

Rochford District Council

**Design, Landscaping and Access Statements Supplementary
Planning Document**

**Strategic Environmental Assessment
And Sustainability Appraisal**

Environmental Report

Prepared for Rochford District Council

By

Essex County Council

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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 Council Design, Landscaping and Access Statements Supplementary Planning Document therefore require 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 Design, Landscaping and Access Statements Supplementary Planning Document 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 Council Design, Landscaping and Access Statements Supplementary Planning Document aims to set out the key elements of the planning framework for the area. The Design, Landscaping and Access Statements Supplementary Planning Document outlines the following principle objectives;

Reference	Objective
1	Promote high quality design which respects its immediate setting.
2	Landscaping is taken under consideration to ensure that the visual and environmental impact of the new development is mitigated.
3	To ensure that inclusive access arrangements are incorporated into the original design of new development.

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 Council Design, Landscaping and Access Statements Supplementary Planning Document 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 Design, Landscaping and Access Statements Supplementary Planning Document.

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 Council Design, Landscaping and Access Statements Supplementary Planning Document includes existing environmental and sustainability information from a range of sources.

SEA Objectives, Targets and Indicators

Sustainability 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 - Design, Landscaping and Access Statements Supplementary Document Plan 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 Council Design, Landscaping and Access Statements Supplementary Planning Document. The summary reflects the SEA Directive Annex 1(f). The table below highlights the outcome of the assessment.

Objective	Recommendation
1. Protect and enhance the natural and historic environment and character	<p>DLA2 - It is recommended that the policy should be elaborated to ensure that as part of the site analysis/assessment stage it takes into consideration the sites physical context including “what the place looks like and the character derived from existing buildings, landscape and features” (CABE. 2006, 12).</p>
2. Ensure the development of safe (including crime prevention and public health) and sustainable communities.	<p>DLA2 - It is therefore recommended that to ensure the delivery of a sustainable community and the production of a robust design and access statement that more detailed be provided in policy DLA2. The assessment/site analysis should take into account local context including physical, social and economic characteristics of the site and the surroundings.</p> <p>The information that should be incorporated is outlined by CABE (2006) and includes the following;</p> <ul style="list-style-type: none"> • Physical – context means what the place looks like and the character that is derived from existing buildings, landscape features and movement routes. The statement should avoid going into too much detail – it is an opportunity to explain the scheme – not record local history. • Social – Context means how people in the locality will be affected by the development, including any aspirations they may have for the site.

	<ul style="list-style-type: none"> • Economic – Context means to contribution the development will have on the local economy. The value of the land and its effect on development options may also be discussed here. <p>Similarly to the guidance outlined by the ODPM (2005) for the delivery of a sustainable community and CABE (2006) it is important the design and access statement seeks to outline what groups of people have been, or will be, discussing the scheme with.</p>
3. Ensure good accessibility by promoting sustainable transport choices that seek to protect and enhance the natural, built and historic environment.	
4) Ensure the delivery of high quality public realm and open spaces.	
5. Take a positive approach to innovative, high quality contemporary designs that are sensitive to their immediate setting.	
6. Minimise the impact of noise	DLA5 - It is recommended that policy DLA5 contains guidance that seeks to ensure that appropriate indigenous vegetation planting may be utilised as a noise mitigation barrier where appropriate.
7. Promote development of the appropriate design in areas of flood risk	

Chapter 5 - Supplementary Planning Document Issues and Alternative

The SEA Directive states that ‘where an Environmental Assessment is required under Article 3 (1), an 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 Design, Landscaping and Access Statements Supplementary Planning Document.

Chapter 6 - Monitoring Implementation of the Supplementary Planning Document

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 Council Design, Landscaping and Access Statements Supplementary Planning Document

The monitoring of the Design, Landscaping and Access Statements Supplementary Planning Document “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 Design, Landscaping and Access Statements Supplementary Planning Document will aid in the identification of any problems that may arise during the Design, Landscaping and Access Statements Supplementary Planning Document implementation.

Chapter 1 - Methodology

Chapter 1

1. Methodology

1.1 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.

1.2 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 Council Design, Landscaping and Access Statements Supplementary Planning Document 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 Council Design, Landscaping and Access Statements Supplementary Planning Document.

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.

1.3 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 Council Design, Landscaping and Access Statements Supplementary Planning Document;
- SEA objectives and the sustainability issues throughout Rochford District Council Design, Landscaping and Access Statements Supplementary Planning Document and the key issues that need to be addressed;
- Design, Landscaping and Access Statements Supplementary Planning Document 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.

1.4 Methodology Adopted in the SEA

The approach adopted in this Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Rochford District Council Design, Landscaping and Access Statements Supplementary Planning Document 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 Council Design, Landscaping and Access Statements Supplementary Planning Document 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 Design, Landscaping and Access Statements Supplementary Planning Document 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

2. Background

2.1 Purpose of this Sustainability Appraisal/Strategic Environmental Assessment

This Environment 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 Council Design, Landscaping and Access Statements Supplementary Planning Document 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 Council Design, Landscaping and Access Statements Supplementary Planning Document.

2.2 Rochford District Council Design, Landscaping and Access Statements Supplementary Planning Document 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. The Core Strategy is one of the fundamental documents that form an integral part of the Local Development Framework.

The Rochford District Council Design, Landscaping and Access Statements Supplementary Planning Document aims to set out the key elements of the planning framework for the area. It outlines the spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework.

The first section of the Design, Landscaping and Access Statements Supplementary Planning Document seeks to provide a brief overview of the planning system. The portrait of the Rochford District Council is the next section ultimately this section aims to provide a general summary of the community. The information utilised to provide a summary includes population, environmental, economic and social issues.

The Design, Landscaping and Access Statements Supplementary Planning Document also lists the relevant plans and programmes at the local, county, regional and national level and how these are relevant to the strategic vision for Rochford District Council. The options for the Design, Landscaping and Access Statements Supplementary Planning Document are also highlighted, these options relate to jobs, land allocated for employment use, housing, town and village development, affordable housing and transportation. Finally the document outlines a series of core policies which have been derived from the existing Local Plan.

The Design, Landscaping and Access Statements Supplementary Planning Document clearly outlines the 12 principle objectives are demonstrated in table 1.

Table 1 – Rochford District Council Design, Landscaping and Access Statements Supplementary Planning Document Objectives

Reference	Objective
1	Promote high quality design which respects its immediate setting.
2	Landscaping is taken under consideration to ensure that the visual and environmental impact of the new development is mitigated.
3	To ensure that inclusive access arrangements are incorporated into the original design of new development.

An important part of the assessment involves the testing of the Design, Landscaping and Access Statements Supplementary Planning Document Objectives against the sustainability objectives.

Chapter 3 - SEA Objectives and Baseline and Context

Chapter 3

3. SEA Objectives and Baseline and Context

3.1 Review of the Plans and Programmes

The relationship between various plans and programmes and sustainability objectives may influence the Rochford District Council Design, Landscaping and Access Statements Supplementary Planning Document 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 Design, Landscaping and Access Statements Supplementary Planning Document.

Engaging in this process enables Rochford District Council 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 Council Design, Landscaping and Access Statements Supplementary Planning Document 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

International
European and International Sustainability Development Strategy
European Spatial Development Perspective (May, 1999)
European Community Biodiversity Strategy
Environment 2010: Our Future, Our Choice

National

Planning Policy Statement 1; Creating Sustainable Communities

Planning Policy Guidance Note 3; Housing (2000)

Planning Policy Guidance Note 4; Industrial, Commercial Development and Small Firms (1992)

Planning Policy Statement 6; Planning for Town Centres

Planning Policy Statement 7; Sustainable Development in Rural Areas

Planning Policy Guidance Note 9: Nature Conservation (1994)

Planning Policy Statement 10; Planning for Sustainable Waste Management

Planning Policy Guidance 13; Transport (1994)

Planning Policy Guidance Note 14; Development on Unstable Land (1990)

Planning Policy Guidance Note 15; Planning and Historic Environment (1994)

Planning Policy Guidance Note 16; Archaeology and Planning (1990)

Planning Policy Guidance Note 17; Planning for Open Space, Sport and Recreation (1991)

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)

Securing the Future Delivering UK Sustainable Development Strategy (March, 2005)

ODPM By Design, Urban Design In The Planning System May 2000

ODPM Planning and Access For Disabled People 2003

Disability Rights Commission: Briefing: Inclusive Design – Creating Inclusive Environments.

Disability Rights Commission Access Statements, Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of buildings and spaces 2005

DDA Codes of Practice and Part M of the Building Regulations

Regional

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

County

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

Local

Rochford District Replacement Local Plan (Second Deposit Draft 24th May 2004)
(Accounting for RDC Post Inquiry Modifications Feb. 2006)

The plans and programmes reviewed provided the following:

- A basis for establishing sustainability objectives as part of the SA process.
- An influence over the Design, Landscaping and Access Statements Supplementary Planning Document preparation and a higher level policy context.
- A basis for identifying potential cumulative effects of the Rochford District Council Design, Landscaping and Access Statements Supplementary Planning Document.

4. 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 Council Design, Landscaping and Access Statements Supplementary Planning Document 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 Design, Landscaping and Access Statements Supplementary Planning Document includes existing environmental and sustainability information from a range of sources, including national Government, agency websites, the 2001 Census, Rochford District

Council and Essex County Council. The information the baseline data aimed to highlight is outlined below;

- the latest data for Rochford District Council,
- comparators: national, regional, sub-regional, and local level data against which the status of the Rochford District Council 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			
Income			
Commercial Floorspace			
Cultural Heritage and Material Assets			
Listed Buildings			
Conservation Areas			
Land Utilisation			
Water			

Agricultural Land Classification			
Air Quality			
Road Traffic			
Biodiversity – Flora and Fauna			

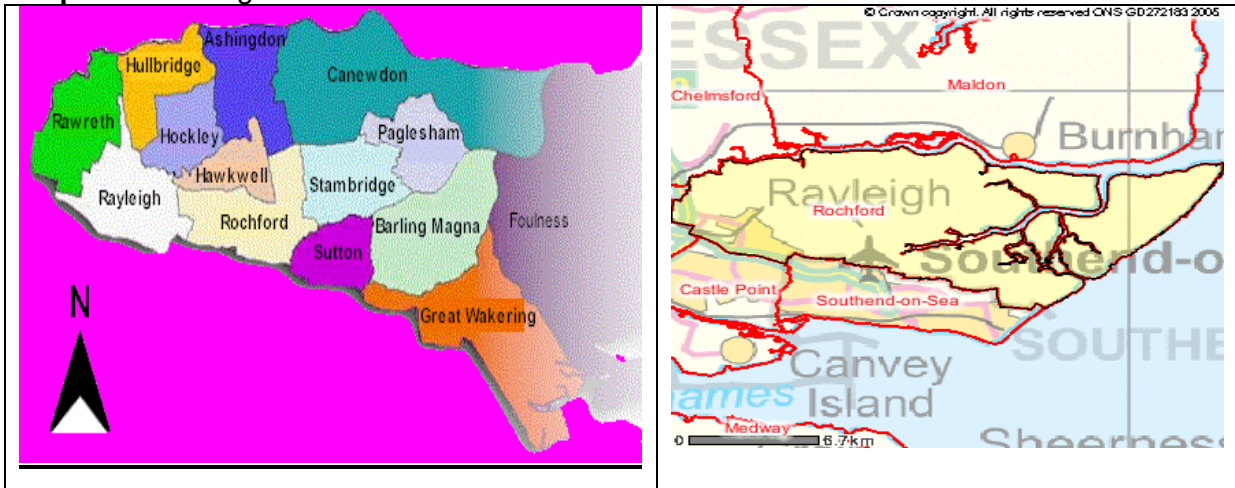
5. Key Trends and Predicting Future Baseline

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

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



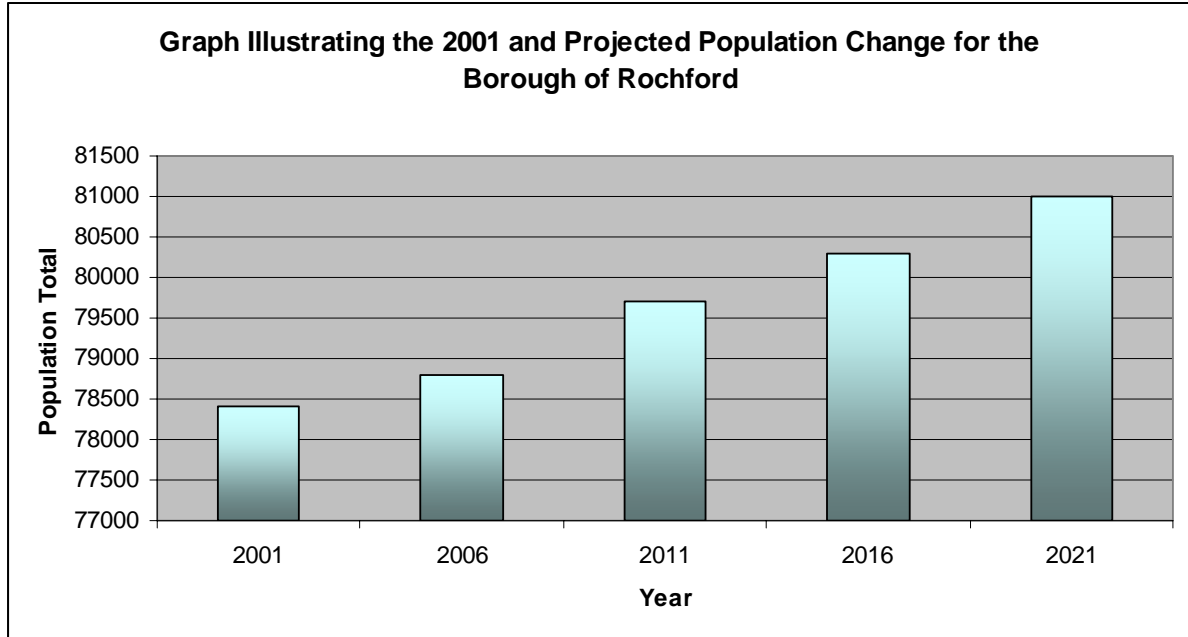
(Sources; Rochford District Council Online, 2005 and National Statistics Online, 2005)

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.

5.1 In analysing the social, economic and environmental characteristics of the District of Rochford 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.

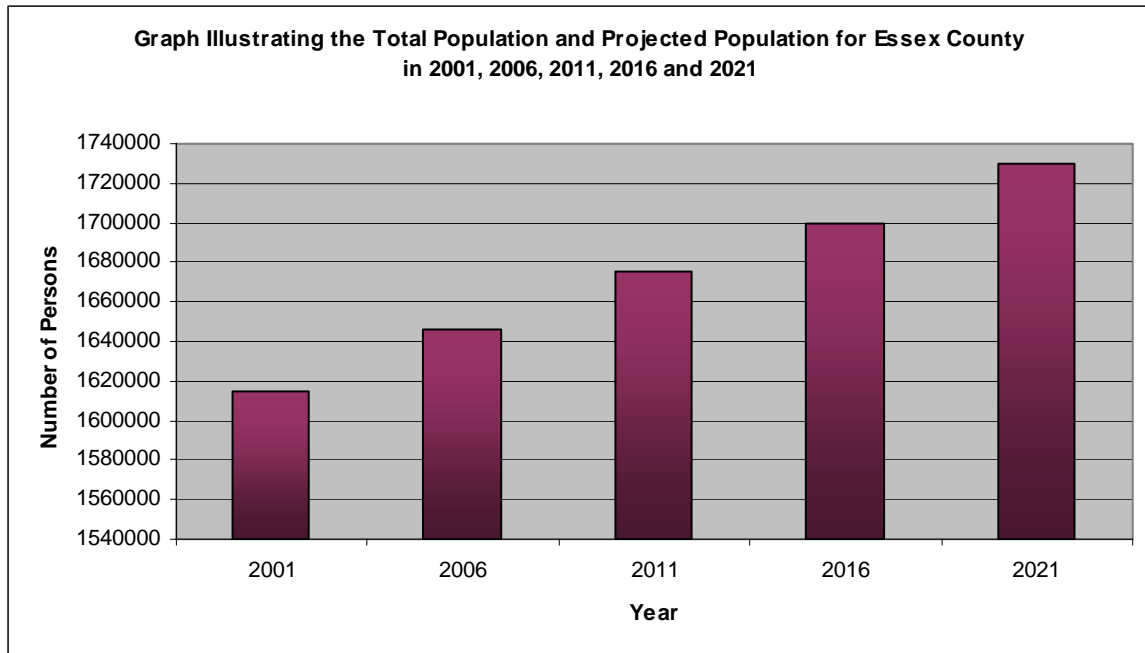
Graph 1: The 2001 and projected population change in Rochford District



Source; Total Regional Planning Guidance 14 Submission, 29th 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.)

5.2 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: Total and projected population for Essex County 2001-2021



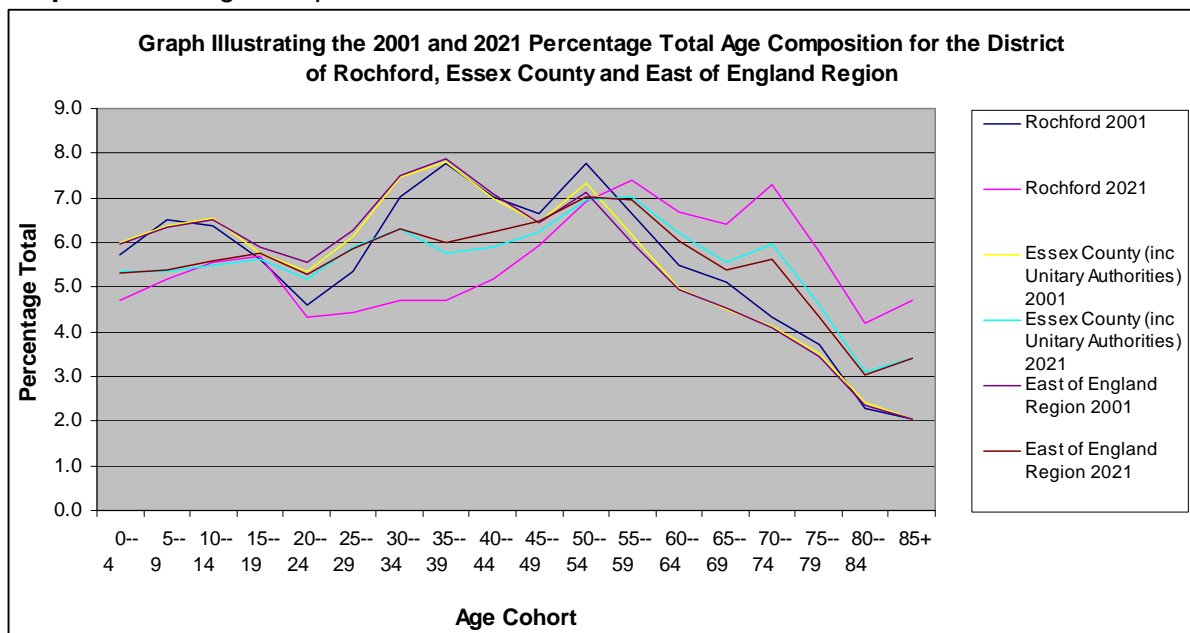
Source; Total Regional Planning Guidance 14 Submission, 29th March 2005 (Note the population projection assumes dwelling provision will be implemented at the annual average rate of provision set out in policy H2 of the Regional Spatial Strategy 14.)

5.3 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.

Population Age Composition

5.5 The age composition of the population within the District of Rochford is important as it will facilitate in measuring the demand for educational institutions, most notably primary and secondary schools, as well as the amount of sheltered housing that may be required for senior citizens. Graph 3 outlines the percentage age composition of the persons in 2001 and 2021 within the District of Rochford compared to the County of Essex and the East of England region.

Graph 3: Total age composition 2001-2021



Source; Total Regional Planning Guidance 14 Submission, 29th 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.)

5.6 Graph 3 demonstrates that the proportion of persons aged 0-19 years in 2001 within the District of Rochford, and the comparators will be less in 2021. Furthermore the percentage of persons in Rochford aged 30-49 years in 2021 is anticipated to decline most substantially from the 2001 rate. Within the district of Rochford there is likely to be an increase in the number of retired people in 2021, most notably for persons 70 and above. An ageing population has significant implications on design and access, particularly in an extensively rural area as is the District of Rochford. Access will become problematic as the population will become increasingly immobile with age.

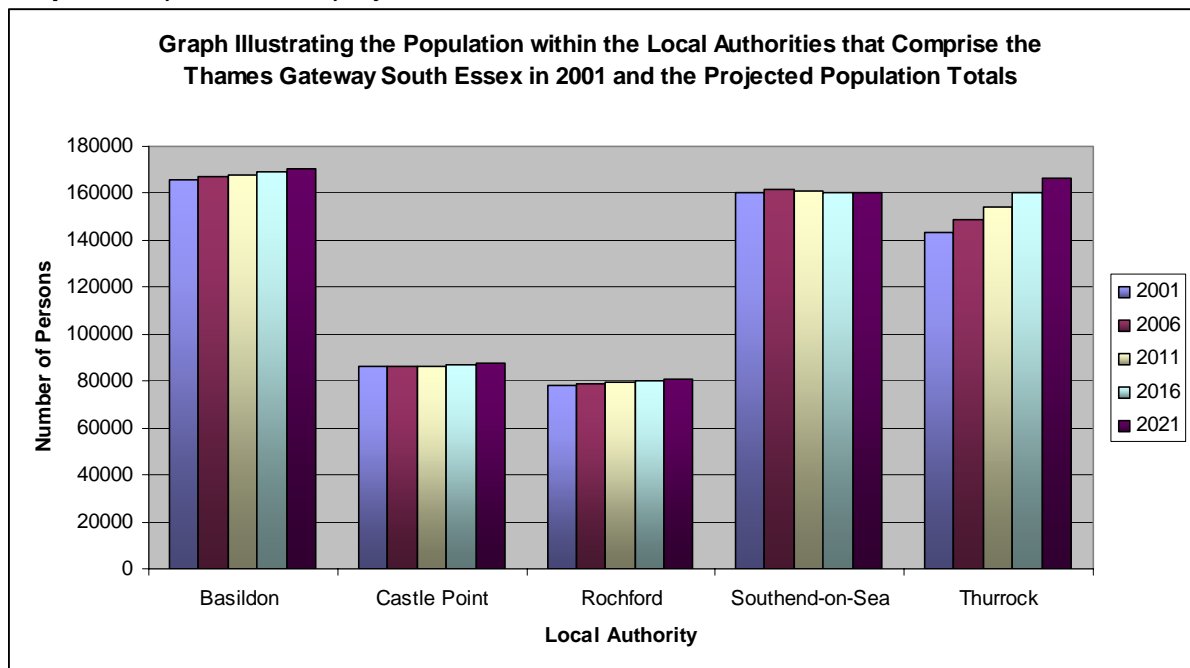
Thames Gateway South Essex Sub Regional

5.7 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.

