets out in general what the Core Strategy covers in relation to housing, character of place and residential amenity. As such it is not considered appropriate to amend this paragraph as suggested.</p>                       |
| 73 | <p>English Heritage suggested a minor change to line 4 of paragraph 2.6; '<i>...and listed building status in the case of historic buildings meeting national criteria relating to their significance. It is, however, important to consider...</i>'</p>  | <p>The suggested amendment can be made to paragraph 2.6.</p>  |
| 74 | <p>English Heritage welcomes part vii of Policy DM1.</p>  | <p>Noted.</p>   |
| 75 | <p>English Heritage welcomes part v of Policy DM3.</p>  | <p>Noted.</p>   |

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|    | Issues Raised  | Initial Officer Comments   |
|----|--|--|
| 76 | English Heritage welcomes Policy DM7, DM8 and DM9. However, these policies do not cover more important areas such as the conservation and enhancement of heritage assets, and these aspects are not covered in Core Strategy Policy CP2, CP3 and ENV1. Additional strategic policies should be included in the Plan to address how heritage assets will be conserved and enhanced (in accordance with paragraphs 126 and 157 of the NPPF). Reference should be made to heritage assets at risk and be subject to monitoring. | The Development Management Document is not a strategic document and as such it would be inappropriate to include strategic policies within it. |
| 77 | English Heritage supports Policy DM9 but would like clarification that it refers to new buildings as well as changes to the appearance of buildings close to Conservation Area boundaries. Suggested minor modifications include reference to impacts on the 'setting' of Conservation Areas, or views into and from Conservation Areas, and English Heritage's guidance on the setting of heritage assets <sup>3</sup> .  | The suggested amendments can be made to the section on development outside, but close to the boundary of, Conservation Areas.                  |
| 78 | English Heritage suggested that the third sentence of paragraph 3.45 should be amended to read ' <i>...impact on the integrity of the existing structure or its significance as a historic building.</i> '   | The suggested amendment can be made to paragraph 3.45.   |
| 79 | English Heritage suggested that Policy DM13 part vii (a) should be amended to read 'not negatively impact on the quality <i>and significance</i> of the listed structure; and...'  | The suggested amendment can be made to the policy.   |

<sup>3</sup> The Setting of Heritage Assets available from <http://www.english-heritage.org.uk/content/publications/publicationsNew/guidelines-standards/setting-heritage-assets/setting-heritage-assets.pdf>

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|    | Issues Raised   | Initial Officer Comments   |
|----|---|--|
| 80 | English Heritage welcomes reference to the Rochford Historic Environment Characterisation Project (paragraph 3.47 and Policy DM14).                                     | Noted.   |
| 81 | English Heritage does not object to this policy and supports reference to Conservation Area Appraisals and Management Plans (Policy DM23).                              | Noted.   |
| 82 | English Heritage suggested that chapter 4 should explain that 'environmental issues' encompasses the historic environment. The vision should encompass heritage assets. | This is noted within the introductory section of the chapter. However, the chapter itself does not include specific policies on the historic environment. The majority of the policies relating to the historic environment are included within the housing, character of place and residential amenity chapter. Where the historic environment needs to be considered during the planning application process, it has been included within the policies of the plan as appropriate. |
| 83 | English Heritage recommends that objective 1 (chapter 4) is the natural and historic environment, and that the NPPF terminology relating to heritage assets is used.    | Noted. However, the objectives relate to those in the Core Strategy.   |
| 84 | English Heritage welcomes Policy DM38.  | Noted.   |
| 85 | The Highways Agency welcome the promotion of public transport, walking and cycling within the policies set out in the Plan.   | Noted.   |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

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|    | Issues Raised  | Initial Officer Comments   |
|----|--|--|
| 86 | <p>Mono Consultants (on behalf of the Mobile Operators Association) support the inclusion of Policy DM6. However, they feel that last sentence of paragraph 2.54 is too restrictive. They commented that telecommunications are usually between 10m and 20m in height and are not considered to have any impact on the migration patterns of birds. The last sentence should be deleted.</p> | <p>Noted. However, telecommunications could be above 20m in height and so it would be necessary to consider the migration pattern of birds. The last sentence of the policy should remain.</p> |

**Appendix 4 – Issues Raised during Pre-Submission Consultation**

| Issues Raised  | Initial Officer Comments  |
|--|---|
| <b>Introduction</b>  |   |
| Support the proposed policies.   | Support noted.  |
| <b>Housing, Character of Place and Residential Amenity</b>   |   |
| The Plan is unsound as it depends and makes reference to Concept Statements (paragraph 2.14).        | The Concept Statements would need to be taken into consideration in the determination of planning applications and it is appropriate that the Plan refers to them within Policy DM1.  |
| Comments made in relation to the proposed allocation of land to the south west of Hullbridge.        | These comments are location specific and do not relate directly to the policies within the Development Management Document.   |
| It should be clarified what constitutes "small gaps" between houses (paragraph 2.21).                | A small gap in this context is a gap wide enough to accommodate another dwelling or provide adequate access to another dwelling, as appropriate. This does not mean that every proposal would be acceptable. Applications would need to comply with Policy DM5 as well as other policies in the development plan. |
| It was question why 'backland' development is no longer acceptable at all (paragraph 2.23).          | This assertion is incorrect. Paragraph 2.23 states that although such development is generally undesirable, in some circumstances it may be considered appropriate and so applications will be considered on a case by case basis.  |
| A pair of semi, for example, should be retained instead of being replaced by flats (paragraph 2.24). | Proposals for such development would be considered on a case by case basis in accordance with Policy DM3 (and other policies in the Plan).  |

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| Issues Raised   | Initial Officer Comments   |
|---|--|
| Support paragraph 2.2.  | Support noted.   |
| Support paragraph 2.46.   | Support noted.   |
| Paragraphs 2.35 to 2.37 are misleading in appearing to protect local residents from intrusive artificial light.   | Policy DM5 would consider the implications of proposals in terms of light pollution on residential areas. Applicants would be required to submit a light strategy/scheme to support proposals.   |
| Paragraphs 2.38 to 2.41 and Table 4 (minus the last paragraph) would not prevent light pollution.   | Proposals would be considered on a case by case basis in accordance with Policy DM5. The policy seeks to ensure that lighting proposed is the minimum necessary for security and working purposes having regard to the different environmental zones identified. |
| Paragraph 2.44 says lighting should be "minimum necessary for safety and working purposes". However, properties which are sufficiently secure (gated, alarms, CCTV etc.) do not need 24 hour lighting.            | Policy DM5 would apply to all new developments irrespective of other security measures employed.   |
| Residential premises are not commercial/industrial and should not have intrusive working at night (paragraph 2.44).   | Noted.   |
| Replacement Local Plan 2006 Policy PN7 requires lighting schemes to be submitted as part of any planning application. However paragraph 2.45 of the Plan does not, stating that it "may not always be necessary". | The requirement for a lighting scheme will be dependent on the application.  |
| The Replacement Local Plan 2006 makes reference to the guidance of the Institute of Lighting Engineers but does not set out   | The environmental zones, based on those produced by the Institute of Lighting Engineers, are intended to ensure that lighting is appropriate   |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues Raised  | Initial Officer Comments  |
|--|---|
| <p>the environmental zones. The guidance document has a caveat which states: "NB These notes are intended as guidance only values given should be given consideration with all other factors in lighting design. Lighting is a complex subject with both objective/subjective criteria to be considered. Notes are therefore no substitute for professionally assessed, designed lighting, where may be conflicting visual requirements need to be balanced". This is different from the approach and brevity in the Plan.</p> | <p>to its location by setting maximum thresholds for illumination. However, alongside a planning application a proposed lighting strategy or scheme, as appropriate, would be required to be submitted to support the application. The application would be considered in accordance with Policy DM5.</p> |
| <p>The Council are biased in favour of development over residents concerns about light pollution and other matters.</p>  | <p>Residential amenity is considered during the planning application process. This includes factors such as privacy, overlooking and visual amenity (Policy DM1) as well as others matters in the Plan including light pollution (Policy DM5).</p>  |
| <p>Reference to environmental zoning should be deleted and replaced with reference to the Institute of Lighting Engineers guidance with a footnote setting out the zoning and providing the above caveat.</p>  | <p>The environmental zoning acknowledges that there are distinct areas in the District which have differing sensitivity to light pollution, particularly considering sites of nature conservation importance against residential or commercial areas.</p>   |
| <p>The light pollution guidance should be replaced by the Clean Neighbourhoods and Environment Act 2005 which precludes light spillage from premises.</p>  | <p>It is noted that light is a statutory nuisance. However, the guidance on light pollution contained within the Plan is considered to be comprehensive to ensure that this matter is adequately considered in the determination of planning applications.</p>  |
| <p>The Institute of Lighting Engineers curfew principle (reduction/switch off at agreed time) should be restored.</p>  | <p>Justification for not setting lighting limits before and after curfews has been provided within paragraph 2.42.</p>  |
| <p><b>Policy DM1</b></p>   |   |
| <p>Parish plans like Hockley have been ignored in the past and the</p>   | <p>Parish Plans that have been endorsed by the Council form part of the</p>   |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues Raised  | Initial Officer Comments   |
|--|--|
| Council may not endorse some plans produced in the future (paragraph 2.10).  | evidence base for the development plan. This includes the 2007 Hockley Parish Plan.  |
| <b>Policy DM2</b>  |  |
| Figure 2 is misleading as it is based on random sampling. Although not 'overly prescriptive', developers will use this to justify higher densities in Hockley. Densities should not be prescribed (paragraph 2.19). Figure 2 should be deleted.  | The supporting text clearly states that Figure 2 is for illustrative purposes only and does not represent the average density for wards or suggest appropriate densities for each area (paragraph 2.17). Policy DM2 does not prescribe densities but states that the precise density will be determined on a site by site basis.   |
| <b>Policy DM4</b>  |  |
| Minimum standards are set by affordable housing providers and can change. There is no local justification preventing house builders from responding to market requirements for different sizes of dwellings. Unless there is a specific local justification for imposing floorspace sizes, Policy DM4 and its supporting text should be deleted. | <p>It is considered that minimum floor areas for dwellings are supported by national planning policy. The National Planning Policy Framework (NPPF) states, within Core planning principles, that planning should always seek to ensure a good standard of living for all existing and future occupants of land and buildings.</p> <p>It is important that development is viable as well as that it provides high quality amenity for occupiers. As such, it is recommended that the policy be amended to allow for it to be relaxed if there is a viability argument for doing so. However, it should be made clear that this does not provide justification for inappropriate development, and that it will be for the applicant to adequately demonstrate that the requirement should be relaxed for a particular planning application.</p> |
| <b>Policy DM5</b>  |  |
| Not every application (whether full or outline) has lighting   | Comment noted. It is recommended that the policy be amended to   |



