

**Rochford District**

**Housing Design Supplementary Planning Document**

**Strategic Environmental Assessment  
And Sustainability Appraisal**

**Environmental Report**

**Prepared for Rochford District**

**By**

**Essex County Council**

**April 2006**

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## **Non Technical Summary**

# **Non Technical Summary**

## **Non Technical Summary**

### **Chapter 1 - Methodology**

#### **Introduction to Sustainable Development**

Sustainable development is defined as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (World Commission on Environment and Development, 1987). The UK Government has adopted 5 principles of for sustainable development they include;

- Living within environmental limits,
- Ensuring a strong, healthy and just society,
- Achieving a sustainable economy,
- Promoting good governance,
- Using sound science.

#### **Sustainability Appraisal and Strategic Environmental Assessment**

The European Directive 2001/42/EC (EC, 2001) ensures that a Strategic Environmental Assessment of a wide range of plans and programmes shall be conducted. The Rochford District Housing Design Supplementary Planning Document (SPD) therefore requires a Strategic Appraisal that incorporates the dual statutory requirement of both Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA).

This report has been prepared in accordance with the following Office of the Deputy Prime Minister (ODPM) guidance;

- A 'Practical Guide to the Strategic Environmental Assessment Directive' (September, 2005).

- 'Sustainability Appraisal (SA) of Regional Spatial Strategies and Local Development Frameworks' (November, 2005)

**Methodology Adopted in the SEA**

The Scoping stage of the SEA/SA involves investigation into the relevant plans, programmes and environmental protection objectives. The Scoping Report also outlines the baseline information which provides the basis for predicting and monitoring environmental effects, aids in the interpretation of environmental problems and allows identification of possible mitigation measures. A list of Sustainability objectives is also outlined in the Scoping Report.

The Rochford District Housing Design SPD was consulted for a 5 week period. The second part of the SEA approach involves the development and refinement of alternatives and assessing the effects of the plan.

The third stage is the development of the Environmental Report. The structure of the Environmental Report is very similar to the suggested structure outlined in 'A Practical Guide to the Strategic Environmental Assessment Directive' (September, 2005).

**Chapter 2 - Background**

The Rochford District Housing Design SPD aims to set out the key elements of the planning framework for the area. The Housing Design SPD outlines the following principle objective;

Reference	Objective
1	To promote high quality residential design throughout Rochford District

## **Chapter 3 - SEA Objectives and Baseline and Context**

### **Review of the Plans and Programmes**

The relationship between various plans and programmes and sustainability objectives may influence the Rochford District Housing Design SPD in various ways. The relationships are analysed to;

- Identify any external social, environmental or economic objectives that should be reflected in the SA process;
- Identify external factors that may have influenced the preparation of the plan; and
- Determine whether the policies in other plans and programmes might lead to cumulative effects when combined with policies in the SPD.

### **Baseline Characteristics**

The SEA Directive requires an analysis of the 'relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan' (Annex 1b) and 'the environmental characteristics of areas likely to be significantly affected' (Annex 1c).

The baseline data for the SEA/SA of the Rochford District Housing Design SPD includes existing environmental and sustainability information from a range of sources.

### **SEA Objectives, Targets and Indicators**

#### **SEA Objectives**

The utilisation of sustainability objectives is a recognised methodology for considering the environmental effects of a plan and programme and comparing the effects of the alternatives. The sustainability objectives are utilised to show whether the objectives of the plan and programme are beneficial for the environment, to compare the environmental effects of the alternatives or to suggest improvements.

## Chapter 4 - Housing Design SPD Policy Appraisal

### Significant Social, Environmental and Economic Effects of the Preferred Policies

The SEA Directive states that 'where an Environmental Assessment is required under Article 3 (1), and Environmental Report shall be prepared in which the likely significant effects on the environment of implementing the plan and programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated' (SEA Directive, Article 5). This chapter seeks to outline a summary of the significant social, environmental and economic effects and the recommendations arising from the Appraising Plan Policy assessment for the Rochford District Housing Design SPD . The summary reflects the SEA Directive Annex 1(f). The table below highlights the outcome of the assessment.

<b>Housing Design Policy 2</b>	
<b>Objective</b>	<b>Recommendation</b>
(1) Provide a decent home for everyone.	Hard landscaping that should be promoted within the policy includes appropriate paving and public art for residential environments.
(2) Ensure high design quality to create attractive living environment where people will choose to live.	
(4) Avoid inappropriate development in area at risk of flooding.	The policy should seek to encourage additional landscape features within the residential environment that will reduce the likely occurrence of flooding in residential environments.
(5) Design new development carefully with respect to the historic and cultural environment.	The final provisions of policy HD10 should provide scope for refusing an application for backland development that has an adverse impact upon the cultural and historic environment.

<b>Housing Design Policy 3</b>	
(1) Provide a decent home for everyone.	It is recommended that rather than outlining the anticipated minimum size frontages, the policy should encourage site appraisals for individual infill sites. The utilisation of site appraisals will provide scope for allowing other residential development stock that complements the existing character and building form of the area.
(2) Ensure high design quality to create attractive living environment where people will choose to live.	
(3) More sustainable development patterns through good access to public transport mix of uses and greater intensity of development where possible.	
(5) Design new development carefully with respect to the historic and cultural environment.	The policy should seek to encourage greater density residential development in areas that are highly accessible by a choice means of transportation, and within easy access of local services and facilities.
(6) To conserve and enhance biodiversity designated areas and green space.	The utilisation of site appraisals will provide scope for consideration of site context and biodiversity issues.
<b>Housing Design Policy 4</b>	
(2) Ensure high design quality to create attractive living environment where people will choose to live.	It is recommended that the supporting text provides visual illustrations of good practice residential extensions.
<b>Housing Design Policy 5</b>	
(1) Provide a decent home for everyone.	This policy should not be overly prescriptive. It is recommended that building separation is related to the location of residential development and the existing neighbourhood character.
(2) Ensure high design quality to create attractive living	This policy should not be overly prescriptive. It is recommended that building separation is related to



environment where people will choose to live.	the location of residential development and the existing neighbourhood character.
(3) More sustainable development patterns through good access to public transport mix of uses and greater intensity of development where possible.	This policy should not be overly prescriptive. It is recommended that building separation is related to the location of residential development and the existing neighbourhood character.
(4) Avoid inappropriate development in area at risk of flooding.	The policy should seek to encourage additional landscape features within the residential environment that will reduce the likely occurrence of flooding in residential environments.
<b>Housing Design Policy 10</b>	
(5) Design new development carefully with respect to the historic and cultural environment.	The final provisions of policy HD10 should provide scope for refusing an application for backland development that has an adverse impact upon the cultural and historic environment.
(6) To conserve and enhance biodiversity designated areas and green space.	The final provisions of policy HD10 should provide scope for refusing an application for backland development that has an adverse impact upon biodiversity and green spaces.

## **Chapter 5 - SPD Issues and Alternative**

The SEA Directive states that ‘where an Environmental Assessment is required under Article 3 (1), and Environmental Report shall be prepared in which the likely significant effects on the environment of implementing the plan and programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated’ (SEA Directive, Article 5). This chapter outlines the appraisal of the alternatives within the SPD.

## **Chapter 6 - Monitoring Implementation of the SPD**

The SEA Directive states that “Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action” (Article.10.1). Furthermore the Environmental Report shall include “a description of the measures envisaged concerning monitoring” (Annex 1 (i)). This Chapter aims to outline the monitoring framework for the Rochford District Housing Design SPD.

The monitoring of the SPD “allows the actual significant environmental effects of implementing the plan or programme to be tested against those predicted” (Office of the Deputy Prime Minister, 2005, 39). The monitoring of the SPD will aid in the identification of any problems that may arise during the SDPs implementation.

## **Chapter 1 - Methodology**

# Chapter 1

## Methodology

### Introduction to Sustainable Development

The widely utilised international definition for sustainable development is “development that meets the needs of the present without compromising the ability of future generations to meet their own needs” (World Commission on Environment and Development, 1987). In 1992 at the Rio Summit Government’s worldwide committed themselves to the delivery of sustainable development. Following this convention the UK Government formulated the first national Sustainable Development Framework in 1999. In the UK Sustainable Development Framework (1999) the UK Government clearly outlined the meaning of Sustainable Development placing greater emphasis on attaining a better quality of life for everyone now and for the future. The UK Government updated the Sustainable Development Strategy in 2005, and adopted 5 principles for sustainable development they include;

- \* Living within environmental limits,
- \* Ensuring a strong, healthy and Just Society,
- \* Achieving a sustainable economy,
- \* Promoting good governance,
- \* Using sound science.

An important component of sustainable development is weighing up the environmental, social and economic factors, and this is fundamental to Sustainability Appraisal and Strategic Environmental Assessment.

### Sustainability Appraisal and Strategic Environmental Assessment

The European Directive 2001/42/EC (EC, 2001) ensures that a Strategic Environmental Assessment of a wide range of plans and programmes shall be

conducted. The Rochford District Housing Design SPD therefore requires a Strategic Appraisal that incorporates the dual statutory requirement of both Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). The purpose of SEA/SA is to promote environmental protection and contribute to the integration of environmental, social and economic considerations into the preparation and adoption of plans, with a view to promote sustainable development.

This report has been prepared in accordance with the following Office of the Deputy Prime Minister (ODPM) guidance:

- 'A Practical Guide to the Strategic Environmental Assessment Directive' (September 2005)
- 'Sustainability Appraisal (SA) of Regional Spatial Strategies and Local Development Frameworks' (November 2005)

The requirement for SEA/SA emanates from a high level of international and national commitment to sustainable development and this has been incorporated into EC Directives, laws, guidance, advice and policy.

The purpose of this sustainability appraisal is to promote sustainable development through better integration of sustainability considerations into the adoption of the Rochford District Housing Design SPD.

The requirements to undertake a SA and SEA are distinct. The principle difference between SEA and SA is that SEA is baseline led, focusing primarily on environmental effects, whereas SA is objectives led. The SEA directive defines the environment in a broad context and includes:

- Biodiversity
- Population
- Human Health
- Fauna
- Flora

- Soil
- Water
- Air
- Climatic factors
- Material Assets
- Cultural Heritage including architectural and archaeological heritage
- Landscape

SA goes further by examining all the sustainability-related effects of plans, whether they are social environmental or economic.

Despite these differences it is possible to meet both requirements through a single appraisal process. In order to minimise duplication and time, ECC has applied this approach. Throughout the remainder of this document where reference is made to sustainability appraisal (SA) it should be taken to include the requirements of the SEA Directive (2001/42/EC) as incorporated into English Law by virtue of the Environmental Assessment of Plans and Programme Regulations (2004).

This report and SA process has been led by Essex County Council's environmental assessment team. Diverse expertise has been drawn upon across the County Council's service areas and appropriate partnership forums. This arrangement conforms to guidance recommendations in respect of a need for taking a balanced view; a good understanding of the local circumstances; understanding the issues, and drawing on good practice elsewhere to evaluate the full range of sustainability issues.

### **Scope of the Report**

The final Environment Report comprises of;

- Non-Technical Summary;
- An outline of the methodology adopted;

- Background setting out the purpose of the SEA and the objectives of the Rochford District Housing Design SPD;
- SEA objectives and the sustainability issues throughout Rochford District Housing Design SPD and the key issues that need to be addressed;
- SPD options considered and environmental effects of the alternatives outlined;
- An assessment of the contribution of the plan policies to social, economic and environmental objectives within the district;
- An outline of the proposed mitigation measures, for those where these impacts are negative.

### **Methodology Adopted in the SEA**

The approach adopted in this Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Rochford District Housing Design SPD is based on the process outlined in the Office of the Deputy Prime Minister Guidance – A Guide to the Strategic Environmental Assessment Directive (September 2005). The methodology adopted seeks to meet the requirements of both SA and SEA for the environmental assessment of plans.

The SA Framework is based on the initial criteria and proposed approaches set out in the scoping report produced in November 2005. The aim of the scoping report is to ensure a focused yet comprehensive SA, addressing all relevant issues, objectives and allow input from consultation bodies at an early stage of the process.

The scoping stage of the SEA/SA involves investigation into the relevant plans, programmes and environmental protection objectives. The scoping report also sets out the baseline information which provides the basis for predicting and monitoring environmental effects, aids in the interpretation of environmental problems and allows identification of possible methods for mitigation. A range of information aids in the identification of potential environmental problems including, earlier issues identified in other plans and programmes, baseline information, tensions between current and future baseline information and

consultation with the consultation bodies. The scoping report also contains a list of SEA objectives. SEA objectives are not a specific requirement of the Directive but they are recognised as a method for considering the environmental effects of a plan and comparing the effects of alternatives.

“The Directive creates the following requirements for consultation;

- Authorities which, because of their environmental responsibilities, are likely to be concerned by the effects of implementing the plan or programme, must be consulted on the scope and level of detail of the information to be included in the Environmental Report. These authorities are designated in the SEA Regulations as the Consultation Bodies.
- The public and the Consultation Bodies must be consulted on the draft plan or programme and the Environmental Report, and must be given an early effective opportunity within appropriate time frames to express their opinions” (Office of the Deputy Prime Minister, 2005, 16).

The Rochford District Housing Design SPD was consulted for a 5 week period, whereby the statutory Consultation Bodies and other relevant persons were consulted. The statutory Consultation Bodies include;

- Countryside Agency,
- English Heritage,
- English Nature,
- And the Environment Agency.

The Planning Panel Members from Rochford District Council were consulted on the SPD and views and representations were also welcome from the Rochford District Council Officers.

The second part of the SEA approach involves the development and refinement of alternatives and assessing the effects of the plan. The objectives of the plan are therefore tested against the SEA objectives identified at the scoping stage.



The third stage of the process is the development of the Environmental Report. The SEA Directive states that “the environmental report shall include information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, (and) its stage in the decision-making process” (Article 5.2). The structure for the Environmental Report is very similar to the suggested structure outlined in ‘A Practical Guide to the Strategic Environmental Assessment Directive’ (September, 2005).

## **Chapter 2 - Background**

## **Chapter 2**

### **Background**

#### **Purpose of this Sustainability Appraisal/Strategic Environmental Assessment**

This Environmental Report has been devised to meet European Directive 2001/42/EC which requires a formal strategic assessment of certain plans and programmes which are likely to have a significant effect on the environment. The Directive has been incorporated into English Law by virtue of the Environment Assessment of Plans and Programmes Regulations (2004). In accordance with the provisions set out in the SEA Directive and the Planning and Compulsory Purchase Act (2004), a SA/SEA of the Rochford District Housing Design SPD must be undertaken and consulted on prior to the adoption.

This Environment Report outlines the appraisal methodology, sustainability objectives, review of plans and programmes, baseline information used in the appraisal process, and the assessment of the Rochford District Housing Design SPD.

#### **Rochford District Housing Design SPD and the Objectives**

The Planning and Compulsory Purchase Act (2004) introduced alterations to the planning system; the fundamental aim of these changes was to promote a proactive and positive approach to managing development. The Local Development Framework forms a fundamental element in the new planning system.

Local Development Frameworks will be comprised of Local Development Documents, which include Development Plan Documents, that are part of the statutory development plan and Supplementary Planning Documents which expand on policies set out in a development plan document or provide additional

detail. Housing Design is a Supplementary Planning Document and is therefore one of the fundamental documents that form an integral part of the Local Development Framework.

The Housing Design Supplementary Planning Document aims to clarify the situation with regard to the design policies used by local planning authority as a basis for negotiation in proposals for residential development.

The first section of the Supplementary Planning Document seeks to provide a brief policy background to the Housing Design within the Rochford District. Following this section is a range of design related policies and accompanying justifications and supporting text with each policy. The latter section of the Supplementary Planning Document seeks to outline the main design principles in Rochford.

The objective of the SPD is demonstrated in table 1.

**Table 1 – Rochford District Housing Design SPD Objectives**

Reference	Objective
1	To promote high quality residential design throughout Rochford District

An important part of the assessment involves the testing of the SPD Objectives against the sustainability objectives.

## **Chapter 3 - SEA Objectives and Baseline Context**

## Chapter 3

### SEA Objectives and Baseline Context

#### Review of the Plans and Programmes

The relationship between various plans and programmes and sustainability objectives may influence the Rochford District Housing Design SPD in various ways. The relationships are analysed to;

- identify any external social, environmental or economic objectives that should be reflected in the SA process;
- identify external factors that may have influenced the preparation of the plan; and
- Determine whether the policies in other plans and programmes might lead to cumulative effects when combined with policies in the SPD.

Engaging in this process enables Rochford District Housing Design SPD to take advantage of any potential synergies and to attend to any inconsistencies and constraints. The plans and programmes that need to be considered include those at an international, national, regional and local scale.

The preparatory work for the Rochford District Housing Design SPD has considered a number of planning policies and guidance documents, however to meet the SA's requirements a broader range were considered, in particular those outlining issues of environmental protection and sustainability objectives. Table 2 shows a summary list of plans and programmes that were reviewed as part of the SA. Appendix 1 contains the outcome of the review.