- 5.8 Graph 4 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).

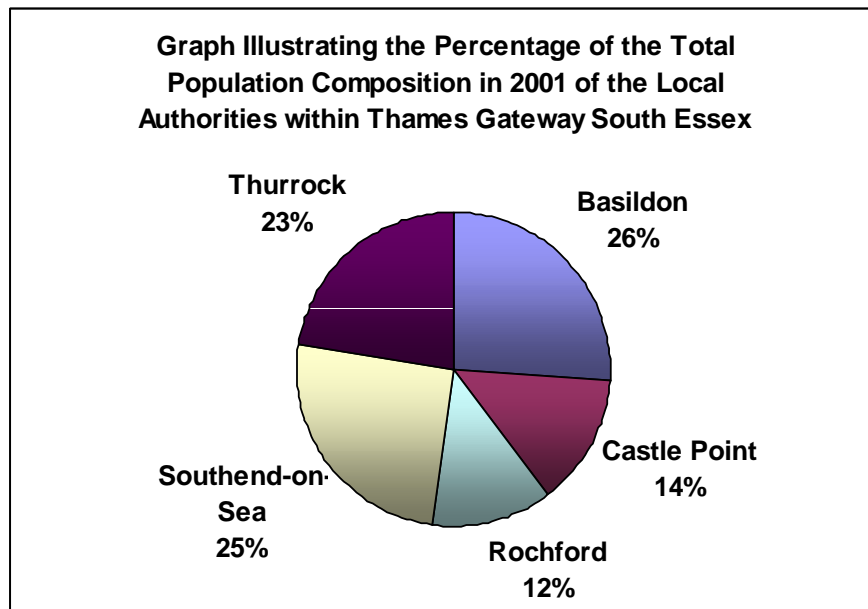
Graph 4: Population and projected- TGSE area 2001-2021



Source; Total Regional Planning Guidance 14 Submission, 29th 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.)

- 5.9 Graph 4 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 5 illustrates the proportion of the population within Thames Gateway South Essex that live within each district authority. These population figures are important in determining potential housing needs and densities for future developments which directly influences the need and scope for suitable design , landscaping and access implications.

Graph 5: *Percentage of total population composition TGSE area 2001*



Source: Adapted from Total Regional Planning Guidance 14 Submission, 29th 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.)

5.10 Graph 5 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: *Population Density within Rochford District, the County of Essex, the east of England region and England and Wales in 2001*

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

Source: Office for National Statistics, 2001

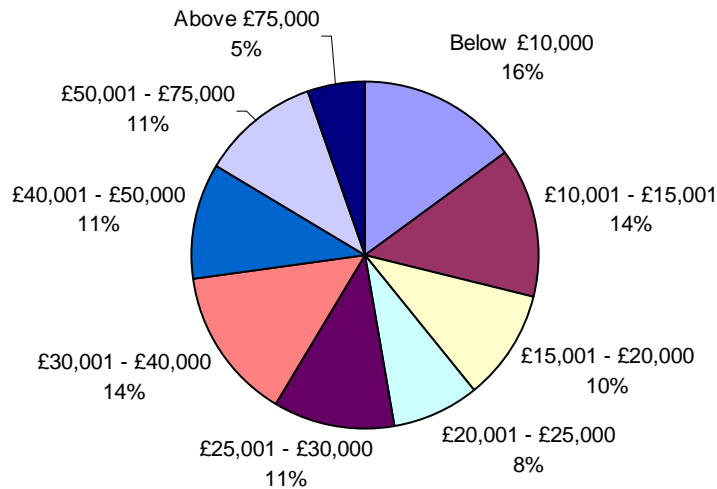
5.11 Table 4 clearly demonstrates that the District of Rochford contains more persons per hectare than the County of Essex (3.8 persons), the East of England region (2.8 persons) and England and Wales (3.4 persons). The average number of persons per hectare within the East of England region is of greatest divergence to the trend displayed by the District of Rochford in 2001. Table 4 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. Population densities and average household sizes directly influence design, landscaping and access in the respect of the scale and subsequent densities of new and proposed developments.

Annual Incomes of the population of Rochford District

5.12 9% of households have incomes below £10,000, well below the corresponding UK figure (28%). 41.4% of households in the District have incomes above £30,000 well above the UK average (30%).

Graph 6: *Annual income percentage breakdown for the population of Rochford District*

Annual Income Percentage Breakdown For The Population Of Rochford District

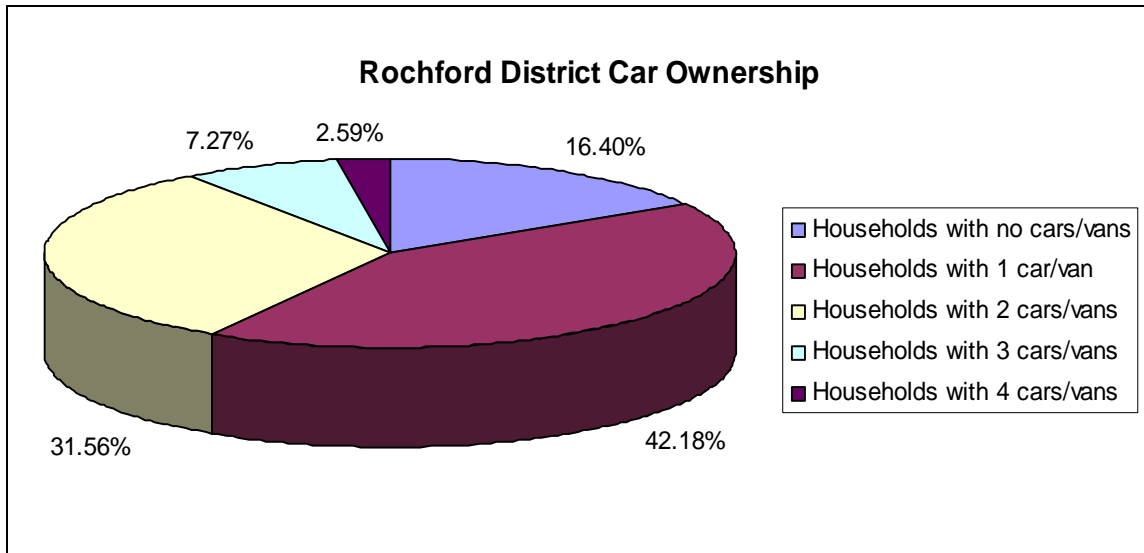


Source: Rochford District Council Housing Needs Survey 2004

Car Ownership

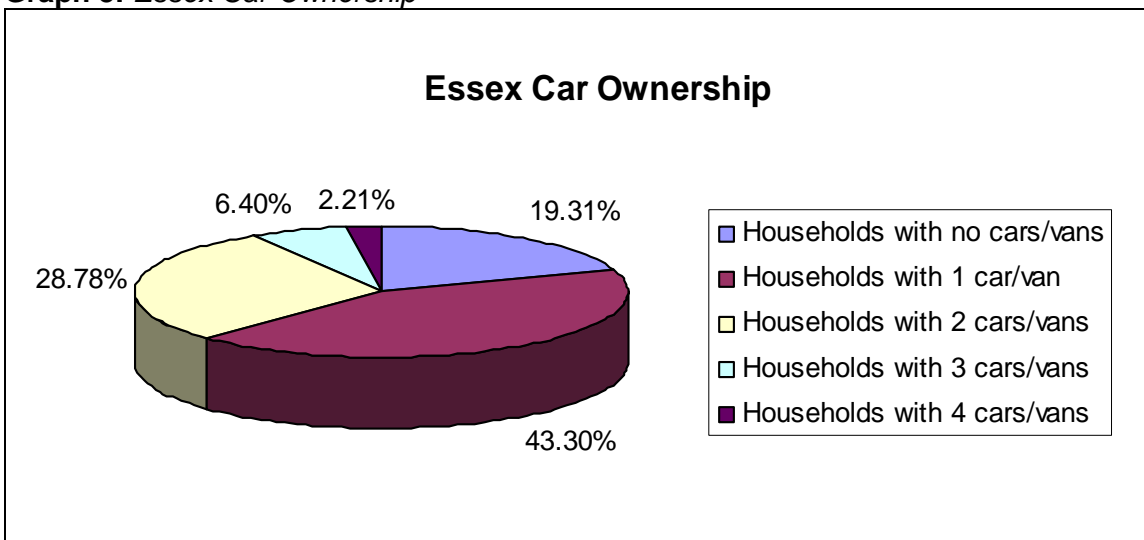
5.13 As shown in graphs 7 and 8, car ownership within Rochford District is similar to trends in ownership at a county level, with the majority of households owning 1 car/van (42.18% of households in the District and 43.30% within Essex). The percentage of Rochford's population travelling to work by public transport is 19.25%, which is slightly higher than the Essex figure of 13.00%. However, the preferred mode of transport is by car (driver and passengers), with 63.37% of the Rochford District population and 69.00% of Essex's population travelling to work in this way.

Graph 7: Rochford District Car Ownership



Source: 2001 Census Statistics Online, 2003

Graph 8: Essex Car Ownership

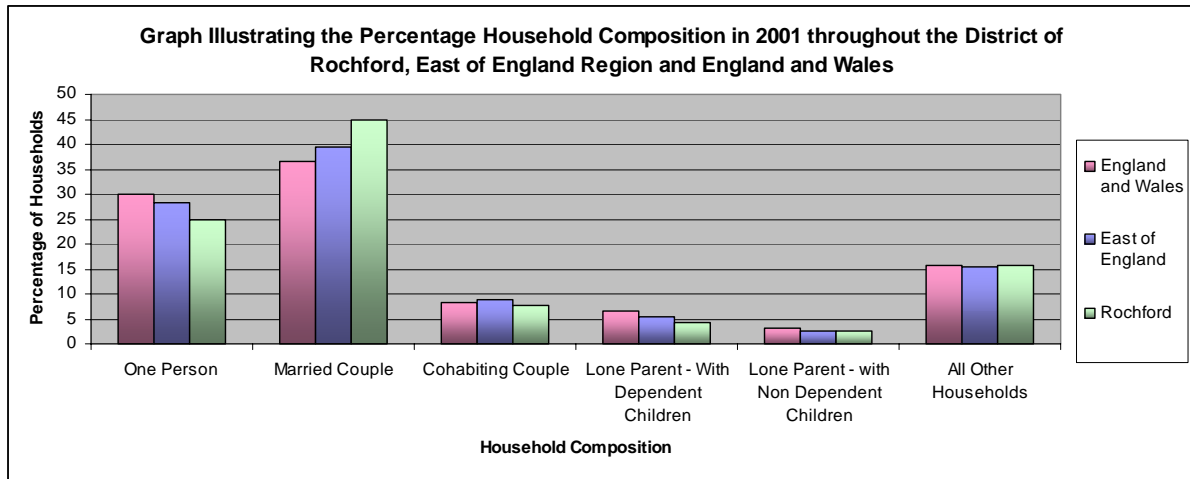


Source: 2001 Census Statistics Online, 2003

Household Composition and Type

5.14 Graph 9 outlines the percentage household composition for persons within England and Wales, the East of England region and the District of Rochford in 2001.

Graph 9: Percentage household composition 2001-

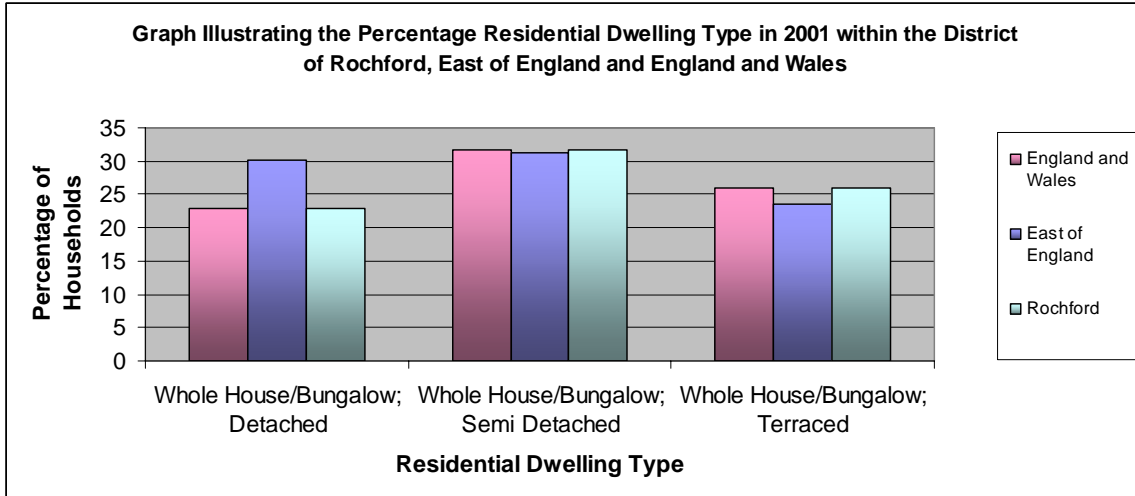


Source; Office for National Statistics, 2001

5.15 Graph 9 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.

5.16 Graph 10 illustrates the percentage of household dwelling type within England and Wales, the East of England region and the District of Rochford in 2001.

Graph 10: Percentage residential dwelling type 2001

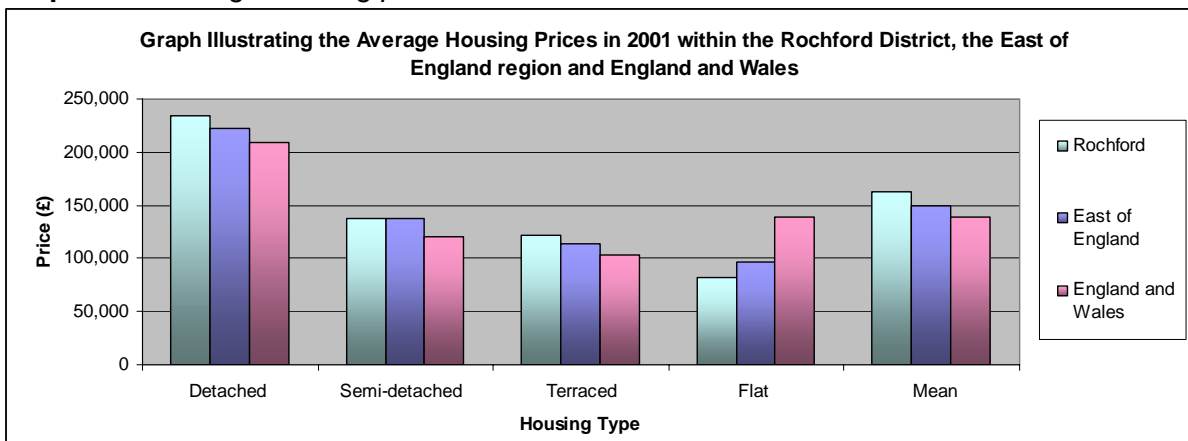


Source; Office for National Statistics, 2001

5.17 Graph 10 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.

5.18 Graph 11 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 11: Average housing prices 2001



Source; Office for National Statistics, 2001 Census

5.19.1 Graph 11 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 11 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.

Concealed Households

5.20 Concealed households are people who could not afford to be in the housing market and are living within another household. We found that around 5.3% of households contained one or more households seeking independent accommodation giving a total of 1,717 cases over the next three years to 2007. 93.8% are the adult children of existing District residents. In the concealed households group:- 64.0% of the people in these concealed households are between 20 and 29 years of age and 15.5% are over 30. 729 (45.0%) of households are being formed with a partner living in a separate household elsewhere in the District. 33.0% of those concealed households needing social rented housing were registered on a housing waiting list, 91.0% being on the Rochford District Housing Needs Register. 69.3% (1,190 implied) of the concealed households want to owner occupy, 17.0% (292 implied) preferred Council rented and 3.2% (55 implied) prefer private rent. 4.5% (77 implied) want HA shared ownership accommodation and 6.0% Housing Association rent (103 implied). Their needs and preferences for specific house types were:-

Table 5: Rochford District housing needs, preferences and supply

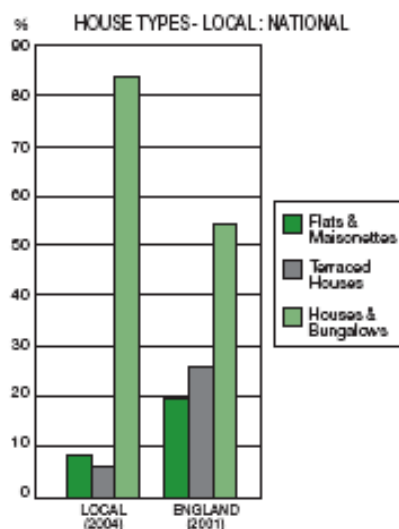
Type	Need %	Preference %	Current Stock %
Flat	49.7	25.1	7.9
Terraced	10.2	11.1	6.9
Semi-detached	28.9	48.6	34.4
Size	Need %	Preference %	Current Stock %
One Bed	46.5	14.5	8.5
Two Bed	41.8	50.7	24.8
Three Bed	11.7	29.6	42.7

Source: Rochford District Council Housing Needs Survey 2004

The Housing Stock

5.21 Graph 12 (below) shows the characteristics of the District stock in 2004, compared to the national average level at the 2001 Census in each category. Locally, the proportion of houses and bungalows (83.3%) is well above the national average of 54%. The supply of terraced properties is 6.9%, lower than the national average of 26%, and flats/maisonettes at 8.7% are below the national average of 20%.

Graph 12: Rochford District and national housing stock 2004



Source: Rochford District Council Housing Needs Survey 2004

Housing Stock Balance Analysis

5.22 The nature and turnover of the existing housing stock is vitally important in meeting current and future housing demand in all tenures.

The assessment of annual affordable housing need and supply reveals the following:-

5.23 The total affordable housing need annually is for 393 units. Re-lets of the existing social stock average 102 units and is the major means of addressing the scale of need identified. Even after allowing for this level of supply, there will still be an annual affordable housing shortfall of 291 units which projected over the seven year period to 2011 is a total of 2,037 units. The level of annual need is much higher than the number of units likely to be able to be delivered from new delivery and conversions, resulting in growing levels of unmet need each year. However, it is vital to attempt to deliver as many units as possible and a target of 35% of new units from the total of all sites in the District should form the basis for negotiation as subsidised affordable housing.

Deprivation

5.24 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.

5.15 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 the District of Rochford. 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)

5.26 Table 4 illustrates the large area Index of Multiple Deprivation scores for all the Districts within Essex.

Table 6: Index of Multiple Deprivation scores for Essex (all Districts)

Rank Essex	Average Score	Average Rank	Extent	Local Concentration
1	Tendring 103	Tendring 98	Basildon 106	Tendring 111
2	Harlow 120	Harlow 101	Tendring 127	Basildon 116
3	Basildon 132	Basildon 142	Harlow 180	Colchester 189
4	Colchester 217	Colchester 221	Colchester 193	Harlow 207
5	Epping Forest 234	Braintree 228	Braintree 263	Epping Forest 243
6	Braintree 237	Epping Forest 232	Epping Forest 246	Braintree 247
7	Castle Point 245	Castle Point 243	Castle Point 273	Castle Point 258

8	Maldon 280	Maldon 280	Rochford 271	Chelmsford 286
9	Brentwood 312	Brentwood 312	Maldon 298	Rochford 299
10	Rochford 316	Rochford 319	Brentwood 295	Maldon 301
11	Chelmsford 320	Chelmsford 321	Chelmsford 274	Brentwood 307
12	Uttlesford 341	Uttlesford 342	Uttlesford 298	Uttlesford 352

Source; Essex County Council, 2004

5.27 Table 4 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.

5.28 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%.

5.29 To fully understand the character of the deprivation it is essential to outline the domain scores. Table 5 shows the percentage of small areas that are seriously deprived on each domain score for the District of Rochford, the County of Essex and the average for the Essex Districts.