**Rochford District Council – Local Development Framework Development Management Document: Consultation Statement**

| Issues Raised   | Initial Officer Comments  |
|---|---|
| <p>implications, and requiring details of lighting (whether full details or a strategy) will not always be relevant. The policy should be amended to reflect the fact that such details will only be required where necessary.</p> <p>The first sentence second paragraph of the policy should be amended as follows:</p> <p>"Where appropriate and necessary for the proper consideration of the proposed development, applicants making ...."</p>   | <p>reflect the supporting text which notes that a detailed lighting scheme may not always be necessary.</p>   |
| <p>Requiring lighting schemes for every proposal, regardless of their relevance, is incompatible with s62 of the 1990 Act.</p>  | <p>Noted, however, paragraph 2.45 states that:</p> <p>"An appropriately detailed lighting scheme should accompany all full planning applications; however, the submission of a detailed lighting scheme may not always be necessary."</p> |
| <p>There is no commonly accepted standard by which an 'adverse impact' can be measured, and clearly there are some forms of development (such as sports floodlighting) where an adverse impact in some form or other is inevitable, but where the benefits of the development outweigh that impact.</p> <p>The third paragraph of the policy should be changed as follows:</p> <p>"Proposed schemes must demonstrate how they have sought to reduce or mitigate any adverse impacts in terms of light pollution. Where an adverse impact can be mitigated, conditions or a s106 agreement may be used to ensure the mitigation is provided. Where any adverse impacts of a scheme outweigh any benefits, and those effects cannot be mitigated, planning permission will be refused."</p> | <p>Noted, however, it would be up to an applicant to demonstrate that there would be no 'adverse impact'. Applications for floodlighting would be considered against the three criteria in the policy.</p>                                |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues Raised   | Initial Officer Comments   |
|---|--|
| Support 4th paragraph of Policy DM5.  | Support noted.   |
| <b>Policy DM7</b>   |  |
| The initial Local List was withdrawn due to Government guidance. This enabled development of a distinctive historic building in 2004 which was on the list. The Local List is now being reintroduced in line with Government guidance.                                | A Local List policy has been included in the Plan to provide more detail on Core Strategy Policy CP3 for applicants submitting proposals on buildings and items of street furniture included on the list.  |
| Local Lists idea seems to have no reliable basis in law, owners merely being "encouraged" not to demolish. Local Lists need for legal enforcement to be effective.  | English Heritage supports the production of Local Lists, as these raise the profile of local heritage by identifying heritage assets that are of greatest importance to local people. The National Planning Policy Framework recognises the importance of conserving and enhancing heritage assets, whether designated or undesignated (for example paragraphs 134 and 135). Heritage assets are defined in the NPPF, and include "designated heritage assets and assets identified by the local planning authority (including local listing)." (page 52). |
| The Local List consultation document proposed to remove most of the items previously on the list for Hockley, Hawkwell and Ashingdon. This fits with their incorporation into 'South Essex Coastal Towns'. Concern about urbanisation and coalescence of settlements. | The Local List, once adopted, will include the buildings and items of street furniture which are considered to be heritage assets of local significance and merit additional recognition/protection through the planning process. The final list will be compiled in consultation with Essex County Council's historic buildings advisor.  |
| <b>The Green Belt and Countryside</b>   |  |
| Although the Council's objectives seek to prevent coalescence of settlements with any development, the Plan proposes that development is directed to the South Essex Landscape Character  | The locations of "sustainable extensions to the residential envelope" referred to in paragraph 2.8 will be defined within the Allocations Document. The proposal to enable appropriate redevelopment of  |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues Raised  | Initial Officer Comments  |
|--|---|
| <p>Area which encompasses Rayleigh, Hockley etc. (Figure 3, paragraphs 3.23, 3.25 and 3.30, Policy DM10). This is contrary to the housing chapter (paragraph 2.7 and 2.8) and the promotion of parish plans to guide developers. There should be no coalescence of Hockley, Hawkwell and Ashingdon.</p>  | <p>previously developed land in the Green Belt within the South Essex Coastal Towns landscape character area (Policy DM10) is not contrary to the housing chapter. As noted within paragraph 3.10, this landscape character area is generally the least sensitive to change. However, in considering planning applications for the redevelopment of previously developed land in the Green Belt, other factors set out in Policy DM10 would need to be carefully considered.</p>  |
| <b>Policy DM10</b>   |   |
| <p>Support policy DM10. It clarifies Core Strategy Policy GB2 and confirms that in certain circumstances retail, residential or other development of brownfield sites will be permissible.</p>   | <p>Noted.</p>   |
| <p>Policy DM10 and supporting text is too prescriptive and insufficiently flexible to allow for consideration of redevelopment of previously developed land within the Green Belt on a site by site basis.</p> <p>The NPPF clearly supports such redevelopment and Policy DM10 and supporting text should be amended to refer to and reflect paragraph 89. The criteria relating to residential development should be deleted.</p> <p>All reference to 800m walking distances should be deleted from paragraphs 3.20, 3.21 and 3.29.</p> | <p>Applications for the redevelopment of previously developed land in the Green Belt will be considered on a case-by-case basis having regard to Policy DM10.</p> <p>The policy recognises that whilst it may be appropriate in certain circumstances for redevelopment to take, it is not appropriate in all circumstances and thus contrary to the NPPF and Core Strategy Policy GB1 in terms of impact on the Green Belt.</p> <p>As such it is appropriate for local policy to stipulate circumstances where redevelopment of previously developed land in the Green Belt could be considered appropriate.</p> |
| <b>Policy DM11</b>   |   |
| <p>Support inclusion of Policy DM11. However, it does not reflect points 4 and 6 of paragraph 89 of the National Planning Policy</p>   | <p>Support noted.</p>   |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues Raised  | Initial Officer Comments  |
|--|---|
| <p>Framework.</p> <p>Policy DM11 should be revised to include:</p> <p>ix) the replacement of a building with one in the same use should not be materially larger than the one it replaces</p> <p>x) any proposed limited infilling on a previously developed site would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.</p> | <p>With regards to suggested criterion ix, it is felt that this issue is already adequately addressed through criteria iii, v and vi.</p> <p>With regards to suggested criterion x, it should be noted that policy DM11 relates to the extension or replacement of existing businesses in the Green Belt, rather than infilling on previously developed sites for the purposes of creating additional businesses. If infill development were to take the form of an extension to an existing business, the issue of impact on the openness of the Green Belt is already addressed in policy DM11.</p> |
| <b>Policy DM25</b>   |   |
| <p>The replacement of trees lost to development by those of equivalent value is unlikely to occur in practice (paragraphs 4.14 and 4.15). The replacement of lost woodland to development in the "same landscape area" is also unlikely to occur.</p>  | <p>This policy seeks to ensure that any loss of trees or woodland is mitigated against and accounted for in the planning application process.</p>   |
| <b>Policy DM26</b>   |   |
| <p>Developers apply secretly to the Council to remove protected hedgerows without contacting landowners (paragraph 4.17 to 4.18).</p>  | <p>Applicants are required to apply to the local planning authority for a Hedgerow Removal Notice as per the regulations. If a hedgerow is removed without permission, those who removed it may face an unlimited fine and may have to replace the hedgerow.</p>  |
| <b>Policy DM27</b>   |   |
| <p>Relocation of species and habitats has not worked in the past. If</p>   | <p>Proposals for developments which could impact on species and habitats need to comply with local, national and international policies</p>   |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues Raised   | Initial Officer Comments  |
|---|---|
| species cannot really be protected, development cannot go ahead.  | and laws as appropriate.  |
| <b>Policy DM30</b>  |   |
| <p>There are instances where parking provision below the expected minimum standards may be appropriate, and the policy lists two examples (development near town centres and train stations). The stated exceptions could however be usefully expanded to include locations with good public transport accessibility, to add additional flexibility to the application of the policy where appropriate. Add "or otherwise well served by public transport" to the list of exceptions within the bracketed text.</p> | <p>The Parking Standards SPD notes that there may be instances where standards may be relaxed, and the Council has determined where this would be acceptable; near town centres and train stations.</p>   |
| <b>Policy DM31</b>  |   |
| <p>Transport Impact Assessments paragraph 5.7-5.8 have been provided for Rayleigh, Rochford, but as demonstrated by Hockley Area Action Plan Submission, not for Hockley, Hawkwell, Ashingdon.</p>  | <p>Transport assessments have not been undertaken for the Rayleigh, Hockley or Rochford Area Action Plans. A consistent approach has been taken. Transport assessments, however, would be required to accompany development proposals as appropriate.</p>   |
| <p>Figure 3 suggests that extensive development will take place in the South Essex Coastal Towns landscape character area (Hockley, Hawkwell and Ashingdon). Impact will be assessed piecemeal through individual applications. Individual impact assessments do not work.</p>  | <p>Consideration should be given the landscape character area in which a development is proposed, as Figure 3 highlights that there are three distinguishable areas within the District. Different types of development would have a different impact on each landscape character area. The South Essex Council Towns would have the least sensitivity to change according to the Strategic Environmental Assessment (SEA) Baseline Information Profile which forms part of the evidence base for the Plan. The Plan proposes to direct development to this landscape character area, where appropriate although it is recognised that development is still likely to take place in</p> |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Issues Raised   | Initial Officer Comments  |
|---|---|
|   | other landscape character areas over the plan period.   |
| An overall traffic scheme for the area envisaged by 'South Essex Coastal Towns' (Figure 3) would have to be devised by Essex Highways, not left to individual developers.   | Proposals for development would still be required to submit transport assessments, where appropriate, which would consider the impact of the proposed development alongside other proposed applications on the local highway network. Transport assessments would need to be agreed with the Essex County Council Highways. |
| <b>Economic Development</b>   |   |
| Relocating industrial estates and jobs is impractical. New jobs will not be created, but will be transferred from elsewhere.  | This is an issue which has been addressed within the Core Strategy and Allocations Document.  |
| <b>Policy DM34</b>  |   |
| Hockley is a village which has shops to meet day-to-day needs of residents. Residents travel to neighbouring towns (Southend, Basildon, Rayleigh etc.) for other items. However, supermarkets have forced smaller shops to close creating further leakage of expenditure out of Hockley. A larger supermarket in Hockley would exacerbate this. | Planning policies specific to the centre of Hockley are set out within the emerging Hockley Area Action Plan.   |