**Table 2 – Plans and Programmes Considered as part of the Review**

<p><b>International</b></p> <p>European and International Sustainability Development Strategy</p> <p>European Spatial Development Perspective (May, 1999)</p> <p><b>National</b></p> <p>Planning Policy Statement 1; Creating Sustainable Communities</p> <p>Planning Policy Guidance Note 3; Housing (2000)</p> <p>Planning Policy Statement 6; Planning for Town Centres</p> <p>Planning Policy Statement 7; Sustainable Development in Rural Areas</p> <p>Planning Policy Guidance Note 9: Nature Conservation (1994)</p> <p>Planning Policy Statement 10; Planning for Sustainable Waste Management</p> <p>Planning Policy Statement 12; Local Development Frameworks</p> <p>Planning Policy Guidance 13; Transport (1994)</p> <p>Planning Policy Guidance Note 14; Development on Unstable Land (1990)</p> <p>Planning Policy Guidance Note 15; Planning and Historic Environment (1994)</p> <p>Planning Policy Guidance Note 16; Archaeology and Planning (1990)</p> <p>Planning Policy Guidance Note 17; Planning for Open Space, Sport and Recreation (1991)</p>
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Planning Policy Guidance Note 20; Coastal Planning (1992)

Planning Policy Guidance Note 21; Tourism (1992)

Planning Policy Statement 22; Renewable Energy

Planning Policy Statement 23; Planning and Pollution Control

Planning Policy Guidance Note 24; Planning and Noise (1994)

Planning Policy Guidance Note 25; Development and Flood Risk (2001)

### **Regional**

Regional Planning Guidance 9; Regional Guidance for the South East (1994)

Draft Regional Spatial Strategy for the East of England Plan (RSS14) (December, 2004)

Sustainable Futures; the Integrated Regional Strategy for the East of England (February, 2005)

Sustainable Communities; Building for the Future

Regional Housing Strategy for the East of England (2005 - 2010)

Regional Economic Strategy (2005)

Integrated Regional Strategy (2005)

### **County**

Essex and Southend-on-Sea Replacement Structure Plan (Adopted April, 2001)



<b>Local</b>
Rochford District Local Plan First Review, 1995.
Rochford District Second Deposit Replacement Local Plan, 2004

The plans and programmes reviewed provided the following:

- A basis for establishing sustainability objectives as part of the SA process.
- An influence over the SPD preparation and a higher level policy context.
- A basis for identifying potential cumulative effects of the Rochford District Housing Design SPD.

### **Baseline Characteristics**

The SEA Directive requires an analysis of the “relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan” (Annex 1b) and “the environmental characteristics of areas likely to be significantly affected” (Annex 1c). The baseline information will form the basis for predicting and monitoring the effects of the adoption of the Rochford District Housing Design SPD. Furthermore the baseline data allows sustainability problems to be identified and aids the formulation of appropriate mitigation measures and/or proposals for suitable alternatives.

The baseline data for the SA/SEA of the Rochford District Housing Design SPD includes existing environmental and sustainability information from a range of sources, including national Government, agency websites, the 2001 Census, Rochford District and Essex County Council. The information the baseline data aimed to highlight is outlined below;

- the latest data for Rochford District,
- comparators: national, regional, sub-regional, and local level data against which the status of the Rochford District may be evaluated;
- identified targets;
- established trends; and
- environmental or sustainability problems.

Table 3 outlines the comprehensive list of the baseline data sources for both the quantitative and the qualitative information.

The baseline data topics and whether they are of economic, social or environmental significance are outlined in table 3.

**Table 3 – Illustrating the Baseline Topics and whether they are of Economic, Environmental and Social Significance**

Topic	Theme		
	Social	Economic	Environmental
Population			
Crime			
Health			
Education			
Deprivation			
Economic Activity			

<b>Income</b>			
<b>Commercial Floorspace</b>			
<b>Cultural Heritage and Material Assets</b>			
<b>Listed Buildings</b>			
<b>Conservation Areas</b>			
<b>Land Utilisation</b>			
<b>Water</b>			
<b>Agricultural Land Classification</b>			
<b>Air Quality</b>			
<b>Road Traffic</b>			
<b>Biodiversity – Flora and Fauna</b>			

### **Key Trends and Predicting Future Baseline**

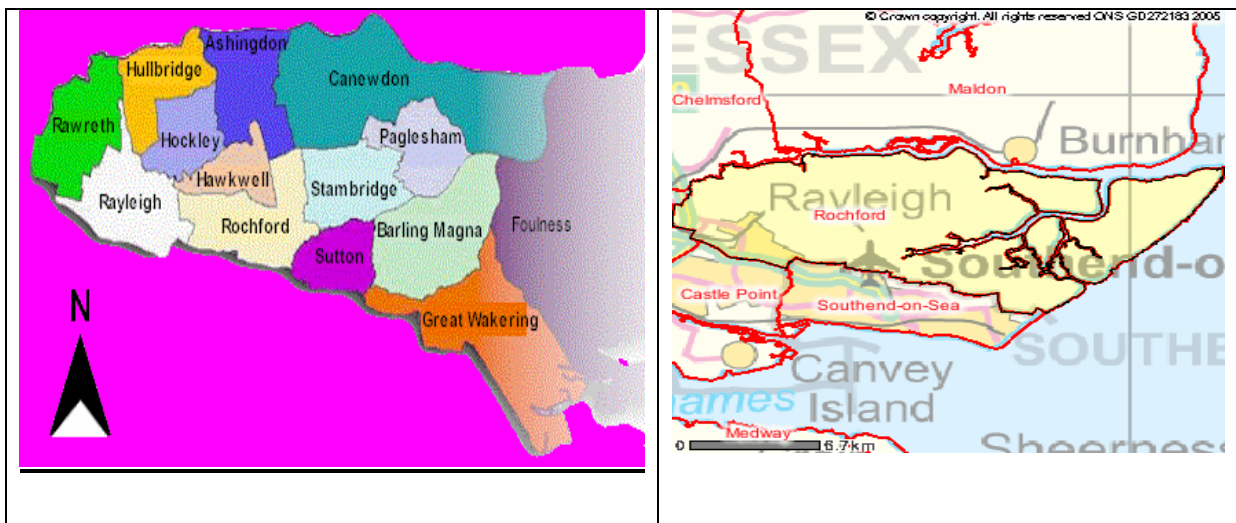
The following section describes fundamental social, economic and environmental elements of the Rochford District.

#### **Location**

Rochford District is situated to the south of Essex, and covers an area of 168.35 sq km (65 square miles). The district of Rochford is situated within a peninsula between the River Thames and Crouch, and is bounded by the North Sea. The district has land

boundaries with Basildon, Castle Point and Southend on Sea Districts and Marine Boundaries with Maldon and Chelmsford Districts. Rochford District is predominately rural with many surrounding villages, the main urban centres in the district include the historic towns of Rochford and Rayleigh. Map 1 illustrates the location of the Rochford District.

**Map 1 Illustrating the Location of the Rochford District**



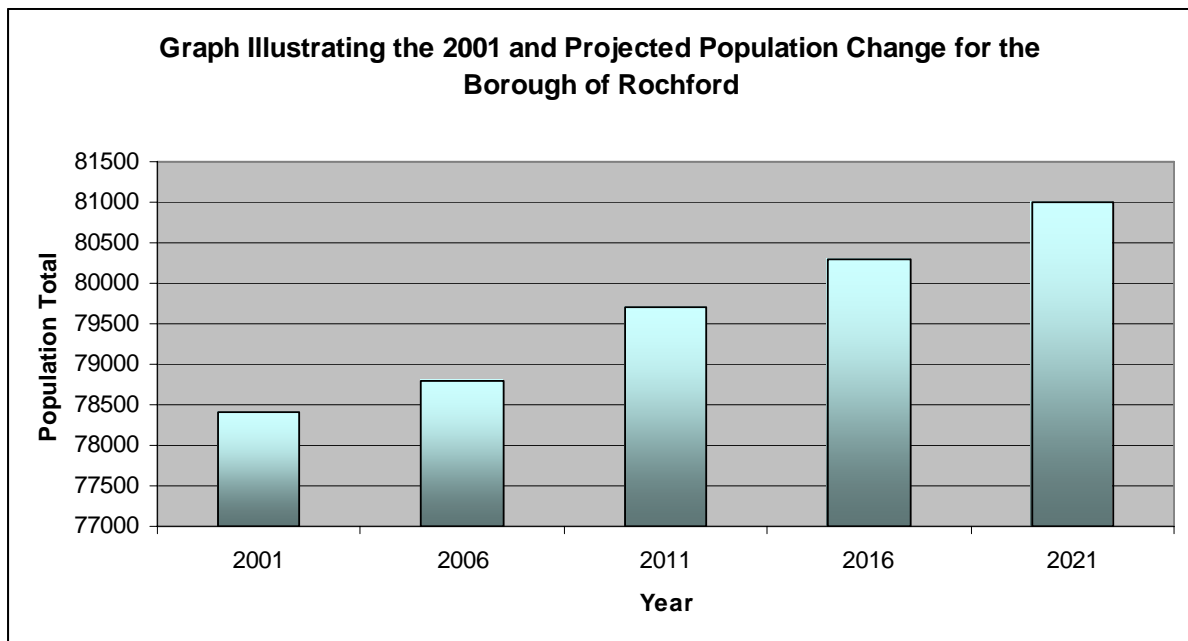
(Sources; Rochford District Council Online, 2005 and National Statistics Online, 2005)

## Population

The resident population of Rochford district, as measured in the 2001 Census, was 78,489 of which 49 per cent were male and 51 per cent were female. The sex composition of Rochford District is similar to that of Essex County Council in 2001 with 48.8% of the Essex population male and 51.2% female. In 2001, 20 per cent of the resident population were aged under 16, 57 per cent were aged between 16 and 59, and 23 per cent were aged 60 and over. The mean average age was 40. This compared with an average age of 39 within England and Wales.

In analysing the social, economic and environmental characteristics of Rochford District it is important to be aware of the projected population change anticipated for the district. This will provide an understanding as to the amount of population change likely to be experienced within the district of Rochford. Graph one illustrates the 2001 and the future projected population change for the District of Rochford.

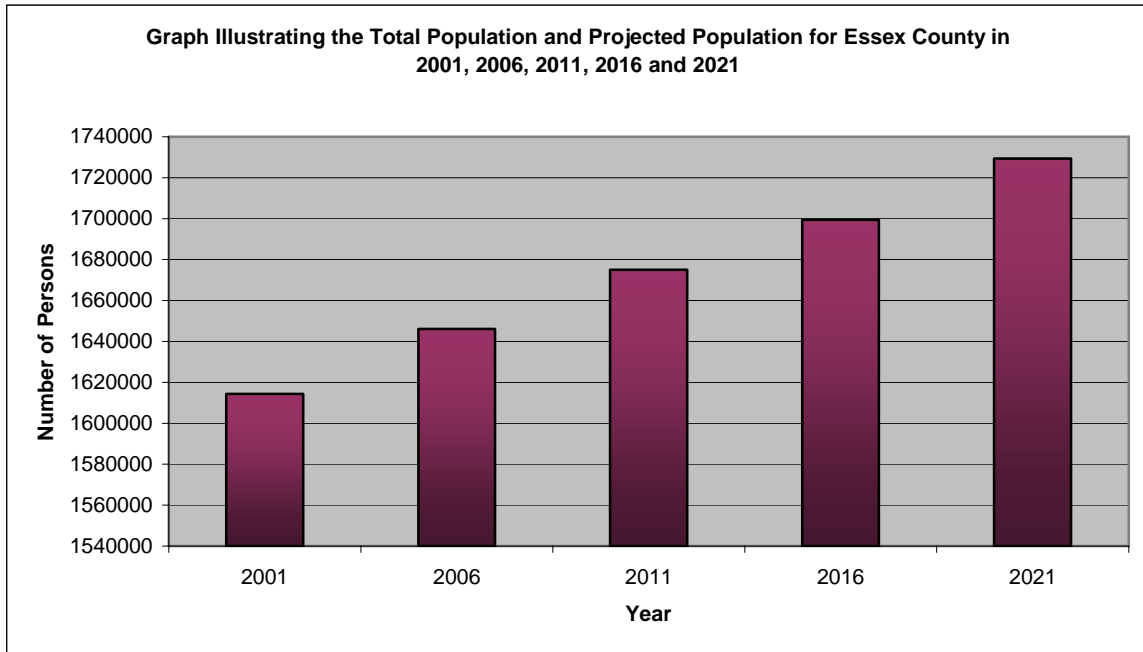
**Graph 1**



Source; Total Regional Planning Guidance 14 Submission, 29<sup>th</sup> March 2005 (Note the population projection assumes dwelling provision will be implemented at the annual average rate of provision set out in policy H2 of the Regional Spatial Strategy 14.)

Graph 1 demonstrates the population within the Rochford District in 2001 and the projected alterations in the population size assuming the dwelling provision outlined in the Draft East of England Plan (2004) will be implemented within Rochford. In 2001 the population of Rochford was 78,400 persons, it is anticipated that by 2021 the population within the District will be 81,000 persons. The total population within Rochford District is therefore expected to increase by 3.2% throughout the period 2001-2021. Graph two illustrates the total population change anticipated for Essex allowing comparison between the total growth rate for Essex and that of the District of Rochford.

## Graph 2



Source; Total Regional Planning Guidance 14 Submission, 29<sup>th</sup> March 2005 (Note the population projection assumes dwelling provision will be implemented at the annual average rate of provision set out in policy H2 of the Regional Spatial Strategy 14.)

Graph 2 demonstrates that the population within the County of Essex in 2001 was 1,614,400 persons and is anticipated to increase by 2021 to 1,729,400 persons. The total population increase for Essex from 2001-2021 is 6.6%, therefore the projected population increase for the District of Rochford is 50.1% less than the anticipated rise in population throughout Essex.

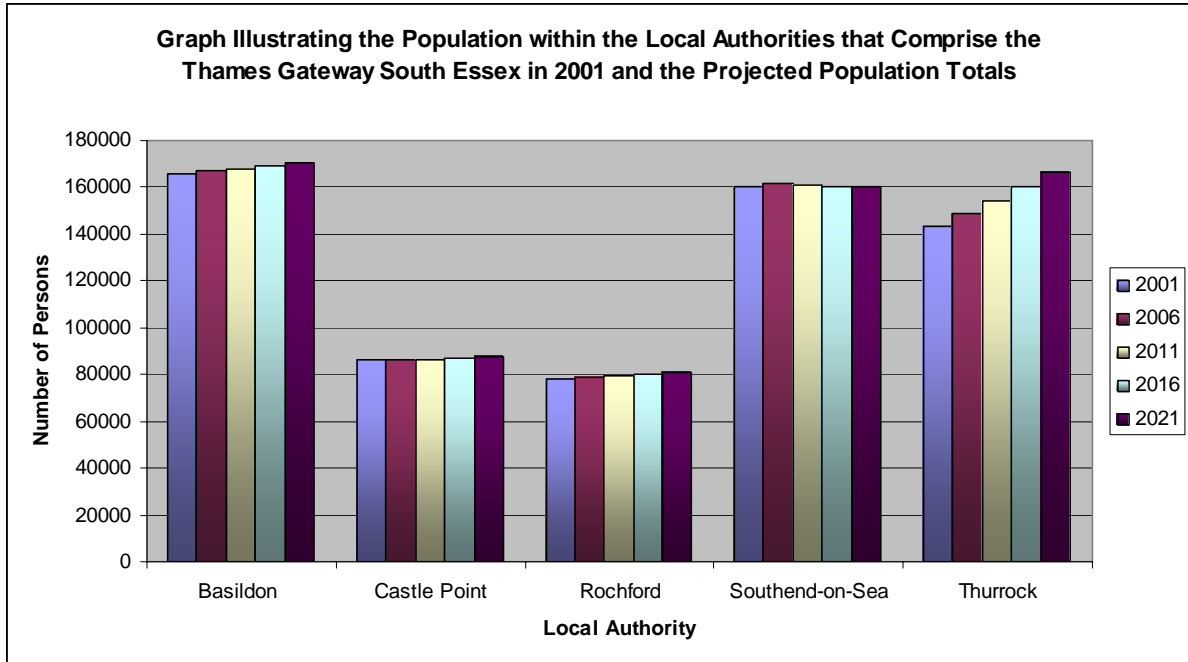
### Thames Gateway South Essex Sub Regional

The Thames Gateway South Essex sub-region comprises of the five authorities of Basildon, Castle Point, Rochford, Southend-on-Sea and Thurrock and it forms the largest urban area within the East of England. It comprises of a mix of urban and natural environments and at 2001 the population total for the sub region was 633,800 representing approximately 12% of the East of England regional total.

Graph 3 illustrates the population within the local authorities that comprise the Thames Gateway South Essex and the projected population growth from 2001-2021. The

population growth figures are based on the number of housing anticipated to be constructed as outlined in the Draft East of England Plan (2004).

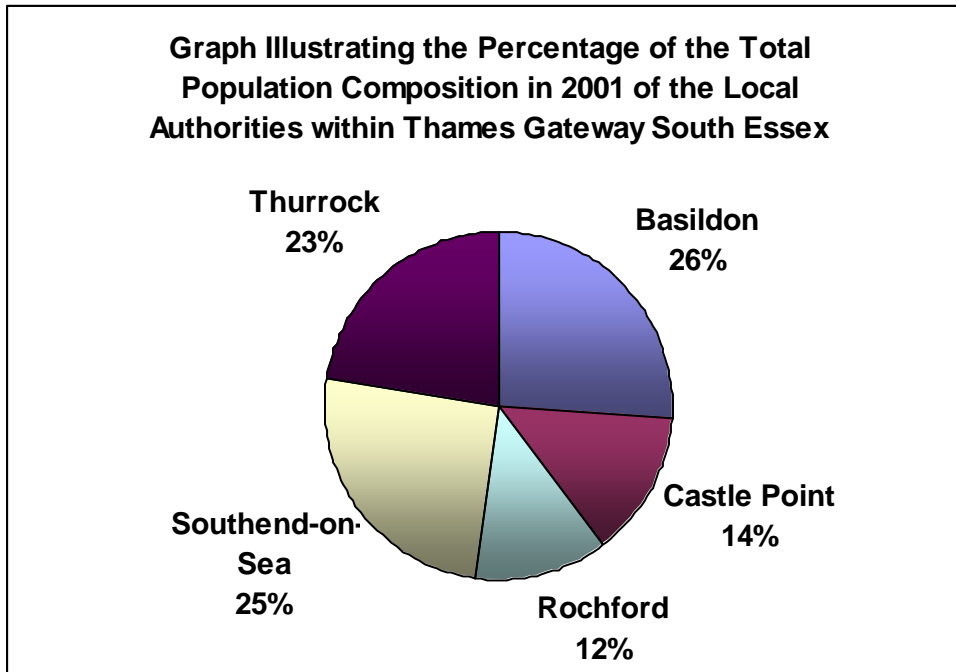
### Graph 3



Source; Total Regional Planning Guidance 14 Submission, 29<sup>th</sup> March 2005 (Note the population projection assumes dwelling provision will be implemented at the annual average rate of provision set out in policy H2 of the Regional Spatial Strategy 14.)