Table 7: Percentage of small areas seriously deprived: Each domain score

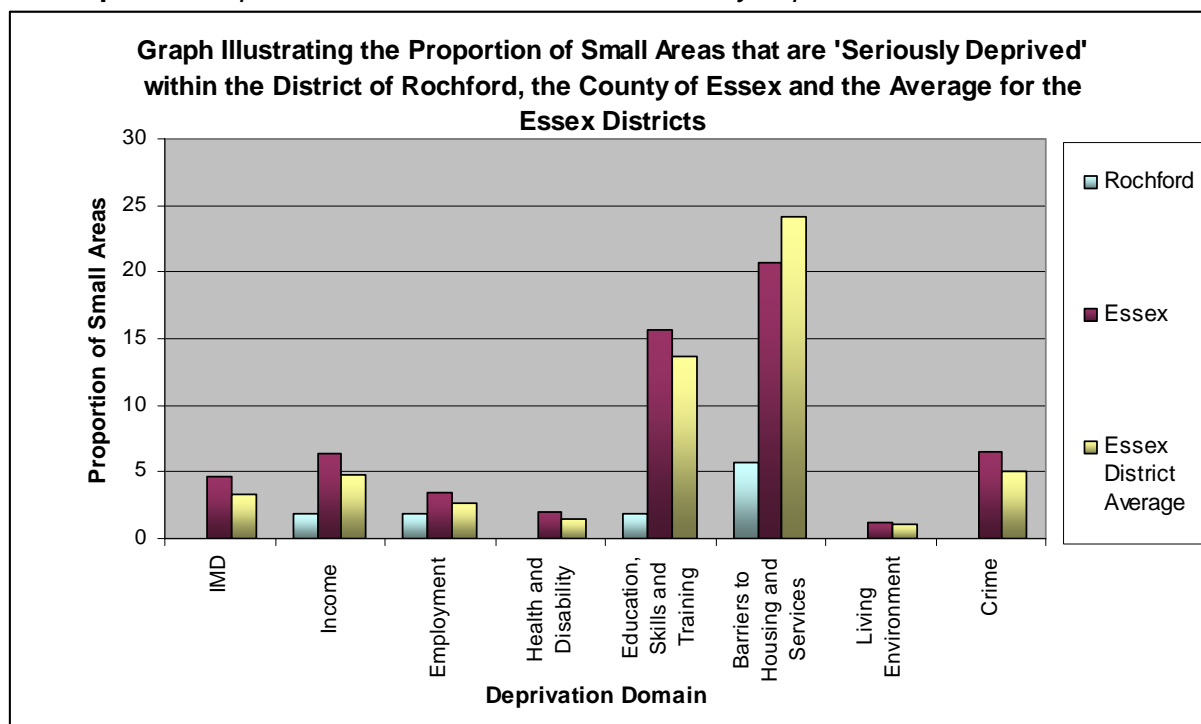
Authority	IMD	Income	Employment	Health and Disability	Education, Skills and Training	Barriers to Housing and Services	Living Environment	Crime	No of Small Areas
Rochford	0	1.9	1.9	0	1.9	5.7	0	0	53
Essex	4.6	6.4	3.5	2.0	15.6	20.7	1.2	6.5	863
Essex	3.3	4.8	2.7	1.4	13.7	24.1	1.0	5.1	71.9

District Average									
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Source, National Statistics Online, 2004 Indices of Multiple Deprivation

5.30 To aid interpretation of the results graph 13 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 13: Proportion of small areas that are seriously deprived



Source, National Statistics Online, 2004 Indices of Multiple Deprivation

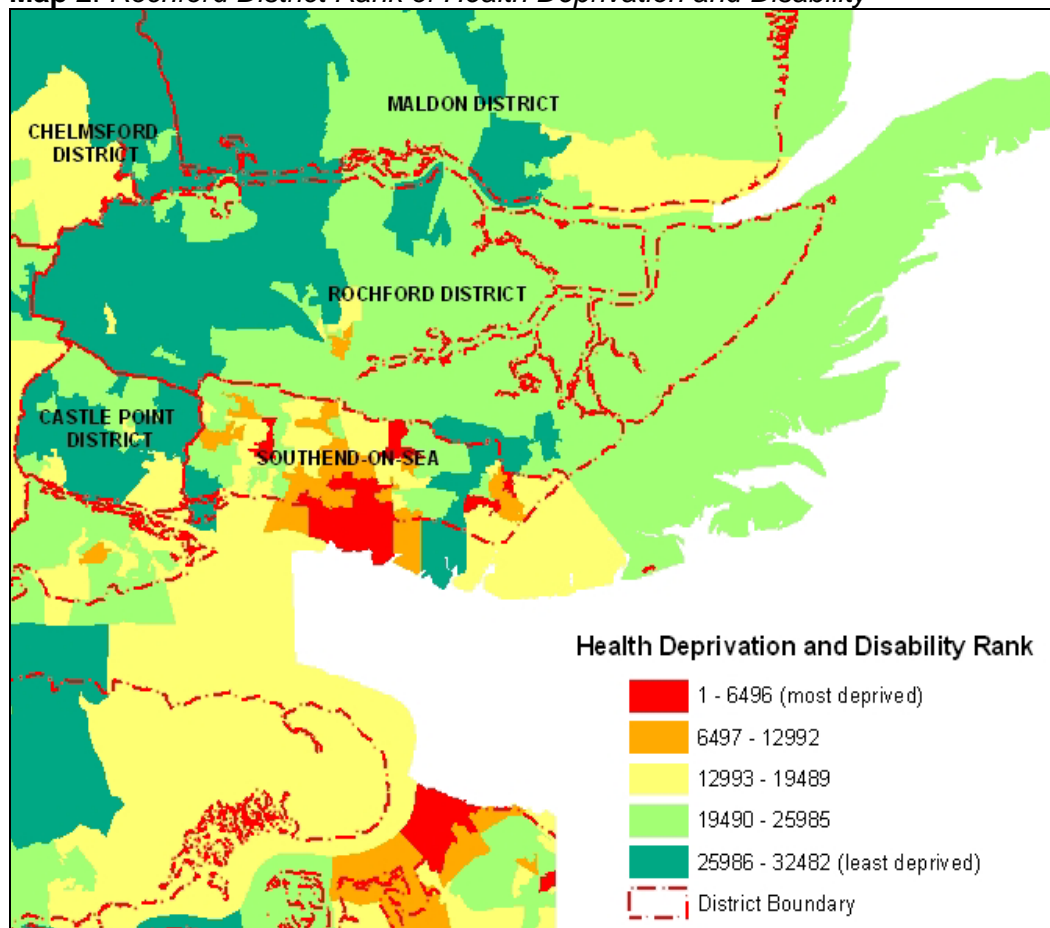
5.31 Graph 13 clearly demonstrates that the District of Rochford has less deprivation than the average for the Essex Districts, and Essex County. However similarly to the trend displayed by Essex and the average for the Essex Districts the greatest small areas deprivation experienced within the District of Rochford is related to Barriers to Housing and Services. This domain is directly related to access implications within the SPD. This domain contains two sub domains. These are, 'Wider Barriers,' relating to household overcrowding (2001) and Difficulty of Access to owner occupation (2002) and 'Geographical Barriers,' which concern road distances to GP premises (2003), a supermarket or convenience store (2002), a primary school (2001-2002) and a Post Office (2003).

5.32 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 13 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 effective design and landscaping and improved access in new development proposals should undoubtedly seek to address this.

- 5.33 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 13 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 design, landscaping and access of new developments and the public realm in its close proximity can effectively seek to minimise crime by making the area easier to police and by having sufficient lighting measures. Crime is addressed in more detail later on in this report (para.5.40).
- 5.34 The Employment Deprivation domain “measures employment deprivation conceptualised as involuntary exclusion of the working age population from the world of work” (Office of the Deputy Prime Minister, 2004, 2). The development and maintenance of a good quality town centre is essential to the production of a place that people want to work, live and invest (Office of the Deputy Prime Minister, 2005). The total number of small areas experiencing severe employment deprivation throughout the District of Rochford (1.9) is marginally less than the average for the Essex districts (2.7) and Essex County (3.5).

Map 2: Rochford District Rank of Health Deprivation and Disability

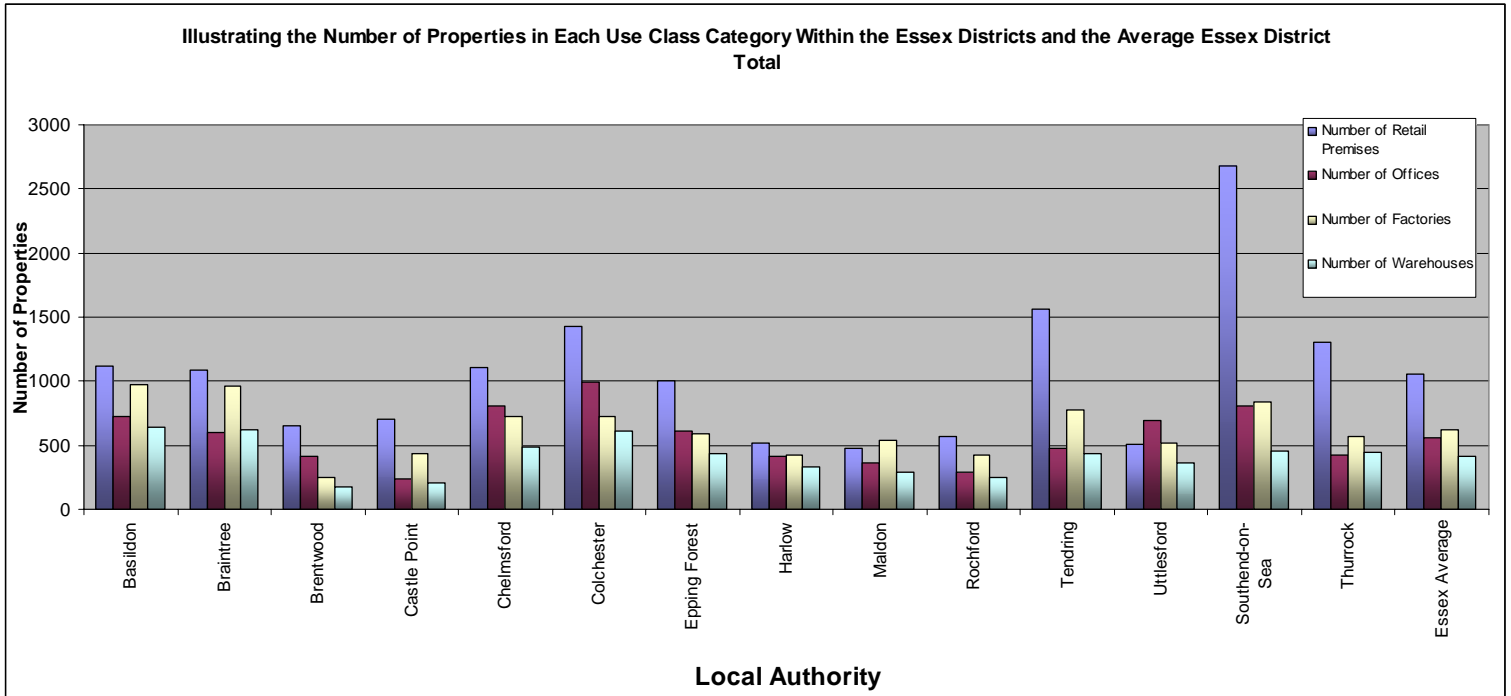


Source: Unrecorded

Floor Space

- 5.35 The Office of the Deputy Prime Minister collates a range of information on the commercial floorspace, including rateable value, size and number of hereditaments. When analysing commercial floorspace rated properties appropriate for a single occupant are often referred to as hereditaments.
- 5.36 Graph 14 illustrates the number of hereditaments in each use class category within the Essex Districts and compared to the Essex District average.

Graph 14: Number or properties within each use class category

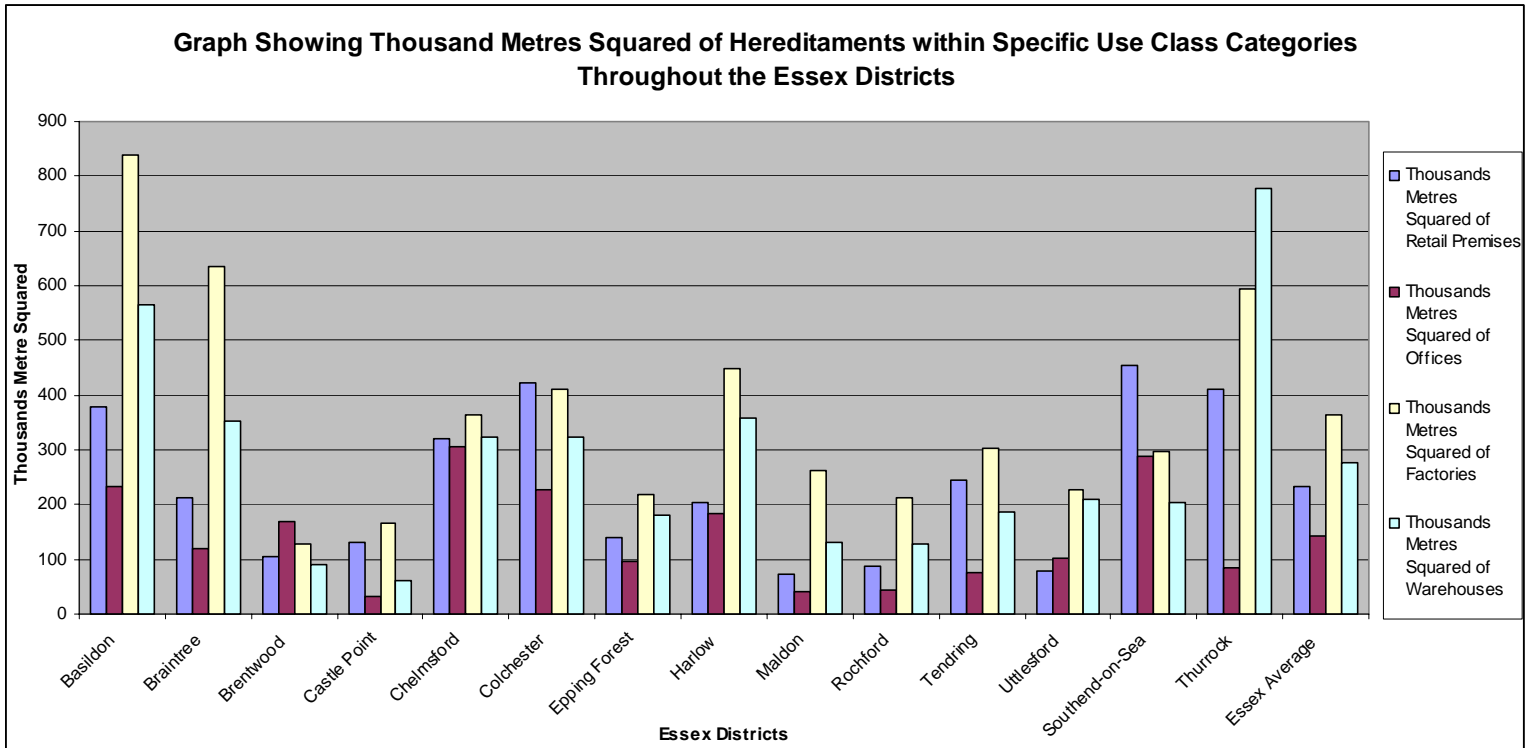


Source; Office of the Deputy Prime Minister, 2004

5.37 Graph 14 clearly indicates that the District of Rochford has a less than Essex average number of retail, office, factory and warehouse hereditaments. However similarly to the majority of the Essex Districts the number of retail premises exceeds other hereditaments. The unitary authority of Southend-on-Sea had the greatest quantity of retail outlets with 2683 in 2004, while the districts of Tendring (1566) and Colchester (1424) also had a high proportion. In 2004 the average number of retail hereditaments in Essex was 1051. The relevance of floor space data in regard to design, landscaping and access concerns the design of new developments and what needs to be included.

5.38 Graph 15 illustrates the thousand metres squared of hereditaments within specific use class categories throughout the Essex Districts.

Graph 15: Hereditaments within specific use class categories (Thousand metres squared)



Source; Office of the Deputy Prime Minister, 2004

5.39 Graph 15 shows that the Essex district average retail floorspace is 233 thousand metres squared, the District of Rochford contains less than the average with 88 thousand metres squared. Similarly Rochford had less than the Essex average proportion of office (44 thousand metres squared) of office floorspace, factory (212 thousand metres squared) floorspace and warehouse (129 thousand metres squared) floorspace.

Crime

5.40 Table 8 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 8: Total number of offences per 1000 population 2003-2004

	Total Offences per 1000 Population
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Authority	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

5.41 Table 8 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.

5.42 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 9.

Table 9: Types of crime committed per 1000 population 2004/05

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

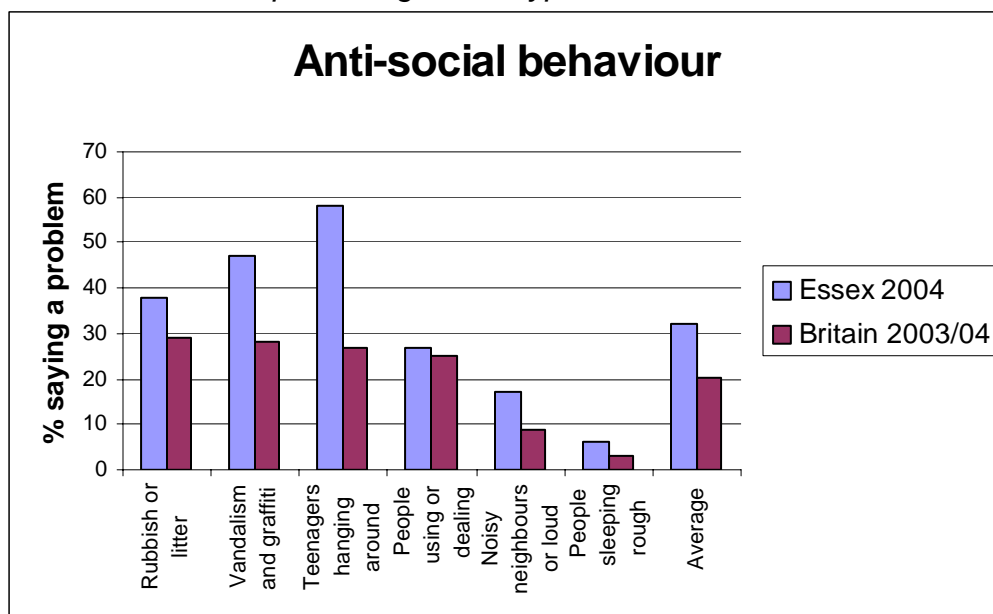
Theft from a motor vehicle offence	4	10.0
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Source: Up My Street website

5.43 Table 9 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 of crime and effective design, landscaping and access contributes positively to the maintenance of a low level of crime.

Anti-social Behaviour (ASB)

Graph 16: Perceived ASB percentages and type of ASB in Essex and Britain



Source: Essex Local Action Agreement (March 2006)

So

The perception of Anti-social behaviour in Essex is considerably greater than that perceived nationally, particularly in regards to littering, vandalism and 'teenagers hanging around.' Such negative images have huge implications on a particular area's design, access and landscaping and these should be addressed, with possible mitigation measures, within necessary accompanying design, landscaping and access statements.

Conservation

5.44 Policy CS2 within the Rochford District Replacement Local Plan (Rochford District Council, December 2005) is part of the core strategy, highlighting the importance of protecting and enhancing the built and natural environment. It states that the local planning authority will protect, sustain and enhance the District's natural resources and cultural heritage through the application of the policies and proposals in the Plan for future generations to enjoy, and to ensure that new development contributes to environmental quality, relating to the protection, conservation and enhancement of the landscape character and quality, and the safeguarding of visually and historically important trees and woodland.

As much as 30% of the agricultural land in Rochford District is Grade 1 and 2, with the majority of remaining agricultural land is classed as Grade 3. The present dominant land use within the District is agricultural. Land contamination may also result from Southend airport, and the manufacturing, engineering, printing and plastics industries. 326 sites with potentially contaminative uses have been identified and are being investigated in priority order.

Table 10: EBAP targets: Habitats in the District of Rochford

Habitats	Actions/Targets
Ancient and/or Species Rich Hedgerows and Green Lanes	<ul style="list-style-type: none"> • To maintain overall numbers of hedgerow trees within each county or district at least at current levels by planting or natural regeneration, in order to ensure a balanced age structure.
Ancient Woodland	<ul style="list-style-type: none"> • Halt the further loss of ancient woodland and ensure no more areas are lost in the future. • Continue work to develop markets for a range of woodland products to help establish sustainable woodland management. • Ensure that future woodland management considers the need to maintain levels of dead wood, veteran trees, and other habitats such as ponds, rides and glades where appropriate.
Coastal Marsh Grazing	<ul style="list-style-type: none"> • Maintain existing extent of habitat within county. • Ensure no further degradation of habitat. Where loss of low value habitat is likely, appropriate mitigation and creation of equivalent. • Restore any grazing marsh which has fallen into disuse/poor condition within last 20 years by 2010. • Recreate sufficient habitat to increase the habitat area to 1980s levels (500ha) by 2010.

Saline Lagoons	<ul style="list-style-type: none"> • Extent and distribution of habitat should be maintained, within a framework of sustainable coastline management. • Quality of extant sites should be improved (all protected sites to be in optimal condition by 2010). • Sufficient new sites should be created and appropriately managed by 2010 to offset losses over past 50 years, and by 2020 to offset anticipated losses (through sea level rise and coastal realignment) up to 2050.
Urban Areas	<ul style="list-style-type: none"> • To ensure biodiversity issues contribute significantly to the development of sustainable green towns and cities. • To develop up-to-date and accessible information on urban ecological resources. • To maintain and enhance the value and integrity of key wildlife sites, wildlife features and strategic natural networks across urban areas. • To increase awareness and understanding of the value and management of the range of 'urban' habitats, especially those supporting key populations of important species. • To provide accessible natural open space for environmental education and the informal enjoyment of nature. • To stimulate local action to benefit wildlife, through LA21 and other community initiatives.

Source: Essex County Council and Essex Wildlife Trust, 1999

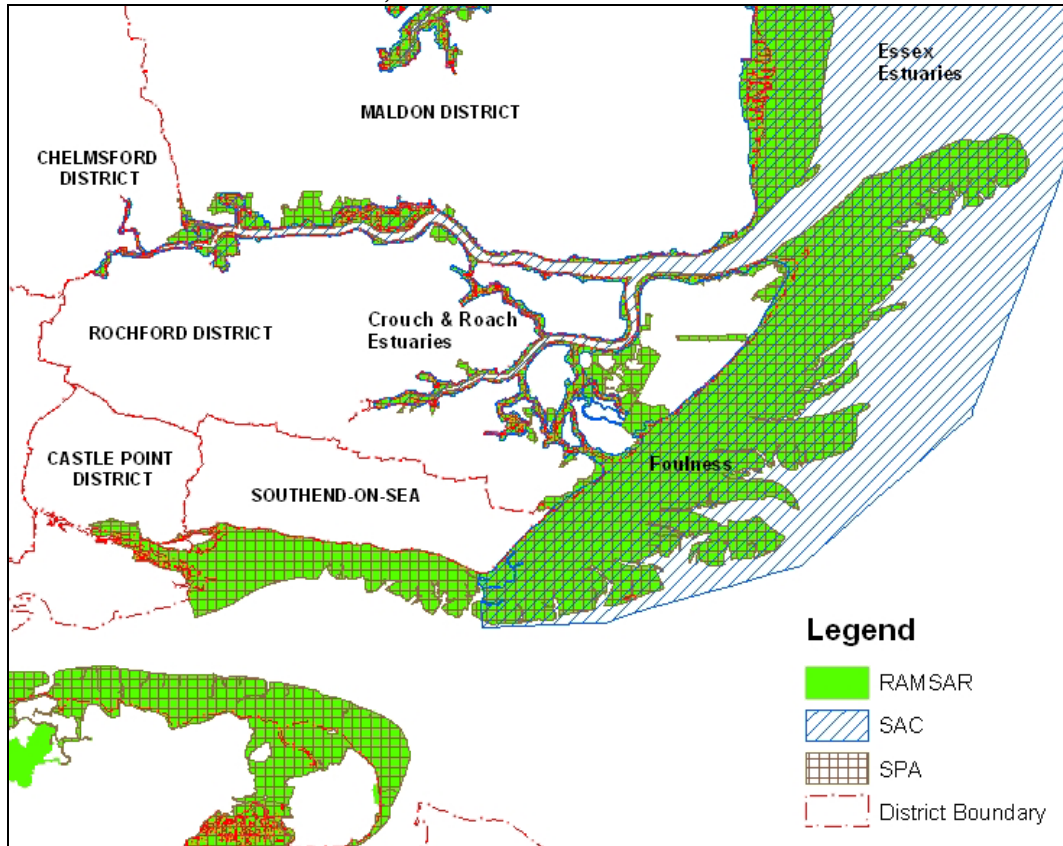
5.45 Rochford District has a number of designated natural areas. There are 2 RAMSARs (also designated as SPAs), the Crouch and Roach Estuaries and Foulness. The Rochford District coast is also designated as part of the Essex Estuaries SAC. In total there are 3 SSSIs and 175.87ha of ancient woodland, which is mostly semi-natural ancient woodland. There are 59 County Wildlife Sites (CWS) within the District, with a total area of 15969.30ha. There are also 4 LNRs, with the largest being Hockley Woods at 91.50ha. There are no NNRs or AONBs within the District.