**Appendix 6 – Representations received but not input into the online consultation system as they were not clear which policies they referred to and/or did not refer to either soundness or legal compliance**



[REDACTED]

---

**From:** Garry White Public Rights of Way and Records Manager <[REDACTED]>  
**Sent:** 05 June 2013 15:34  
**To:** Kay Tinson  
**Subject:** RE: Development Management Submission Document Consultation

Dear Kay,

I am writing in my capacity as the Public Rights of Way and Records Manager for the County.

There would appear to be no reference in the document to the protection of Public Rights of Way or the provision for extending and improving the network on the back of planning gain.

It may be that this is outside the scope of the document, but the materiality of public rights in the processing of planning applications is one that cannot be stressed too highly and therefore we would be very keen to see something included along these lines please.

Regards

[REDACTED]

**Garry White**  
**Public Rights of Way and Records Manager | Essex Highways**  
Direct: [REDACTED]

---

**From:** [REDACTED] **On Behalf Of**  
[PlanningPolicy@Rochford.gov.uk](mailto:PlanningPolicy@Rochford.gov.uk)  
**Sent:** 03 June 2013 09:53  
**To:** [planning.policy@Rochford.gov.uk](mailto:planning.policy@Rochford.gov.uk)  
**Subject:** Development Management Submission Document Consultation

Dear Sir/Madam

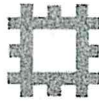
Please see attached letter.

Many thanks

Planning Policy Team

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ENGLISH HERITAGE

EAST OF ENGLAND

Samuel Hollingworth  
Planning and Transportation  
Department  
Rochford District Council  
Council Offices  
South Street  
Rochford  
Essex  
SS4 1BW

Direct Dial: [REDACTED]  
Direct Fax: [REDACTED]

Our Ref: [REDACTED]  
Your Ref:

26 June 2013

Dear Mr Hollingworth

**Rochford Local Plan  
Development Management Document: Regulation 19 consultation**

Thank you for your letter received 5 June 2013 consulting English Heritage on above document.

We note that you propose to continue to prepare several development plan documents (DPDs) and these will combine to form your Local Plan. English Heritage has commented on the Site Allocations DPD and the Southend Airport Area Action Plan earlier this year. The Rayleigh Area Action Plan is currently out to consultation and we understand that the Area Action Plans (AAPs) for the other centres are progressing separately. We look forward to consultation on the Rochford AAP in due course. All of these will sit within the adopted Core Strategy.

With the publication of the National Planning Policy Framework (NPPF) in March 2012 it is important that all the documents taken together provide the appropriate policy coverage. As in previous consultation responses, we would like to make some general comments regarding the NPPF policy approach to the historic environment.

**General Comments**

The NPPF provides greater clarity than previous national policy guidance regarding the place of the historic environment among issues that contribute to sustainable development. Paragraphs 7 and 8 of the Framework are

[REDACTED]  
Telephone [REDACTED] Facsimile [REDACTED]

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

The National Monuments Record is the public archive of English Heritage

especially relevant. The identification of the historic environment within the core planning principles (paragraph 17) underpinning plan-making and decision-taking further underlines the importance of heritage considerations.

In the context of the NPPF, it is appropriate to consider if there is a need to reflect the historic environment strand more strongly in the DPDs that take forward the Core Strategy, which was adopted in December 2011. The Core Strategy contains some important references to the historic environment in the objectives for Chapter 5 Character of Place, and Chapter 8 Environmental Issues. The evidence base for the historic environment referred to in the Core Strategy in terms of the Historic Environment Characterisation report, Conservation Area Appraisals and Management Plans is helpful. However, the policies relating to the historic environment are not as detailed as they need to be, to take forward the positive approach to the historic environment that the NPPF recommends (paragraph 126). The emphasis on 'heritage at risk' in paragraph 126 is also a matter we would hope to see taken forward in local plan policies for Rochford District.

We hope that the Council will consider how the historic environment can be promoted in all the development plan documents that are now coming forward, to reflect the approach set out in national policy. This should include identifying strategic policies that will apply to all planning policy documents and decisions, including to any neighbourhood plans that may come forward.

#### **Development Management Policies DPD**

I attach a schedule of detailed comments on the specific aspects of the Development Management Policies DPD. Overall, our conclusion is that the DPD does not provide adequate coverage of the historic environment when taken together with the adopted Core Strategy, and considered in the context of what is now required by national policy. Where we have expressed concern, we would like the comments to be treated as a formal objection to the soundness of the plan in terms of consistency with national guidance for the historic environment in the NPPF.

We hope, however, that we will be able to discuss these concerns with you, prior to submission of the DPD, with a view to agreeing modifications to the plan.

Yours sincerely

Katharine Fletcher  
Historic Environment Planning Adviser, East of England



# ENGLISH HERITAGE COMMENTS ON ROCHFORD DEVELOPMENT MANAGEMENT DPD

## SUBMISSION PLAN JUNE 2013

### Chapter 1 Introduction

As a general comment on this section, we are concerned that the National Planning Policy Framework (NPPF), including the definition of sustainable development, is not identified as the key guiding policy document at the outset in this chapter. The sequence in paragraphs 1.22 to 1.28 suggests the Community Strategy and Core Strategy are more influential.

#### Recommendation:

We consider that the chapter should be reviewed and that the key policies of the NPPF should be reflected at the beginning of this chapter.

### Paragraph 1.1

The NPPF defines a more positive approach for the planning system than previously both in plan-making and decision-taking, in pursuit of sustainable development. Paragraph 126 refers to plans setting out a positive strategy for the historic environment.