Graph 3 demonstrates that the District of Rochford is anticipated to continue to have the lowest population total of all the Thames Gateway South Essex districts. Furthermore the increase in population throughout this period is expected to remain fairly constant as the total population is predicted to increase by 3.2%. Clearly Thurrock is expected to experience the greatest increase in population throughout this period. Graph 4 illustrates the proportion of the population within Thames Gateway South Essex that live within each district authority.

**Graph 4**



Source; Adapted from Total Regional Planning Guidance 14 Submission, 29<sup>th</sup> March 2005 (Note the population projection assumes dwelling provision will be implemented at the annual average rate of provision set out in policy H2 of the Regional Spatial Strategy 14.)

Graph 4 illustrates that in 2001 Rochford (12%) contains the least proportion of the population within Thames Gateway South Essex, whilst the neighbouring authorities of Basildon (26%) and Southend-on-Sea (25%) have the greatest proportion of the population in the sub region.

### **Population Density**

Table 4 shows the number of persons per hectare and the average household size within the District of Rochford, Essex County, the East of England region and England and Wales in 2001.



**Table 4**

**Table Illustrating the Population Density within Rochford District, the County of Essex, the east of England region and England and Wales in 2001**

<b>Density</b>	<b>Rochford District</b>	<b>Essex County</b>	<b>East of England Region</b>	<b>England &amp; Wales</b>
<b>Number of People Per Hectare</b>	<b>4.6</b>	<b>3.8</b>	<b>2.8</b>	<b>3.4</b>
<b>Average Household Size</b>	<b>2.44</b>	<b>2.38</b>	<b>2.37</b>	<b>2.36</b>

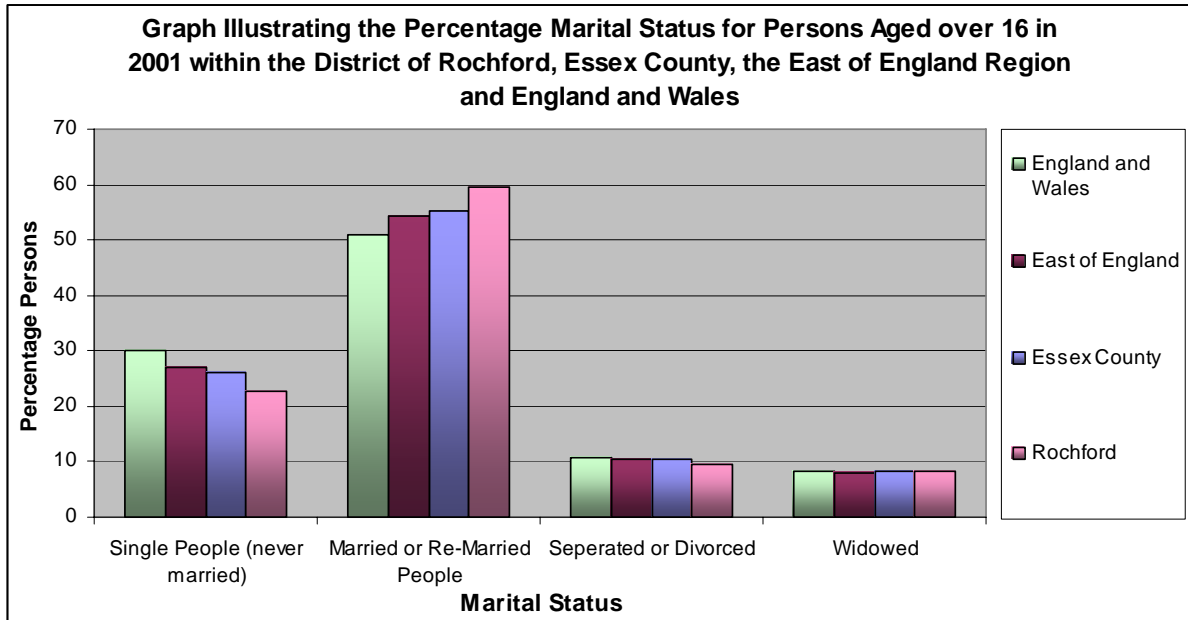
Source : Office for National Statistics, 2001

Table 4 clearly demonstrates that the District of Rochford contains more persons per hectare than the County of Essex (3.8 persons), the East of England region (2.8 persons) and England and Wales (3.4 persons). The average number of persons per hectare within the East of England region is of greatest divergence to the trend displayed by the District of Rochford in 2001. Table 3 also outlines the average household size and indicates that in 2001 the District of Rochford contained a marginally greater average household size than Essex County, the East of England Region and England and Wales.

### **Marital Status**

Graph 5 illustrates the marital status of persons aged over 16 years within the District of Rochford, the County of Essex, the East of England Region and England and Wales in 2001.

**Graph 5**



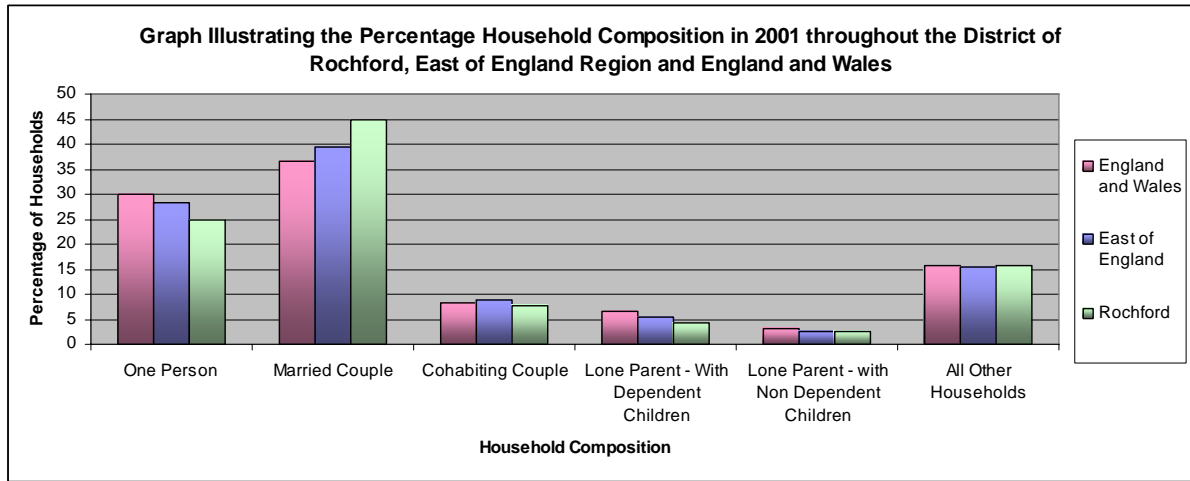
Source; Office for National Statistics, 2001

Graph 5 illustrates that the percentage of persons that are widowed within the District of Rochford is similar to the trends displayed at the County, regional and national scale. The percentage of persons that are separated or divorced throughout the District of Rochford is marginally less than the other comparators. However the percentage of persons that are married or re-married within Rochford (59.7%) is greater than the percentage for Essex (55.2%), the east of England Region (54.3%) and England and Wales (50.9%). The number of single people within the District of Rochford (22.6%) is less than that of the comparators. Marital status clearly will influence the type and design of residential dwelling demanded within a local authority.

### **Household Composition and Type**

Graph 6 outlines the percentage household composition for persons within England and Wales, the East of England region and the District of Rochford in 2001.

**Graph 6**

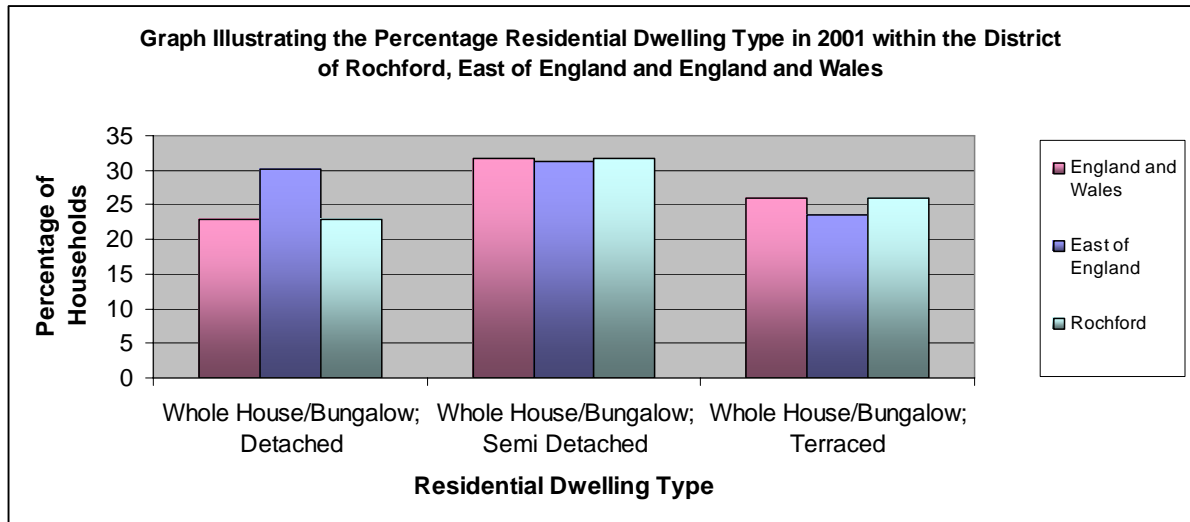


Source; Office for National Statistics, 2001

Graph 6 illustrates that the household composition for the District of Rochford, the East of England region and England and Wales in 2001. Rochford (24.9%) contains a marginally lower proportion of one person occupancy households than the East of England (28.3%) and England and Wales (30.0%). The District of Rochford also displays a divergence to the regional and national trend, as there is a greater proportion of married persons with the district. However the district demonstrates similar trends in the number of cohabiting couples, lone parents with dependent children and lone parents with non dependent children. It is important that when deciding upon the type of dwelling to construct or potential design implications for residential dwellings regard should be given to the household composition to ensure that housing needs continue to be adequately addressed.

Graph 7 illustrates the percentage of household dwelling type within England and Wales, the East of England region and the District of Rochford in 2001.

## Graph 7

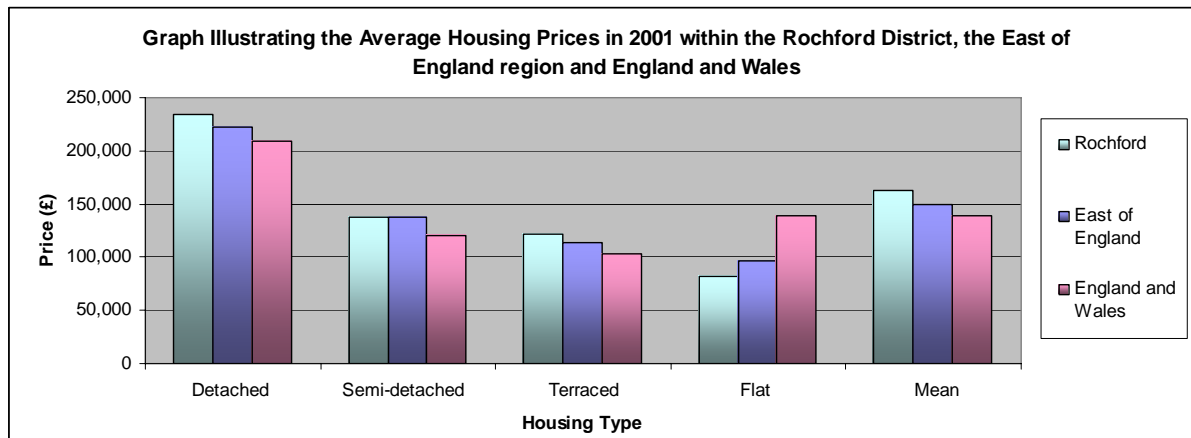


Source; Office for National Statistics, 2001

Graph 7 demonstrates that Rochford has a similar percentage of households inhabiting a semi detached dwelling house with 31.6% of the population. The District of Rochford has a comparable number of detached dwellings (22.8%) to the average for England and Wales; however the number of detached dwellings within the region is greater. Furthermore the District of Rochford has a similar proportion of terrace dwellings as the national average, while the region has marginally lower proportion of terrace dwellings.

Graph 8 outlines the average dwelling prices of properties of varying type within the District of Rochford, the East of England region and England and Wales in 2001.

## Graph 8



Source; Office for National Statistics, 2001 Census

Graph 8 illustrates that the average price of a flat within the District of Rochford (£81, 667) was less than the average price of a flat within the region (£96, 888) and nationally (£138, 762). The average price of detached, semi detached and terraced dwellings throughout the District of Rochford are greater than the average for the region but comparable with the average price for the England and Wales. The price of a dwelling is important to establish household ability to afford particular dwelling types. From the information outlined in graph 8 it is possible to conclude that the mean dwelling prices within the District of Rochford are greater than the regional average therefore accessibility to housing within the District may be socially exclusive.

## Deprivation

The Index of Multiple Deprivation 2004 (IMD 2004) is a measure of multiple deprivation at the small area level, known as the Lower Super Output Areas. The IMD 2004 is based on the idea that there are clear dimensions of deprivation which are recognisable and may be measured. The deprivation is therefore measured in terms of the domain. The IMD 2004 comprises of seven domains. The domains include;

- ❖ Income deprivation;
- ❖ Employment deprivation;
- ❖ Health deprivation & disability;
- ❖ Education, skills and training deprivation;

- ❖ Barriers to housing and services;
- ❖ Crime; and the
- ❖ Living environment deprivation.

There are also 6 measures that comprise the large area level these are available for district and unitary council level areas. The large area measure for IMD 2004 is an important source of information for interpreting the overall level of deprivation experienced within Rochford District. The large area measures include;

- Four are formulated from the Index of Multiple Deprivation (IMD) for small area;
  - Average Score – overall deprivation measure, retains range of scores;
  - Average Rank - overall deprivation measure, dampens the impact of areas with extreme scores;
  - Extent Score - proportion of people living in serious deprived small areas.
  - Local Concentration Score - represents the severity of deprivation in 'hotspots' (average IMD rank of worst-off areas with 10% of people)
- Two are absolute numbers, drawn from data underlying the IMD:
  - Income Scale - number of income employment deprived people;
  - Employment Scale - number of employment deprived people.”
 (Essex County Council, 2004)

Table 5 illustrates the large area Index of Multiple Deprivation scores for all the Districts within Essex.

**Table 5**

<b>Rank Essex</b>	<b>Average Score</b>	<b>Average Rank</b>	<b>Extent</b>	<b>Local Concentration</b>
<b>1</b>	Tendering 103	Tendering 98	Basildon 106	Tendering 111
<b>2</b>	Harlow 120	Harlow 101	Tendering 127	Basildon 116
<b>3</b>	Basildon 132	Basildon 142	Harlow 180	Colchester 189
<b>4</b>	Colchester 217	Colchester 221	Colchester 193	Harlow 207
<b>5</b>	Epping Forest 234	Braintree 228	Braintree 263	Epping Forest 243
<b>6</b>	Braintree 237	Epping Forest 232	Epping Forest 246	Braintree 247
<b>7</b>	Castle Point 245	Castle Point 243	Castle Point 273	Castle Point 258
<b>8</b>	Maldon 280	Maldon 280	<b>Rochford 271</b>	Chelmsford 286
<b>9</b>	Brentwood 312	Brentwood 312	Maldon 298	<b>Rochford 299</b>
<b>10</b>	<b>Rochford 316</b>	<b>Rochford 319</b>	Brentwood 295	Maldon 301
<b>11</b>	Chelmsford 320	Chelmsford 321	Chelmsford 274	Brentwood 307
<b>12</b>	Uttlesford 341	Uttlesford 342	Uttlesford 298	Uttlesford 352

Source; Essex County Council, 2004

Table 5 demonstrates that out of the 12 Essex local authorities Rochford performs well compared to the remaining Essex Authorities, as the index of deprivation is predominately within the lower quartile.

“Chelmsford, Rochford and Brentwood score fairly low in terms of overall deprivation, in the 88-91% most deprived range” (Essex County Council, 2004, 8). The Extent Scores for the Essex Districts are outlined below;

*	Basildon	-	18%
*	Tendering	-	14%
*	Harlow	-	5%
*	Colchester	-	4%
*	Braintree, Castle Point, Epping Forest, Rochford	-	all 1%
*	Brentwood, Chelmsford, Maldon, Uttlesford	-	all 0%

(Source; Essex County Council, 2004, 9)

Clearly the results demonstrate that the District of Rochford has relatively few people living in serious deprivation compared to the majority of the Essex Districts.

Essex contains 40 Super Output Areas in the most deprived 20% in England. These seriously deprived areas are in Basildon, Clacton, Harwich, Colchester (5 areas) and Harlow. Rochford does not contain any Super Output Areas in the most deprived 20%.