5.46 At present however, 2 out of the 3 SSSIs within the District are not meeting PSA targets - 90.25% of the SSSI area in the District is in an 'unfavourable declining' state, with the remaining area being classed as 'unfavourable no change.' The poor condition of SSSIs could possibly be attributed to coastal squeeze, low water levels and inappropriate scrub control.

5.47 The Crouch and Roach Estuaries Ramsar and SPA site is an area of 1745.11ha on the eastern coast of Rochford District. As stated in the Local Plan in paragraph 8.27, this site qualifies as an SPA because it supports internationally important assemblages of waterfowl (wildfowl and waders) and regularly occurring migratory species. Foulness has SPA status for similar reasons, whilst

also supporting internationally important breeding populations of regularly occurring species such as the Sandwich Tern (*Sterna sandvicensis*), Common Tern (*Sterna hirundo*), Little Tern (*Sterna albifrons*) and Avocet (*Recurvirostra avosetta*); and nationally important breeding populations of regularly occurring migratory species, primarily the Ringed Plover (*Charadrius hiaticula*).

Map 3: Rochford District RAMSARs, SPAs and SACs



Source: Unrecorded

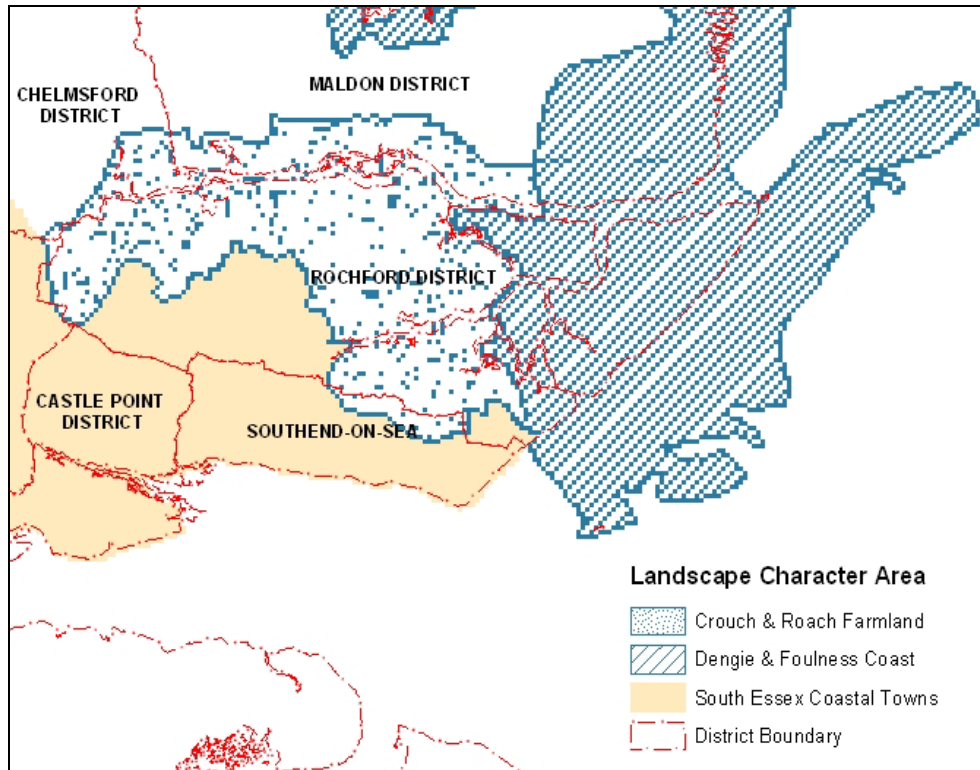
- 5.48 There are a reasonable number of County Wildlife Sites scattered throughout Rochford District. Based on the 1990 Essex Wildlife Trust Survey and as displayed in figure 10, Rochford District contains 59 CWSs of which 89.06% of the total area is coastal, 7.74% is grassland, 1.69% is mosaic habitat types, 1.20% is woodland and the remaining area is classified as freshwater aquatic. The largest CWS is Foulness.
- 5.49 Contained within 65 square miles, Rochford District covers an area, which is predominately green belt, with miles of unspoilt coastline and attractive countryside. It contains the historic market towns of Rayleigh and Rochford, a number of smaller villages, and the Island of Foulness, each with its own identity and character.
- 5.50 A county wide study of Essex Landscape Character Areas (LCAs) in Essex was carried out by Chris Blandford Associates in 2003 and divides Rochford District into 3 Character Areas:

- Crouch and Roach Farmland
 - Saltmarsh, grazing marsh and ancient woodland
 - Narrow margins of flat low lying marshland and saltmarshes next to the Roach, broader areas adjacent to the Crouch
 - Very widely dispersed small copses, some small woodlands near Hockley
 - Scattered hedgerow Oak and Ash trees
 - Many hedgerows are fragmented
 - Occasional Elms, but these have largely been lost.

- Dengie and Foulness
 - Large areas of flat low lying land below 5m elevation
 - To the south, land broken into a series of islands by the lower Crouch and Roach estuaries and connecting creeks
 - Beyond sea wall in east both narrow and large areas of saltmarsh and vast tidal sands/mudflats such as Maplin Sands
 - Saltmarsh, pockets of coastal grazing marsh, sea wall grassland and shoreline vegetation
 - Generally very sparse tree cover
 - A few isolated copses and trees around farmsteads
 - Some isolated trees/scrub on older reclaimed marshes.

- South Essex Coastal Towns
 - Coastal grazing marshes, reedbeds marsh, extensive ancient woodland including Sessile Oak woods, unimproved meadows
 - High concentration of woodland at Daws Heath, including small and large blocks of interlocking deciduous woodland
 - Some secondary woodland associated with previous plotland areas
 - Absence of woodland/trees on flat low lying marshes
 - Condition of woodlands and hedgerows is moderate.

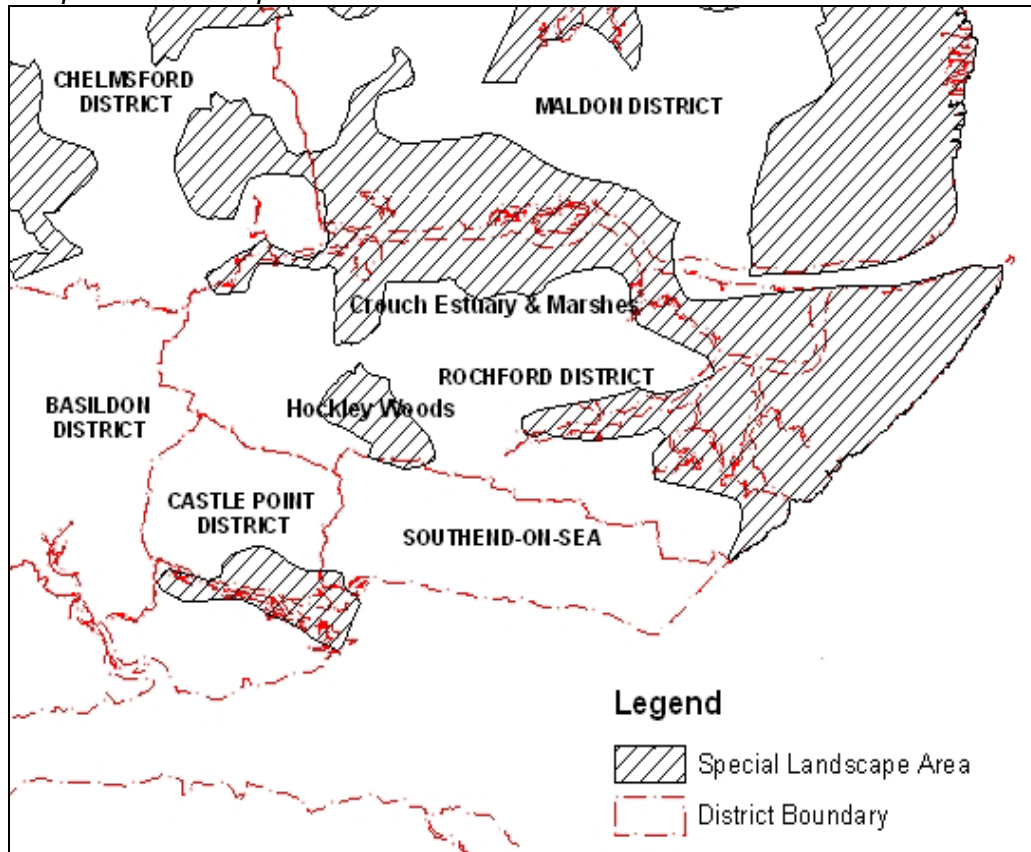
Map 4: *Landscape Character Areas within Rochford District*



Source: Unrecorded

- 5.51 Special Landscape Areas (SLAs (**map 7**)) are areas of high quality landscape resulting from a combination of features such as vegetation cover and landform. Their conservation is important to the county's natural heritage and there is a presumption against development unless it accords with the character of the area concerned.
- 5.52 Policy NR1 in the replacement local plan identifies three SLAs within the district (see map 10 below):
- Hockley Woods – a large unspoilt area, containing a complex of ancient woodlands and farmland on undulating ground between Hockley and Southend-on-Sea.
 - Upper Crouch – based on the River Crouch and contains numerous creeks, mudflats and saltings on either shore. It is a slightly less remote version of other coastal marshes and is relatively treeless and unspoilt.
 - The Crouch/Roach marshes – consists of a large number of islands, creeks, and channels with saltmarsh, mudflats, and drainage ditches predominating. Apart from the timber wharf at Wallasea Island, the area is remote and undeveloped and supports a large bird population.

Map5: Special Landscape Areas within Rochford District

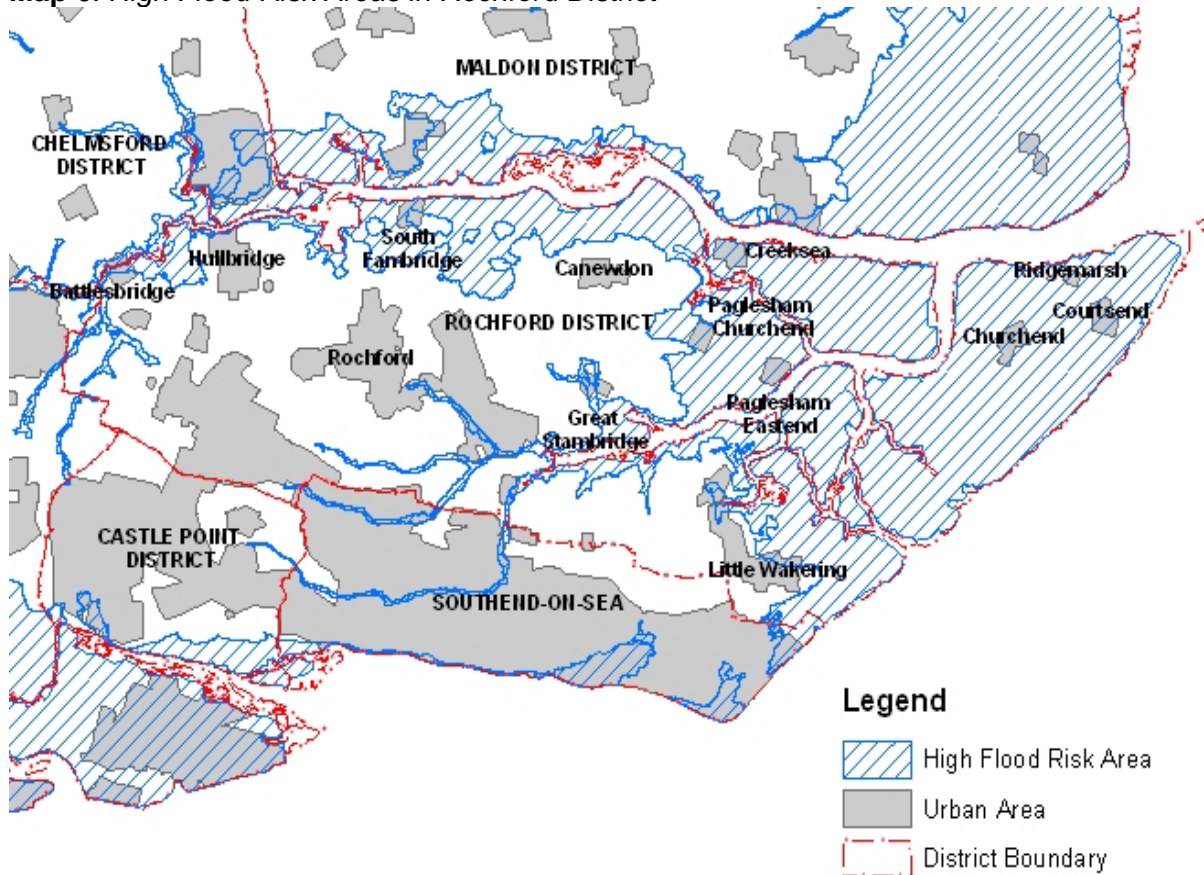


Source: Unrecorded

Flood Risk

- 5.53 Planning objective N6 within the Rochford District Replacement Local Plan (Rochford District Council, December 2005) relates to a reduction in the risk of flooding of development. Policy NR11 similarly states that applications for development within flood risk areas will be accompanied by full flood risk assessments to enable the Local Planning Authority to properly consider the level of risk posed to the proposed development throughout its lifetime, and the effectiveness of flood mitigation and management measures.
- 5.54 Within developed parts of the flood risk area development may be permitted, subject to the conclusions of the flood risk assessment and the suitability of the flood mitigation and management measures recommended. Within sparsely developed and undeveloped areas of the flood risk area, commercial, industrial and new residential development will not be permitted apart from in exceptional cases.

Map 6: High Flood Risk Areas in Rochford District



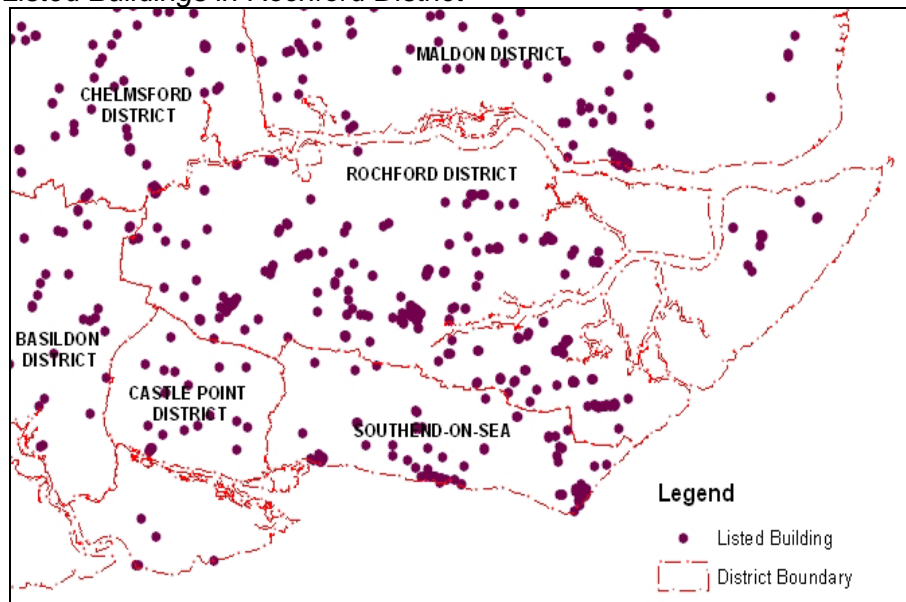
Source: Unrecorded

Cultural Heritage

- 5.55 In the East of England there are 57,643 listed buildings, 211 registered parks and gardens, a registered battlefield at Maldon, approximately 1,600 scheduled monuments and 1,100 areas of special architectural or historic interest, designated as Conservation Areas. English Heritage has identified 2% of the region's listed buildings as being 'at risk of decay' (Our Environment, Our Future: The Regional Environment Strategy for the East of England. East of England Regional Assembly and East of England Environment Forum, July 2003). It is difficult to quantify the archaeological resource, but there are approximately 150,000 archaeological sites currently recorded on County Sites and Monuments Records.
- 5.56 Rochford contains a rich and varied heritage and archaeological resource. The Essex Historic Environment Record (HER) maintained by Essex County Council contains nearly 1500 records including 327 listed buildings and 1126 archaeological records which includes 5 Scheduled Monuments

5.57 The Essex Historic Environment Record (HER) maintained by Essex County Council details 327 listed buildings in the District. One of these is Grade I listed. There are 17 Grade II* listed buildings and 309 buildings designated as Grade II. The number of listed buildings at risk in the district has decreased from 8 in 2004 to 7 in 2005. There are 1126 archaeological records within the District, including five Scheduled Monuments.

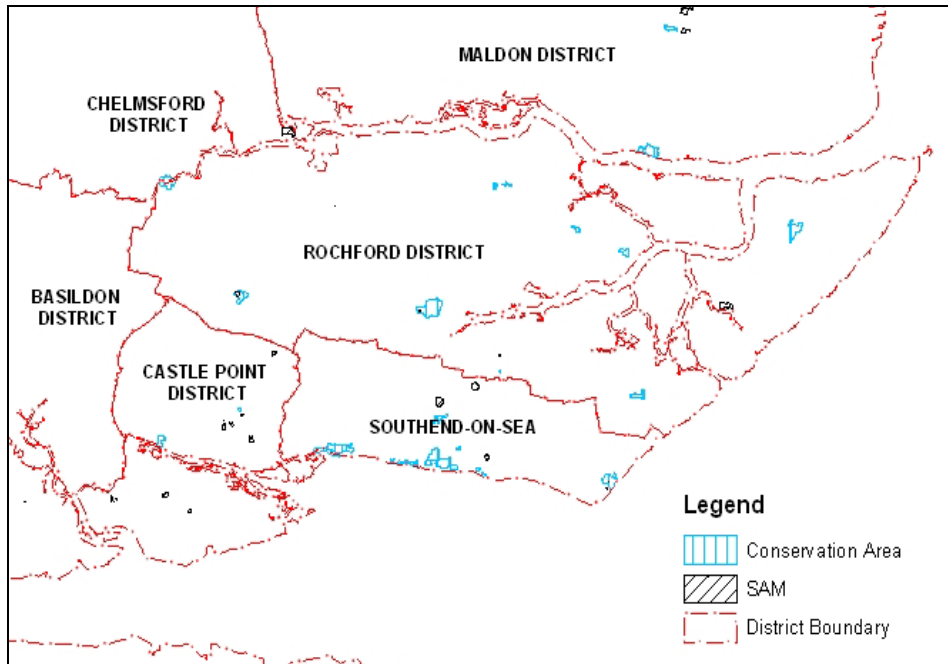
Map 7: Listed Buildings in Rochford District



Source: Unrecorded

5.58 The District has 1 registered village green, Norpits Beach at Canewdon, with an area of 2.30ha. There are also 3 commons, with the largest recorded at Great Wakering (5.86ha). In total the measured commons within the District have a hectareage of 6.48ha, which is a small area when compared to the Essex total of 1154.24ha. There are no registered parks/gardens within the District. There are a total of 10 Conservation Areas, with the largest being Rochford at 365,798m². These sites are defined as having 'special architectural or historical interest, the character of which it is desirable to preserve or enhance'.

Map 8 Rochford District Heritage Designations



Source: Unrecorded

Listed buildings in Rochford;

Table 11: *Location and type of listed building in Rochford*

Building Type	Location
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	off Hall Road

Farmhouse, Rectory Cottage, The Lawn, Potash Cottage	
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

5.59 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 12 illustrates the number of buildings at risk in 2003, 2004 and 2005, while table 13 shows the number of listed buildings removed from the risk register. In the production of a design statement, as stipulated in SPD 7, the first step requires a comprehensive and relevant site analysis and evaluation. Analysis should be based on fact and reason and include the character of the area and the proposal's proximity to listed buildings.