#### Recommendation:

We recommend that the text is expanded to refer to the NPPF definition of sustainable development and the need for plans to include positive strategies for environmental concerns, including for the historic environment.

### Paragraph 1.4

The thematic division of the Development Management Policy Document could be seen as creating an artificial division in terms of the treatment of the historic environment.

#### Recommendation:

We would like a statement to be included at the beginning of the plan defining sustainable development and clarifying that the historic environment is

- a key strand of sustainable development as defined in paragraph 7 of the NPPF and
- relevant to both urban and rural contexts, and therefore to all chapters, including Chapter 2 (Character of Place) and Chapter 4 (Environment)

### Paragraph 1.6

We note that the Development Management DPD is intended to sit below the Core Strategy. The implication could be that the strategic policies required by the NPPF are contained within the Core Strategy. However, we consider that the Development Management DPD should also contain strategic policies, and that these should be specifically identified. Paragraphs 156 and 157 of the NPPF refer to the areas to be covered including the natural and historic environment, and landscape.

In our view, the coverage of the historic environment in the Core Strategy in policies CP2, CP3 and ENV1 requires very significant strengthening in the Development Management Policies. We are also concerned that, in accordance with paragraph 184 and 185 of the NPPF, neighbourhood plans are required to plan positively to support strategic policies, but are not required to be in conformity with non-strategic policies.

Recommendations:

- Expand para 1.6 to identify policies in the Development Management DPD that are strategic policies.
- Strengthen the historic environment policies in this DPD and identify these, and other generic policies, as 'strategic'. We make suggestions regarding the historic environment policies in separate comments.

## **Chapter 2 Housing, Character of Place and Residential Amenity**

While we welcome the many references to the historic environment in this chapter it is important that heritage in all its forms - designated and undesignated assets, above and below ground - is understood to be relevant to both urban and rural contexts. Equally, it needs to be considered within the 'environmental' dimension of sustainable development as described in paragraph 7 of the NPPF.

Recommendation:

This point would benefit from clarification within the DPD, and may be best dealt with in Chapter 1.

### **Vision and introduction**

We welcome the references to protection and enhancement of the historic environment in the Vision.

### **Paragraph 2.3**

As a minor change to paragraph 2.3 reference could be made to paragraphs 58 and 61 of the NPPF.

Recommendation:

Consider a minor change to paragraph 2.3 to align with paragraphs 58 and 61 of the NPPF. These advise that planning policies should aim to ensure, among other considerations, that developments 'respond to local character and history' and address 'the integration of new development into the natural, built and historic environment'.

### **Paragraph 2.6**

Recommendation: We suggest a minor change in line 4 to '*...and listed building status in the case of historic buildings meeting national criteria relating to their significance.* It is, however, important to consider...'

## **Housing**

### **Policy DM1 Design of New Developments**

We welcome part vii



## **Policy DM3 Infilling and Residential Intensification**

We welcome part v.

### **Character of Place**

While we welcome the policies for local listing (policy DM7), demolition in conservation areas (policy DM8) and development close to the boundary of conservation areas (DM9) these do not cover, arguably, more important areas such as the conservation and enhancement of heritage assets, including listed buildings, conservation areas, scheduled monuments and important archaeological remains. These aspects are not covered in Core Strategy policies CP2, CP3 and ENV1.

In order for the Local Plan as a whole to provide a positive strategy for the historic environment we strongly recommend that additional Development Management Policies are included to address how heritage assets will be conserved and enhanced. In the absence of such policies we consider that the plan is unsound in relation to the policies contained in the NPPF, particularly paragraphs 126 and 157.

### **Recommendation:**

We consider that strategic policies are required in the Development Management DPD to set out the Council's positive strategy for the historic environment in relation to both designated and undesignated heritage assets, in accordance with paragraphs 126 and 157 of the NPPF. The Local Plan should provide a balanced policy framework for the historic environment. Rochford has significant heritage assets and a substantial evidence base to inform a positive policy approach.

As recommended in paragraph 126 of the NPPF the policy framework should include reference to heritage assets at risk, which we recommend should be an aspect subject to regular local plan monitoring. English Heritage publishes heritage at risk data and this is available on our website<sup>1</sup>. This can be augmented by locally collected information; for instance, data on the condition of grade II listed buildings.

We would be pleased to discuss new policies with you, so that these could be brought forward as modifications to the plan prior to submission.

### **Policy DM9 Development outside, but close to the boundary of Conservation Areas**

While we support this policy, it would be helpful to clarify that the policy refers to new buildings as well as changes to the appearance of buildings close to conservation area boundaries. We suggest that minor modifications would be helpful, and that reference to impacts on the 'setting' of conservation areas, or views into or from conservation areas, would help clarity. Reference could be

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<sup>1</sup> English Heritage's register of heritage at risk can be accessed at:  
<http://www.english-heritage.org.uk/caring/heritage-at-risk/>



made to English Heritage's guidance on the setting of heritage assets, which can be found on the HELM website.<sup>2</sup>

### **Chapter 3 The Green Belt and the Countryside**

#### **Conversion of Rural Buildings**

Para 3.45 – Recommendation:

Amend the third sentence to read '...impact on the integrity of the existing structure *or its significance as a historic building.*'

Policy DM13 – Recommendation:

Part vii, a), amend to read 'not negatively impact on the quality *and significance* of the listed structure; and ...'

#### **Tourism**

Policy DM14 Green Tourism and Para 3.47

We welcome the integration of the evidence base here in references to the Rochford Historic Environment Characterisation Project.

#### **Conservation Areas and the Green Belt**

Policy DM23

We support the integration of the evidence base here in references to Conservation Area Appraisals and Management Plans. We have no objection to this policy, although we are not aware that conflicts generally arise between Green Belt and Conservation Area objectives.

### **Chapter 4 Environmental Issues**

#### **Vision**

Paragraph 7 of the NPPF defines the historic environment as among environmental issues to be addressed as a strand of sustainable development. As stated elsewhere in our comments, we would like the Development Management Policy DPD to clarify that the historic environment spans the thematic chapter headings.

Recommendation:

It would be appropriate to explain at the beginning of Chapter 4, that the environment encompasses the historic environment among 'environmental issues'. The Vision needs to encompass heritage assets, or cross-reference to Chapter 2

#### **Objectives**

We note, and welcome Objective 1 referring to protection and enhancement of historical sites. The NPPF requires that heritage assets are conserved and enhanced according to their significance. As a minor change, we suggest that you make a separate objective from the natural environmental assets and employ the appropriate NPPF terminology relating to heritage assets.

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<sup>2</sup> The setting of Heritage Assets is available on the Historic Environment Local Management (HELM) website at: <http://www.helm.org.uk/guidance-library/setting-heritage-assets/>

## **Introduction**

### **Paragraph 4.2**

As discussed above, we do not consider that the Core Strategy policies provide adequate coverage of the historic environment in policies CP2 CP3 and ENV1. The Development Management Policies DPD should address this matter to ensure consistency with the NPPF. Our comments in relation to Chapter 2 are relevant here.

## **Chapter 7 Retail and Town Centres**

### **Policy DM38 Advertisements affecting Conservation Areas and Listed Buildings**

We welcome this policy ensuring that advertisements on-listed buildings and in conservation areas are carefully controlled.





Safe roads, reliable journeys informed travellers

Our ref:  
Your ref:

Mark Norman

Head Of Planning and Transportation  
Rochford District Council  
Council Offices  
South Street  
Rochford  
Essex  
SS4 1 BW

[REDACTED]  
Direct Line: [REDACTED]  
Fax: [REDACTED]

July 2013

For the attention of Samuel Hollingworth

Dear Sir

**PLANNING AND COMPULSORY PURCHASE ACT 2004  
TOWN AND COUNTY (LOCAL PLANNING) REGULATIONS 2012 : REGULATION 19**

**DEVELOPMENT MANAGEMENT SUBMISSION DOCUMENT- INVITATION TO  
RESPOND TO PRE-SUBMISSION CONSULTATION**

Thank you for consulting the Highways Agency on the above document, we welcome the promotion of public transport walking and cycling, within the policies set out in the document.

Travel planning and demand management and careful location of development are the corner stones of developing a sustainable transport system, which is sadly lacking particularly in the East of the district, it is clear that you understand this and are willing to take on the challenges. We look forward to working with you as your plan develops

[REDACTED] has retired please address all future correspondence to [REDACTED] here at woodlands. This will ensure that you get a timely response.

Yours sincerely

[REDACTED]

Mark Norman  
Network Delivery & Development  
Email: [REDACTED]





Planning Policy Team  
Rochford District Council  
Council Offices,  
South Street,  
Rochford,  
Essex  
SS4 1BW

Date: 04 July 2013

Dear Sir / Madam

**ROCHFORD DISTRICT COUNCIL – DEVELOPMENT MANAGEMENT SUBMISSION DOCUMENT  
CONSULTATION**

The Mobile Operators Association (MOA) represents the four UK mobile network operators – 3, Telefonica (O2), Everything, Everywhere (formerly Orange & T-Mobile) and Vodafone – on radio frequency health and safety and associated town planning issues.