To fully understand the character of the deprivation it is essential to outline the domain scores. Table 6 shows the percentage of small areas that are seriously deprived on each domain score for Rochford District, the County of Essex and the average for the Essex Districts.



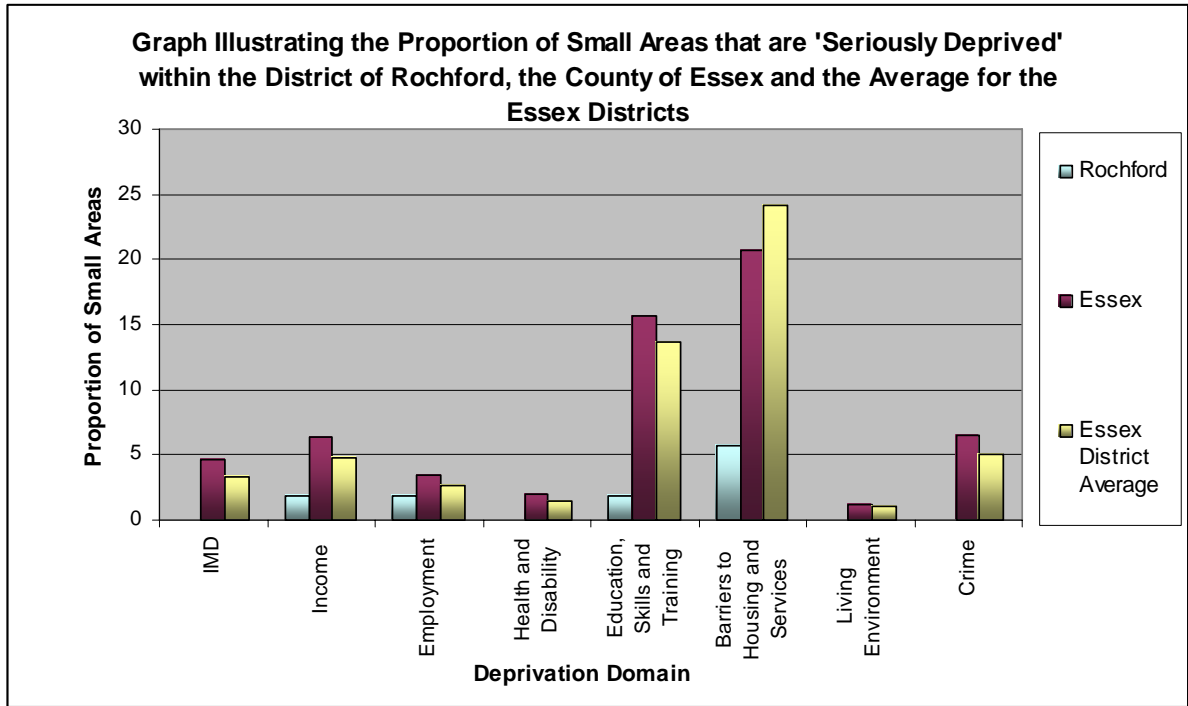
**Table 6**

<b>Authority</b>	<b>IMD</b>	<b>Income</b>	<b>Employment</b>	<b>Health and Disability</b>	<b>Education, Skills and Training</b>	<b>Barriers to Housing and Services</b>	<b>Living Environment</b>	<b>Crime</b>	<b>No of Small Areas</b>
<b>Rochford</b>	<b>0</b>	<b>1.9</b>	<b>1.9</b>	<b>0</b>	<b>1.9</b>	<b>5.7</b>	<b>0</b>	<b>0</b>	<b>53</b>
<b>Essex</b>	<b>4.6</b>	<b>6.4</b>	<b>3.5</b>	<b>2.0</b>	<b>15.6</b>	<b>20.7</b>	<b>1.2</b>	<b>6.5</b>	<b>863</b>
<b>Essex District Average</b>	<b>3.3</b>	<b>4.8</b>	<b>2.7</b>	<b>1.4</b>	<b>13.7</b>	<b>24.1</b>	<b>1.0</b>	<b>5.1</b>	<b>71.9</b>

Source, National Statistics Online, 2004 Indices of Multiple Deprivation

To aid interpretation of the results graph 9 has been formulated, highlighting the percentage score for the small areas that are seriously deprived in the Rochford District and the average for the Essex districts.

**Graph 9**



Source, National Statistics Online, 2004 Indices of Multiple Deprivation

Graph 9 clearly demonstrates that the District of Rochford has less deprivation than the average for the Essex Districts, and Essex County. However similarly to the trend displayed by Essex and the average for the Essex Districts the greatest small areas deprivation experienced within the District of Rochford is related to Barriers to Housing and Services.

The Indices of Deprivation domains that are of particular importance to Housing Design include Barriers to Housing and Services, Living Environment, Crime and Health Deprivation and Disability domains. The housing services deprivation for small areas experienced by the District of Rochford (5.7) is considerably less than the Essex District average (24.1) and the County of Essex (20.7) totals. The Barriers to Housing and Services domain is measured utilising two sub-domains a measure of the geographical barriers and a measure of the wider barriers. The measurement of the wider barriers is of most relevance to the Housing Design Supplementary Planning Document as it provides a measurement of the following indicators;

- Household Overcrowding (2001)
- Local Authority percentage of households for whom a decision on their application for assistance under the homeless provisions of housing legislation has been made, assigned to SOA's (2002).
- Difficulty of Access to owner occupation (2002).

The second deprivation domain that is of particular relevance to the Housing Design Supplementary Planning Document is the Living Environment domain. The Living Environment domain “focuses on deprivation with respect to the characteristics of the living environment. It comprises two sub-domains: the indoor living environment which measures the quality of housing and the outdoor which contains two measures about air quality and road traffic accidents” (Office of the Deputy Prime Minister, 2004, 4). Graph 12 illustrates that there are no small areas within the District of Rochford that are ‘seriously deprived’, although the average throughout the Essex Districts exceeds Rochford this variation is marginal. It is important that the District of Rochford continues to display a good quality living environment, and housing design can have an important role in the quality and layout of the residential environment.

A third Indices of Deprivation domain that is of particular importance to the Housing Design Supplementary Planning Document is the Crime Domain. The Crime Domain “measures the incidence of recorded crime for four major crime themes representing the occurrence of personal and material victimisation at a small area level” (Office of the Deputy Prime Minister, 2004, 3). Graph 12 demonstrates that the District of Rochford has no areas with serious crime deprivation however the average for the Essex Districts (6.5) and Essex County (5.1) exceeds Rochford.

The final Indices of Deprivation domain that is relevant to the Housing Design Supplementary Planning Document is the Health Deprivation and Disability domain. This “domain identifies areas with relatively high rates of people who die prematurely or whose quality of life is impaired by poor health or who are disabled” (Office of the Deputy Prime Minister, 2004, 3). Similarly to the trends displayed by the Living Environment and Crime domain there are no small areas within the District of Rochford that experience serious health deprivation, while the Essex District average (1.4) and Essex County (2.0) marginally exceeds this.

## Crime

Table 7 illustrates the total number of offences per 1000 persons of the population from 2003-2004, within the England and Wales, the East of England region, Essex County and the District of Rochford.

**Table 7**

Authority	Total Offences per 1000 Population			
	Apr- Jun 2003	Jul- Sep 2003	Oct- Dec 2003	Jan- Mar 2004
England and Wales	29.0	28.3	27.6	27.8
East of England	23.7	23.1	22.9	23.4
Essex	23.1	21.3	22.3	22.3
Rochford	13.2	12.0	14.9	14.1

Source; Crime Statistics Online, Home Office

Table 7 indicates that the crime rates per 1000 of the population for the District of Rochford marginally fluctuated, however the incidences of crime per 1000 of the population were considerably lower than the other comparators. With regard to the Rochford District the Local Authority displays a fairly low level of crime and is not displaying any worrying trends.

The types of crimes committed give an indication to the seriousness of the crimes committed within the area. The type of criminal offences committed per 1000 of the population for the District of Rochford and the English average for 2004/05 are outlined in table 8.

**Table 8**

Type of Crime	Per 1000 of the Population	
	Rochford District	English Average
Sexual Offences	0	0.9
Violence Against Person	9	16.5
Robbery Offences	0	1.4
Burglary Dwelling Offences	3	6.4
Theft of motor vehicle offences	2	4.5
Theft from a motor vehicle offence	4	10.0

Source; Up My Street website

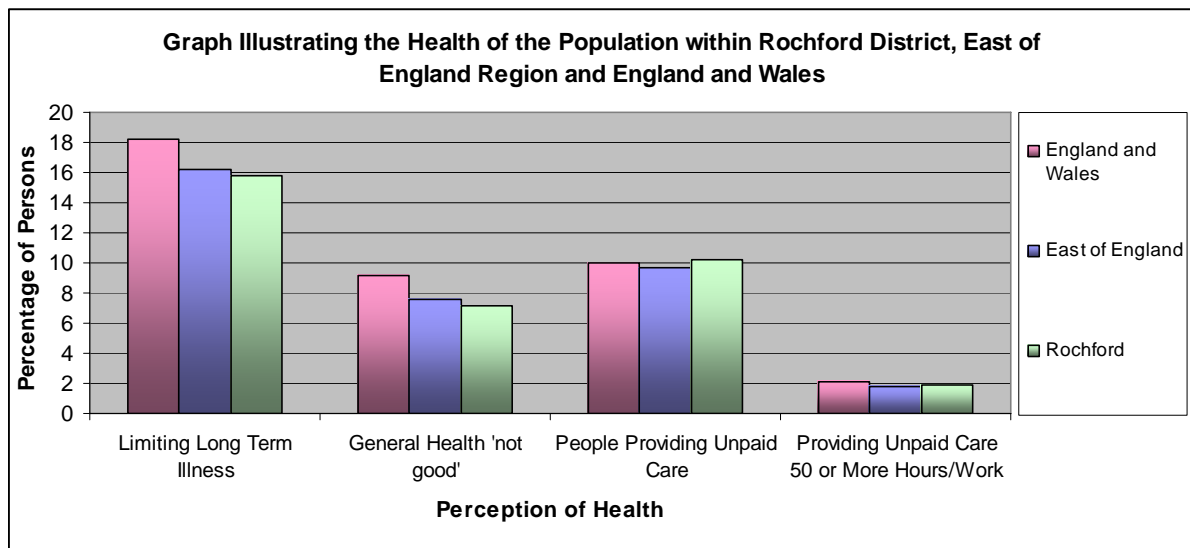
Table 8 indicates that Rochford has a lower incidence of all criminal offences per 1000 of the population in comparison to the English average. It is important that the Local

Authority continues to experience a low level crime and the design of good quality housing contributes positively to the maintenance of a low level of crime.

## Health

The 2001 Census invited collected information regarding the respondents' general state of health. Graph 13 illustrates the health of persons within England and Wales, the East of England region and the District of Rochford.

**Graph 10**



Source, National Statistics Online, 2004

Graph 10 demonstrates that within the District of Rochford 15.8% of people have a limiting or long term illness, this level of persons is marginally lower than the regional proportion of 16.2% and the national level (18.2%). Similarly to the percentage of persons that have a limiting long term illness the proportion of the population that are generally not in good health within the District of Rochford (7.2%) is similar to the regional proportion (7.6%), but differs more greatly from the national level (9.2%). The proportion of persons classified as 'providing unpaid care' within Rochford is similar to the regional and national proportions.

## Material Assets and Cultural Heritage

- **Listed Buildings**

Listed buildings of special architectural or historic interest are important in contributing to the character of a Local Authority. A listed building is regarded as a structure that is of national or architectural interest therefore listed buildings are not purely older buildings.

The total number of listed buildings or groups of buildings that are listed Grade 1 and 2\* in England was 30,491 (English Heritage, 2005) an increase of 2% since 1999 register (English Heritage, 2005). Essex currently has a total of 14,239 (excluding Southend-on-Sea Unitary Authority and Thurrock Unitary Authority) listed buildings, Colchester contains 1557 of the Essex listed buildings (Information dated 14<sup>th</sup> November 2005). Appendix 2 shows a map of all the listed buildings within the District of Rochford. Table 9 outlines the listed building composition for the District of Rochford.

**Table 9 - Listed buildings in Rochford;**

<b>Building Type</b>	<b>Location</b>
Blatches Farmhouse (barn, stables and granary)	Blatches Chase
Cherry Orchard	Cherry Orchard Lane
Rochford Hospital (Johnson Isolation Block, Main Block, Boiler House)	Dalys Road
Doggetts Farmhouse (stables, cart lodge, cartlodge, large barn, purpose built barn, granary)	Doggetts Chase
Bake/ Brew house	Doggetts Chase
N.o 20, 24, 24A, 26, 28 (south side)	East Street

N.o 5, 17 (north side)	East Street
N.o 1 and 2 Kings Hill Cottages	East Street
Gusted Hall	Gusted Hall Lane
Church of St Andrews, Rochford Hall, ruins and wall surrounding gardens, Pelham's Farmhouse, Rectory Cottage, The Lawn, Potash Cottage	off Hall Road
Shangri-La	Stroud Green, Hall Road
N.o 2, 4, 22, 32, 36, 38, and 40 Old Ship Public House (east side)	North Street
N.o 19, 21, 23, 25, 27, 29 – 35, 37, 61 -67 (west side)	North Street
N.o 2, 4, 8, 10, 12, 14 – 20, 22, 24, 28, 30, 46 (west side)	South Street
N.o 1, 3, 7, 11, 15, 17, 19, 21- 31, 33, 35, 39, 41 (east side)	South Street
N.o 17, 19	Southend Road
N.o 2-8, 10-16	Weir Pond Road
N.o 34, 44, 46, 58, 60, 62, 64, 66, 82, 92-100, (north side)	West Street



N.o 1, 3, 5, 9, 15, 17, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55 – 65, 67, 69, The Kings Head, Women's Institute Hall, (south side)	West Street

Source: Rochford District Council

The Historic Buildings at Risk Register contains details of buildings known to be 'at risk' through neglect and decay, or vulnerable to becoming so. The objective of the Register is to outline the state of repair of these buildings with the intention of instigating action towards securing their long term conservation. Table 10 illustrates the number of buildings at risk in 2003, 2004 and 2005, while table 11 shows the number of listed buildings removed from the risk register.

**Table 10 Illustrates the Number of Buildings at Risk in 2003, 2004, and 2005**

Administrative Area	At Risk			Newly at risk		
	2005	2004	2003	2005	2004	2003
Basildon	3	2	3	0	1	0
Braintree	32	27	29	4	9	5
Brentwood	10	9	6	2	1	3
Castle Point	1	1	2	0	0	0
Chelmsford	6	8	4	0	0	4
Colchester	26	21	29	0	5	0
Epping Forest	15	12	16	1	3	0
Harlow	3	3	3	0	0	0
Maldon	11	6	8	2	5	0
Rochford	7	8	10	0	0	0
Tendering	27	26	25	0	4	2
Uttlesford	17	17	17	0	3	0
<b>Total</b>	173	157	169	11	31	14
<b>Total At Risk (inc newly at risk)</b>	184	188	183			

(Source, Essex County Council, 2005)

**Table 11 Illustrates the Total Number of Listed Buildings Removed from the Risk Register**

<b>Administrative Area</b>	<b>No longer at risk</b>		
	<b>2005</b>	<b>2004</b>	<b>2003</b>
<b>Basildon</b>	0	1	0
<b>Braintree</b>	4	7	9
<b>Brentwood</b>	0	0	3
<b>Castle Point</b>	0	1	0
<b>Chelmsford</b>	2	0	0
<b>Colchester</b>	0	8	1
<b>Epping Forest</b>	0	4	0
<b>Harlow</b>	0	0	1
<b>Maldon</b>	0	2	3
<b>Rochford</b>	<b>1</b>	<b>2</b>	<b>0</b>
<b>Tendering</b>	2	1	4
<b>Uttlesford</b>	3	0	2
<b>Total</b>	15	26	24

Source; Essex County Council, 2005

The register addresses a 'moving target' and as some buildings are repaired and taken off, others become 'at risk' and are added. The success of the Register may be measured by the number of buildings added, furthermore both the success and failure of the conservation measures employed is reflected in the numbers removed. In 2005 the number of buildings 'at risk' in Rochford was 7, this is lower than the average for the average for Essex (14.4). Rochford performs well as the number of newly at risk buildings from 2003-2005 was 0. Furthermore in recent years the Rochford has removed buildings from the 'at risk' register. In Rochford the building that was removed from the 'at risk' register was repaired it was located at 35, 37 and 39 West Street Rochford.

- **Conservation Areas**

Appendix 3 illustrates the conservation areas within the District of Rochford.