Table 12: 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
Tendring	27	26	25	0	4	2
Uttlesford	17	17	17	0	3	0
Total	173	157	169	11	31	14
Total At Risk (inc newly at risk)	184	188	183			

(Source, Essex County Council, 2005)

Table 13: The Total Number of Listed Buildings Removed from the Risk Register

Administrative Area	No longer at risk		
	2005	2004	2003
Basildon	0	1	0
Braintree	4	7	9
Brentwood	0	0	3
Castle Point	0	1	0
Chelmsford	2	0	0
Colchester	0	8	1
Epping Forest	0	4	0
Harlow	0	0	1

Maldon	0	2	3
Rochford	1	2	0
Tendring	2	1	4
Uttlesford	3	0	2
Total	15	26	24

Source; Essex County Council, 2005

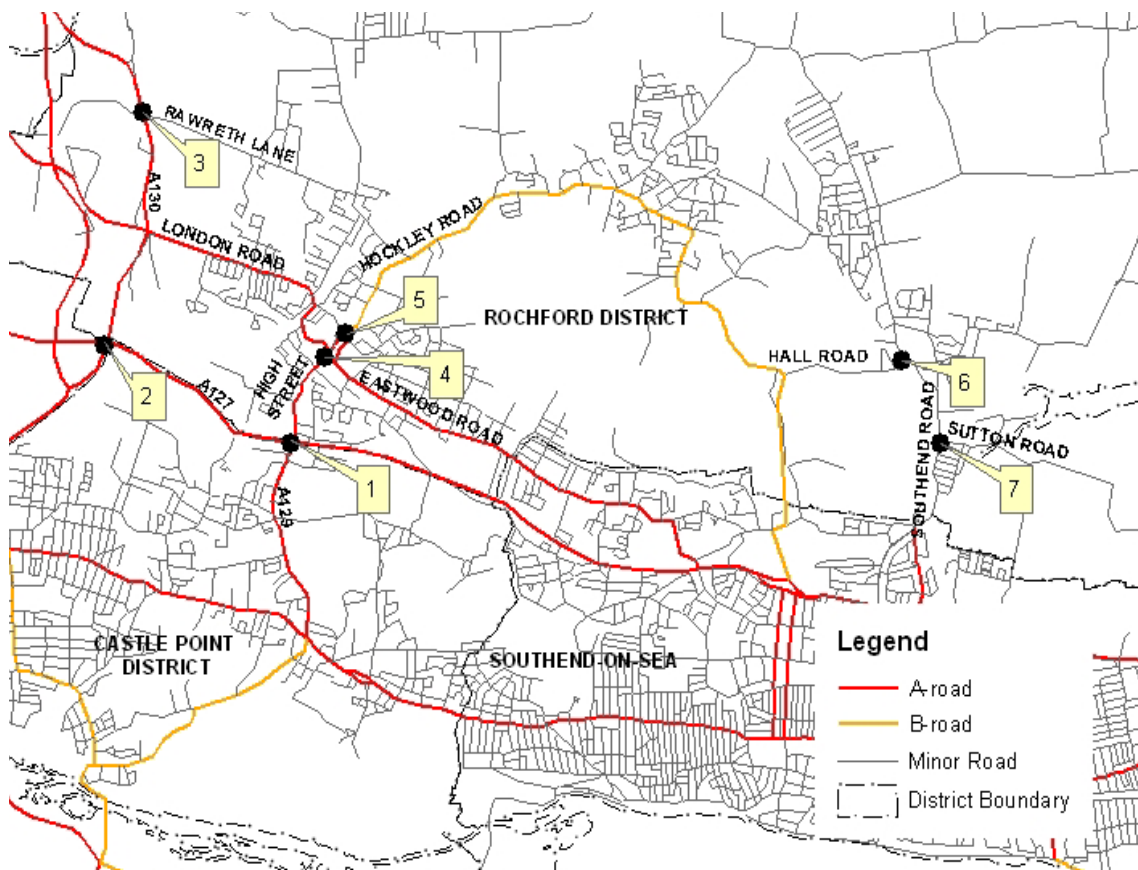
Air Quality

- 5.60 The quality of our air affects both human health and life quality, and the natural environment. Poor air quality can also affect the health of our ecosystems, and can adversely affect our built cultural heritage. The implications of air quality and the likely effects of a new development or proposal can be addressed by effective screening and landscaping, improved access and good design practices.
- 5.61 Local air quality is affected by emissions from industrial activity, airports, power stations and natural sources, but road transport accounts for around 40% of UK Nitrogen dioxide emissions. Additionally, diesel vehicles are a significant source of the emissions of fine particulates. Map 11 gives the location of significant junctions in the District of Rochford in which implications of air quality could be of significance.
- 5.62 Part of Rochford District Council's core strategy within the Local Plan relates to a reduction in the need to travel (policy CS3). It states that it is the Council's aim to ensure that development reduces the length, number and duration of motorised journeys, particularly at peak hours and that it encourages the use of alternative modes of transport to help protect the quality of the built environment. Planning objective T1 is also related to this. Planning objective T5 regards retaining a good bus network and its extension to developing areas (e.g. rural areas). T6 relates to retaining and improving all aspects of rail services. Planning objective T11 promotes walking and cycling as the preferred modes of travel wherever possible, by the creation of safe routes.
- 5.63 The implementation of AQRA requirements by the Environmental Health department at Rochford District Council has led to the identification of 7 potentially significant junctions with a daily flow of greater than 10,000 vehicles. These are as follows:
1. A129/A127 Rayleigh Weir Underpass
 2. A127/A130 Junction
 3. Rawreth Lane/A130 Chelmsford Road Junction
 4. High Street/Eastwood Road Junction, Rayleigh
 5. Hockley Road/High Street A129 Junction, Rayleigh
 6. Hall Road/West Street Junction, Rochford
 7. Southend Road/Sutton Road Junction, Rochford

- 5.64 At all of these junctions the predicted 2005 annual mean Nitrogen dioxide concentration, 2004 PM₁₀ concentration and exceedences all meet the NAQS standards (Rochford District Council: Local Air Quality Management – Updating and Screening Assessment, October 2003). The highest predicted Nitrogen dioxide concentration in 2005 is at the High Street/Eastwood Road junction, with a predicted annual mean concentration of 39.3 µg/m³. However, this is only a modelled prediction. The maximum predicted annual mean PM₁₀ concentration in 2004 is 30.5 µg/m³, at the aforementioned junction, which is below the annual average objective of 40 µg/m³. The estimated number of exceedences of the daily mean objective is 30, which is below the 35 exceedences allowed in a year.
- 5.65 As a result of this the High Street/Eastwood Road junction has become a site for Nitrogen dioxide diffusion tube monitoring. The actual 2004 and 2005 Nitrogen dioxide concentrations at 3 roadside sites has been found to exceed or almost exceed the annual mean objective value of 40 µg/m³. These measurements range from 38.1 µg/m³ to 42.8 µg/m³. The other diffusion tube monitoring sites, at Rochford Market Square and Bedloes Corner have been found to have Nitrogen dioxide concentrations well below the annual mean objective in 2004 and 2005, ranging from 27.4 µg/m³ to 30.9 µg/m³.
- 5.66 PM₁₀ monitoring was undertaken from May to August 2004 at the Rawreth Industrial Estate. The site chosen was to the east of the estate in closest proximity to the T J Cottis site, which has been the main source of reported dust complaints. Monitoring was undertaken under worse case conditions during the summer months. During the 3 months of monitoring, there were 7 days where the 24-hour mean objective of 50 µg/m³ was exceeded. The range of concentrations measured during the monitoring period was 11.3 µg/m³ to 57.6 µg/m³, with a period mean of 31.4 µg/m³ (Rochford District Council: Local Air Quality Management – Detailed Assessment Report, November 2004). This site is due to be monitored for PM₁₀ in the summer of 2006.
- 5.67 Rochford District has one road of concern regarding congestion (with a ratio of flow to congestion reference flow of <0.79), the A130.
- 5.68 NAQS objectives are predicted to be met at all significant junctions identified within the District.
- 5.69 The actual 2004 and 2005 Nitrogen dioxide concentration at 3 roadside sites at the High Street/Eastwood Road junction has been found to exceed or almost exceed the annual mean objective value of 40 µg/m³.
- 5.70 At the Rochford Market Square and Bedloes Corner, Nitrogen dioxide concentrations have been found to be well below the annual mean objective in 2004 and 2005, ranging from 27.4 µg/m³ to 30.9 µg/m³.
- 5.71 During the monitoring of Rawreth Industrial Estate for PM₁₀ in summer 2004, there were 7 days where the 24-hour mean objective of 50 µg/m³ was exceeded.

5.72 With Regards to air pollution, seven significant junctions with traffic flows of more than 10,000 vehicles per day have been identified in the District. At all of these junctions the predicted 2005 annual mean Nitrogen dioxide concentration, 2004 PM₁₀ concentration and exceedences all meet the NAQS objectives. The High Street/Eastwood Road junction has become a site for Nitrogen dioxide diffusion tube monitoring. The actual 2004 and 2005 Nitrogen dioxide at 3 roadside sites has been found to exceed or almost exceed the annual mean objective value of 40 µg/m³. Other Nitrogen dioxide diffusion tube monitoring sites, such as Rochford Market Square and Bedloes Corner, have been found to have concentrations well below the annual mean objective in 2004 and 2005, ranging from 27.4 µg/m³ to 30.9 µg/m³. During the monitoring of Rawreth Industrial Estate for PM₁₀ in summer 2004, there were 7 days where the 24-hour mean objective of 50 µg/m³ was exceeded. This site is due to be monitored for PM₁₀ in the summer of 2006.

Map 9: Potentially Significant Junctions in Rochford District



Source: Unrecorded

SEA Objectives, Targets and Indicators

8. Sustainability Objectives:

- 8.1 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. They serve a different purpose to the objectives of the Rochford District Council . 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 Council Design, Landscaping and Access Statements Supplementary Planning Document are outlined in table 21. Table 21 also highlights the relationship with the SEA Directive, the source of the objectives and the related issues.

Table 14 *The sustainability objectives identified for the assessment of the Rochford District Council Design, Landscaping and Access Statements Supplementary Planning Document*

SEA Directive Significant Effects	SEA/SA Objective	Source	Issues
Biodiversity (including flora and fauna). Soil Cultural Heritage (including architectural and archaeological Heritage)	1. Protect and enhance the natural and historic environment.	Office of the Deputy Prime Minister, Planning Policy Statement 1 - Delivering Sustainable Development (2005) Office of the Deputy Prime Minister, Planning Policy Statement – 9 Biodiversity and Geological Conservation (2006)	

Material Assets Landscape			
Population Human Health Biodiversity (including flora and fauna) Cultural Heritage Material Assets	2. Ensure the development of safe (including crime prevention and public health) and sustainable communities.	Office of the Deputy Prime Minister, Planning Policy Statement 1 - Delivering Sustainable Development (2005) Office of the Deputy Prime Minister, Planning Policy Guidance 3 – Housing (2000)	
Climatic Factors Air Population	3. Ensure good accessibility by promoting sustainable transportation choices.	Office of the Deputy Prime Minister, Planning Policy Statement 1 - Delivering Sustainable Development (2005) Office of the Deputy Prime Minister, Planning Policy Guidance 3 – Housing (2000) Office of the Deputy Prime Minister, Planning Policy Guidance 13 – Transport (1994)	
Population	4. Promote and enhance existing centres, by focusing development in such centres.	Office of the Deputy Prime Minister, Planning Policy Statement 6 – Town Centres (2005)	
Material Assets Cultural Heritage	5. Take a positive approach to innovative, high quality contemporary designs that are sensitive to their	Office of the Deputy Prime Minister, Planning Policy Statement – 7 Sustainable	

	immediate setting.	Development in Rural Areas	
Human Health Biodiversity	6. Minimise the impact of noise.	Office of the Deputy Prime Minister, Planning Policy Guidance 24 – Noise (1994)	
Water Climatic factors Population	7. Promote development of the appropriate design in areas of flood risk.	Office of the Deputy Prime Minister, Planning Policy Guidance 25 – Development and Flood Risk (2001)	
Soil Material Assets	8. Maximise the use of previously developed land and buildings.	East of England Regional Assembly, Draft East of England Plan (RSS14), (2004)	

8.1 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

SEA Objectives	2	C							
	3	VC	N						
	4	VC	C	N					
	5	VC	C	N	VC				
	6	VC	N	VC	U	VC			
	7	VC	N	N	N	VC	N		
	8	VC	VC	N	VC	VC	U	N	
		1	2	3	4	5	6	7	8
SEA Objectives									

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

A second compatibility test was undertaken to determine whether the aims of the Design, Landscaping and Access Statements Supplementary Planning Document were compatible with the sustainability objectives. Matrix 2 outlines the compatibility of the sustainability objectives and the Design, Landscaping and Access Statements Supplementary Planning Document aims

Matrix 2 - Compatibility of the SEA Objectives and the SPD Objectives

SPD Objectives	1	VC	C	C	N	VC	N	VC	C
	2	VC	C	N	VC	VC	C	VC	N
	3	N	VC	N	N	VC	N	N	N
	1	2	3	4	5	6	7	8	
SEA Objectives									

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

Following consultation with the statutory consultees it was deemed important that the SEA objectives were revised and developed into a framework to be utilised in the appraisal of the Supplementary Planning Document. This alteration reflects the importance of the iterative process involved in a SEA. Thus table 22 highlights the revised SEA objectives, the relevant headline indicators with the SEA objectives, decision making criteria and detailed indicators.

Table 15 - Sustainability Framework

Headline Objective	Headline Indicator	Detailed Decision Making Criteria	Detailed Indicator
1. Protect and enhance the natural and historic environment and character.	Achievement of Biodiversity Action Plan targets.	Will the development conserve and enhance natural / semi-natural habitats?	Net change in natural / semi-natural habitats.
		Will the development conserve and enhance species diversity, and in particular avoid harm to protected species?	Changes in populations of protected species.
			Trends in plant biodiversity.
			Achievement of Biodiversity Action Plan targets.
	Buildings of grade I and II at risk of decay.	Will the development seek to protect and enhance sites, features, and areas of historical, archaeological and cultural value?	Changes in population of selected characteristic species.
			Loss or damage to listed buildings and their settings
	Loss or damage to scheduled ancient monuments and their settings.		
2. Ensure the development of safe (including crime prevention and public health) and sustainable communities.	Index of multiple deprivation.	Will the development help to provide accommodation for all?	Index of multiple deprivation.
	Access to key services	Will the development encourage healthy lifestyles?	Participation in sport and cultural activities.
			Access to local green space.
			Proportion of journeys on foot or by car.
			A measure of how children travel to school.
			Access to the countryside.

	Recorded crime per 1,000 population.	<p>Will the development reduce actual levels of crime?</p> <p>Will the development reduce the fear of crime?</p>	Level of crime.	
			Domestic burglaries per 1,000 households.	
			Violent offences committed per 1,000 population.	
			Vehicle crimes per 1,000 population.	
	Access to key services		<p>Will the development encourage the use of private transport due to its geographical location?</p>	Incidents of vandalism per 1,000 population.
				Road distance to GP premises
				Road distance to a supermarket or convenience store.
				Road distance to a primary school.
3. Ensure good accessibility by promoting sustainable transport choices that seek to protect and enhance the natural, built and historic environment.	Access to key services.	<p>Will the development increase the proportion of journeys using modes other than the car?</p>	Road distance to a Post Office.	
			Passenger travel by modes, cycling and walking.	
			Percentage of residents surveyed using different modes of transport, their reason for, and distance of, travel.	
			Monitor the number of passenger transport journeys undertaken by community transport.	
4. Ensure the delivery of high quality public realm and open spaces.	Number / type of development permitted each year within open space	<p>Will the proposed development reduce the amount of open space available to the public?</p> <p>Will the amount of open space available to the public be of a high quality?</p>	Net changes in area of open space and location and area of deletions / additions.	
			Number / type of development permitted each year within the Metropolitan Green Belt contrary to Green Belt policy in adopted development plans.	

			Percentage of all new development which is completed annually on previously developed land and by the re-use of buildings.
			Loss of open space / sports fields to development.
5. Take a positive approach to innovative, high quality contemporary designs that are sensitive to their immediate setting.	To maintain and enhance the quality of landscapes and townscapes.	Will the proposed development be of an innovative, high quality design in order to create vibrant townscapes and yet still be in keeping with the context of its setting?	Monitor the number and proportion of planning applications with conditions related to the existing landscape and built character in which they are potentially to be cited.
			Monitor the number and proportion of planning applications with conditions related to landscaping.
			Percentage of residents who are satisfied with their neighbourhood as a place to live.
6. Minimise the impact of noise.	Number of planning applications that include noise mitigation measures.	Will the new development increase the amount of noise within the local area?	Monitor the amount of development that takes place in existing built up areas.
			Percentage of residents surveyed who are concerned with different types of noise in their area.
			Monitor the rise, if any, of traffic movements related to the new development.
			Monitor the noise levels of new developments.
7. Promote development of the appropriate design in areas of flood risk.	Properties at risk of flooding.	Will the development minimise the risk of flooding from rivers and watercourses to people and property?	Number of people and properties affected by flood events.
			Frequency of flood events.
			Development in the flood plain.

		Will the development reduce the risk of subsidence? Will the development reduce the risk of damage to property from storm events?	Development in areas at risk of flooding.
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**Chapter 4 - Supplementary Planning Document Policy
Appraisal**

Chapter 4

9. Supplementary Planning Document Policy Appraisal

9.1 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 Council Design, Landscaping and Access Statements Supplementary Planning Document 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 Design, Landscaping and Access Statements Supplementary Planning Document and the relevant policies from the Replacement Local Plan 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).

The summary of the policies utilised for the Appraising Plans Policy section of the SEA is outlined in appendix 12.

The appraisal refers to the temporal extent which is measured with regard to the short, medium and long term effect. For the purpose of this appraisal the duration of these time frames reflects the content of the Draft East of England Plan and are outlined below;

- **Short Term** - This is regarded as present day to 2010.
- **Medium Term** - Regarded as 2011-2015.
- **Longer Term** - 2016 – 2021.

Overarching Recommendation – In June (2006) the Department for Communities and Local Government published ‘Guidance on Changes to the Development Control System’. Section 3 of the guidance sought to outline alterations to the requirements for design and access statements to accompany applications for certain types of permission and consent (coming into force on the 10th August 2006). The changes to the legislation affect the provisions set out in policy EB6, as design and access statements must accompany planning applications for both outline and full planning permissions. The exceptions include;

- a material change in the use of land or buildings, unless it also involves operational development;
- Engineering and mining operations;
- Development of an existing dwelling house, or development within the curtilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house, where no part of that dwelling house or curtilage is within a designated area. “Designated area” means a National Park, site of special interest conservation area, area of outstanding natural beauty, World Heritage Site and the Broads.

Design and access statements are not required for applications relating to advertisement control, tree preservation orders or storage of hazardous substances.

It is therefore recommended that the policy be amended to ensure that design and access statements are produced for all employment developments that seek to meet the requirements set out in the Depart for Communities and Local Government (June, 2005) guidance.

SEA Objective

1. Protect and enhance the natural and historic environment and character.
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Design Landscape and Access Statement Policy 2 – Design Statement, Site Analysis and Evaluation

Geographical Spatial Extent – New development sites throughout the District of Rochford.

Temporal Extent – Positive in the short – long term.

Justification – CABE (2006) published guidance related to the production of design and access statements entitled ‘Design and Access Statements – How to Write, Read and Use Them’. The Guidance outlined by CABE seeks to outline a process that should be followed when producing a design and access statement. It is deemed appropriate the policy DLA2 should seek to include greater detail on the process involved in producing a design statement. The Circular, Guidance on changes to the development control system, recommends that applicants should follow an assessment-involvement-evaluation-design process. Although DLA2 states that ‘site analysis’ should be

undertaken when producing a design and access statement it fails to briefly outline the type of information that should be included within this section. It is deemed that this would ensure clarity in the delivery of high quality design statements that seek to take into account relevant aspects, including the protection and enhancement of the natural and historic environment. By elaborating this policy it should seek to ensure that as part of the site analysis/assessment stage it takes into consideration the sites physical context including “what the place looks like and the character derived from existing buildings, landscape and features” (CABE. 2006, 12).

It is therefore concluded that the effect of the current policy is positive, but with more information outlined in policy DLA2 it may be a major positive in the short-long term.

Recommendation – It is recommended that the policy should be elaborated to ensure that as part of the site analysis/assessment stage it takes into consideration the sites physical context including “what the place looks like and the character derived from existing buildings, landscape and features” (CABE. 2006, 12).

Design Landscape and Access Statement Policy 2 – Landscaping Screens

Geographical Spatial Extent – All new development within the District of Rochford.

Temporal Extent – Major positive in the short – long term.

Justification – Landscaping measures are able to greatly contribute to the protection of both natural and historic environments, via the use of screening, developments which are potentially visually damaging to sites. The Rochford District Replacement Local Plan states that “special attention must be paid to on site earth mounding or planting to protect and enhance the amenities, ecological value and appearance of the surroundings in general, and of neighbouring properties or the seclusion of nature conservation sites in particular.”

The importance of landscaping is also highlighted within the Essex and Southend –on-Sea Replacement Structure Plan. “Development will not be permitted unless it makes provision for community facilities, public services, transport provision, infrastructure, environmental works and any other requirements which are made necessary by, and are directly related to, the proposed development”

Landscaping schemes can greatly benefit the protection of the natural and historic environment therefore contributing positively to the delivery of this objective in the short-long term.

Recommendation – Not relevant.

Design Landscape and Access Statement Policy 4 - Biodiversity

Geographical Spatial Extent – All new development throughout Rochford District.

Temporal Extent – Major positive in the short – long term.

Justification – Policy DLA5 seeks to ensure that any proposed development does not unduly impact on biodiversity. This makes it extremely relevant to the need to protect and enhance the natural environment as stipulated in SEA Objective 1. The importance of safeguarding biodiversity is recognised at all levels of government, from international such as the European Spatial Development Perspective (May, 1999) which calls for the “Sustainable development, prudent management and protection of nature and cultural heritage.” Therefore it is concluded that this policy is expected to contribute positively to the protection and enhancement of the natural environment.

Recommendation – Not relevant.

SEA Objective
2. Ensure the development of safe (including crime prevention and public health) and sustainable communities.

Replacement Local Plan Policy – CS6 – Good Design and Design Statements

Geographical Spatial Extent – New development throughout the district of Rochford.

Temporal Extent – Major positive in the short – long term.

Justification – Policy CS6 actively seeks to develop safe communities, this is delivered by seeking to ensure that good design minimises the risk of crime. Although the policy fails to state the approaches that may be utilised in urban design to reduce the incidence of crime it does however encourage reference to the appropriate SPD.

With regard to ensuring the delivery of a sustainable community in the short and the long term it is perceived that this policy will contribute positively. With regard to social inclusion the policy aims to ensure that good quality design takes into consideration the layout and scale of development. CS6 therefore provides adequate scope ensuring that adequate movement opportunities are formulated in connection with development to promote permeability into the site. The Office of the Deputy Prime Minister (2005) outlined a series of 8 components that should be delivered to create a sustainable community. One of the principal components is ‘environmentally sensitive’ and the policy aims to ensure that good design seeks to take into consideration the character of the locality and the surroundings. CS6 also encourages the utilisation of landscape arrangements to reduce the visual impact on the locality and surroundings.

Recommendations – Not relevant.

Replacement Local Plan Policy – EB6 – Design, Landscape and Access

Geographical Spatial Extent – On sites of employment development over 1000 meters squared and or a site of 1 hectare throughout the District of Rochford. Also for smaller but complex or sensitive sites a design statement is required. (See overarching recommendation).

Temporal Extent – Major positive in the short – long term.

Justification – Planning Policy Statement 1; Delivering Sustainable Development (ODPM, 2005) sets out the overarching planning policies on the delivery of sustainable development through the planning system. Good design plays a fundamental role in achieving this. PPS1 states;

“Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted” (ODPM, 2005).

The formulation and production of a design and access statement demonstrates the design thinking behind the planning application. They demonstrate that the person applying for planning permission has carefully considered the utilisation of the space for everyone including, disabled, older people and young children.

It is therefore concluded that the utilisation of design and access statements is likely to contribute positively to the development of a sustainable and safe community.