The MOA has commissioned MONO Consultants Ltd to monitor all emerging development plan policies and supplementary planning guidance relating to telecommunications development on its behalf.

Please find attached a response to the current consultation documents prepared by MONO Consultants Ltd on behalf of the MOA.

Yours faithfully,

A large, solid black rectangular redaction box covering the signature area.

A smaller, solid black rectangular redaction box covering the signature area.

Our Ref: [REDACTED]



Planning Policy Team  
Rochford District Council  
Council Offices,  
South Street,  
Rochford,  
Essex  
SS4 1BW

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
t: [REDACTED]  
www.monoconsultants.com

04 July 2013

Dear Sir / Madam

**ROCHFORD DISTRICT COUNCIL – DEVELOPMENT MANAGEMENT SUBMISSION DOCUMENT CONSULTATION**

Thank you for your recent consultation on the above and taking the time to seek our views on the draft development management submission document. We welcome the opportunity to have input in the process.

Paragraph 42 of the National Planning Policy Framework (NPPF) confirms that; *“advanced, high quality communications infrastructure is essential for sustainable economic growth and play a vital role in enhancing the provision of local community facilities and services.”* Paragraph 43 confirms that *“in preparing local plans, local planning authorities should support the expansion of telecommunications networks”,* but should also *“aim to keep the numbers of radio telecommunications masts and sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified.”*

While we support the inclusion of a telecommunications policy within the emerging local plan, we have the following concerns about the draft wording of paragraph 2.51;

*“There is also a need to assess whether masts will affect any bird migration patterns and consultation will be undertaken with Natural England to assess this risk”*

The MOA's concern relates to the wording being overly restrictive. Telecommunications installations are low powered stationary devices that usually range in height between 10m and 20m. It is therefore considered that telecommunications structures would not have any impact on the migration patterns of birds. On that basis, we request that paragraph is deleted from the document.

In summary, while we support the inclusion of Policy DM6 relating to telecommunications developments, we consider that the section discussed above is overly restrictive and therefore request that it be removed from the policy.

We trust you find the above comments of assistance. Please do not hesitate to contact me should you have any queries relating to the above matters.

Yours faithfully

[REDACTED]

**Jacquelyn Fee BSc MSc**  
Mono Consultants Limited

Direct: [REDACTED]  
Mobile: [REDACTED]  
E-mail: [REDACTED]

**Appendix 7 – Late Representations Received**



[REDACTED]

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**From:** Bull Sue <[REDACTED]>  
**Sent:** 15 August 2013 20:16  
**To:** Local Plans (Planning Policy)  
**Subject:** Development Management Submission Document –response to pre-submission consultation

I understand I have missed the deadline for response, however I would confirm on behalf of Anglian Water I have no concerns or objections to raise regarding the document .

Regards

Sue Bull  
Planning Liaison Manager  
Planning & Equivalence  
Asset Management

[REDACTED]  
[REDACTED]  
[REDACTED]

Mobile: [REDACTED]

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**Appendix 8 – Regulation 19 Notice**

**ROCHFORD DISTRICT COUNCIL**

**NOTICE OF THE PUBLICATION OF THE DEVELOPMENT MANAGEMENT  
DEVELOPMENT PLAN DOCUMENT (SUBMISSION DOCUMENT)**

**Planning and Compulsory Purchase Act 2004  
Town and County Planning (Local Planning) Regulations 2012:  
Regulation 19**

Rochford District Council has prepared a Development Management Submission Document as part of its Local Development Framework which it proposes to submit to the Secretary of State under Regulation 22 of the above Regulations.

The Development Management Submission Document and accompanying documents have been published in order for representations to be made prior to the submission of the Development Management Document to the Secretary of State for examination.

The Plan provides the detailed policies for a wide range of issues, which planning applications will be assessed against, for example housing extension limits, design, rural diversification, and species and habitat protection. It does not allocate land.

Representations can be made during the publication period which begins at noon on 3 June 2013 and ends at 5.00pm on 18 July 2013. Only representations received during this time will be considered. Late responses will not be accepted. Consultation representations will only be regarded as duly made if supplied on the representation form or made directly via the online consultation system.

The Plan, alongside a statement setting out how representations can be made, is available online via [www.rochford.gov.uk](http://www.rochford.gov.uk); at Rochford Council Offices; and in the District's libraries.

## Appendix 9 – Proposed Schedule of Changes to the Development Management 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 Development Management Submission Document (April 2013).

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

| Page | Policy/<br>Paragraph   | Minor Amendment  | Justification  |
|------|------------------------|--|--|
| 5    | Table 1<br>(Transport) | <p><i>Amend the paragraph in relation to transport (second column) as follows:</i></p> <p>The transport chapter addresses the issues of parking standards and traffic management in more detail. <u>The Planning Obligations and Standard Charges Document (Core Strategy Policy CLT1) will provide further information on transport requirements and funding.</u></p>   | Issue raised by Essex County Council during pre-submission consultation (comment 4). |
| 6    | 1.12                   | <p><i>Amend paragraph as follows:</i></p> <p>The Minerals and Waste Local Plans produced by Essex County Council also form part of the Development Plan for Rochford District. The Waste Local Plan provides the strategy and policies for waste planning in Essex and Southend until at least 2031, and identifies sites for development. The Minerals Local Plan provides the strategy and policies for minerals planning in Essex until 2029 and includes allocations of sites for development. The Local Planning Authority must have regard to the policies in these documents in the determination of the future development</p> | Issue raised by Essex County Council during pre-submission consultation (comment 9). |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Page | Policy/<br>Paragraph | Minor Amendment   | Justification  |
|------|----------------------|---|--|
|      |                      | of the District. <u>Parts of Rochford District lie within a Minerals Safeguarding Area and therefore consultation on the proposed development of the site with Essex County Council is required.</u>  |  |
| 8    | Bullet point 1       | <i>Insert new bullet point above point 1:</i> <ul style="list-style-type: none"> <li>• <b>A Summary of Climate Change Risks for the East of England</b> sets out the challenges facing the region.</li> </ul>   | Issue raised by Essex County Council during pre-submission consultation (comment 6). |
| 10   | Bullet point 6       | <i>Amend bullet point as follows:</i> <ul style="list-style-type: none"> <li>• <b>Guidance Notes for the Reduction of Obtrusive Light (200512)</b> developed by The Institution of Lighting Engineers Professionals identifies environmental zones and corresponding light thresholds.</li> </ul> | The guidance on obtrusive lighting has been updated.                                 |
| 10   | Bullet point 8       | <i>Insert new bullet point below point 8:</i> <p><b>Housing for People with Additional Needs Strategy 2013-2016</b> informs current and future developers and managers of housing, in both the social and private sectors, of the current understanding of supply and need for housing.</p>       | Issue raised by Essex County Council during pre-submission consultation (comment 8). |
| 10   | Bullet point 12      | <i>Insert new bullet point below point 12:</i> <ul style="list-style-type: none"> <li>• <b>Planning and Climate Change Coalition (2012) Planning for Climate Change</b> provides guidance for local authorities.</li> </ul>   | Issue raised by Essex County Council during pre-submission consultation (comment 6). |
| 12   | Bullet point 5       | <i>Insert new bullet point below point 5:</i> <ul style="list-style-type: none"> <li>• <b>UK Climate Change Risk Assessment - Built Environment</b> sets out the main priorities for adaptation in the</li> </ul>   | Issue raised by Essex County Council during pre-submission consultation (comment 6). |



| Page | Policy/<br>Paragraph | Minor Amendment   | Justification  |
|------|----------------------|---|--|
|      |                      | UK under 5 key themes and describes the policy context, and action already in place to tackle some of the risks in each area.   |  |
| 16   | 2.6                  | <p><i>Amend paragraph as follows:</i></p> <p>The historic environment of the District contributes to the unique character and history of individual settlements, as well as the established local streetscene. The significant historic townscapes, village centres and other smaller areas which merit statutory protection are protected through Conservation Area designations, <del>and the most nationally important buildings and items of street furniture of ‘special interest’ are protected through Listed Building status</del> <u>and listed building status in the case of historic buildings meeting national criteria relating to their significance</u>. It is, however, also important to consider the impact of development and change on the wider area beyond the boundary of protected areas and on locally important unlisted buildings which are cherished by the local community.</p> | Issue raised by English Heritage during pre-submission consultation (comment 73).  |
| 18   | Policy DM1           | <p><i>Insert new criterion below point 1 as follows:</i></p> <ul style="list-style-type: none"> <li><u>(i)</u>    <del>(i)</del> Accessibility, particularly alternatives to the private car;</li> <li><u>(ii)</u>    <u>Existing and proposed public rights of way;</u></li> <li><u>(iii)</u>    <del>(ii)</del> Boundary treatment and landscaping within the development;</li> <li><u>(iv)</u>    <del>(iii)</del> Retention of trees, woodland and other important landscape features;</li> </ul>   | Issues raised by Essex County Council Highways (Public Rights of Way and Records) during pre-submission consultation (comment 65). |