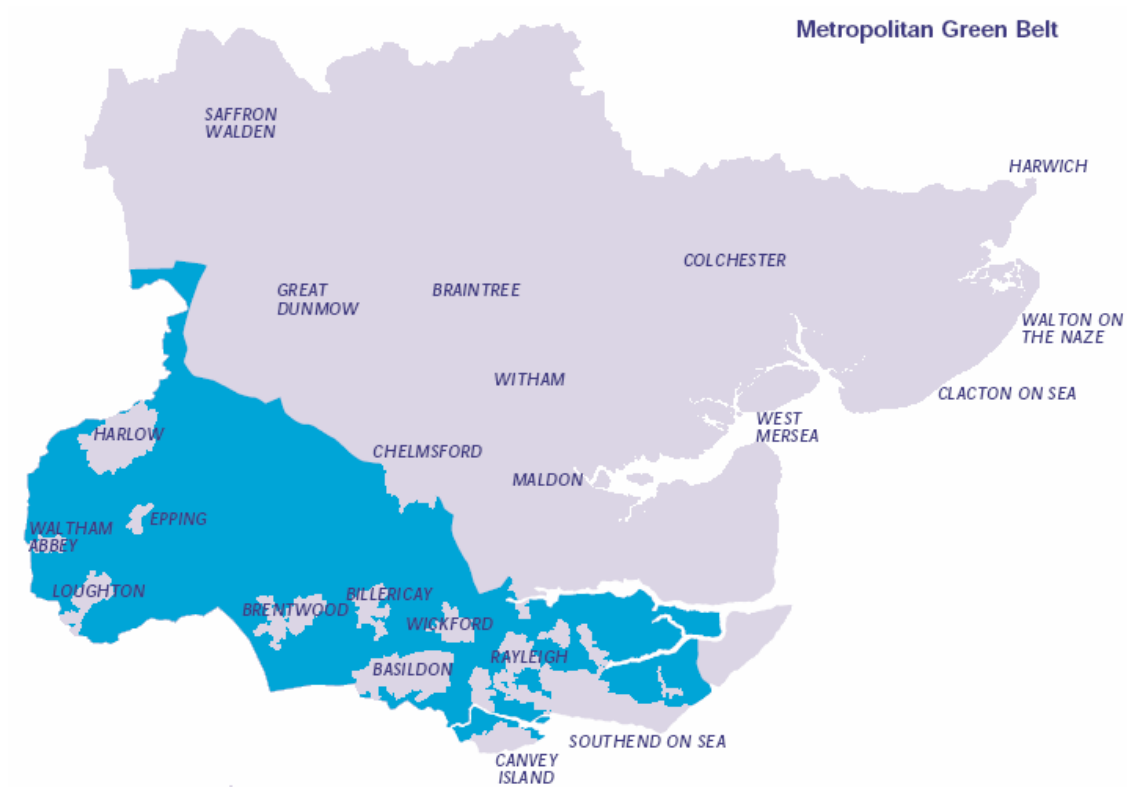
- **Agriculture**

The best quality agricultural lands in Rochford District are situated to the north of the A12 with further Grade 2 land in Stanway and Mersea Island.

### **Metropolitan Green Belt**

A large area of the south-western part of Essex including Thurrock and Southend-on-Sea forms part of the Metropolitan Green Belt (MGB) surrounding Greater London. The MGB designation has been in place for almost 50 years. Its main objective is to prevent urban sprawl by keeping land open within the countryside surrounding the metropolitan area of Greater London. PPG2 "Green Belts" sets out the policies for land within the MGB. Greenbelt land in the Thames Gateway in South Essex has come under pressure for development and reviews of green belt land will be necessary to respond to the Government's Sustainable Communities Plan. In areas where green belt land is lost, interventions may be needed to mitigate the impacts of increased development. The design of housing may also impact upon the need to construct on the greenbelt.

## Map 2 – Illustrating the Metropolitan Greenbelt



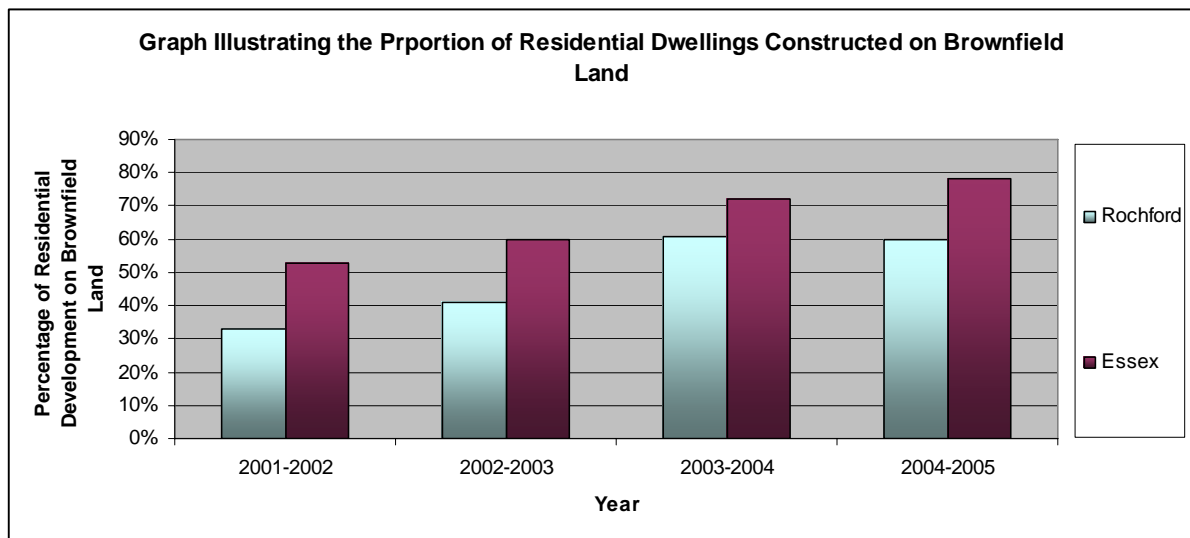
Source: Essex County Council, 2001

- **Land Utilisation**

Planning Policy Guidance note 3 entitled Housing outlines that central Government is “committed to maximising the re-use of previously developed land and empty properties and the conversion of non- residential buildings for housing” (Office of Deputy Prime Minister, 2000, 8.) The objective of the government’s aim is to promote regeneration and minimise the amount of Greenfield land being utilised for development. The Planning Policy Guidance note 3 sets out a national target that by “2008, 60% of additional housing should be provided on previously developed land and through conversions of existing buildings” (Office of the Deputy Prime Minister, 2000.8). The target allows the assessment of Local Authority Performance to development on previously developed land.

A service level agreement between Essex County Council and Rochford District Council exists whereby the County Council undertakes residential and non-residential land monitoring. The information formulated by the County Council is further verified by Rochford District Council. Graph 11 utilises this information and illustrates the percentage of residential development that has occurred on previously developed land from 2001-2004 in the Rochford District and throughout Essex.

**Graph 11**



Source; Essex County Council Monitoring Statistics, 2004.

Graph 11 illustrates that since 2003-04 the District of Rochford has achieved the Government's target of 60% of new residential developments upon previously developed land. However Essex County (excluding Southend-on-Sea and Thurrock) has continually exceeded the number of residential development constructed on previously developed land. The intensification of existing and future development is an important aspect of residential dwelling design and may impact on the quantity of Greenfield land required for development.

## **SEA Objectives, Targets and Indicators**

### **SEA Objectives:**

The utilisation of SEA objectives is a recognised methodology for considering the environmental effects of a plan and programme and comparing the effects of the alternatives. They serve a different purpose to the objectives of the Rochford District Housing Design SPD. The sustainability objectives are utilised to show whether the objectives of the plan and programme are beneficial for the environment, to compare the environmental effects of the alternatives or to suggest improvements.

The sustainability objectives have been derived from a review of the plans and programme at the European, national, regional, county and local scale and a strategic analysis of the baseline information. The assessment of the baseline data allows the current state of the environment to be evaluated to determine if significant effects are evident.

Annex 1 (f) of the SEA Directive states that 'the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors' should be analysed. The sustainability objectives identified for the assessment of the Rochford District Housing Design SPD are outlined in table 12. Table 12 also highlights the relationship with the SEA Directive, the source of the objectives and the related issues.

Table 12

SEA Directive Significant Effects	SEA/SA Objective	Source
<b>Population</b>  <b>Human Health</b>  <b>Landscape – inc</b> <b>Biodiversity, Fauna and Flora</b>  <b>Cultural Heritage</b>	(1) Provide a decent home for everyone.	East of England Regional Assembly, Draft East of England Plan - Regional Spatial Strategy 14, 2004  Essex County Council, Essex and Southend- on-Sea Replacement Structure Plan, 2001.
<b>Population</b>  <b>Human Health</b>  <b>Landscape – inc</b> <b>Biodiversity, Fauna and Flora</b>  <b>Cultural Heritage</b>  <b>Water</b>	(2) Ensure high design quality to create attractive living environment where people will choose to live.	Office of the Deputy Prime Minister, Planning Policy Guidance 3 – Housing, 2000



<b>Air</b>			
<b>Climatic Factors</b>			
<b>Population</b>	(3) More sustainable development patterns through good access to public transport mix of uses and greater intensity of development where possible.	Office of the Deputy Prime Minister, Planning Policy Statement 1 – Delivering Sustainable Development, 2005	
<b>Human Health</b>			
<b>Landscape – inc Biodiversity, Fauna and Flora</b>			
<b>Cultural Heritage</b>			Office of the Deputy Prime Minister, Planning Policy Guidance 3 – Housing, 2000
<b>Water</b>			
<b>Air</b>			
<b>Climatic Factors</b>			
<b>Water</b>	(4) Avoid inappropriate development in area at risk of flooding.	Office of the Deputy Prime Minister, Planning Policy Guidance 25 – Development and Flood Risk, 2001	
<b>Climatic Factors</b>			
<b>Landscape</b>			
<b>Population</b>	(5) Design new development carefully with respect	Office of the	

<b>Material Assets</b>  <b>Architectural</b>  <b>Archaeological</b>	to the historic and cultural environment.	Deputy Prime Minister, Planning Policy Guidance 15 – Planning and the Historic Environment, 1994
<b>Biodiversity</b>  <b>Fauna</b>  <b>Flora</b>  <b>Landscape</b>	(6) To conserve and enhance biodiversity, designated areas and green space.	Office of the Deputy Prime Minister, Planning Policy Statement 9 (2006)

### Assessing the Compatibility of the Objectives

A balance of social, economic and environmental objectives has been selected. To test the internal compatibility of the sustainability objectives a compatibility assessment was undertaken to identify any potential tensions between the objectives. Matrix 1 illustrates the compatibility appraisal of the sustainability objectives.

## Matrix 1

Matrix Illustrating the Compatibility Appraisal of the Sustainability Objectives

<b>SEA Objectives</b>	<b>2</b>	<b>VC</b>						
	<b>3</b>	<b>VC</b>	<b>VC</b>					
	<b>4</b>	<b>C</b>	<b>C</b>	<b>VC</b>				
	<b>5</b>	<b>VC</b>	<b>VC</b>	<b>VC</b>	<b>U</b>			
	<b>6</b>	<b>VC</b>	<b>VC</b>	<b>VC</b>	<b>VC</b>	<b>VC</b>		
	<b>7</b>	<b>C</b>	<b>VC</b>	<b>C</b>	<b>U</b>	<b>U</b>	<b>C</b>	
	<b>8</b>	<b>VC</b>	<b>VC</b>	<b>VC</b>	<b>VC</b>	<b>VC</b>	<b>VC</b>	<b>VC</b>
		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>
<b>SEA Objectives</b>								

<b>Key</b>	<b>Symbol</b>
<b>Very Compatible</b>	<b>VC</b>
<b>Compatible</b>	<b>C</b>
<b>No Impact</b>	<b>N</b>
<b>Incompatible</b>	<b>I</b>
<b>Very Incompatible</b>	<b>VI</b>
<b>Uncertain</b>	<b>U</b>

A second compatibility test was undertaken to determine whether the aims of the SPD were compatible with the SEA objectives. Matrix 2 outlines the compatibility of the sustainability objectives and the SPD aims

**Matrix 2 - Illustrates the SEA Objectives and the Rochford District Council Housing Design SPD Objectives**

		Rochford District SEA Objectives							
		1	2	3	4	5	6	7	8
Housing Design SPD Objectives	1	VC	VC	VC	C	C	VC	C	VC

Key	Symbol
Very Compatible	VC
Compatible	C
No Impact	N
Incompatible	I
Very Incompatible	VI
Uncertain	U

## **Chapter 4 - SPD Policy Appraisal**

## Chapter 4

### SPD Policy Appraisal

#### Significant Social, Environmental and Economic Effects of the Preferred Policies

Annex 1 (f) of the SEA Directive (2001) states that information should be provided on “the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic, material assets including architectural and archaeological heritage, landscape and the interrelationship between the above factors” (Annex 1(f)). It is recommended in the guidance by the Office of the Deputy Prime Minister that the significance of the effect of a policy or plan needs to consider the probability, duration, frequency and reversibility of the effects. To aid in this evaluation the SA Framework adopted is comparable to that delineated in the Office of the Deputy Prime Minister’s Guidance entitled ‘*Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*’ (November, 2005). The SA Framework aims to ensure that the policies outlined in the Rochford District Housing Design SPD Issues and Options are beneficial to the community and sustainable (Office of the Deputy Prime Minister, 2005).

A comprehensive assessment of all policies against all SA/SEA objectives has been undertaken and is a technical annex to this report. A summary of the significant social, environmental and economic effects, spatial extent, temporal extent and recommendations arising from the Appraising Plan Policy assessment is outlined below. The assessment is of potential positive, negative, direct and indirect effects. The summary outlines the SPDs’ performance against the SEA objectives. The objectives have been subdivided to reflect the specific social, economic and environmental dimensions of sustainability as outlined in the SEA Directive Annex 1(f).

Relationship with SEA Directive	SEA Objective
<b>Population</b>  <b>Human Health</b>  <b>Landscape – inc Biodiversity, Fauna and Flora</b>  <b>Cultural Heritage</b>	(1) Provide a decent home for everyone.

### SPD Policy

#### Housing Design Policy 1

**Spatial Extent** – New Residential Development throughout the District of Rochford.

**Nature of Effect and Temporal Scale** – Major Positive in the short, medium and long term.

**Significant Effect** - The Essex Design Guide (1997) recommends a minimum private garden size of 100 square metres for most types of housing. The Rochford District Housing Design SPD states that as a result of changing household sizes the range of housing types required throughout the District has altered. The District seeks to encourage the development of small dwellings to meet housing needs, and as a result the SPD outlines exceptions to the 100 metres squared garden size related to dwelling size and type.

The Essex Design Guide (1997) recognise that “the 100 square metres minimum garden size is easily achievable for three bedroom houses provided the houses are of wide frontage format” (Essex County Council, 2005, 76). The Essex Design Guide (1997) states that “narrow fronted houses may result in long, thin, impractical gardens...another reason for minimising the use of this type of house” (Essex County Council, 2005, 76).

Clearly the housing needs within the Rochford District have resulted in the need to develop a greater incidence of smaller properties. The policy exceptions outlined in HD1 conform to the recommendations outlined in the Essex Design Guide (1997).

**Recommendation** – Not relevant.

## **SPD Policy**

### **Housing Design Policy 2**

**Spatial Extent** – New Residential Development throughout the District of Rochford.

**Nature of Effect and Temporal Scale** – Minor Positive in the short, medium and long term.

**Significant Effect** - A well designed and built sustainable community shall feature “quality built and natural environment” (Office of the Deputy Prime Minister, 2005). The Office of the Deputy Prime Minister outlines a series of components that a sustainable community should offer, the components of particular importance to the landscaping of a residential community include;

- Sense of place – a place with positive ‘feeling’ for people and local distinctiveness,
- Appropriate size, scale, density, design and layout ... that complement the distinctive local character of the community,
- Buildings and public spaces which promote health and are well designed to reduce crime and make people feel safe.

(Source; Office of the Deputy Prime Minister, 2005).

To ensure the delivery of high quality design and an attractive environment for people to live it is important that quality landscaping is adopted. To enhance the delivery of policy HD2 it is deemed appropriate that a combination of hard and soft landscaping is promoted.



**Recommendation** - Hard landscaping that should be promoted within the policy includes appropriate paving and public art for residential environments.

## **SPD Policy**

### **Housing Design Policy 3**

**Spatial Extent** – Throughout the District of Rochford (Infill Sites).

**Nature of Effect and Temporal Scale** – Minor negative in the short, medium and long term.

**Significant Effect** - The guidance stipulates minimum frontages for detached and semi-detached dwellings/ or for frontages to be compatible with existing form and character of the area. This is considered overly restrictive because it focuses on detached and semi-detach dwellings or the potentially continuation of the existing form of dwellings which would be easily deemed the most compatible. This fails to encourage development of alternative styles which could provide higher densities, whilst not necessarily detracting from the existing character.

The guidance indirectly encourages a uniform residential pattern and stock, rather than diversifying the supply to meet local housing needs in accordance with Planning Policy Statement 1 (Para 23).

**Recommendation** – It is recommended that rather than outlining the anticipated minimum size frontages, the policy should encourage site appraisals for individual infill sites. The utilisation of site appraisals will provide scope for allowing other residential development stock that complements the existing character and building form of the area.

## **SPD Policy**

### **Housing Design Policy 5**

**Spatial Extent** – Residential development throughout the District of Rochford.

**Nature of Effect and Temporal Scale** – Minor negative in the short, medium and long term.

**Significant Effect** - Policy HD5 stipulates that throughout the District of Rochford there shall be a minimum separation of one metre between the side boundaries of the hereditament and the dwelling house, with a total separation of two metres between the sides of the buildings. The justification for the provision of this policy is to ensure the maintenance of the appearance and character of residential areas throughout the District of Rochford.

Although the policy HD5 states that the “total side to side separation of two metres may not be achievable in all cases relating to infill applications” this provision is not deemed adequate enough. It is perceived that the application of strict building separation universally throughout a District is not sustainable, and “would not produce the varied environment and housing stock that is ideal” (Essex County Council, 2005, 116). To enhance sustainable development throughout the District of Rochford and ensure that all persons irrespective of their socio economic status have access to a decent home it is important that recommended building separation is related to the location of residential development. Thus more compact residential building form should be encouraged within areas of walking distance from the centres, increasing the number of persons within easy access of the services and facilities offered within centres. There should also be scope for “enabling lower densities to exist towards the margins of the neighbourhood” (Essex County Council, 2005, 116).

**Recommendation** - This policy should not be overly prescriptive. It is recommended that building separation is related to the location of residential development and the existing neighbourhood character.