Recommendation – Not relevant.

Replacement Local Plan Policy – HB4 – Housing Design, Landscape and Access Statements

Geographical Spatial Extent – All new residential developments of more than 12 dwellings throughout the District of Rochford (see overarching recommendation).

Temporal Extent – Major positive in the short – long term.

Effect – Paragraph 1 of PPS1 Delivering Sustainable Development, states that, *“good planning... makes a positive difference to people's lives and helps to deliver homes, jobs, and better opportunities for all... But poor planning can result in..., unsafe and dilapidated housing, crime and disorder, and the loss of our finest countryside to development.”* Policy HP4, in the formulation of design statements for development, actively ensures that design implications are highlighted at the outset of proposals and enables the local authority to give an initial response to the main issues raised by the proposal as well as a proposed programme of participation and consultation with the local authority and other bodies.

Concerning the objective of ensuring the development of safe and sustainable communities, ‘By Design, Urban design in the planning system’ (DETR and CABE)

states that, “*planning application design statements are appropriate for even the smallest and most uncontroversial development proposals, as together these have an enormous impact on the environment.*” Also, it is documented in DCLG Circular 01/2006 that, “*development proposals that are not based on a good understanding of local physical, economic and social context are often unsympathetic and poorly designed, and can lead to the exclusion of particular communities. A major part of a design and access statement is the explanation of how local context has influenced the design.*”

Recommendation – Not relevant

Design Landscape and Access Statement Policy 2 – Design Statement, Site Analysis and Evaluation

Geographical Spatial Extent – New development sites throughout the District of Rochford.

Temporal Extent – Positive in the short – long term.

Justification – CABE (2006) published guidance related to the production of design and access statements entitled ‘Design and Access Statements – How to Write, Read and Use Them’. The Guidance outlined by CABE seeks to outline a process that should be followed when producing a design and access statement. It is deemed appropriate the policy DLA2 should seek to include greater detail on the process involved in producing a design statement. The Circular, entitled Guidance on Changes to the Development Control System, recommends that applicants should follow an assessment-involvement-evaluation-design process. Although DLA2 states that ‘site analysis’ should be undertaken when producing a design and access statement it fails to briefly outline the type of information that should be included within this section. It is deemed that this would ensure clarity in the delivery of a sustainable community, that seeks to take into account a range of factors related to sustainable development including;

- Physical
- Social, and
- Economic

The Office of the Deputy Prime Minister also highlighted that for the delivery of a sustainable community it is important it is ‘well run’ with effective and inclusive participation. Similarly CABE (2006) also highlight that an important stage in the process of producing a design and access statement is Involvement which seeks to demonstrate the scale of community participation in the scheme. The current stages outlined in the SPD and policy DLA2 fails to ensure public engagement.

It is therefore concluded that the effect of the current policy is be positive, but with more information outlined in policy DLA2 it may be a major positive in the short-long term.

Recommendation – It is therefore recommended that to ensure the delivery of a sustainable community and the production of a robust design and access statement that more detailed be provided in policy DLA2. The assessment/site analysis should take

into account local context including physical, social and economic characteristics of the site and the surroundings.

The information that should be incorporated is outlined by CABE (2006) and includes the following;

- **Physical** – context means what the place looks like and the character that is derived from existing buildings, landscape features and movement routes. The statement should avoid going into too much detail – it is an opportunity to explain the scheme – not record local history.
- **Social** – Context means how people in the locality will be affected by the development, including any aspirations they may have for the site.
- **Economic** – Context means to contribution the development will have on the local economy. The value of the land and its effect on development options may also be discussed here.

Similarly to the guidance outlined by the ODPM (2005) for the delivery of a sustainable community and CABE (2006) it is important the design and access statement seeks to outline what groups of people have been, or will be, discussing the scheme with.

Design Landscape and Access Statement Policy 4 – Biodiversity

Geographical Spatial Extent - All new development within Rochford District.

Temporal Extent – Major positive in the short – long term.

Justification – Policy DLA4 seeks to ensure sustainability by stipulating that any development plans which could impact on biodiversity must be accompanied by an ecological assessment. This exists to predict and mitigate any effects, or can be used to reject the development outright. The ecological assessment is compatible with PPS9, in that it helps 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”

The Essex Design Guide also stresses the need for Impact Assessments and offers the following as one of the necessary requirements for a sustainable development. “The development is laid out in such a way as to safeguard the existing ecology and improve the natural habitat.” The Essex Design Guide also states that “all larger development should be designed around a landscape structure “which should take as its starting point existing vegetation and features.

It is expected that this policy shall contribute positively to the delivery of a sustainable community through ensuring that development is conducted with environmental sensitivity.

Recommendation – Not relevant.

Design Landscape and Access Statement Policy 5 – Planting

Geographical Spatial Extent – New development sites throughout the District of Rochford.

Temporal Extent – Major positive in the short – long term.

Justification – DLA5 seeks to ensure that planting is designed to reflect the traditional, indigenous landscape character of the adjoining area. Ultimately the policy seeks to integrate natural vegetation into development proposals, therefore it is compatible with central government guidance within PPS9 related to integrating vegetation and green space into social, economic and environmental development. Also within the Sustainable Communities Plan (2005) the government highlighted eight components that are deemed fundamental to the delivery of a sustainable community. One of these components is ‘environmentally sensitive’ which aims to ensure the provision of places for people to live that are considerate to the environment. The Government is committed to the delivery of high quality public spaces and natural environment, this is demonstrated within the ODPM publication of Living Spaces Cleaner, Safer, Greener (2002) which demonstrated that “achieving high quality spaces will require new thinking that better integrates the way we design” (ODPM, 2002, 12) create and maintain our public realm. Clearly policy DLA5 aims to ensure that biodiversity and green space is integrated into development proposals.

Within the Sustainable Communities Plan (2005) the Government also identified the importance of ensuring ‘well designed and built’ environment. Clearly a fundamental component of a well designed environment is the provision of quality green spaces which provide a sense of place and identity to an area.

It is concluded that DLA5 will ensure the development of high quality places where people can live and work that have well integrated green space in the short and long term

Recommendation – Not relevant.

SEA Objective
3. Ensure good accessibility by promoting sustainable transport choices that seek to protect and enhance the natural, built and historic environment.

Design Landscape and Access Statement Policy 6 – Access

Geographical Spatial Extent – All new development throughout Rochford District

Temporal Extent – Major positive in the short – long term.

Effect – Access statements provide the opportunity for developers, designers, product providers and managers of environments to demonstrate their commitment to ensuring

accessibility in the work they undertake. Within an access statement, there are several criteria that need to be addressed. These are how users will travel to the site (bus stops, taxis and car parking), the building environment (locations of entrances, width of footways and landscaping), buildings or structures (entrances, steps and ramps, lifts), means of escape, and signs and wayfinding (signs, layout and the use of differing materials).

This seeks to promote accessibility by a choice mode of transportation by urging applicants to have regard to the mode of travel to be utilised and the built form. Therefore it is likely to contribute positively to the delivery of sustainable transportation modes.

Recommendation – Not relevant.

SEA Objective
4) Ensure the delivery of high quality public realm and open spaces.

Replacement Local Plan Policy – CS9 – Emphasising the Value of Landscaping

Geographical Spatial Extent – All development throughout the district of Rochford.

Justification – Design, landscaping and access statements should include information on “the way in which buildings, routes and open spaces (both private and public) are provided, placed and oriented in relation to each other and buildings and spaces surrounding the development” (DCLG, 2006, 14). The submission of landscaping schemes as a condition of planning consent for those sites as defined in policies HP4, EB6 and LPSPG5, will seek to ensure that issues of high quality public realm and open space are considered by local planning authorities, relevant stakeholders and interested parties, at the outset of the proposal. Therefore, the submission of a landscaping scheme will seek to ensure the delivery of high quality public realm and open spaces.

Recommendation – Not relevant.

Design Landscape and Access Statement Policy 4 – Biodiversity

Geographical Spatial Extent – All new development within Rochford District.

Temporal Extent – Major positive in the short – long term.

Justification - Policy DLA4 seeks to ensure the delivery of high quality public realm and open spaces by stipulating that any development plans which could impact on biodiversity must be accompanied by an ecological assessment. This exists to predict and mitigate any effects. The ecological assessment is compatible with PPS9, in that it helps 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” This suggests that open space should be incorporated into any major development.

The Essex Design Guide states that “all larger development should be designed around a landscape structure “which should take as its starting point existing vegetation and features. It is therefore concluded that this policy shall contribute positively to the delivery of a public realm that is of a high quality in the short – long term.

SEA Objective

5. Take a positive approach to innovative, high quality contemporary designs that are sensitive to their immediate setting.

Design Landscape and Access Statement Policy 2 – Design Statement, Site Analysis and Evaluation

Geographical Spatial Extent – New development sites throughout the District of Rochford.

Temporal Extent – Major positive in the short – long term.

Justification – DLA2 seeks to outline the process for undertaking a design, landscape and access statement. The circular entitled Guidance on Changes to the Development Control System recommends that applicants should follow an assessment-involvement-evaluation-design process. Furthermore the CABE (2006) guidance also suggests a similar process. The process outlined in DLA2 seeks to create the design solutions which shall be derived from the design principles and site analysis. It is at this stage that there is scope for identifying whether innovative, high quality contemporary design may be appropriate.

It is concluded that this policy is expected to contribute positively in the short-long term to this objective.

Recommendation – Not relevant.

Design, Landscape and Access Statements Policy 3 – Landscaping Schemes

Geographical Spatial Extent – All new development within the district of Rochford.

Temporal Extent – Major positive in the short – long term.

Justification – Whilst SEA Objective 5 could be taken to mean solely the built environment, the role of landscape in creating a well designed development cannot be underestimated. ODPM by Design, Urban Design in the Planning System states that “good design should promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture.” The same document also highlights the need to “promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people.”

It is concluded that this policy is anticipated to contribute greatly to high quality contemporary design.

Recommendation – Not relevant.

Design Landscape and Access Statement Policy 5 – Planting

Geographical Spatial Extent – New development sites throughout the District of Rochford.

Temporal Extent – Major positive in the short – long term.

Justification – DLA5 seeks to ensure that planting is designed to reflect the traditional, indigenous landscape character of the adjoining area. Ultimately the policy seeks to integrate natural vegetation into development proposals, therefore it is compatible with central government guidance within PPS9 related to integrating vegetation and green space into social, economic and environmental development. Also within the Sustainable Communities Plan (2005) the government highlighted eight components that are deemed fundamental to the delivery of a sustainable community. One of these components is ‘environmentally sensitive’ which aims to ensure the provision of places for people to live that are considerate to the environment. The Government is committed to the delivery of high quality public spaces and natural environment, this is demonstrated within the ODPM publication of Living Spaces Cleaner, Safer, Greener (2002) which demonstrated that “achieving high quality spaces will require new thinking that better integrates the way we design” (ODPM, 2002, 12) create and maintain our public realm. Clearly policy DLA5 aims to ensure that biodiversity and green space is integrated into development proposals.

Within the Sustainable Communities Plan (2005) the Government also identified the importance of ensuring ‘well designed and built’ environment. Clearly a fundamental component of a well designed environment is the provision of quality green spaces which provide a sense of place and identity to an area.

It is concluded that DLA5 will ensure the development of high quality places in the short and long term

Recommendation – Not relevant.

SEA Objective
6. Minimise the impact of noise.

Design Landscape and Access Statement Policy 2 – Design Statement, Site Analysis and Evaluation

Geographical Spatial Extent – New development sites throughout the District of Rochford.

Temporal Extent – Major positive in the short – long term.

Justification – DLA2 seeks to ensure that a site analysis is undertaken, as part of this analysis it states that “an explanation of the constraints and opportunities the site has in terms of its design e.g. features worthy of retention or protection, features which are detrimental and need to be addressed”. It is therefore considered that noise may be a consideration within this part of the design, landscape and access statement.

Recommendation – Not relevant.

Design, Landscape and Access Statements Policy 3 – Landscaping Schemes

Geographical Spatial Extent – All new development in the district of Rochford.

Temporal Extent – Short term no effect, medium term positive and longer term major positive.

Justification - Planning Policy Guidance Note 22 entitled Noise and Development states that “A number of measures can be introduced to control the source of, or limit exposure to, noise. Such measures should be proportionate and reasonable and may include ... lay-out: adequate distance between source and noise-sensitive building or area; screening by natural barriers, other buildings, or non-critical rooms in a building”.

If landscaping proposals such as earth mounding are implemented during construction of the new development they will immediately aid the mitigation of noise. However, if planting schemes are adopted, their full effect will only be noticeable in the long term once the flora has reached full maturity.

Recommendation – Not relevant.

Design Landscape and Access Statement Policy 5 – Planting

Geographical Spatial Extent – New development sites throughout the District of Rochford.

Temporal Extent – No effect in the short – long term.

Justification – DLA5 relates to planting design, it primarily seeks to ensure that planting reflects “the typical or traditional, indigenous landscape character of the adjoining area”. As this policy is contained within a Supplementary Planning Document that aims to provide guidance on the production of design, landscape and access statements that accompany relevant planning proposals it is regarded that the utilisation of planting for noise mitigation is an important factor that should be considered within this policy. Planning Policy Guidance Note 22 entitled Noise and Development states that “A

number of measures can be introduced to control the source of, or limit exposure to, noise. Such measures should be proportionate and reasonable and may include ... layout: adequate distance between source and noise-sensitive building or area; screening by natural barriers, other buildings, or non-critical rooms in a building". To enhance this policy it is concluded that the inclusion of planting design with regard to noise mitigation may be appropriate.

The current policy will have no effect on this objective in the short-long term.

Recommendation – It is recommended that policy DLA5 contains guidance that seeks to ensure that appropriate indigenous vegetation planting may be utilised as a noise mitigation barrier where appropriate.

SEA Objective

7. Promote development of the appropriate design in areas of flood risk.
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Design Landscape and Access Statement Policy 5 – Planting

Geographical Spatial Extent – New development sites throughout the District of Rochford.

Temporal Extent – Major positive in the short – long term.

Justification – DLA5 seeks to promote planting of indigenous vegetation. It is therefore concluded that because this policy seeks to promote the utilisation of natural vegetation in development proposals that indirectly the risk of flooding is minimised. Natural vegetation reduces the quantity of surface run off, by increasing water uptake into plants therefore reducing the volume of surface water run off within the locality.

Recommendation – Not relevant.

**Chapter 5 - Supplementary Planning Document
Issues and Alternatives**

Chapter 5

10. Supplementary Planning Document 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 in tables 23-24 are the principle options that have been subject to assessment. These are as follows:

10.1 SPD options:

- * **Option 1** – No Policy CS6 within the Local Plan related to promoting good design and Design Statements,
- * **Option 2** - Policies in the Local Plan (CS6, CS9, EB6, and HP4), with no accompanying Supplementary Planning Document,
- * **Option 3** – Policies within the Replacement Local Plan accompanied with a Design, Landscape and Access Supplementary Planning Document.

**Table 16 - Rochford District Council – Supplementary Planning Document – Design, Landscape and Access
Comparison of the Options 1 and 2**

SEA Objective	Option 1 – No Policy CS6 within the Local Plan related to promoting good design and Design Statements			Option 2 - Policies in the Local Plan (CS6, CS9, EB6, and HP4), with no accompanying Supplementary Planning Document.					
	Performance Short, Medium and Long Term			Commentary/ Explanation					
	Performance Short, Medium and Long Term			Performance Short, Medium and Long Term			Commentary/ Explanation		
<p>1. Protect and enhance the natural and historic environment.</p> <p>2. Ensure the development of safe (including crime prevention and public health) and sustainable communities.</p> <p>3. Ensure good accessibility by promoting sustainable transportation choices.</p> <p>4. Promote and enhance existing</p>	?	?	XX	Without a policy there would be no local statutory mechanism to ensure high quality design within the district of Rochford. The implementation of sustainable patterns of development would be under threat and it would be difficult to ensure that development respects the historic cultural and ecological environment. It is therefore concluded that the impact would be uncertain although it is likely to be detrimental, especially in the long term to historic built character due to the difficulty in retaining this aspect of design without proper statutory controls.	?	?	?	The policies highlighted within the Replacement Local Plan provide 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 policies lack detail and therefore would be subject to individual interpretation. It is therefore concluded that the impact would be uncertain.	

centres, by focusing development in such centres.

5. Take a positive approach to innovative, high quality contemporary designs that are sensitive to their immediate setting.

6. Minimise the impact of noise.

7. Promote development of the appropriate design in areas of flood risk.

8. Maximise the use of previously developed land and buildings.

Table 17 - Rochford District Council – Supplementary Planning Document – Design, Landscape and Access Comparison of the Options 3

SEA Objective	Option 3 – Policies within the Replacement Local Plan accompanied with a Design, Landscape and Access Supplementary Planning Document.			Commentary/ Explanation
	Performance Short, Medium and Long Term			
<p>1. Protect and enhance the natural and historic environment.</p> <p>2. Ensure the development of safe (including crime prevention and public health) and sustainable communities.</p> <p>3. Ensure good accessibility by promoting sustainable transportation choices.</p> <p>4. Promote and enhance existing</p>	+	+	+	<p>The combination of the policy with the supplementary planning document provides the clearest framework to ensure well designed development within the district of Rochford. A number of design, landscape and access features are highlighted by the SPD, and detail is given regarding how they should be designed. The guidance provided in the SPD should aid clarity in the delivery of quality design, landscape and access statements by all applicants.</p> <p>However, it is considered that the draft SPD could be improved – see appraising policies section.</p>

<p>centres, by focusing development in such centres.</p> <p>5. Take a positive approach to innovative, high quality contemporary designs that are sensitive to their immediate setting.</p> <p>6. Minimise the impact of noise.</p> <p>7. Promote development of the appropriate design in areas of flood risk.</p> <p>8. Maximise the use of previously developed land and buildings.</p>				
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**Chapter 6 - Monitoring Implementation of
Supplementary Planning Document**

Chapter 6

11. Monitoring Implementation of Design, Landscaping and Access Statements Supplementary Planning Document

11.1 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 Council Design, Landscaping and Access Statements Supplementary Planning Document

The monitoring of the Design, Landscaping and Access Statements Supplementary Planning Document “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 Design, Landscaping and Access Statements Supplementary Planning Document will aid in the identification of any problems that may arise during the Design, Landscaping and Access Statements Supplementary Planning Documents 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)

Table 25 highlights the monitoring framework for the Design, Landscaping and Access SEA.

Table 18 –

Design, Landscape and Access – Monitoring Framework

SEA Objectives	Monitoring Activity	Targets	Responsible Authority	Temporal Extent (Frequency of Monitoring)	Presentation Format	Any Issues with the Monitoring
1. Protect and enhance the natural and historic environment and character.	Monitor the number of planning applications that contain conditions that seek to ensure development is sympathetic to the local context.	Contextual Indicator	Local Authority	Annual	Tabulated	May not be currently monitored.
	Regional stock and condition of RAMSAR sites, Special Condition Areas, Special Areas of Conservation, National Nature Reserves and Sites of Special Scientific Interest (SSSI)	Contextual Indicator	English Nature	Every 3 years	Tabulated	
	Number / type of development permitted each year with Conservation Areas contrary to policy in adopted development plans.	No inappropriate development in Conservation Areas	Local Authority	Annual	Tabulated	

	Number of listed buildings and buildings at risk	Reduce year on year	English Heritage	Annual	Tabulated	
	Loss or damage to listed buildings and their settings	No listed building to be damaged or lost.	English Heritage	Annual	Tabulated	
	Progress against East of England Regional Biodiversity targets.	Contextual Indicator	English Nature	Annual	Tabulated	
2. Ensure the development of safe (including crime prevention and public health) and sustainable communities.	Monitor the number of domestic burglaries per 1,000 population.	Contextual Indicator	Office of National Statistics	Annual	Tabulated	
	Monitor the number of violent offences per 1,000 population.	Contextual Indicator	Office of National Statistics	Annual	Tabulated	
	Monitor the number of vehicle crimes per 1,000 population.	Contextual Indicator	Office of National Statistics	Annual	Tabulated	
	Monitor incidents of vandalism per 1,000 population.	Contextual Indicator	Office of National Statistics	Annual	Tabulated	
	Monitor incidents of all crime per 1,000 population.	Contextual Indicator	Office of National Statistics	Annual	Tabulated	

	Road distance to a GP .					
	Index of Multiple Deprivation – Barriers to Housing and Services Domain – Sub Domain – Geographical Barriers	Contextual Indicator	ODPM - DCLG	Annual	Tabulated	
	Indexes of Multiple Deprivation throughout the District	Contextual Indicator	ODPM - DCLG	Annual	Tabulated	
3. Ensure good accessibility by promoting sustainable transport choices that seek to protect and enhance the natural, built and historic environment.	To monitor Barriers to Housing and Services Indices of Deprivation Domain with particular reference to the Geographical Barriers Sub Domain.	Contextual Indicator	ODPM - DCLG	4 Years	Tabulated / Spatial Maps	
	Percentage of urban RIC households within 400m of a quarter-hourly service.	Contextual Indicator	Essex County Council	Annual	Tabulated	
	Proportion of personal non-car trips within the plan area.	Increase from 29% in 1998 to 35% by 2020.	Essex County Council.	Annual	Tabulated	

	Monitor the change in the number of passenger transport journeys undertaken by sustainable transport.	Year on year increase in the number of passenger transport journeys	Essex County Council	Annual	Tabulate	
	To monitor alterations in the mode of transportation adopted by commuters.	Year on year decrease in the number of commuting journeys undertaken by car	Essex County Council	Annual	Tabulate	
4. Ensure the delivery of high quality public realm and open spaces.	Monitor the number of planning applications that contain conditions related to landscaping and green space.	Contextual Indicator	Local Authority	Annual	Tabulated	May not be currently monitored
	Loss of open space / sports fields to development.	Contextual Indicator				
	Monitor air quality against national targets	Contextual Indicator	Essex County Council	Annual	Tabulated	

	Number / type of internationally / nationally designated sites of open character (RAMSAR, SSSIs etc) designated or damaged each year.	No damage or loss to these designated sites due to development.	English Nature	Annual	Tabulated	
5. Take a positive approach to innovative, high quality contemporary designs that are sensitive to their immediate setting.	Monitor the number and proportion of planning applications with conditions related to the historic landscape and built character in which they are potentially cited.	Contextual Indicator	Local Authority	Annual	Tabulated.	
6. Monitor the impact of noise	Monitor the number and proportion of planning applications with conditions related to landscaping as a mitigation measure for noise.	Contextual Indicator	Local Authority	Annual	Tabulated.	