| Page | Policy/<br>Paragraph | Minor Amendment   | Justification  |
|------|----------------------|---|--|
|      |                      | <p><del>(v)</del> <del>(iv)</del> Car parking;</p> <p><del>(vi)</del> <del>(v)</del> Density;</p> <p><del>(vii)</del> <del>(vi)</del> Local open space requirements including the provision of greenspace, play space, private and communal gardens, allotments and other types of open space, as appropriate, based on the most up-to-date Open Space Study;</p> <p><del>(viii)</del> <del>(vii)</del> Impact on the natural environment including sites of nature conservation importance, and on the historic environment including Conservation Areas and Listed Buildings, archaeological sites and the wider historic landscape;</p> <p><del>(ix)</del> <del>(viii)</del> Overlooking, privacy and visual amenity;</p> <p><del>(x)</del> <del>(ix)</del> Relationship to existing and nearby buildings;</p> <p><del>(xi)</del> <del>(x)</del> Scale and form;</p> <p><del>(xii)</del> <del>(xi)</del> Textual Concept Statements; and</p> <p><del>(xiii)</del> <del>(xii)</del> Village Design Statements and Parish Plans, where applicable.</p> |  |
| 24   | 2.32                 | <p><i>Amend paragraph as follows:</i></p> <p>Both market and affordable housing should aspire to meet minimum approved standards for internal floor area for habitable rooms. Each dwelling should comply with the minimum acceptable floorspace standards as defined below in Table 3<sub>1</sub>, unless it can be clearly demonstrated that compliance with the</p>  | <p>Issue raised during pre-submission consultation that the policy is too rigid and could impact on viability of otherwise acceptable schemes.</p> |

| Page | Policy/<br>Paragraph | Minor Amendment   | Justification   |
|------|----------------------|---|---|
|      |                      | <u>standards would be unviable or undeliverable.</u>  |   |
| 24   | 2.33                 | <p><i>Amend paragraph as follows:</i></p> <p>In addition to the minimum floorspace standards above, it is also important to take into account the functionality of the space within dwellings in that they are well planned and useable, particularly for habitable rooms. All habitable rooms should have a minimum floor to ceiling height of 2.5 metres<sup>6</sup> (8.2 feet) and be of an appropriate width to accommodate their proposed uses/function. All non-habitable rooms <u>over 3 square metres</u> should be of an adequate size, height and shape, with sufficient natural lighting, and be ventilated directly by external air via a window. These standards will apply to all dwelling types, and both market and affordable housing.</p> | Issue raised by Essex County Council during pre-submission consultation (comment 20).   |
| 25   | Policy DM4           | <p><i>Amend policy as follows:</i></p> <p>New dwellings (both market and affordable housing) must adhere to the minimum habitable floorspace standards set out in Table 3, <u>unless it can be clearly demonstrated to be unviable or undeliverable.</u> They should have a good internal layout with reasonably sized habitable and non-habitable rooms that are well-designed, planned and useable, applying the principles of the Lifetime Homes Standard criteria, and are suitable for modern living.</p>  | Issue raised during pre-submission consultation that the policy is too rigid and could impact on viability of otherwise acceptable schemes. |

| Page | Policy/<br>Paragraph | Minor Amendment   | Justification   |
|------|----------------------|---|---|
| 25   | 2.38                 | <p><i>Amend paragraph as follows:</i></p> <p>The District has three distinguishable areas which have varying sensitivity in terms of landscape character, impact on the Green Belt, nature conservation importance, and visual amenity. It is therefore considered appropriate to set out different lighting thresholds for external artificial lighting for these different areas. These different areas are referred to as environmental zones. Three distinguishable environmental zones have been identified below, based on those defined by the <del>Institute</del> <u>Institution</u> of <del>Lighting Engineers Professionals</del><sup>9</sup> <del>(with the exception of Environmental Zone 4 which encompasses town/city centres with high levels of night-time activity, and is therefore not considered to be applicable to the District)</del> taking into account the characteristics of the District. <u>However, there are a few exceptions. Table 4 does not include Environmental Zone 0 (protected areas such as IDA dark sky parks) and Environmental Zone 4 (town/city centres with high levels of night-time activity) which are not considered to be applicable to the District. Environmental Zone 1 also does not include areas of nature conservation importance as it is not considered desirable to permit lighting within such areas.</u></p> | <p>The guidance on obtrusive lighting has been updated, and it is considered appropriate to amend the wording of the text preceding Policy DM5 accordingly.</p> <p>The exceptions to the Institution of Lighting Professionals environmental zones, however, do not impact on those included in the Submission Document. For example, Environmental Zone 1 only applies to proposals that neighbour or are near enough to significantly affect areas of nature conservation importance and were not proposed to include sites of nature conservation importance themselves.</p> |
| 25   | Footnote 9           | <p><i>Amend footnote as follows:</i></p> <p>The Institution of Lighting <del>Engineers Professionals</del> (Guidance Notes for the Reduction of Obtrusive Light) available from <a href="http://www.theilp.org.uk/uploads/File/Technical/RLP%202005.pdf">http://www.theilp.org.uk/uploads/File/Technical/RLP%202005.pdf</a> <del>f-</del><a href="https://www.theilp.org.uk/documents/obtrusive-light/">https://www.theilp.org.uk/documents/obtrusive-light/</a></p>  | <p>This change reflects the updated guidance available.</p>   |

| Page | Policy/<br>Paragraph | Minor Amendment   | Justification   |
|------|----------------------|---|---|
| 26   | 2.42                 | <p><i>Amend paragraph as follows:</i></p> <p>The guidance produced by the <del>Institute</del> Institution of Lighting Engineers Professionals<sup>10</sup> recommends the setting of lighting limits before and after curfews (an agreed time, usually late evening, at which the level of artificial lighting should be reduced) within these environmental zones. However, the lower thresholds which would be applicable after curfews is not considered to be reasonable or appropriate as we will seek to ensure that lighting is the minimum needed for security and working purposes in any case. Therefore the upper thresholds for each applicable environmental zone should be the maximum illumination permitted. Within the three environmental zones defined above the following thresholds should apply:</p> | <p>The guidance on obtrusive lighting has been updated, and it is considered appropriate to amend the wording of the text preceding Policy DM5 accordingly.</p> |
| 26   | Footnote<br>10       | <p><i>Amend footnote as follows:</i></p> <p>The Institution of Lighting Engineers Professionals (Guidance Notes for the Reduction of Obtrusive Light) available from <a href="http://www.theilp.org.uk/uploads/File/Technical/RLP%202005.pdf">http://www.theilp.org.uk/uploads/File/Technical/RLP%202005.pdf</a><br/>f-<a href="https://www.theilp.org.uk/documents/obtrusive-light/">https://www.theilp.org.uk/documents/obtrusive-light/</a></p>  | <p>This change reflects the updated guidance available.</p>   |

|    |         |  |  |
|----|---------|--|--|
| 27 | Table 4 | <p><i>Amend table as follows:</i></p> <p><b>Table 4 – Obtrusive Light Limitations for External Lighting Installations (amended from the guidance</b></p> | <p>The guidance on obtrusive lighting has been updated, and it is considered appropriate to amend the wording of the text preceding Policy</p> |
|----|---------|--|--|