## **SPD Policy**

### **Housing Design Policy 7**

**Spatial Extent** – Residential development throughout the District of Rochford.

**Nature of Effect and Temporal Scale** – Minor positive in the short, medium and long term.

**Significant Effect** - It is accepted that a balcony may increase a households residential amenity, by allowing households access to the external environment from above the first floor.

There are disadvantages that may be encountered from the construction of balcony, which are particularly problematic for the neighbouring properties. Policy HD7 clearly states that the provision of a balcony may give rise to ‘overlooking and loss of privacy’. However there is failure within the policy and the supporting text to adequately address noise related issues.

Furthermore to mitigate against overlooking from the balcony it is suggested that the supporting text or the policy should encourage the utilisation of a ‘privacy screen’. The privacy screen may therefore provide a sense of enclosure reducing the visual impact of the balcony. The loss of neighbouring properties residential amenity will decline by the imposition of the privacy screen. The nature and appearance of the privacy screen should involve careful consideration.

#### **Recommendations -**

- 1) Acknowledgement that balconies may result in noise disturbance within the support text and the policy.
- 2) Within the supporting text or the policy encourage the utilisation of a ‘privacy screen’.

Relationship with SEA Directive	SEA Objective
<b>Population</b>  <b>Human Health</b>  <b>Landscape – inc Biodiversity, Fauna and Flora</b>  <b>Cultural Heritage</b>  <b>Water</b>  <b>Air</b>  <b>Climatic Factors</b>	(2) Ensure high design quality to create attractive living environment where people will choose to live.

**SPD Policy**

**Housing Design Policy 2**

**Spatial Extent** – Residential development throughout the District of Rochford.

**Nature of Effect and Temporal Scale** – Minor positive in the short, medium and long term.

**Significant Effect** - A well designed and built sustainable community shall feature “quality built and natural environment” (Office of the Deputy Prime Minister, 2005). The Office of the Deputy Prime Minister outlines a series of components that a sustainable community should offer, the components of particular importance to the landscaping of a residential community include;

- Sense of place – a place with positive ‘feeling’ for people and local distinctiveness,
- Appropriate size, scale, density, design and layout ... that complement the distinctive local character of the community,
- Buildings and public spaces which promote health and are well designed to reduce crime and make people feel safe.

(Source; Office of the Deputy Prime Minister, 2005).

To ensure the delivery of high quality design and an attractive environment for people to live it is important that quality landscaping is adopted. To enhance the delivery of policy HD2 it is deemed appropriate that a combination of hard and soft landscaping is promoted.

**Recommendation** – Hard landscaping that should be promoted within the policy includes appropriate paving and public art for residential environments

## **SPD Policy**

### **Housing Design Policy 3**

**Spatial Extent** – Residential development throughout the District of Rochford (Infill Sites).

**Nature of Effect and Temporal Scale** – Minor negative in the short, medium and long term.

**Significant Effect** - To ensure high quality residential design and sustainable communities throughout the District of Rochford development should be of the “appropriate size, scale, density, design and layout, including mixed-use development that complements the distinctive local character of the community” (Office of the Deputy Prime Minister, 2005). However HD3 is deemed overly prescriptive as it seeks to encourage semi detached and detached dwellings, or development that is compatible with the existing form and character of the area, but as it does not give any guidance to

interpret compatibility it is likely that development would continue to be of comparable styles.

The SEA objective emphasises that the residential environment should be where 'people will chose to live' (HD3), however the overly prescriptive nature and emphasis on development that is compatible with the existing 'form and character' may limit a persons ability to purchase residential housing within the Rochford housing market. The baseline evidence also demonstrates that the average detached, semi detached and terrace house prices for Rochford exceed the regional and national averages.

**Recommendation** - It is recommended that rather than outlining the anticipated minimum size frontages, the policy should encourage site appraisals for individual infill sites. The utilisation of site appraisals will provide scope for allowing other residential development stock that complements the existing character and building form of the area.

## **SPD Policy**

### **Housing Design Policy 4**

**Spatial Extent** – Residential development throughout the District of Rochford.

**Nature of Effect and Temporal Scale** – Major positive in the short, medium and long term.

**Significant Effect** - The policy seeks to set out clear guidance for extensions to residential development. The aim of the policy is to ensure that residential development is of a high quality design thus harmonious with the existing character, scale, form and materials used in the existing dwelling, and also minimise the impact upon the neighbouring properties.

The provisions set out in policy HD4 are comparable with those outlined in the Essex Design Guide (1997).

To enhance clarity and delivery of the policy it is deemed appropriate that the supporting text provides visual illustrations of good practice residential extensions.

**Recommendations** – It is recommended that the supporting text provides visual illustrations of good practice residential extensions.

## **SPD Policy**

### **Housing Design Policy 5**

**Spatial Extent** – Residential development throughout the District of Rochford.

**Nature of Effect and Temporal Scale** – Minor negative in the short, medium and long term.

**Significant Effect** - Policy HD5 seeks to maintain the appearance and character of residential areas and the appearance of new estates. However it is perceived that overly prescriptive building separation outlined in the policy will result in the development of a unified building form that fails to adequately consider the location of residential development relevant to local context and accessibility to vital services and facilities. A key objective of Planning Policy Statement 1 - Sustainable Development is to ensure that “developments respond to their local context, and create or reinforce local distinctiveness”. Furthermore CABE recommends that “successful places tend to be those that have their own distinct identity” (CABE, 2006, 1). In order to secure a sense of identity it is important that places are well designed and built, providing “durable, flexible and adaptable buildings” (Office of the Deputy Prime Minister, 2005). By stipulating unified minimum building separations throughout the entire District of Rochford there is likely to be a restriction on the ability of residential environments to be adaptable and durable to the local context.

**Recommendation** – This policy should not be overly prescriptive. It is recommended that building separation is related to the location of residential development and the existing neighbourhood character.

Relationship with SEA Directive	SEA Objective
<b>Population</b>  <b>Human Health</b>  <b>Landscape – inc Biodiversity, Fauna and Flora</b>  <b>Cultural Heritage</b>  <b>Water</b>  <b>Air</b>  <b>Climatic Factors</b>	(3) More sustainable development patterns through good access to public transport mix of uses and greater intensity of development where possible.

**SPD Policy**

**Housing Design Policy 3**

**Spatial Extent** – Throughout the District of Rochford (Infill Sites).

**Nature of Effect and Temporal Scale** – Uncertain in the short, medium and long term.

**Significant Effect** - The effect of HD3 on this SEA objective is uncertain. The latter part of the guidance states that site frontages shall “be of such frontage and form compatible with the existing form and character of the areas within which they are to be sited” (HD3). Inclusion of this criterion therefore may permit site frontages of higher density where the existing dwelling form permits. However under normal circumstances HD3 states that a “minimum frontage of 9.25 meters for detached properties or 15.25 metres for semi-detached pairs of properties” (HD3) should be expected. It is therefore



anticipated that this guidance encourages the development of detached and semi-detached residential dwellings, which are lower intensity developments.

**Recommendation** – It is recommended that rather than outlining the anticipated minimum size frontages, the guidance should encourage site appraisals for individual infill sites. The utilisation of site appraisals will provide scope for allowing other residential development stock that complements the existing character and building form of the area.

## **SPD Policy**

### **Housing Design Policy 5**

**Spatial Extent** – Throughout the District of Rochford (Infill Sites).

**Nature of Effect and Temporal Scale** – Minor negative in the short, medium and long term.

**Significant Effect** - This policy influence the intensity of residential development throughout the District of Rochford. It is important that the policy seeks to encourage greater intensity of development relative to the location of the residential development and accessibility to local amenities.

**Recommendation** – This policy should not be overly prescriptive. It is recommended that building separation is related to the location of residential development and the existing neighbourhood character.

Relationship with SEA Directive	SEA Objective
<p><b>Water</b></p> <p><b>Climatic Factors</b></p> <p><b>Landscape</b></p>	<p>(4) Avoid inappropriate development in area at risk of flooding.</p>

**SPD Policy**

**Housing Design Policy 2**

**Spatial Extent** – Throughout the District of Rochford.

**Nature of Effect and Temporal Scale** – Minor positive in the short, medium and long term.

**Significant Effect** - Policy HD2 seeks to encourage the maintenance and planting of trees. Trees play a fundamental role in the sustainability of urban areas as they reduce the risk of flooding. However in relation to landscaping other approaches may be used particularly in areas of flood risk, but other areas may also benefit.

For instance in relation to hard landscaping permeable paving may be utilised to increase infiltration and reduce surface run off. Also Sustainable Urban Drainage Systems (SUDS) should be promoted. “The principle advantages of SUDS is in regulating the flow of water in times of heavy rainfall (reducing the risk of flooding), reducing the risk of river pollution and creating an amenity for urban dwellers” Essex County Council, 2005, 132). Thus SUDS may aid in the reduction in the incidence of flooding and enhance the quality of life for local residents through increased residential amenity.

**Recommendation -** The policy should seek to encourage additional landscape features within the residential environment that will reduce the likely occurrence of flooding in residential environments.

Relationship with SEA Directive	SEA Objective
<p><b>Population</b></p> <p><b>Material Assets</b></p> <p><b>Architectural</b></p> <p><b>Archaeological</b></p>	<p>(5) Design new development carefully with respect to the historic and cultural environment.</p>

**SPD Policy**

**Housing Design Policy 2**

**Spatial Extent** – Throughout the District of Rochford (Infill Sites).

**Nature of Effect and Temporal Scale** – Uncertain in the short, medium and long term.

**Significant Effect** - PPG 15 states that “the design of new buildings intended to stand along side historic buildings needs very careful consideration. In general it is better that old buildings are not set apart, but are woven into the fabric of the living and working community” (Office of the Deputy Prime Minister, 1994, Para 2.11).... “New buildings do not have to copy their older neighbours in detail. Some of the most interesting streets include a variety of building styles, materials and forms of construction of many different periods, but together forming a harmonious group” (Office of the Deputy Prime Minister, 1994, Para 2.14).

The effect of the Guidance on the historic environment is uncertain, as it does not give any interpretation as to how to achieve compatibility.

**Recommendation** – It is recommended that rather than outlining the anticipated minimum size frontages, the guidance should encourage site appraisals for individual infill sites. The utilisation of site appraisals will provide scope for allowing other residential development stock that complements the existing character and building form of the area.

## **SPD Policy**

### **Housing Design Policy 3**

**Spatial Extent** – Throughout the District of Rochford (Infill Sites).

**Nature of Effect and Temporal Scale** – Uncertain in the short, medium and long term.

**Significant Effect** - The policy aims to maintain the appearance and character of residential areas throughout the District of Rochford. CABE states that “new housing should respond to and reinforce locally distinctive patterns of development, landscape and culture” (CABE, 2006, 5). However higher density development may be appropriate and in keeping with the local character in areas that are highly accessible by a choice means of transportation, and within easy access of local services and facilities.

**Recommendation** – The policy should seek to encourage greater density residential development in areas that are highly accessible by a choice means of transportation, and within easy access of local services and facilities.

## SPD Policy

### Housing Design Policy 10

**Spatial Extent** – Residential development throughout the District of Rochford.

**Nature of Effect and Temporal Scale** – Minor negative in the short, medium and long term.

**Significant Effect** - The last provision outlined in Policy HD10 sets out the circumstances whereby backland residential development shall not be permitted. These provisions fail to allow adequate scope for refusal where the development of a residential dwelling would adversely effect the historic and cultural environment.

**Recommendation** – The final provisions of policy HD10 should provide scope for refusing an application for backland development that has an adverse impact upon the cultural and historic environment.

Relationship with SEA Directive	SEA Objective
Biodiversity  Fauna  Flora  Landscape	(6) To conserve and enhance biodiversity, designated areas and green space.

## **SPD Policy**

### **Housing Design Policy 3**

**Spatial Extent** – Residential development throughout the District of Rochford.

**Nature of Effect and Temporal Scale** – Minor negative in the short, medium and long term.

**Significant Effect** - Brownfield/infill sites often contain rich biodiversity. Not enough consideration is given to biodiversity with regard to infill developments.

**Recommendation** – The utilisation of site appraisals will provide scope for consideration of site context and biodiversity issues.

## **SPD Policy**

### **Housing Design Policy 10**

**Spatial Extent** – Residential development throughout the District of Rochford.

**Nature of Effect and Temporal Scale** – Minor negative in the short, medium and long term.

**Significant Effect** - The last provision outlined in Policy HD10 sets out the circumstances whereby backland residential development shall not be permitted. These provisions fail to allow adequate scope for refusal where the development of a residential dwelling would adversely effect biodiversity and green spaces.

**Recommendation** – The final provisions of policy HD10 should provide scope for refusing an application for backland development that has an adverse impact upon biodiversity and green spaces.

## **Chapter 5 - SPD Issues and Alternatives**

## Chapter 5

### SPD Issues and Alternatives

The SEA Directive states that ‘where an Environmental Assessment is required under Article 3 (1), and Environmental Report shall be prepared in which the likely significant effects on the environment of implementing the plan and programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated’ (SEA Directive, Article 5). Outlined below are the main options that have been subject to assessment. These are as follows:

**Option 1** – No Policy within the Local Plan related housing design.

**Option 2** – Policy in the Local Plan (HP7) related to housing design, with no accompanying Supplementary Planning Document.

**Option 3** – Policy on Housing Design contained in the Replacement Local Plan (2004) accompanied with a Housing Design Supplementary Planning Document.



**Rochford District Council – Supplementary Planning Document – Housing Design  
Comparison of the Options**

<b>SEA Objective</b>	<b>Option 1 – No Policy within the Local Plan related housing design.</b>		<b>Option 2 – Policy in the Local Plan (HP7) related to housing design, with no accompanying Supplementary Planning Document.</b>	
	<b>Performance Short, Medium and Long Term</b>	<b>Commentary/ Explanation</b>	<b>Performance Short, Medium and Long Term</b>	<b>Commentary/ Explanation</b>

<p>(1) Provide a decent home for everyone.</p> <p>(2) Ensure high design quality to create attractive living environments where people chose to live.</p> <p>(3) More sustainable development patterns through good access to public transport mix of uses and greater intensity of development where possible.</p> <p>(4) Avoid inappropriate development in areas at risk of flooding.</p> <p>(5) Design new development carefully with respect to the historic context and cultural environment.</p> <p>(6) To conserve and enhance biodiversity designated areas and green spaces.</p>	?	?	?	<p>Without a policy there would be no local statutory mechanism to ensure high quality design in a sustainable pattern of development and the development respects the historic cultural and ecological environment. It is therefore concluded that the impact would be uncertain.</p>	?	?	?	<p>The policy provides a clear framework to ensure high quality design in a sustainable pattern of development and the development respects the historic, cultural environment and biodiversity. The policy lacks detail and therefore would be subject to individual interpretation. It is therefore concluded that the impact would be uncertain.</p>
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<b>SEA Objective</b>	<b>Option 3 – Policy on Housing Design contained in the Replacement Local Plan (2004) accompanied with a Housing Design Supplementary Planning Document.</b>	
	<b>Performance Short, Medium and Long Term</b>	<b>Commentary/ Explanation</b>

<p>(1) Provide a decent home for everyone.</p> <p>(2) Ensure high design quality to create attractive living environments where people chose to live.</p> <p>(3) More sustainable development patterns through good access to public transport mix of uses and greater intensity of development where possible.</p> <p>(4) Avoid inappropriate development in areas at risk of flooding.</p> <p>(5) Design new development carefully with respect to the historic context and</p>	+	+	+	<p>The combination of the policy with supplementary planning document provides the clearest framework to ensure well designed residential environments that seek to meet the needs of the existing and future community.</p> <p>However it is considered that the draft SPD could be improved – see appraising policies section.</p>
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<p>cultural environment.</p> <p>(6) To conserve and enhance biodiversity designated areas and green spaces.</p>				
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## **Chapter 6 - Monitoring Implementation of SPD**

## Chapter 6

### Monitoring Implementation of SPD

The SEA Directive states that “Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action” (Article.10.1). Furthermore the Environmental Report shall include “a description of the measures envisaged concerning monitoring” (Annex 1 (i)). This Chapter aims to outline the monitoring framework for the Rochford District Housing Design SPD

The monitoring of the SPD “allows the actual significant environmental effects of implementing the plan or programme to be tested against those predicted” (Office of the Deputy Prime Minister, 2005, 39). The monitoring of the SPD will aid in the identification of any problems that may arise during the SPDs implementation.

The Office of the Deputy Prime Minister published ‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents’ (November, 2005). This guidance demonstrates that the monitoring framework should consider the following;

- the time, frequency and geographical extent of monitoring (e.g. link to timeframes for targets, and monitoring whether the effects is predicted to be short, medium or long term);
- Who is responsible for the different monitoring tasks, including the collection processing and evaluation of social, environmental and economic information; and
- How to present the monitoring information with regard to its purpose and the expertise of those who will have to act upon the information (e.g. information may have to be presented in a form accessible to non-environmental specialists).

(Source; Office of the Deputy Prime Minister, 2005, 149)



The table below outlines the SEA monitoring framework for the SPDs significant effects.

<b>Monitoring Activity</b>	<b>Targets</b>	<b>Responsible Authority</b>	<b>Temporal Extent (Frequency of Monitoring)</b>	<b>Presentation Format</b>	<b>Any Issues with the Monitoring</b>
To monitor garden sizes to determine whether they comply with the criterion outlined in policy HD1 and the proportion of new properties with garden sizes less than 100 metres squared.	Context	Rochford District Council	Annual	Tabulated & mapped	May not be monitored at present.
To monitor the number of residential planning applications refused on landscaping grounds.	Context	Rochford District Council	Annual	Tabulated	May not be monitored at present. This will provide a measure of the effectiveness of the guide. A high rate of refusal on

					landscaping grounds indicates that the guide is not being applied.
To monitor infill development site frontage sizes to determine the extent to which this policy is restricting building form throughout the District of Rochford.	Context	Rochford District Council	Annual	Tabulated	May not be monitored at present.
Monitor the number of residential dwelling planning applications granted with a balcony and the planning conditions applied to mitigate	Context	Rochford District Council	Annual	Tabulated	May not be monitored at present.

against any noise, or visual disturbance.					
To monitor the separation of new residential dwellings and the existing dwellings to determine the impact on residential density and housing needs.	Context	Rochford District Council	Annual	Tabulated	May not be monitored at present.