7. Promote development of the appropriate design in areas of flood risk.	Monitor the number of planning applications granted in areas of flood risk.	Contextual Indicator	Local Authority	Annual	Tabulated	May not be monitored at present.
	Monitor the number of planning applications that contain conditions which impose flood mitigation measures.	Contextual Indicator	Local Authority	Annual	Tabulated	May not be monitored at present.
	Monitor percentage of all new development which is completed annually in existing built-up areas.	At least 50% of all new development built each year to take place within existing built up areas.	Local Authority	Annual	Tabulated.	

	Monitor the density of new developments	New residential development should normally be carried out at a net residential density appropriate to the character of individual sites and their surroundings and the efficient use of land. Rochford District requires provision of 3,050 homes	Local Authority	Annual	Tabulated.	
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Appendix 1 - Review of the Plans and Programmes

Annex 1 - Review of the Plans and Programmes –

Plan/ Programme	Key objectives relevant to the plan and SA	Key targets and indicators relevant to plan and SA	Issues for consideration in SEA
International			
European and international Sustainability Development Strategy	<ul style="list-style-type: none"> • Limit climate change and increase the use of clean energy. • Address threats to public health. • Manage natural resources more responsibly. • Improve the transport system and land use management. 	<p>* Each of the objectives has a set of headline objectives and also measures at the EU level.</p> <p>Headline Objectives;</p> <p>* 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.</p> <p>* The union will insist that the other major industrialised countries comply with their Kyoto targets. This is an indispensable step in ensuring the broader international effort needed to limit global warming and adapt to its effects.</p> <p>* Break the link between economic growth, the use of resources and the generation of waste.</p> <p>* Protect and restore habitats and natural systems and halt the loss of biodiversity by 2010..</p>	All developments should be designed with consideration of Green Issues.
European Spatial Development Perspective (May, 1999)	<p>Spatial development policies promote sustainable development of the EU through a balanced spatial structure;</p> <ul style="list-style-type: none"> • Development of a balanced and polycentric urban system and a new 	* Comprehensive information at the international level that may be used for the baseline data.	All developed infrastructure needs to be accessible to all.

	<p>urban-rural relationship;</p> <ul style="list-style-type: none"> • Securing parity of access to infrastructure and knowledge; and • Sustainable development, prudent management and protection of nature and cultural heritage. 		
European Community Biodiversity Strategy	* Anticipate, prevent and attack the causes of significant reduction or loss of biological diversity at the source.	* No relevant targets.	Ensure that environmental mitigation measures form part of any development where relevant.
Environment 2010: Our Future, Our Choice The Sixth Environment Programme of the European Community	<ul style="list-style-type: none"> • Tackle climate change, • Protect nature and wildlife, • Address environment and health issues, • Preserve natural resources and manage waste. 	<ul style="list-style-type: none"> * Reduce greenhouse gas emissions by 8% compared with 1990 levels by 2008 – 12 (as agreed at Kyoto); * Reduce global emissions by approximately 20-40% on 1990 levels 2020; * Tackle the long term goal of a 70% reduction in emissions set by the Intergovernmental Panel on Climate Change. <p>Reduce the quantity of waste going to final disposal by 20% on 2000 levels by 2010 and in the order of 50% by 2050.</p>	All developments should be designed with consideration of Green Issues.
National			
PPS1; Delivering Sustainable Development	<ul style="list-style-type: none"> • Making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life; • Contributing to sustainable economic development; • Protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities; <p>Ensuring high quality development</p>	<p>Indicators;</p> <ul style="list-style-type: none"> • Accessibility for all members of the community to jobs, health, housing, education, shops, leisure and community facilities. <p>Target;</p> <ul style="list-style-type: none"> • Development policies should avoid unnecessary detail and should concentrate on guiding overall scale, density, 	<p>Make suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life.</p> <p>All development will need to either protect or enhance the natural and historic environment where applicable. New development will also have to be integrated into existing urban form.</p>

	<p>through good and inclusive design, and the efficient use of resources; ensuring that 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.</p> <p>Design;</p> <ul style="list-style-type: none"> • Be integrated into the existing urban form and the natural and built environments; • Respond to their local context and create or reinforce local distinctiveness; • Are visually attractive as a result of good architecture and appropriate landscaping. 	<p>massing, height, landscape, layout and access of new development in relation to neighbouring buildings.</p>	
PPG3; Housing	<ul style="list-style-type: none"> • 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; • Promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live; • Create places and spaces with the needs of people in mind, 	<p>Indicator – Urban capacity identified in the Local Authorities Urban Capacity Studies.</p> <p>Indicator;</p> <ul style="list-style-type: none"> • 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. <p>Targets</p>	<p>The government is committed to maximising the re-use of Brownfield land and therefore development should be concentrated within these areas whenever possible.</p> <p>Please see list of targets for the Governments' development guidelines.</p>

	<p>which are attractive, have their own distinctive identity but respect and enhance local character;</p> <ul style="list-style-type: none"> • Promote designs and layouts which are safe and take account of public health, crime prevention and community safety considerations; • 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; • Avoid inflexible planning standards and reduce road widths, traffic speeds and promote safer environments for pedestrians; • Promote the energy efficiency of new housing where possible; • 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; • Provide sufficient housing land but give priority to re-using previously-developed land within urban areas, bringing empty 	<ul style="list-style-type: none"> • With exception of flats, new housing should have at least 50 sqm of usable garden space which is not directly overlooked by neighbouring properties; • 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; • Small north facing gardens should be developed; • Flat developments should provide a reasonable amount of communal amenity space per unit of accommodation; • By 2008 60% of additional housing should be provided on previously developed land and through conversions of existing buildings; and <p>For new housing developments housing densities of 30-50 dwellings</p>	
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	<p>homes back into use and converting existing buildings, in preference to the development of greenfield sites; and</p> <ul style="list-style-type: none"> • 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. • Seek to reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport between housing, jobs, local services and local amenity, and by planning for mixed use; and • In locations, such as town centres, where services are readily accessible by walking, cycling or public transport; <ul style="list-style-type: none"> • The development can be designed sympathetically and laid out in keeping with the character of the village using such techniques as village design statements. 	<p>per hectare ensure land is utilised efficiently.</p>	
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PPG4; Industrial, Commercial Development and Small Firms	<ul style="list-style-type: none"> • Encourage new development in locations which minimise the length and number of trips especially by motor vehicles; • Encourage development in locations that can be served by more energy efficient modes of transport (this is particularly important in the case of offices, light industrial development and campus style developments such as science and business parks likely to have large numbers of employees); • Discourage new development where it would be likely to add unacceptably to congestion; 	No relevant targets	New industrial or commercial development must be designed with the viability of alternative forms of transport in mind. This is in order to reduce the chances of congestion and to promote sustainable forms of transportation.
PPS6; Planning for Town Centres	<p>Key objective – Is to promote town centre vitality and viability by;</p> <ul style="list-style-type: none"> • 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. • Enhancing consumer choice by making provision for a range of shopping, leisure and local services, which allow genuine choice to meet the needs of the entire community, and particularly socially-excluded groups; • Supporting efficient, competitive 	<p>Local Authorities are to collect information which may be utilised as key indicators;</p> <ul style="list-style-type: none"> • Diversity of main town centre uses (by number, type and amount of floorspace). • The amount of retail, leisure and office floorspace in edge-of-centre and out-of-centre <p>Locations.</p> <ul style="list-style-type: none"> • Pedestrian flows (footfall). • Accessibility • Customer and residents' views and behaviour. • Perception of safety and occurrence of crime. 	<p>Promote town centre regeneration by enhancing consumer choice, improving accessibility, employing high density development practices and regenerating deprived areas.</p> <p>Promote high quality and inclusive design, improve the quality of the public realm and open spaces and protect and enhance the architectural and historic heritage of centres.</p>

	<p>and innovative retail, leisure, tourism and other sectors, with improving productivity;</p> <ul style="list-style-type: none"> • Improving accessibility, ensuring that existing or new development is, or will be accessible and well served by choice of means of transport. • 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. • To promote social inclusion, ensuring that communities have access to a range of main town centre uses, and that deficiencies in provision in areas with poor access to facilities are remedied; • To encourage investment to regenerate deprived areas, creating additional employment opportunities and an improved physical environment; • To promote economic growth of regional, sub-regional and local economies; • To promote high quality and inclusive design, improve the 	<ul style="list-style-type: none"> • State of the town centre environmental quality. 	
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	<p>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.</p>		
<p>PPS7; Sustainable Development in Rural Areas</p>	<ul style="list-style-type: none"> • 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; • 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; • Thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality and sustainability of 	<p>*No specific targets outlined.</p>	<p>All rural developments need to be in keeping with the existing character and aesthetics.</p> <p>High-quality contemporary designs that are sensitive to their immediate setting should be championed.</p> <p>Improve the quality and sustainability of local environments and neighbourhoods.</p> <p>Enable the continued protection of the open countryside for the benefit of all.</p>

	<p>local environments and neighbourhoods; and</p> <p>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.</p>		
<p>PPS9; Biodiversity and Geological Conservation</p>	<ul style="list-style-type: none"> • 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. • To conserve, enhance and restore the diversity of England's wildlife and geology. • To contribute to rural renewal and urban renaissance. 	<ul style="list-style-type: none"> • 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; • Identify areas or sites for restoration or creation of new priority habitats which contribute to regional targets; • 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..... <p>Number of planning obligations used to 'building-in beneficial biodiversity or geological features as part of good design'.</p>	<p>To promote sustainable development by ensuring that biological and geological diversity are conserved and enhanced.</p>

PPS10; Planning for Sustainable Waste Management	* Ensure the provision of waste management facilities in appropriate locations.	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).	Any new development must have adequate provision of waste facilities in appropriate locations.
PPG13; Transport	<ul style="list-style-type: none"> • Promote more sustainable transport choices for both people and for moving freight. • Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling. • Reduce the need to travel, especially by car. • Encourage the shared use of parking, particularly in town centres and as part of major proposals • Improving the attractiveness of urban areas and allowing efficient use of land; 	<ul style="list-style-type: none"> • National parking standards are outlined. 	Any new development must contain or promote more sustainable and inclusive transport choices.
PPG14; Development on Unstable Land	* Ensure that development is suitable and that the physical constraints on the land are taken into account.	* No relevant targets.	Ensure that development is suitable and that the physical constraints on the land are taken into account.
PPG15; Planning and the Historic Environment	<ul style="list-style-type: none"> • Old buildings are not set apart, but are woven into the fabric of the living and working community. • New buildings are carefully designed to respect their setting, follow fundamental architectural 	New buildings should not directly imitate earlier styles, but should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own (para 4.17).	New buildings do not have to copy their older neighbours in detail: some of the most interesting streets in our towns and villages include a variety of building styles, materials, and forms of construction, of many different periods, but together forming a

	<p>principles of scale, height, massing and alignment, and use appropriate materials (Adapted from para 2.15).</p> <p>Special regard should be had for such matters as scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design (e.g. the scale and spacing of window openings, and the nature and quality of materials).</p> <p>General planning standards should be applied sensitively in the interests of harmonising the new development with its neighbours in the conservation area.</p> <p>The GDO requires planning applications for certain types of development in conservation areas which are elsewhere classified as permitted development. These include:</p> <ul style="list-style-type: none"> • various types of cladding; • the insertion of dormer windows into roof slopes; • the erection of satellite dishes 	<p>Number and percentage of regional strategies including benefits of historic environment</p> <p>Loss or damage to nationally and regionally important historic sites and features</p> <p>Proportion of region covered by historic landscape characterisation, backed by appropriate development plan policies</p> <p>Number and percentage of registered/designated historic assets covered by management plans</p> <p>Number of traditional building products available</p>	<p>harmonious group (para 2.14).</p> <p>Policies will need to be designed to allow the area to remain alive and prosperous, and to avoid unnecessarily detailed controls over businesses and householders, but at the same time to ensure that any new development accords with the area's special architectural and historic interest (para 4.16).</p> <p>The Courts have recently confirmed that planning decisions in respect of development proposed to be carried out in a conservation area must give a high priority to the objective of preserving or enhancing the character or appearance of the area. If any proposed development would conflict with that objective, there will be a strong presumption against the grant of planning permission, though in exceptional cases the presumption may be overridden in favour of development which is desirable on the ground of some other public interest (para 4.19).</p>
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	<p>on walls, roofs or chimneys fronting a highway;</p> <ul style="list-style-type: none"> • And the installation of radio masts, antennae or radio equipment for housing with a volume in excess of two cubic metres (unless the development is carried out in an emergency). <p>The size of house and industrial extensions that may be carried out without specific planning permission is also more restricted (para 4.21).</p> <p>The Secretary of State will generally be in favour of approving directions in conservation areas where these are:</p> <ul style="list-style-type: none"> • backed by a clear assessment of an area's special architectural and historic interest, • where the importance to that special interest of the features in question is established, • where the local planning authority can demonstrate local support for the direction, • And where the direction involves the minimum withdrawal of permitted development rights (in 		
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	terms of both area and types of development) necessary to achieve its objective (para 4.23).		
PPG16; Archaeology and Planning	<ul style="list-style-type: none"> • Preserve, enhance and protect sites of archaeological interest. 	* Useful source for baseline data, indicators and potential target formation – Royal Commission on the Historical Monuments of England (RCHME).	Developments in close proximity to areas of archaeological interest will either be severely mitigated or impossible.
PPG17; Planning for Open Space, Sport and Recreation	<ul style="list-style-type: none"> • Improve the quality of the public realm through good design; • Provide areas of open space in commercial and industrial areas; • Enhance the range and quality of existing facilities <ul style="list-style-type: none"> • Encourage better accessibility of existing open spaces and sports and recreational facilities, taking account of the mobility needs in the local population; • Promote accessibility by walking, cycling and public transport, and ensure that facilities are accessible for people with disabilities; 	Indicator – Local Authorities are required to undertake robust assessments of the existing and future needs of their communities for open space, sports and recreational facilities.	<p>Encourage better accessibility of existing open spaces and sports and recreational facilities, taking account of the mobility needs in the local population.</p> <p>Improve the quality of the public realm through good design.</p> <p>Provide areas of open space in commercial and industrial areas.</p>
PPG20; Coastal Planning	<ul style="list-style-type: none"> • 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 	<p>Some useful baseline data regarding the amount of development within the coastline and size of coastal sites.</p> <p>* No relevant targets.</p>	Ensure that new developments are sympathetic to existing coastal land uses and heritage features.

	<p>archaeological interest.</p> <ul style="list-style-type: none"> 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 beauty and the protection of their heritage features. 		
PPG21; Tourism	* Facilitate and encourage development and improvement in tourist provision.	* Outlines British trends in tourism in the 1990's. * No relevant targets.	New proposals should facilitate and encourage development and improvement in tourist provision
PPS22; Renewable Energy	* Encourage the appropriate development of further renewable energy schemes.	* 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'.	Not mentioned in SPD. The possibility of incorporating relevant renewable energy sources should be considered in new developments at the design stage.
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"> * to identify and remove unacceptable risks to human health and the environment; * to seek to bring damaged land back into beneficial use; and * To seek to ensure that the cost burdens faced by individuals, companies and society as a whole are proportionate, 	<p>The Kyoto Protocol agreed targets are outlined in PPS23, they include;</p> <ul style="list-style-type: none"> * To reduce greenhouse gas emissions by 12.5% below base year (1990) levels by 2008-2012. * Cut carbon dioxide emissions by 20% below 1990 levels by 2010. <p>Energy White Paper Targets outlined;</p> <ul style="list-style-type: none"> * Reduction of carbon dioxide emissions 	<p>New developments should seek to minimise the adverse effects of potentially polluting activities through good design practices.</p> <p>Damaged and Brownfield land should be sought as favourable locations for new development.</p>

	<p>manageable and economically sustainable.</p> <p>The overall aim of PPS23 is;</p> <ul style="list-style-type: none"> * To ensure the sustainable and beneficial use of land (and in particular encouraging reuse of previously developed land in preference to Greenfield sites). * Ensure that polluting activities that are necessary for society and the economy minimise the adverse effects. 	<p>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"> • Minimise the impact of noise without placing unreasonable restrictions on development; • 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 • 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 of the local highway authority. 	<ul style="list-style-type: none"> * No targets. * Contains Noise Exposure Categories. 	<p>Any new proposals should seek to mitigate, through measures such as noise barriers, any potential implications of noise that may arise from the development.</p>

PPG25; Development and Flood Risk	<ul style="list-style-type: none"> • Reduce the risks to people and the developed and natural environment from flooding; • Developers should fund the provision and maintenance of flood defences that are required because of the development; and • 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. 	* Locations and indicators within the baseline data within this report.	Any developments that will/may cause the provision and/or maintenance of flood defences must contain mitigation measures or funding provisions and be outlined at the proposal stage.
Securing the Future Delivering UK Sustainable Development Strategy (March, 2005)	<p>Guiding principles for the 2005 UK Sustainable Development Strategy;</p> <ul style="list-style-type: none"> • Living within environmental limits. • Ensuring a strong, healthy and just society. • Achieving a sustainable economy. • Promoting good governance • Using sound science responsibly. 	* Very comprehensive list of targets and indicators in chapter 7 of the document.	New developments should seek to create strong and sustainable communities.
ODPM By Design, Urban Design In The Planning System May 2000	<p>Successful urban design depends on:</p> <ul style="list-style-type: none"> ▪ a clear framework provided by development plans and supplementary guidance delivered consistently, including through development control; ▪ a sensitive response to the local context; ▪ judgements of what is feasible in terms of economic and market conditions; ▪ an imaginative and appropriate 	* No Targets / Indicators (Good urban design is rarely brought about by a local authority prescribing physical solutions, or by setting rigid or empirical design standards).	Any new developments should adhere to the design implications as stipulated in, ' <i>By Design, Urban Design In The Planning System.</i> ' ODPM May 2000.

	<p>design approach by those who design development and the people who manage the planning process.</p> <p>Good Design should:</p> <ul style="list-style-type: none"> • promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture. • promote the continuity of street frontages and the enclosure of space by development which clearly defines private and public areas. • promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people • promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport • promote legibility through development that provides recognisable routes, intersections and landmarks to help people find their way around • promote adaptability through development that can respond to 		
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	<p>changing social, technological and economic conditions</p> <ul style="list-style-type: none"> • promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs <p>(Adapted from pages 8-9; 14-15)</p>		
<p>ODPM Planning and Access For Disabled People 2003</p>	<p>Under the Disability Discrimination Act 1995 it is unlawful for employers (where they employ more than 15 persons) and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for a reason related to their disability - or by failing to comply with a duty to provide reasonable adjustments....</p> <p>....this duty can require the removal or modification of physical features of buildings - provided it is reasonable. In deciding whether an adjustment is reasonable, both the costs and practicability of any adjustment and the financial resources of the employer or service provider would be considered. (paragraph 3.3.3)</p>	<p>Target: 100% of new developments to have inclusive disabled access design.</p>	<p>Developing an inclusive environment will have a substantial and positive effect on society as an estimated 20% of the adult population, some 11.7 million people, have a disability. According to the Institute for Employment Studies (1999) their estimated spending power is £51.3bn. (paragraph 3.2.1)</p> <p>This percentage is set to increase dramatically over the next few decades, as UK demographics shift towards an increasingly elderly population. Indeed, over the next 40 years, the number of people over 65 is set to rise by 40%, while the population as a whole is set to increase by only 7%. (paragrapgh 3.2.2)</p>

			It is significantly more cost-effective to provide for inclusive access at the design stage than to make retrospective adjustments during the construction phase or after occupation. Additional costs can be marginalised or eliminated if inclusive design is considered at an early stage. (paragraph 3.3.3)
Disability Rights Commission: Briefing: Inclusive Design – Creating Inclusive Environments.	<p>Access Statements - By stating their intention and objectives to make their building inclusive and accessible, the client will be easing the passage of their project through the various statutory control mechanisms and compiling a body of evidence about how they have sought to ensure their premises will be accessible to disabled people and all other users. The access statement will be of particular significance in relation to alterations to existing buildings.</p> <p>By preparing an access statement, the building owner or service provider will demonstrate that they have fully considered the access requirements of disabled people and have described how they</p>	Target: 100% of new developments must be designed to have inclusive disabled access.	Developers should state their intention to make their building(s) inclusive and accessible and similarly stating their objectives and intentions to make their developments accessible.

	intend to meet them. (paragraph 5.16)		
Disability Rights Commission Access Statements, Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of buildings and spaces 2005	<p>An Inclusive Environment does not, and cannot, attempt to meet every need of every individual who will use it. However, it should consider people's diversity and minimise unnecessary barriers and exclusions, something which will often benefit society as a whole. It should certainly address the fact that many people currently remain unnecessarily 'disabled' by the design and management of existing environments.</p> <p>A fully inclusive built environment is one which:</p> <ul style="list-style-type: none"> • Provides equitable access • Allocates appropriate space for people • Ensures ease of use, comprehension and understanding • Requires minimal stress, physical strength and effort • Achieves safe, comfortable and healthy environments 	Target: 100% of new developments to be designed for inclusive disabled access.	All new developments must be as fully inclusive as possible, adhering to the guidance laid down by the Disability Rights Commission.
DDA Codes of Practice and Part M of the	Please see Appendix 4.	See above	Please see Appendix 4.