| Page               | Policy/ Paragraph     | Minor Amendment   | Justification  |   |   |   |   |   |   |   |                             |   |   |     |   |                             |   |   |            |    |                             |    |                  |
|--------------------|-----------------------|---|--|---|---|---|---|---|---|---|-----------------------------|---|---|-----|---|-----------------------------|---|---|------------|----|-----------------------------|----|------------------|
|                    |                       | <p>provided by The <del>Institute</del> <u>Institution</u> of Lighting Engineers Professionals)</p> <table border="1"> <thead> <tr> <th>Environmental Zone</th> <th>Sky Glow ULR (Max. %)</th> <th>Light Trespass Intrusion (into Windows) <math>E_{v_v}</math> (lux)</th> <th>Source Luminaire Intensity <math>I</math> (kcd candelas)</th> <th>Building Luminance <math>L</math> (cd/m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0</td> <td>2</td> <td><del>2.5</del> <u>2,500</u></td> <td>0</td> </tr> <tr> <td>2</td> <td>2.5</td> <td>5</td> <td><del>7.5</del> <u>7,500</u></td> <td>5</td> </tr> <tr> <td>3</td> <td><u>5.0</u></td> <td>10</td> <td><del>40</del> <u>10,000</u></td> <td>10</td> </tr> </tbody> </table> <p><b>Notes:</b> 'ULR' or Upward Light Ratio is the maximum permitted percentage of luminaire flux that goes directly into the sky.<br/> '<math>E_{v_v}</math>' is Vertical Illuminance in Lux and is measured flat on the glazing at the centre of the window. Lux is the unit of measurement of illuminance (the amount of light falling on an object). One Lux equals one lumen per square metre. A lumen is the unit of luminous flux (light) emitted by a light source or falling on a surface or object.<br/> '<math>I</math>' is light Intensity in Candelas (<u>cd</u>). Candela is the unit of luminous intensity of a light source in a given direction.<br/> '<math>L</math>' is luminance (the intensity of the light emitted) in Candelas per square metre (<u>cd/m<sup>2</sup></u>).</p> | Environmental Zone   | Sky Glow ULR (Max. %)                       | Light Trespass Intrusion (into Windows) $E_{v_v}$ (lux) | Source Luminaire Intensity $I$ (kcd candelas) | Building Luminance $L$ (cd/m <sup>2</sup> ) | 1 | 0 | 2 | <del>2.5</del> <u>2,500</u> | 0 | 2 | 2.5 | 5 | <del>7.5</del> <u>7,500</u> | 5 | 3 | <u>5.0</u> | 10 | <del>40</del> <u>10,000</u> | 10 | DM5 accordingly. |
| Environmental Zone | Sky Glow ULR (Max. %) | Light Trespass Intrusion (into Windows) $E_{v_v}$ (lux)   | Source Luminaire Intensity $I$ (kcd candelas)  | Building Luminance $L$ (cd/m <sup>2</sup> ) |   |   |   |   |   |   |                             |   |   |     |   |                             |   |   |            |    |                             |    |                  |
| 1                  | 0                     | 2   | <del>2.5</del> <u>2,500</u>  | 0   |   |   |   |   |   |   |                             |   |   |     |   |                             |   |   |            |    |                             |    |                  |
| 2                  | 2.5                   | 5   | <del>7.5</del> <u>7,500</u>  | 5   |   |   |   |   |   |   |                             |   |   |     |   |                             |   |   |            |    |                             |    |                  |
| 3                  | <u>5.0</u>            | 10  | <del>40</del> <u>10,000</u>  | 10  |   |   |   |   |   |   |                             |   |   |     |   |                             |   |   |            |    |                             |    |                  |
| 27                 | 2.43                  | <p><i>Amend paragraph as follows:</i></p> <p>Further information on the application of these standards can be found within 'Guidance Notes for the Reduction of Obtrusive Light' developed by the <del>Institute</del> <u>Institution</u> of Lighting Engineers Professionals.</p>  | The guidance on obtrusive lighting has been updated, and it is considered appropriate to amend the wording of the text preceding Policy DM5 accordingly. |   |   |   |   |   |   |   |                             |   |   |     |   |                             |   |   |            |    |                             |    |                  |

| Page | Policy/<br>Paragraph | Minor Amendment   | Justification   |
|------|----------------------|---|---|
| 27   | 2.44                 | <p><i>Amend paragraph as follows:</i></p> <p>Any lighting proposed should be the minimum necessary for safety and working purposes, and should be appropriately designed and installed in order to avoid unnecessary light spillage and trespass. The design, appearance and scale (i.e. the height) of proposed lighting and the impact on the character and appearance of an area will be carefully considered. In particular careful consideration will be given to lighting installations which may affect buildings, features and areas which are recognised for their historic and/or architectural importance (for example Listed Buildings and Conservation Areas) where government advice is that the special character of these areas, buildings and their settings should be protected from inappropriate development. The impact on locally listed buildings should also be carefully considered. The guidance produced by the <del>Institute</del> <u>Institution</u> of Lighting <del>Engineers</del> <u>Professionals</u><sup>11</sup> should be taken into consideration in the development and installation of any lighting proposals.</p> | <p>The guidance on obtrusive lighting has been updated, and it is considered appropriate to amend the wording of the text preceding Policy DM5 accordingly.</p> |
| 27   | 2.45                 | <p><i>Amend paragraph as follows:</i></p> <p>An appropriately detailed lighting scheme should accompany all full planning applications; however, the submission of a detailed lighting scheme may not always be necessary. When submitting an outline planning application, it is considered that an appropriately detailed lighting strategy should accompany the application, <u>where appropriate</u>. The level of detail required should be determined in consultation with the Council's Development Management team. It may therefore be necessary</p>   | <p>This change would clarify that a lighting strategy may not be required in all circumstances.</p>   |

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| Page | Policy/<br>Paragraph | Minor Amendment  | Justification  |
|------|----------------------|--|--|
|      |                      | to submit a more detailed lighting scheme at a later date. However, depending on the level of detail provided within the lighting strategy, a scheme may not be considered necessary.  |  |
| 27   | Footnote<br>11       | <i>Amend footnote as follows:</i><br>The Institution of Lighting Engineers Professionals (Guidance Notes for the Reduction of Obtrusive Light) available from <a href="http://www.theilp.org.uk/uploads/File/Technical/RLP%202005.pdf">http://www.theilp.org.uk/uploads/File/Technical/RLP%202005.pdf</a><br><a href="https://www.theilp.org.uk/documents/obtrusive-light/">f-https://www.theilp.org.uk/documents/obtrusive-light/</a>   | This change reflects the updated guidance available.   |
| 28   | 2.46                 | <i>Amend paragraph as follows:</i><br>Floodlighting of sports and other leisure and recreational facilities also requires careful consideration as it can be a nuisance to adjacent land users, have a detrimental impact on the countryside and can cause unnecessary glow in the night sky. Any proposal for floodlighting must demonstrate how essential it is for the associated land use and must be of a design to minimise the impact on the environment and its surroundings. Details to be submitted must be adequate to enable the assessment of the effect of the lighting and the appearance of the fittings. <u>Sport England’s guidance ‘Artificial Sports Lighting’, or the most up-to-date available, should be referred to.</u> | Issue raised by Sport England during pre-submission consultation (comment 23).   |
| 28   | Policy<br>DM5        | <i>Amend second paragraph of policy as follows:</i><br>Applicants making a <u>full or outline</u> planning application must submit an appropriately detailed lighting strategy which is proportional to the application, where appropriate. This should  | This change would clarify that a lighting strategy for full and outline applications may not be required in all circumstances. |



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| Page | Policy/<br>Paragraph | Minor Amendment   | Justification   |
|------|----------------------|---|---|
|      |                      | be determined in consultation with the Council's Development Management team. A more detailed lighting scheme should be submitted at the Reserved Matters stage when making a full planning application, as appropriate.  |   |
| 28   | Policy DM5           | <i>Amend second criterion for floodlighting as follows:</i><br>(ii) a curfew time of <u>no later than</u> 10.00pm; and  | Issue raised by Sport England during pre-submission consultation (comment 22).    |
| 32   | 2.62                 | <i>Amend paragraph as follows:</i><br>Development in areas which are outside, but adjacent to, Conservation Areas can have an impact on the visual amenity, <u>setting</u> , character and value of those areas which are protected and so will seek to ensure that they do not have a negative impact on the Conservation Area. The impact a proposed development ( <u>including proposals for new buildings as well as alterations to existing buildings</u> ) may have on a Conservation Area will be determined on a site-by-site basis. <u>English Heritage's guidance on 'The Setting of Heritage Assets' should be taken into consideration.</u> | Issue raised by English Heritage during pre-submission consultation (comment 77). |
| 32   | Policy DM9           | <i>Amend second paragraph of policy as follows:</i><br>Proposals for developments which would alter the appearance of a building should carefully consider the impact of the changes proposed on the <u>setting</u> , character and appearance of the adjacent Conservation Area. Account should be taken of all changes proposed including (but not limited to) changing building materials, altering the positioning and design of  | Issue raised by English Heritage during pre-submission consultation (comment 77). |

| Page | Policy/<br>Paragraph | Minor Amendment   | Justification  |
|------|----------------------|---|--|
|      |                      | fenestration and extensions and other alterations.  |  |
| 43   | 3.40                 | <p><i>Amend paragraph as follows:</i></p> <p>The use of existing agricultural and rural buildings for bed and breakfasts is acceptable <u>in principle</u> within the Green Belt and wider countryside because they can make a positive contribution to the local rural economy and support the development of local green tourism initiatives. However, the use of existing agricultural and rural buildings for residential use is not considered appropriate, as such a use does not in itself generate economic activity within the Green Belt or wider countryside and would not make a positive contribution to the rural economy. <u>Proposals would need to demonstrate that they have a sound financial basis, but e</u>Even if a bed and breakfast venture becomes economically unviable, the conversion of such a use for residential purposes is not supported. Residential uses would not positively contribute to the local rural economy and green tourism, and therefore would not be considered appropriate.</p> | <p>As a result of recent a planning application, it was felt that the wording around applications for bed and breakfasts/small-scale hotels in the Green Belt was need for clarification. The proposed wording would clarify the need to demonstrate a business case for the proposal.</p> |
| 45   | 3.45                 | <p><i>Amend paragraph as follows:</i></p> <p>The Council does not wish to see listed agricultural and rural buildings (either those with Listed Building status or those locally important buildings on the Local List) such as outbuildings, barns and stables, which contribute to the heritage of the District to become neglected through a restrictive approach to their use. These buildings may be capable of serving a useful purpose in the rural environment and can contribute to the functioning of the</p>   | <p>Issue raised by English Heritage during pre-submission consultation (comment 78).</p>   |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