## **Appendices**

## **Appendix 1**

## Appendix 1

### Review of the Plans and Programmes – Rochford Housing Design

Plan/ Programme	Key objectives relevant to the plan and SA	Key targets and indicators relevant to plan and SA	Implications for SA
<b>International</b>			
European and international Sustainability Development Strategy	<ul style="list-style-type: none"> <li>• Limit climate change and increase the use of clean energy.</li> <li>• Address threats to public health.</li> <li>• Manage natural resources more responsibly.</li> <li>• Improve the transport system and land use management.</li> </ul>	<ul style="list-style-type: none"> <li>• Each of the objectives has a set of headline objectives and also measures at the EU level.</li> </ul> <p>Headline Objectives;</p> <ul style="list-style-type: none"> <li>• The EU will meet its Kyoto commitment. Thereafter, the EU should aim to reduce atmospheric greenhouse gas emissions by an average of 1% per year over 1990 levels up to 2020.</li> <li>• By 2020, ensure that chemicals are only produced and used in ways that do not pose significant threats to human health and the environment.</li> <li>• Protect and restore habitats and natural systems and halt the loss of biodiversity by 2010.</li> </ul>	
European	Spatial development policies promote		

<p>Spatial Development Perspective (May, 1999)</p>	<p>sustainable development of the EU through a balanced spatial structure;</p> <ul style="list-style-type: none"> <li>• Development of a balanced and polycentric urban system and a new urban-rural relationship;</li> <li>• Securing parity of access to infrastructure and knowledge; and</li> <li>• Sustainable development, prudent management and protection of nature and cultural heritage.</li> </ul>		
<p><b>National</b></p>			
<p>PPS1; Delivering Sustainable Development</p>	<p>Planning should seek to facilitate and promote sustainable and inclusive patterns of urban and rural development by;</p> <ul style="list-style-type: none"> <li>• Making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;</li> <li>• Contributing to sustainable development;</li> <li>• Protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities;</li> </ul>	<p>Indicator;</p> <ul style="list-style-type: none"> <li>• Accessibility for all members of the community to jobs, health, housing, education, shops, leisure and community facilities.</li> </ul> <p>Target;</p> <ul style="list-style-type: none"> <li>• Development policies should avoid unnecessary detail and should concentrate on guiding overall scale, density, massing, height, landscape, layout and access of new development in relation to neighbouring buildings.</li> </ul>	

	<p><b>Design -</b></p> <ul style="list-style-type: none"><li>• New buildings should make a positive contribution to the special quality of the area and their siting and density should respect the area's character and layout. The siting of new buildings should not detrimentally affect the occupants of neighbouring buildings;</li><li>• Ensures development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community;</li><li>• Ensures high quality development through good and inclusive design, and efficient use of resources, for the short term and the long term;</li><li>• Integrates into the existing natural and built environments</li><li>• Creates safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion; and</li></ul>		
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	<ul style="list-style-type: none"> <li>• Are visually attractive as a result of good architecture and appropriate landscaping.</li> </ul>		
PPG3; Housing	<ul style="list-style-type: none"> <li>• New housing and residential environments should be well designed and should make a significant contribution to promoting urban renaissance and improving the quality of life;</li> <li>• Promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live;</li> <li>• Create places and spaces with the needs of people in mind, which are attractive, have their own distinctive identity but respect and enhance local character;</li> <li>• Promote designs and layouts which are safe and take account of public health, crime prevention and community safety considerations;</li> <li>• Focus on the quality of the places and living environments being created and give priority to the needs of pedestrians rather than the movement and parking of vehicles;</li> <li>• Avoid inflexible planning</li> </ul>	<p>Indicator;</p> <ul style="list-style-type: none"> <li>• Local planning authorities should develop a shared vision with their local communities of the types of residential environments they wish to see in their area.</li> </ul> <p>Target's;</p> <ul style="list-style-type: none"> <li>• With exception of flats, new housing should have at least 50 sqm of usable garden space which is not directly overlooked by neighbouring properties;</li> <li>• Rear gardens should be at least 10 metres in depth. This may be reduced if the developer can demonstrate that there is a benefit in designing wide frontage houses in which garden area would exceed 50 metres;</li> <li>• Small north facing gardens should be developed;</li> </ul>	

	<p>standards and reduce road widths, traffic speeds and promote safer environments for pedestrians;</p> <ul style="list-style-type: none"> <li>• Promote the energy efficiency of new housing where possible;</li> <li>• Provide wider housing opportunity and choice and a better mix in the size, type and location of housing than is currently available, and seek to create mixed communities;</li> <li>• Provide sufficient housing land but give priority to re-using previously-developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites; and</li> <li>• Create more sustainable patterns of development by building in ways which exploit and deliver accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services.</li> </ul>	<ul style="list-style-type: none"> <li>• Flat developments should provide a reasonable amount of communal amenity space per unit of accommodation;</li> <li>• By 2008 60% of additional housing should be provided on previously developed land and through conversions of existing buildings; and</li> <li>• For new housing developments housing densities of 30-50 dwellings per hectare ensure land is utilised efficiently.</li> </ul>	
PPS6; Planning for Town Centres	<p>Key objective – Is to promote town centre vitality and viability by;</p> <ul style="list-style-type: none"> <li>• Planning for the growth and development of existing centres;</li> </ul>	<p>Local Authorities are to collect information which may be utilised as key indicators;</p>	

	<p>and</p> <ul style="list-style-type: none"> <li>Promoting and enhancing existing centres, by focusing development in such centres and encourage a wide range of services in a good environment, accessible to all.</li> </ul> <p>Other objectives;</p> <ul style="list-style-type: none"> <li>To promote high quality and inclusive design, improve the quality of the public realm and open spaces, protect and enhance the architectural and historic heritage of centres, provide a sense of place and a focus for the community and for civic activity and ensure that town centres provide an attractive, accessible and safe environment for businesses, shoppers and residents;</li> <li>Improving accessibility, ensuring that existing or new development is, or will be accessible and well served by choice of means of transport;</li> <li>Encourage investment to regenerate deprived areas, creating additional employment opportunities and an improved physical environment; and</li> </ul>	<ul style="list-style-type: none"> <li>Diversity of main town centre uses (by number, type and amount of floorspace); and</li> <li>The amount of retail, leisure and office floorspace in edge-of-centre and out-of-centre.</li> </ul> <p>Locations.</p> <ul style="list-style-type: none"> <li>The potential capacity for growth or change of centres in the network.</li> <li>Proportion of vacant street level property;</li> <li>Commercial yields on non-domestic property (i.e. the capital value in relation to the expected market rental);</li> <li>Pedestrian flows (footfall);</li> <li>Accessibility;</li> <li>Customer and residents' views and behaviour;</li> <li>Perception of safety and occurrence of crime; and</li> <li>State of the town centre environmental quality.</li> </ul>	
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	<ul style="list-style-type: none"> <li>To deliver more sustainable patterns of development, ensuring that locations are fully exploited through high density, mixed use development and promoting sustainable transport choices, including reducing the need to travel and providing alternatives to car use.</li> </ul>		
PPS7; Sustainable Development in Rural Areas	<ul style="list-style-type: none"> <li>Planning authorities should ensure that development respects and, where possible, enhances the rural area. It should also contribute to a sense of local identity and regional diversity and be of an appropriate design and scale for its location;</li> <li>Planning authorities should take a positive approach to innovative, high-quality contemporary designs that are sensitive to their immediate setting and help to make country towns and villages better places for people to live and work;</li> <li>Thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of local environments and</li> </ul>	No specific targets outlined.	

	<p>neighbourhoods; and</p> <ul style="list-style-type: none"> <li>Continued protection of the open countryside for the benefit of all, with the highest level of protection for our most valued landscapes and environmental resources.</li> </ul>		
PPS9; Biodiversity and Geological Conservation	<ul style="list-style-type: none"> <li>To promote sustainable development by ensuring that biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development;</li> <li>To conserve, enhance and restore the diversity of England's wildlife and geology;</li> <li>To contribute to rural renewal and urban renaissance, ensuring that developments take account of the role and value of biodiversity in supporting economic diversification and contributing to a high quality environment; and</li> <li>Plan policies should promote opportunities for the incorporation of beneficial biodiversity and geological features within the design of development.</li> </ul>	<ul style="list-style-type: none"> <li>The location of designated sites of importance for biodiversity and geodiversity, making clear distinctions between the hierarchy of international, national, regional and locally designated sites;</li> <li>Identify areas or sites for restoration or creation of new priority habitats which contribute to regional targets;</li> <li>Quantity of use of previously developed land for new development (previously developed land makes a major contribution to sustainable development by reducing the amount of countryside and undeveloped land that needs to be used); and</li> <li>Number of planning obligations used to 'building-in beneficial biodiversity or geological features as part of good design'.</li> </ul>	

PPS10; Planning for Sustainable Waste Management	<ul style="list-style-type: none"> <li>• Good design and layout in new development can help to secure opportunities for sustainable waste management, including for kerbside collection and community recycling as well as for larger waste facilities;</li> <li>• Planning authorities should ensure that new development makes sufficient provision for waste management and promote designs and layouts that secure the integration of waste management facilities without adverse impact on the street scene or, in less developed areas, the local landscape; and</li> <li>• Ensure the provision of waste management facilities in appropriate locations.</li> <li>•</li> </ul>	PPS 10 states that as a minimum monitoring should include changes in the stock of waste management facilities, waste arising and the amounts of waste recycled, recovered or going for disposal (may be utilised as indicators or to derive targets).	
PPS12; Local Development Frameworks	Objectives not relevant to SEA/SA		Provides an understanding as to the important role planning plays in the delivery of sustainable development.

PPG13; Transport	<ul style="list-style-type: none"> <li>• Parking policies are framed with good design in mind, recognising that car ownership varies with income, age, household type, and the type of housing and its location, lower levels of off-street parking provision;</li> <li>• New development should help to create places that connect with each other sustainably, providing the right conditions to encourage walking, cycling and the use of public transport. People should come before traffic; and</li> </ul>		
PPG14; Development on Unstable Land	<ul style="list-style-type: none"> <li>• Ensure that development is suitable and that the physical constraints on the land are taken into account.</li> </ul>		
PPG15; Planning and the Historic Environment	<ul style="list-style-type: none"> <li>• Need effective protection for all aspects of the historic environment;</li> <li>• Design of new buildings intended to stand alongside historic buildings need very careful considerations;</li> </ul>		

	<ul style="list-style-type: none"> <li>• New buildings designed to respect their setting, follow fundamental architectural principles of scale , height, massing and alignment and use appropriate materials;</li> <li>• Regard to be had for matters as scale, height, respect for the traditional pattern of frontages, vertical or horizontal emphasis and detailed design (scale and spacing of window openings) ; and</li> <li>• General planning standards should be applied sensitively in the interests of harmonising the new development with its neighbours in the conservation areas.</li> </ul>		
PPG16; Archaeology and Planning	<ul style="list-style-type: none"> <li>• Preserve, enhance and protect sites of archaeological interest.</li> </ul>	<ul style="list-style-type: none"> <li>• Useful source for baseline data, indicators and potential target formation – Royal Commission on the Historical Monuments of England (RCHME).</li> </ul>	
PPG17; Planning for Open, Space, Sport and Recreation	<ul style="list-style-type: none"> <li>• Networks of accessible, high quality open spaces and sport and recreational facilities, in both urban and rural areas, which meet the needs of</li> </ul>	<p>Indicator;</p> <ul style="list-style-type: none"> <li>• Local Authorities are required to undertake robust</li> </ul>	



	<p>residents and visitors, are fit for purpose and economically and environmentally sustainable ;</p> <ul style="list-style-type: none"> <li>• Open spaces, sports and recreational facilities have a vital role to play in promoting healthy living and in the social development of children through play; and</li> <li>• ensure that open spaces do not suffer from increased overlooking, traffic flows or other encroachment;</li> </ul>	<p>assessments of the existing and future needs of their communities for open space, sports and recreational facilities.</p>	
<p>PPG20; Coastal Planning</p>	<ul style="list-style-type: none"> <li>• To conserve, protect and enhance natural beauty of the coasts, including their terrestrial, littoral and marine flora and fauna, and their heritage features of architectural, historical and archaeological interest;</li> <li>• To facilitate and enhance the enjoyment, understanding and appreciation by the public of heritage coasts by improving and extending opportunities for recreational, educational, sporting and tourist activities that draw on, and are consistent with conservation of their natural</li> </ul>	<ul style="list-style-type: none"> <li>• Some useful baseline data regarding the amount of development within the coastline and size of coastal sites.</li> </ul>	

	<p>beauty and the protection of their heritage features; and</p> <ul style="list-style-type: none"> <li>• Protect and enhance the natural character and landscape of the undeveloped coastline.</li> </ul>		
PPS22; Renewable Energy	<ul style="list-style-type: none"> <li>• Encourage the appropriate development of further renewable energy schemes; and</li> <li>• ensuring all homes are adequately and affordably heated.</li> </ul>	<ul style="list-style-type: none"> <li>• Government target set out in the Energy White Paper is that 'by 2010 we should generate 10%of electricity from renewable sources, with the aspiration that this increases to 20% by 2020'.</li> </ul>	
PPS23; Planning and Pollution Control	<p>Government objectives set out in DETR Circular 02/2000 Contaminated Land, these are;</p> <ul style="list-style-type: none"> <li>* to identify and remove unacceptable risks to human health and the environment;</li> <li>* to seek to bring damaged land back into beneficial use; and</li> <li>* To seek to ensure that the cost burdens faced by individuals, companies and society as a whole are proportionate, manageable and</li> </ul>	<p>The Kyoto Protocol agreed targets are outlined in PPS23, they include;</p> <ul style="list-style-type: none"> <li>* To reduce greenhouse gas emissions by 12.5% below base year (1990) levels by 2008-2012.</li> <li>* Cut carbon dioxide emissions by 20% below 1990 levels by 2010.</li> </ul> <p>Energy White Paper Targets outlined;</p> <ul style="list-style-type: none"> <li>* Reduction of carbon dioxide</li> </ul>	

	<p>economically sustainable.</p> <p>The overall aim of PPS23 is;</p> <p>* To ensure the sustainable and beneficial use of land (and in particular encouraging reuse of previously developed land in preference to Greenfield sites).</p> <p>* Ensure that polluting activities that are necessary for society and the economy minimise the adverse effects.</p>	<p>emissions by 60% from current levels by 2050.</p> <p>Indicators may be derived from the – Air Quality Strategy for England, Scotland, Wales and Northern Ireland, published in 2000.</p>	
PPG24; Planning and Noise	<ul style="list-style-type: none"> <li>• Minimise the impact of noise without placing unreasonable restrictions on development;</li> <li>• planning conditions should be imposed to ensure that the effects of noise are mitigated as far as possible. For example, intervening buildings or structures (such -as garages) may be designed to serve as noise barriers; and</li> <li>• Consideration of potential new development near major new or recently improved roads, the local planning authorities should ascertain forecast noise levels (eg over the next 15 years) with the assistance</li> </ul>	<ul style="list-style-type: none"> <li>• No targets.</li> <li>• Contains Noise Exposure Categories.</li> </ul>	

	of the local highway authority.		
PPG25; Development and Flood Risk	<ul style="list-style-type: none"> <li>• Reduce the risks to people and the developed and natural environment from flooding;</li> <li>• Developers should fund the provision and maintenance of flood defences that are required because of the development; and</li> <li>• Development needs to be of a design and with an appropriate level of protection to ensure that the risk of damage from flooding is minimised, while not increasing the risk of flooding elsewhere.</li> </ul>	<ul style="list-style-type: none"> <li>• Contains baseline data for Britain.</li> </ul>	
<b>REGIONAL</b>			
Regional Planning Guidance for the South East (RPG9) (March, 2001)	<p>The main principles that should govern the continuing development of the Region are;</p> <ul style="list-style-type: none"> <li>• Urban areas should become the main focus for development through making them more attractive, accessible and better able to attract investment;</li> <li>• The pattern of development should be less dispersed with</li> </ul>	<ul style="list-style-type: none"> <li>• Very comprehensive list of targets and indicators (Page 100-101).</li> </ul>	

	<p>more sustainable patterns of activity, allowing home, work, leisure, green spaces, cultural facilities and community services to be in closer proximity;</p> <ul style="list-style-type: none"> <li>• The development of housing should be more sustainable, providing a better mix of sizes, types and tenures, having regard to the structure of households and people's ability to access homes and jobs;</li> <li>• Development should be located and designed to enable more sustainable use of the Region's natural resources;</li> <li>• The life of the countryside and rural communities should be sustained through economic diversification which respects the character of different parts of the Region and enables sustainable agriculture and forestry;</li> <li>• Should be an increased ability to meet normal travel needs through safe walking, cycling and public transport with reduced reliance of the car; and</li> </ul>		
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	<ul style="list-style-type: none"> <li>• Transport investment should support the spatial strategy, maintaining the existing network, enhancing access as part of more concentrated forms of development, overcoming bottlenecks and supporting higher capacity and less polluting modes of transport.</li> </ul>		
<p>Draft Regional Spatial Strategy for the East of England (RSS14) (December, 2004)</p>	<ul style="list-style-type: none"> <li>• Protect and enhance the built and historic environment and encourage good quality design and use sustainable construction methods for all new development;</li> <li>• Protect and enhance the natural environment, including its biodiversity and landscape character;</li> <li>• Maintain and enhance cultural diversity while addressing the distinctive needs of different parts of the region;</li> <li>• Increase the regeneration and renewal of disadvantaged areas.</li> <li>• Deliver more integrated patterns of land-use, movement, activity and development, including employment and housing;</li> </ul>	<ul style="list-style-type: none"> <li>• Very comprehensive list of targets and indicators are set out in appendix D (page 237).</li> </ul>	