| Page | Policy/<br>Paragraph | Minor Amendment  | Justification  |
|------|----------------------|--|--|
|      |                      | <p>local economy. As such, rural diversification of listed agricultural and rural buildings will be accepted, however, significant alterations will only be considered if they do not have an adverse impact on the integrity of the existing structure <u>or its significance as a historic building</u>. Supporting evidence from a structural engineer should accompany any application for the conversion of listed agricultural and rural buildings. Whilst appropriate rural diversification opportunities would be supported, the purpose of this policy is not to resurrect derelict agricultural or rural buildings, but to support rural diversification, and its ensuing economic benefits through the use of existing buildings.</p> |  |
| 45   | Policy DM13          | <p><i>Amend point 6 of the policy as follows:</i></p> <p>(vi) there would be no detrimental impact on nature conservation <u>or historic environment</u> interests;</p>  | Issue raised by Essex County Council during pre-submission consultation (comment 39).  |
| 46   | Policy DM13          | <p><i>Amend point 7 part a of the policy as follows:</i></p> <p>(a) not negatively impact on the quality <u>and significance</u> of the listed structure; and</p>  | Issue raised by English Heritage during pre-submission consultation (comment 79).  |
| 47   | Policy DM14          | <p><i>Amend the last two paragraphs of the policy as follows:</i></p> <p>The conversion of existing agricultural and rural buildings to bed and breakfasts/small-scale hotels will be permitted in appropriate locations provided that:</p> <p>(a) this will not result in an agglomeration of similar facilities;:-<br/>           (b) <u>there is clear evidence of a firm intention and ability to develop the enterprise concerned; and</u><br/>           (c) <u>there is clear evidence that the proposed enterprise has</u></p>   | Concern that the policy as previously worded could lead to the proliferation of development within the Green Belt that would not be viable in the longer term, and which would erode the openness of the Green Belt. . |

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|       |                      | <p><u>been planned on a sound financial basis.</u></p> <p><u>Proposals for bed and breakfasts/small-scale hotels in the Green Belt will need to have regard to other policies in the Plan, particularly DM12 and DM13.</u></p> <p>Any development which is permitted should be of a scale, design and siting such that the character of the countryside is not harmed and nature conservation interests are protected.</p>   |   |
| 48-49 | 3.54                 | <p><i>Amend paragraph as follows:</i></p> <p>It is important to ensure that the welfare of horses through the provision of equestrian facilities is balanced against the potential impact on the openness of the Green Belt and character of the countryside. Therefore any proposed stable facility will have regard to the British Horse Society Standards in terms of stable size and grazing area as set out in ‘Guidelines for the Keeping of Horses: Stable Sizes, Pasture and Fencing’<sup>12</sup> or the most up-to-date guidance. The Society, for example recommends 0.4 hectares (approximately 1 acre) of grazing land per horse. <u>However, to protect the openness of the Green Belt, proposals should not result in a proliferation of stables.</u></p> | <p>During a recent planning enforcement appeal hearing into an unauthorised stable block in the Green Belt that was also refused planning permission, the existing 2006 Replacement Local Plan Policy LT14 (Horse riding facilities) was tested. However, following this, officers considered that Policy DM15 and supporting text should be amended to clarify its intention to avoid a proliferation of stables in the Green Belt and wider countryside, rather than encourage reliance on other non-planning matters such as animal welfare.</p> |

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| 49   | Policy DM15          | <p><i>Amend second point of the policy as follows:</i></p> <p>(ii) <del>proposals for equestrian establishments whether for private use or as a commercial livery will need to demonstrate that there is adequate land within the curtilage of the site to allow for the proper care of horses, including stabling, grazing and exercise, in accordance with the British Horse Society Standards or equivalent</del> <u>the maximum number of stables per hectare is related to the amount of open space. The requirement will be no more than one stable for each 0.4 hectares of site area;</u></p>   | <p>During a recent planning enforcement appeal (Rochford District Council reference 12/00062/COU / _B; Planning Inspectorate reference APP/B1550/C/13/2193751) into an unauthorised stable block in the Green Belt that was also refused planning permission, the existing 2006 Replacement Local Plan Policy LT14 (Horse riding facilities) was tested. Following this, officers considered that Policy DM15 and supporting text should be amended to clarify its intention to avoid a proliferation of stables in the Green Belt and wider countryside, rather than reliance on other non-planning matters such as animal welfare.</p> |
| 51   | Policy DM16          | <p><i>Amend first point of the policy as follows:</i></p> <p>(i) they are proposed in an area where a deficit in supply has been identified. Alternative locations where a deficit has not been identified may be acceptable where more up-to-date evidence on supply and demand is available, <u>where it would involvement the replacement of a lost playing field</u> or where it can be demonstrated that it is not feasible to share facilities or utilise other existing facilities in the locality, for example school playing fields; or where it can be demonstrated that the deficit location would not be viable to meet the teams/activities needs;</p> | <p>Issue raised by Sport England during pre-submission consultation (comment 40).</p>  |

## Rochford District Council – Local Development Framework Development Management Document: Consultation Statement

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| 56   | Policy DM19          | <p><i>Add an additional point to the policy:</i></p> <p>(vii) any mobile home will be located outside Flood Zone 3, and will only be located in Flood Zone 2 where it is shown to pass the Sequential and Exception Tests and is supported by a site-specific Flood Risk Assessment.</p>  | Issue raised by the Environment Agency during pre-submission consultation (comment 41). |
| 63   | 4.3                  | <p><i>Amend paragraph as follows:</i></p> <p>The Council is committed to improving the biodiversity and wildlife value of the District and to protect and enhance, where appropriate, local, national and international sites of nature conservation importance, as well as the Coastal Protection Belt <u>and the Greater Thames Marshes Nature Improvement Area (which encompasses much of the eastern part of the District)</u>. The importance of protecting local historical and archaeological sites is also recognised within the Core Strategy.</p>                         | Issue raised by Essex County Council during pre-submission consultation (comment 51).   |
| 65   | Policy DM24          | <p><i>The third paragraph of the policy should be amended as follows:</i></p> <p>Permanent moorings and associated infrastructure, where permitted, should not cause disturbance or pollution to the surrounding environment, and should not adversely impact on the appearance of the local area, the objectives of the Green Belt, or the commercial or leisure use of the rivers and surroundings. <u>They should only be permitted where the Local Planning Authority is satisfied that the development has a tolerable level of safety for occupants in a flood event.</u></p> | Issue raised by Environment Agency during pre-submission consultation (comment 52).     |

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| 68   | Policy DM26          | <p><i>Amend last three paragraphs of the policy as follows:</i></p> <p>Development which would adversely affect, directly or indirectly, the landscape features listed above will only be permitted if it can be proven that the reasons for the development outweigh the need to retain the feature and that mitigating measures can be provided for, which would reinstate the nature conservation value of the features.</p> <p>Where a particular landscape feature is of ecological or landscape importance and should be retained, planning permission will be conditioned to ensure the retention and continued maintenance/management, where appropriate, of this landscape feature. On-site environmental enhancements including opportunities to create/enhance/restore habitats, <u>and to contribute to Water Framework Directive objectives</u>, will also be sought.</p> <p>Conditions will also be attached to planning permissions to encourage the proper management of these important landscape features, where appropriate. In addition to, or instead of, the completion of a legal agreement will be required to secure the provision of a replacement landscape feature of equivalent value, and to ensure the future management of this feature.</p> | <p>Issue raised by Rayleigh Town Council during pre-submission consultation (comment 54).</p> <p>Issue raised by Environment Agency during pre-submission consultation (comment 55).</p> |
| 70   | 4.30                 | <p><i>Replace sentence with the following paragraph:</i></p> <p>The Local Planning Authority or Essex County Council (the SUDS Approval Body or SAB from April 2014) is the authority responsible for the determination of planning applications for</p>   | <p>Issue raised by Essex County Council during pre-submission consultation (comment 56).</p>   |

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|      |                      | <p>SUDS. This means that all new development which has surface water drainage implications will potentially require SAB approval and need to conform to National and Local Standards. Essex County Council will be strongly promoting the management of rainfall at the surface and therefore the use of above ground SUDS features (e.g. swales, filter strips, basins, ponds and wetlands etc.) will be required rather than pipes, soakaways and underground storage structures, as these bring more benefits to the community in their amenity and biodiversity value as well as being easier and more economical to maintain and need not be more expensive to install. Also, SUDS proposals which provide for limiting surface water runoff rates from the site to existing greenfield rates will be expected.</p> |               |