	<ul style="list-style-type: none"> <li>• Sustain and enhance the vitality and viability of town centres;</li> <li>• Make more use of previously developed land and existing buildings, and use land more efficiently in meeting future development needs; and</li> <li>• Ensure that infrastructure programmes will meet current deficiencies and development requirements, and that the responsible agencies commit the resources needed to implement these programmes and co-ordinate delivery with development.</li> </ul>		
<p>Sustainable Futures; The Integrated Regional Strategy for the East of England (February, 2005)</p>	<p>To improve the quality of life for everyone who lives or works in the East of England. This will be achieved through the following high level outcomes;</p> <ul style="list-style-type: none"> <li>• An exceptional knowledge base and a dynamic economy in the region;</li> <li>• Opportunities for everyone to contribute to and benefit from – the region’s economic dynamism;</li> <li>• Strong, inclusive, healthy and culturally rich communities;</li> </ul>	<ul style="list-style-type: none"> <li>• Indicators related to the National Sustainable Development Framework.</li> </ul>	

	<p>and</p> <ul style="list-style-type: none"> <li>• A more resource-efficient region.</li> </ul> <p>Housing supply;</p> <ul style="list-style-type: none"> <li>• It will be imperative that high housing densities are achieved and good design will be essential.</li> </ul>		
<p>Regional Housing Strategy (East of England 2005-2010)</p>	<ul style="list-style-type: none"> <li>• High quality design is vital; attractive and energy efficient housing within the wider contexts of neighbourhoods, townscapes and landscapes;</li> <li>• The design of homes is vital to enable older people to live independently;</li> <li>• In improving health and well being accessibility is regarded as a key design issue;</li> <li>• Materials should minimise risk to health both in construction and use;</li> <li>• Local people and potential new residents should be consulted and involved in design issues;</li> <li>• The layout should design out crime using for example</li> </ul>	<p>Target;</p> <ul style="list-style-type: none"> <li>• All public sector housing must reach the Decent Homes Standard by 2010;</li> <li>• The Decent Homes target for private sector housing occupied by vulnerable households is to increase to 70%; and</li> <li>• They should achieve the target of raising the energy efficiency of residential housing stock by 20% by 2010;</li> </ul>	



	<p>‘Secured by Design’ standards to foster community safety;</p> <ul style="list-style-type: none"> <li>• The layout should incorporate good quality green and open spaces while creating a strong sense of place and community;</li> <li>• Internal layout should include adequate soundproofing,</li> </ul>		
<p>Sustainable Communities Building for the Future</p>	<p>Main objectives;</p> <ul style="list-style-type: none"> <li>• Improve social housing;</li> <li>• Tackle low demand and abandonment;</li> <li>• Tackle housing shortage; and</li> <li>• Protect the countryside and enhance its character.</li> </ul> <p>Design;</p> <ul style="list-style-type: none"> <li>• Where new and expanded communities are needed, to ensure that these are sustainable, well-designed, high quality and attractive places in which people will positively choose to live and work;</li> <li>• Support the Commission for Architecture and the Built Environment (CABE) to drive up design standards, including</li> </ul>	<p>Target;</p> <ul style="list-style-type: none"> <li>• To ensure all social housing meets the decent homes standard by 2010;</li> <li>• Expect new developments to achieve densities of 30-50 dwellings per hectare, sometimes more;</li> <li>• 60% of additional homes should be on previously developed land.</li> <li>• Remediate brownfield land at a rate of over 1, 400 hectares per year for economic, commercial, residential and leisure use.</li> <li>• Good baseline data;</li> <li>• Regional Centres of Excellence are being set up in all English regions to improve skills and training in urban design; and</li> </ul>	

	<p>skills;</p> <ul style="list-style-type: none"> <li>• Changes in the quality of design, especially in growth areas and revitalised areas of low demand; and</li> <li>• Improved masterplanning should be integral to the design of major new developments.</li> </ul> <p>Construction;</p> <ul style="list-style-type: none"> <li>• Better procurement ,good value rather than lowest cost, better design and modern methods of construction; and</li> <li>• Raise the standard over time, and to build new housing to the "Good" standard.</li> </ul>	<ul style="list-style-type: none"> <li>• Government aims to provide a total of £41m over the next three years to support the Commission for Architecture and the Built Environment.</li> </ul>	
Regional Economic Strategy (March, 2005)	<p>The vision for the regions;</p> <ul style="list-style-type: none"> <li>• Promote the use of the latest sustainable construction techniques, technologies and materials through regional exemplar projects and by the adoption of housing and building standards by developers and planning bodies;</li> </ul>	<p>The Regional Economic Strategy sets out 8 strategic goals (N.B the goals have a series of sub goals).</p> <ul style="list-style-type: none"> <li>• A skills base that can support a world-class economy;</li> <li>• Growing competitiveness, productivity and entrepreneurship;</li> <li>• Global leadership in</li> </ul>	<p>The goals highlighted in the Regional Economic Strategy are relevant as targets for the SA.</p>

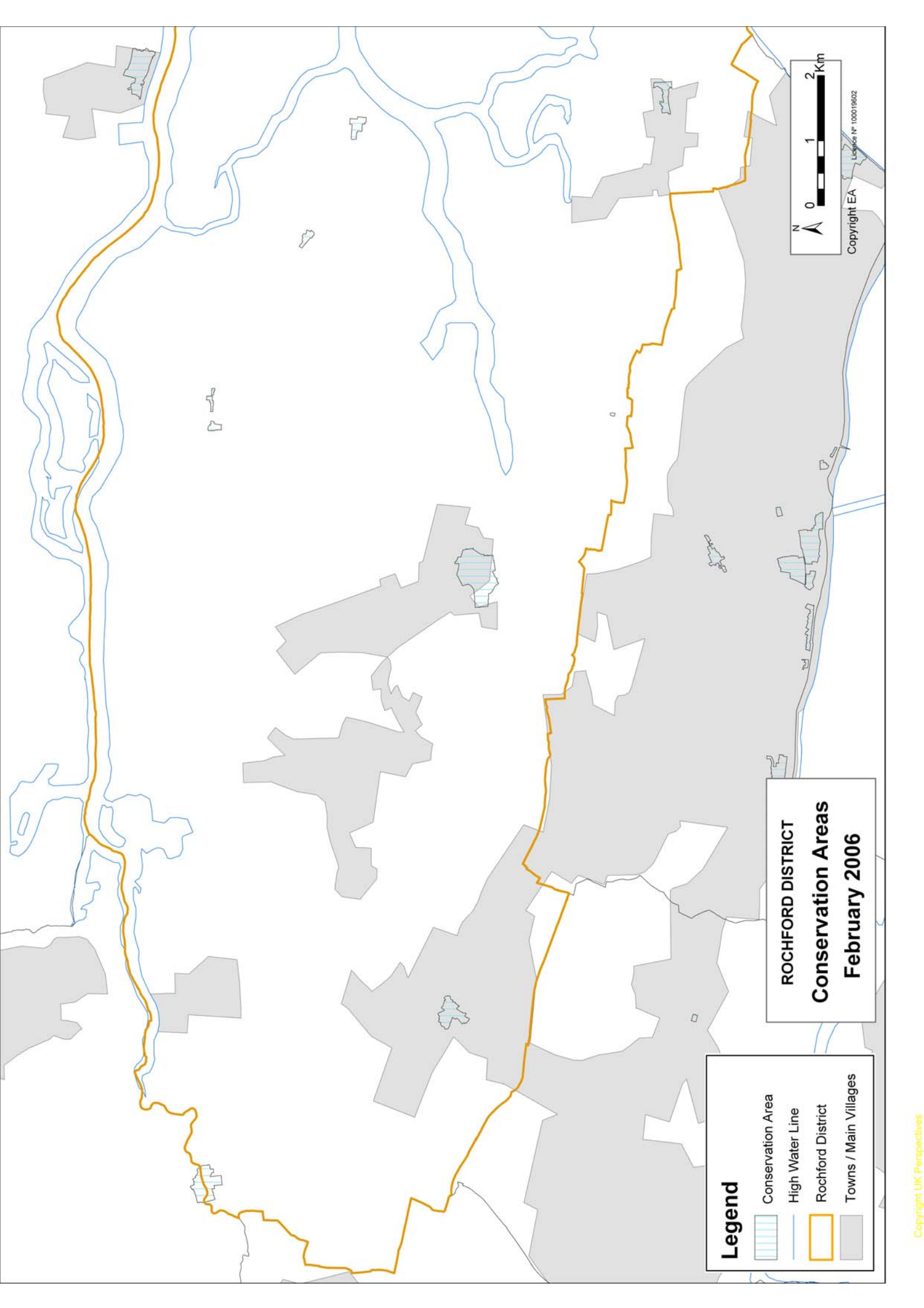
	<ul style="list-style-type: none"> <li>• Raise awareness and embed the importance of sustainable development in design and planning;</li> <li>• Integrate funding streams to improve urban design and architecture using mechanisms such as Architecture Centres;</li> <li>• Ensure the delivery of design quality that respects and enhances the region's places, in partnership with the Commission Architectural and Built Environment and other relevant bodies; and</li> <li>• Facilitate and enable the delivery of sustainable communities across the East of England through a Regional Centre of Excellence for Sustainable Communities.</li> </ul> <p>A leading economy, founded on our world class knowledge base and the creativity and enterprise of our people, in order to improve the quality of life of all who live and work here.</p>	<p>developing and realising innovation in science, technology and research;</p> <ul style="list-style-type: none"> <li>• High quality places to live, work and visit;</li> <li>• Social inclusion and broad participation in the regional economy;</li> <li>• Making the most from the development of international gateways and national and regional transport corridors;</li> <li>• A leading information society; and</li> <li>• An exemplar for the efficient use of resources.</li> </ul> <p>Page 119 sets out the indicators for each goal/target.</p>	
<p>Integrated Regional Strategy (February 2005)</p>	<ul style="list-style-type: none"> <li>• Provide high quality housing which incorporates sustainable construction and design principles;</li> <li>• Achieve high quality and</li> </ul>	<ul style="list-style-type: none"> <li>• The performance measurement framework for RDA's is currently under review.</li> </ul>	

	<p>sustainable development solutions in the Growth Areas and other parts of the region facing growth and regeneration pressures;</p> <ul style="list-style-type: none"> <li>• Address the causes and implications of persistent deprivation and social exclusion wherever it exists in the region; and</li> <li>• Effect a step change in the efficiency of resources use and the management of the region's distinctive natural and built environmental assets.</li> </ul>		
<p>'Building for Life,' partnership between the House Builders Association, CABE and Civic Trust</p>	<ul style="list-style-type: none"> <li>• Seek to understand better the aspirations of people buying homes so that the design of new housing is more attractive to them</li> <li>• Identify the barriers to designing quality new homes and campaign to remove them</li> </ul>	<ul style="list-style-type: none"> <li>• No targets outlined</li> </ul>	
<b>County</b>			
<p>Essex and Southend-on-Sea Replacement Structure Plan</p>	<ul style="list-style-type: none"> <li>• The retention and incorporation of existing buildings or areas of historic, architectural or archaeological importance, areas of nature</li> </ul>	<ul style="list-style-type: none"> <li>• Very comprehensive list of targets and indicators outlined in chapter 18 (page 180).</li> </ul>	

<p>(Adopted April, 2001)</p>	<p>conservation and recreational importance, locally important landscapes and public rights of way, into the design and setting of the development;</p> <ul style="list-style-type: none"> <li>• High standards in the design, layout and landscaping;</li> <li>• Maximising densities having regard to the quality of urban living, and design, social, and environmental criteria;</li> <li>• Provide sufficient housing for all those who need to live and work in the plan area, as the need arises, through an appropriate range of dwellings in relation to type, size, design, tenure, price and affordability.</li> <li>• Promote more compact patterns of development and mixed use development.</li> <li>• Concentrate new development and redevelopment, wherever possible, within existing urban areas.</li> <li>• Ensure that any new Greenfield development only takes place after all other urban alternatives have been considered.</li> <li>• Promote the vitality and viability of the urban environment and existing town</li> </ul>		
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	<p>centres.</p> <ul style="list-style-type: none"> <li>• To maintain a diverse and attractive countryside and undeveloped coastline.</li> <li>• To protect, maintain and enhance the area's biodiversity, nature conservation, landscape, natural resources and built and historic environment.</li> <li>• Maintain and develop a transport network which supports, the implementation of the plan's strategy, an integrated approach which provides for a choice of means of travel, more sustainable travel patterns and greater accessibility.</li> </ul>		
<b>Local</b>			
Rochford Local Plan First review, 1995	<p>.To improve the quality of life of the inhabitants of the district by providing the best possible environment, and satisfying social needs by making provision for the necessary health, housing, educational, community and leisure facilities in the interests of the total well being of all groups within the population.</p>		

	To conserve and enhance the architectural and historic heritage of the district.		
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**ROCHFORD DISTRICT**  
**Conservation Areas**  
**February 2006**

**Legend**

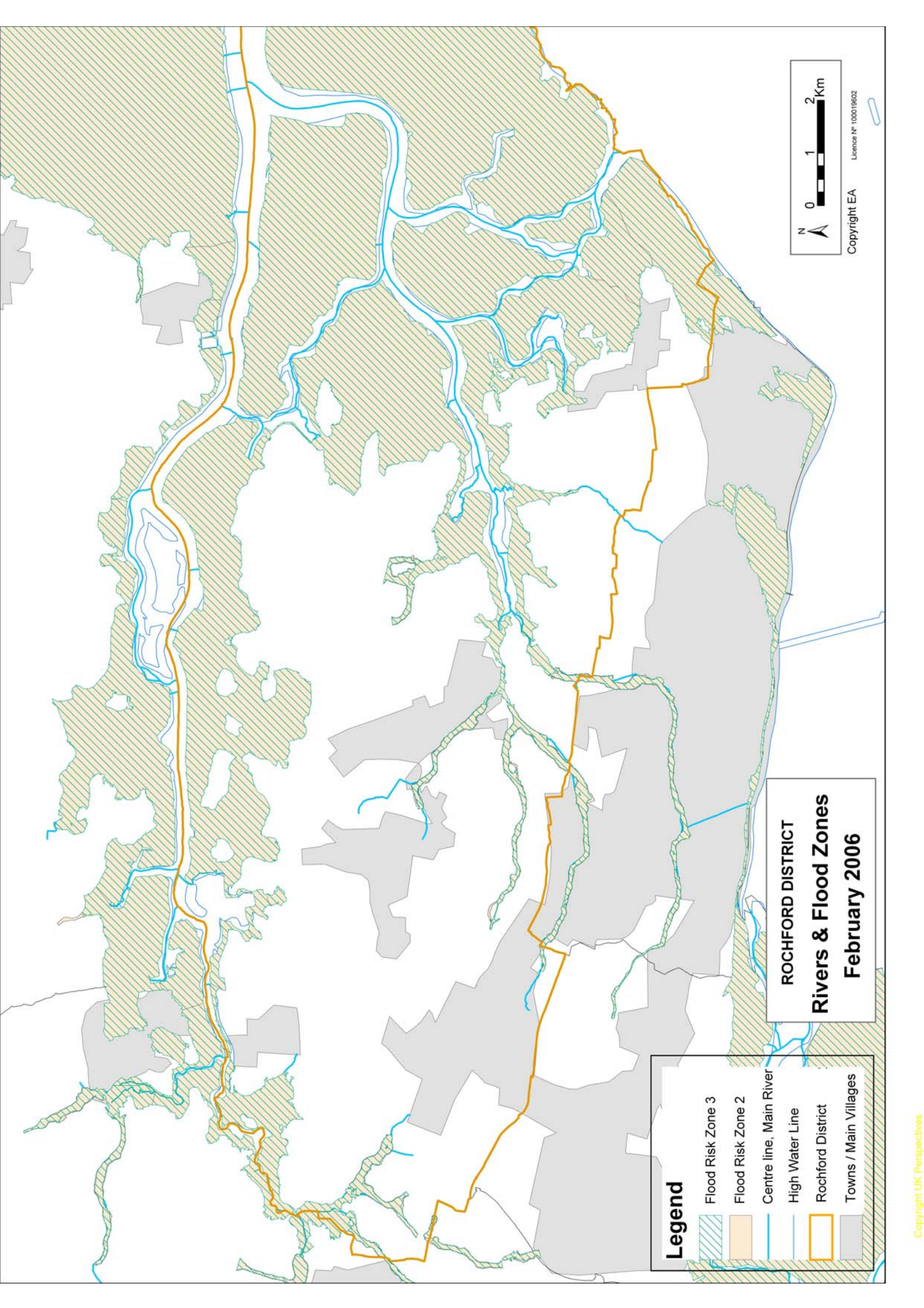
- Conservation Area
- High Water Line
- Rochford District
- Towns / Main Villages

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**ROCHFORD DISTRICT  
Rivers & Flood Zones  
February 2006**

**Legend**

-  Flood Risk Zone 3
-  Flood Risk Zone 2
-  Centre line, Main River
-  High Water Line
-  Rochford District
-  Towns / Main Villages

**Listed Buildings**