Building Regulations			
Regional			
Draft Regional Spatial Strategy for the East of England (RSS14) (December, 2004)	<p>Local development documents may make provision for development in or adjacent to urban areas where the scale and location of the release:</p> <p>1 will not adversely affect the need to make maximum use of previously developed land and buildings and efforts to deliver sub-regional urban renaissance in accordance with the sequential approach and phased release of land, and</p> <p>2 if greenfield, represents the most sustainable option by virtue of:</p> <ul style="list-style-type: none"> • existing access to good quality public transport, or where the development can assist new public transport provision • utilising existing physical and social infrastructure • having good access to housing, jobs, schools, shopping and leisure facilities <p>Greenfield land releases should be appropriate in scale to the adjoining urban area.</p>	<p>Increase the net number of dwelling completions in or adjacent to urban areas (Policy SS3)</p> <p>Annual housing completions and housing commitments by region, district/unitary planning area at:</p> <ul style="list-style-type: none"> • larger urban areas (over 50,000 population at 2001) <i>(and split into (a) policy SS2 settlements and (b) others)</i> • other large urban areas (between 25,000 and 50,000 population at 2001) • urban areas (between 3,000 and 25,000 population at 2001) • Smaller settlements (less than 3,000 population at 2001) • <i>% of all housing, business and retail development at key centres named in policy SS2 (Adapted from SS3)</i> <p>At least 60% of all new development in the region will take place in or using previously used land or buildings. Local development documents will identify and allocate</p>	<p>Development should be concentrated in urban areas where possible, although provision exists for development outside of these areas.</p> <p>Adhere to Local Development Documents to ensure high quality urban and rural design.</p>

	<p>Significant urban extensions should be large enough to provide a sustainable form of development, in relation to employment, public transport provision, and social, health, education, and community facilities provision.</p> <p>Where urban areas adjoin local authority boundaries or are administered by more than one local development document, local authorities will need to co-operate to develop strategies, establish needs and ensure the sequential approach is implemented. Co-ordinated and complementary strategies should be considered where urban areas are closely clustered. (Adapted from SS3)</p> <p>Local development documents will ensure that new built development:</p> <ul style="list-style-type: none"> • maximises its contribution to the attractiveness and character of the local area • makes efficient use of land • for housing development: <ul style="list-style-type: none"> - delivers greater intensity and density of development in places with good public transport accessibility, while - respecting local building styles, character and identity • provides a mix of uses and building 	<p>suitable previously developed land and buildings for new development with a view to contributing to this target. (Adapted from SS4)</p> <p>Achieve a net dwelling density of at least 30 dwellings per hectare (Policy SS16)</p> <p>Average density of housing development completed and planned by region, county and district/unitary planning area. (Policy SS16)</p> <p>100% of new developments are built at the highest possible net density commensurate with an assessment of the character of the locality, and no less than 30 dwellings per</p>	
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	<p>types where appropriate</p> <ul style="list-style-type: none"> • has regard to the needs of all sectors of the community • addresses crime prevention, community safety and public health • promotes resource efficiency, and more sustainable construction, including maximum use of re-used or recycled materials and of local and traditional materials • reduces pollution • maximises opportunities for the built heritage to contribute to physical, economic and community regeneration • maximises opportunities for access by a choice of travel modes. (Adapted from SS16) <p>Local authorities, in partnership with other agencies, will identify and implement proposals which:</p> <ul style="list-style-type: none"> • undertake landscape improvement schemes, including renovation or demolition of intrusive elements, including the legacy of old landfill sites • improve the quality of the urban and natural environment within the 'regeneration hubs' and promote design excellence in new development (Adapted from TG/SE4) <p>Efficient use will be made of existing employment land resources. Sites for</p>	<p>hectare (Adapted from SS16)</p>	<p>Existing employment land resources need to be used efficiently and located in areas where maximum use can be</p>
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	<p>industry and commerce will be provided in:</p> <ul style="list-style-type: none"> • urban areas and key market towns • locations that minimise commuting, and promote more sustainable communities, and a closer relationship between jobs and existing or proposed labour supply • locations where the maximum use of sustainable (public) transport can be made (Adapted from Policy E3) <p>Local planning authorities will monitor housing needs in co-operation with EERA, Regional Housing Board and other relevant stakeholders to ensure that everyone, in urban and rural areas, has the opportunity of a decent home. Local development documents will:</p> <ul style="list-style-type: none"> • require provision of a range of dwelling types and sizes to meet the assessed need of all sectors of the community based on up-to-date local housing needs studies • make provision for sites wholly for affordable housing as an exception to normal planning policies to meet rural housing need (Adapted from Policy H2) <p>1. improve opportunities for all to access jobs, services and leisure/tourist facilities</p>	<p>Net changes in business (B1-B8) use land in urban (over 25,000 pop) and rural areas (inc PDL) (Adapted from Policy E3)</p> <p>Increase the proportion of journeys taken by modes other than the private car from 29% in 1998 to 35% by 2020 (Policies T12 and T13)</p>	<p>made of sustainable forms of transport.</p> <p>Planning authorities will monitor housing needs in co-operation with EERA and other relevant stakeholders.</p>
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	<p>3. reduce the need to travel / widen travel choice: increasing and promoting opportunities for travel by means other than the private car, particularly walking, cycling and public transport, improving seamless travel through the provision of quality interchange facilities and raising travel awareness</p> <p>Walking and cycling will be encouraged and provision for both will be improved. Strategic access to and within the Regional Interchange Centres (see policy T2) will integrate with pedestrian and cycle provision at the local level. Support will be given to the completion (by 2010) of the National Cycle Network in the region and linking it with local cycling networks to form continuous routes.(Adapted from Policy T12)</p> <p>Public transport provision will be improved and its use encouraged. Levels of public transport accessibility will be increased in line with the standards set out in table 8.1 of the East of England plan. (Adapted from Policy T13)</p>	<p>The East of England Plan (draft RSS) makes provision for 23,900 net additional dwellings per annum to be built in the East of England between 2001 and 2021 – a total of 478,000 dwellings.</p> <p>Increase levels of public transport accessibility in line with criteria in Table 1 in Chapter 8 (policy T13)</p> <p>A. Percentage of urban RIC households within 400 metres of a quarter-hourly service B. Percentage of rural households within 13 minutes walk of an hourly bus service (Policy T13)</p>	<p>Sustainable means of transport should be incorporated into the design of new developments.</p>
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County			
Essex and Southend on Sea Replacement Structure Plan (adopted April 2004)	<p>1. Improve the quality of life in urban areas, and achieve a significant enhancement of the vitality and viability of the urban environment, making them more attractive places to live, work, shop, spend leisure time and invest;</p> <p>2. Concentrate new economic and housing development and redevelopment within the existing urban areas, wherever possible, and maximise the use of spare capacity in terms of land, buildings and infrastructure within urban areas;</p> <p>7. Promoting mixed use neighbourhood development. (Adapted from Policy CS1).</p> <p>In releasing land for development through new land allocations and the granting of planning permission, local planning authorities will have regard to the following criteria:-</p> <p>1. The development can be accommodated within the existing and committed infrastructure capacity of the area;</p> <p>2. The development is accessible by existing and committed sustainable</p>	<p>At least 60% of all new development in the region will take place in or using previously used land or buildings. Local development documents will identify and allocate suitable previously developed land and buildings for new development with a view to contributing to this target. (Adapted from Draft Regional Spatial Strategy for the East of England, SS4 (RSS14) (December, 2004)</p>	<p>New developments should be concentrated within existing urban areas and Brownfield land within them.</p> <p>New developments should be concentrated within existing urban areas and Brownfield land within them.</p>

	<p>means of transport; 3. The sequential approach should be used to encourage development and redevelopment of sites in appropriate locations in urban areas, and encourage intensification of use of existing sites where appropriate; 5. The scale of development is consistent with the principles of sustainability and respects the character and environment of the locality. (Adapted from Policy CS4).</p> <p>The focus for transportation proposals and investment will be on developing schemes which:- 5. Ensure access by all sectors of the community, including the mobility impaired and economically disadvantaged. (Adapted from Policy CS5).</p> <p>Except in very special circumstances, planning permission will not be granted within the Metropolitan Green Belt unless for:- The limited extension, alteration or replacement of existing dwellings; (Adapted from Policy C2)</p> <p>Development which may be permitted under this policy should preserve the openness of the Green Belt and should not conflict with the main purposes of including land within it.</p>	<p>Number/type of development permitted each year within the Metropolitan Green Belt contrary to Green Belt policy in adopted development plans. (Policy C2).</p> <p>No inappropriate development permitted within the Metropolitan Green Belt. (Policy C2).</p>	<p>Sustainable means of transport should be incorporated into the design of new developments</p> <p>Planning permission is unlikely to be granted within Metropolitan Green Belt unless under special circumstances.</p>
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	<p>Any development which is permitted should be of a scale, design and siting such that the character of the countryside is not harmed. (Policy C2)</p> <p>The local planning authorities will work together and with other agencies to provide opportunities for the enhancement and effective management of land in the urban fringe through, for example, such measures as landscape improvement, habitat creation, enhanced public access and improving damaged or degraded land. Any development proposals will be subject to other policies in this Plan for controlling development in the Metropolitan Green Belt and the rural areas beyond the Green Belt. (Policy NR11).</p> <p>Within the Coastal Protection Belt there shall be the most stringent restrictions on development within the rural and undeveloped coastline situated outside existing built-up areas.</p> <p>Any development which is exceptionally permitted within this Belt shall not adversely affect the open and rural character, historic features or wildlife. (Policy CC1).</p> <p>Development will not be permitted in coastal areas which are at risk from</p>	<p>Number/type of development permitted each year within the Coastal Protection Belt contrary to policy in adopted development plans. (CC1)</p> <p>No inappropriate development to be permitted within the Coastal Protection Belt. (CC1)</p>	<p>Any developments that are permitted to commence in the Green Belt should preserve the openness of the Green Belt and should not conflict with the main purposes of including land within it. Any development which is permitted should be of a scale, design and siting such that the character of the countryside is not harmed.</p> <p>Ensure that new developments are sympathetic to existing coastal land uses and heritage features.</p>
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	<p>flooding, erosion and land instability, particularly where existing flood defences properly maintained would not provide an acceptable standard of safety over the lifetime of the proposed development, or where the construction of new coastal defences would be required. (Policy CC2)</p> <p>Development requiring a coastal location should be sited within the already developed areas of the coast, particularly where this can promote urban regeneration and the conservation of areas of special architectural and historic interest, providing that: -</p> <p>3. Road traffic, parking provision and facilities for non car users can be satisfactorily accommodated;</p> <p>4. Townscape and traditional character, residential amenities, sites of nature conservation importance, landscape quality, sites of leisure, tourism and recreational value, and buildings and areas of special architectural, historic or archaeological importance are protected. (Adapted from Policy CC4).</p> <p>The amount, location, rate and density of development will be strictly controlled in all historic settlements so as to protect, safeguard and enhance their special character and environmental quality. The following characteristics of historic settlements,</p>		
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	<p>will be rigorously protected from inappropriate development and unsympathetic change: -</p> <ol style="list-style-type: none"> 1. Landscape setting within surrounding open countryside; 2. Gateway approaches; 3. Public open spaces and corridors; 4. Special townscape character; and 5. Historic and architectural character and archaeological remains. <p>(Adapted from Policy HC1).</p> <p>Development in Conservation Areas, and within their setting, including any change of use of an existing building, should preserve and/or enhance the character or appearance of the Conservation Area as a whole. (Adapted from Policy HC2)</p> <p>In areas where development would not otherwise be allowed, the conversion to a new use of an existing building of special architectural or historic interest, may exceptionally be permitted in appropriate circumstances where this would preserve the building, its setting, and its special character or architectural qualities. (Policy HC4).</p> <p>Existing built-up areas will be used in the most efficient way to accommodate new development by the:-</p> <ol style="list-style-type: none"> 1. Recycling of vacant, derelict, degraded and under-used land to accommodate new development; 	<p>Indicator</p> <ol style="list-style-type: none"> 1. Percentage of all new development which is completed annually on previously developed land and by the re-use of existing buildings. 2. Percentage of all new development which is completed annually in existing built-up areas. 3. Numbers of, _ Unfit dwellings; 	<p>Ensure that new developments are sympathetic to Conservation Areas.</p> <p>In very exceptional circumstances, planning permission for development which would not normally be acceptable in order to secure the proper repair of a listed building or registered park or garden may be granted.</p> <p>Please see BE1 Indicator.</p>
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	<p>2. Re-use of existing buildings by refurbishment, conversions, changes of use, and extensions;</p> <p>3. Re-use of urban sites, which are no longer appropriate to their existing or proposed use in the foreseeable future, for alternative land-uses; and,</p> <p>4. Use of higher densities where compatible with the character of the area concerned and urban design controls. (Adapted from Policy BE1)</p> <p>Mixed use developments will be provided in appropriate locations particularly within town centres, urban regeneration areas, urban villages, areas of major new development and other urban areas well served by a choice of means of transport. (Policy BE2)</p> <p>Within the built-up areas, open land uses will be retained where they have been identified by adopted local plans as being of special importance for amenity, recreation, leisure, archaeology and the quality of the urban environment. The displacement of these open land uses from within built-up areas into the adjacent countryside, so as to provide further land for urban development, will not be permitted. (Policy BE3)</p> <p>Development will not be permitted unless it makes provision for</p>	<p>_ Vacant dwellings; _ Empty properties in town centres. (BE1)</p> <p>Target</p> <ol style="list-style-type: none"> 1. At least 50% of all new development built each year to be on either previously developed land or by re-use of existing buildings. 2. At least 50% of all new development built each year to take place within existing built-up areas. 3. Reduction year on year in underused properties See Chapter 18. Monitoring and Review, for further details. (BE1) 	<p>Mixed use development will need to be well serviced by a number of different modes of transport. Open land within built-up areas should be maintained and therefore such developments will need to be located primarily within town centres and urban regeneration areas.</p> <p>Development will not be permitted unless provision is made for all associated amenities that would aid the sustainability of that development. These costs are to be met by the developer.</p>
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	<p>community facilities, public services, transport provision, infrastructure, environmental works and any other requirements which are made necessary by, and are directly related to, the proposed development. (Adapted from Policy BE5)</p> <p>Proposals for new development involving potentially polluting, hazardous or noisy activities will be assessed in relation to their impact upon existing land uses, and where incompatibility exists between existing and proposed land uses, then permission will not be given. Similarly, proposed development within the vicinity of existing noisy, hazardous or polluting land uses will not be permitted where this would cause material harm to the health and safety of people. (Policy BE6).</p> <p>Proposals for new residential development should make appropriate provision for:-</p> <p>5. High standards in the design, layout and landscaping;</p> <p>6. Maximising densities having regard to the quality of urban living, and design, social, and environmental criteria. (Adapted from Policy H4)</p> <p>The type and level of need for affordable housing will be identified from local authority housing needs surveys and housing strategies.</p>	<p>Affordable new homes provided as a proportion of total dwelling completions each year throughout the plan area. (H5)</p> <p><i>See Appendix 3: Percentage breakdown of funding TGSE areas</i></p>	<p>Developments resulting in potentially polluting, hazardous or noisy activities will not be permitted if they will cause material harm to the health and safety of people.</p> <p>Good design principles must be carried out in all residential developments and relevant high densities should be sought.</p> <p>The Local Housing Strategy should be consulted when deciding the forms of housing within developments.</p>
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	<p>Targets for affordable housing provision, and policies and proposals for their implementation, will be indicated in adopted local plans. (Adapted from Policy H5).</p> <p>Local Planning Authorities will support proposals that will strengthen and maintain the role of town centres by:-</p> <p>4.Managing road traffic and improving access and road safety, while improving facilities for passenger transport users, pedestrians, cyclists and those with special needs; and,</p> <p>5. Supporting the conservation and enhancement of the historic character and townscape of town centres and ensuring that new development is in sympathy with their existing character and buildings. (Adapted from Policy TCR3)</p> <p>Retail development proposals should:-</p> <p>2. Be accessible by a choice of means of transport;</p> <p>3. Not give rise to unacceptable problems of access, road safety or traffic congestion;</p> <p>5. Promote high standards of design and not cause unreasonable loss of amenity to adjoining land uses; (Adapted from Policy TCR4).</p> <p>New development should be designed so as to make appropriate provision for access for both people and goods by all forms of transport including</p>	<p><i>and demographics.</i></p> <p>UK ranking of identified town centres within the plan area. (TCR3)</p> <p>Identified town centres in plan area to retain position in ranking of town centres in UK list. (TCR3)</p> <p>Number of employers with Green Commuter Plans. (T3)</p> <p>All new employers with more than 50 employees to implement Green Commuter Plans, and all major public</p>	<p>The maintenance of road traffic, access, the public realm and forms of transport, should be the priority of town centres. Similarly, the enhancement and conservation of the historic character and townscape should also maintain and strengthen the role of town centres.</p> <p>Any new retail development proposals should be inclusively accessible and of high standards of design.</p> <p>Owners of existing developments will be encouraged where appropriate to improve accessibility to their premises.</p> <p>For all major development, applicants for planning permission will be required to provide a comprehensive Transport Impact</p>
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	<p>passenger transport, cyclists, pedestrians, the mobility impaired and road traffic.</p> <p>Proposals for new development should promote high standards of road safety within their design for all these forms of transport and should not result in a deterioration of the traffic conditions within the surrounding areas.</p> <p>The owners of existing developments will be encouraged where appropriate to improve accessibility to their premises according to the same principles.</p> <p>For all major development, applicants for planning permission will be required to provide a comprehensive Transport Impact Assessment which effectively demonstrates:-</p> <ol style="list-style-type: none"> 1. To what extent the development will minimise the length, duration and number of journeys; 2. How far the development will encourage a greater proportion of journeys by modes other than car; 3. How movement likely to be generated by the development will be properly accommodated on the surrounding transport network; and 4. How the transport needs of the development can be accommodated whilst maintaining or improving road safety and the surrounding 	<p>bodies to implement them by 2006. (T3)</p>	<p>Assessment. This assessment will demonstrate the criteria stipulated in Policy T3 of the Essex and Southend on Sea Replacement Structure Plan.</p>
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	<p>environmental conditions for the local community.</p> <p>In addition, for all major commercial developments, applicants for planning permission will be required to:-</p> <p>a) provide a ‘travel to work’ plan (Green Commuter Plan) where appropriate;</p> <p>b) demonstrate what measures will be taken to minimise the amount and impact of additional road haulage where such development involves a significant movement of goods.</p> <p>Commercial development which involves heavy goods vehicles will be required to have good access to the main road system using suitable routes based on the Road Hierarchy as defined in Policy T7. (Policy T3)</p>		
Local			
<p>Rochford District Replacement Local Plan (Second Deposit Draft 24th May 2004) (Accounting for RDC Post Inquiry</p>	<p>Developers are required to prepare a design statement for all new housing schemes of more than 12 dwellings to be submitted with the planning application.</p> <p>All statements will be expected to outline the key design elements of</p>	<p>Good urban design is rarely brought about by a local authority prescribing physical solutions, or by setting rigid or empirical design standards</p>	<p>Any new developments over the specified size of 12 dwellings will require a design statement to be submitted at the proposal stage.</p> <p>New developments should seek to create strong and sustainable communities</p>

<p>Modifications Feb. 2006)</p>	<p>the scheme and to provide an assessment against the principles of sustainable development outlined in this Plan, including impacts on biodiversity and nature conservation. (Policy HP4)</p> <p>The Local Planning Authority will explore all means at their disposal, including planning gain contributions from developers, to ensure the provision within or near housing development sites, of</p> <ul style="list-style-type: none"> • affordable housing, • adequate shopping facilities, • health care facilities, • education facilities, • transportation infrastructure (for buses and cycling in particular), • nurseries, playgroups • and minor infrastructure, including public telephone kiosks, and letter posting boxes. (Policy HP5) 		<p>In the design of any new residential developments regard must be had to the adopted design policies and guidelines of the Essex Design Guide Appendix 1</p>
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	<p>All new development schemes will be expected to reflect the crime prevention guidelines on design and layout included in LPSPG4. In addition, the Local Planning Authority will consult the Police and other relevant specialist groups for advice and guidance on appropriate crime prevention measures within new development schemes. (Policy HP10)</p> <p>The LPA will require in developments of 25 or more dwellings that 10% of the units are designed, or capable of easy adaptation to, housing for long term needs. (Policy HP13)</p> <p>Within the Metropolitan Green Belt there is a general presumption against inappropriate development. Except in very special circumstances, planning permission will not be granted unless for:-</p> <ul style="list-style-type: none"> • the extension, alteration or replacement of existing dwellings in accordance with the criteria defined in Policies R2, R5 and R6; • limited affordable housing for local community needs within or immediately adjoining existing villages, in accordance with the 	<p>Target:</p> <p>100% of newly designed dwellings and housing estates are to reflect the crime prevention guidelines stipulated in LPSPG4</p> <p>10% of all units in a 25+ unit development must be designed, or easily adapted to being, housing for long term needs.</p>	<p>Newly designed dwellings and housing estates are to reflect the crime prevention guidelines stipulated in LPSPG4.</p> <p>New housing developments should use good design practices in relation to differing mobility needs and standards.</p>
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	<p>criteria defined in Policy R3;</p> <ul style="list-style-type: none"> • the re-use or adaptation of existing buildings in accordance with the criteria defined in Policy R9; <p>Development which may be permitted under this policy should preserve the openness of the Green Belt. Any development which is permitted should be of a scale, design and siting such that the character of the countryside is not harmed and nature conservation interests are protected. (Policy R1)</p> <p>Extensions to dwellings in the Green Belt outside the rural settlement areas defined in Policy R2 will be restricted in size. Planning permission will be granted for extensions provided that:-</p> <ul style="list-style-type: none"> • the total size of the dwelling as extended will not exceed the original habitable floor space by more than 35 square metres in floor area; • the proposal does not involve a material increase in the overall height of the property; • the proposal does not harm the character of the 	<p>Good urban design is rarely brought about by a local authority prescribing physical solutions, or by setting rigid or empirical design standards</p> <p>100% of developments permitted within the Green Belt to be in accordance with</p>	<p>Planning permission should not be granted for development located within the Green Belt, unless in exceptional circumstances, for any uses that is not 'open in character.'</p>
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	<p>dwelling should be no greater than that of the existing dwelling. The overall height of the replacement dwelling should not exceed that of the existing dwelling, unless a modest increase in height can be justified on design or visual amenity grounds. Where the existing dwelling is a bungalow it should be replaced by a bungalow;</p> <ul style="list-style-type: none"> • the replacement dwelling will be expected to be sited in the same location within the plot as the original, unless an alternative siting is perceived to be more appropriate in Green Belt or amenity terms. <p>Planning conditions or legal agreements will be used in appropriate cases to prevent the erection of extensions to the dwelling or the conversion of roofspaces, garages, etc., to habitable floorspace. (Policy R6)</p> <p>Landscaping proposals should form an integral part of any proposal for employment development or design statement. The Council will have particular</p>	<p>Consideration will need to be given as to how a proposal to extend a domestic garden already located in a Green Belt area will effect that Green Belt.</p> <p>100% of major planning applications to be accompanied by a landscaping statement.</p>	
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	<p>regard to the impact of:</p> <ul style="list-style-type: none"> • Lighting, including that for security purposes; • Hard and soft landscaping measures; and • Buffer zones <p>Special attention must be paid to on site earth mounding or planting to protect and enhance the amenities, ecological value and appearance of the surroundings in general, and of neighbouring properties or the seclusion of nature conservation sites in particular.</p> <p>Proposals for the long-term management and maintenance of landscaping proposals must also be included.</p> <p>Both the design and management of landscaping schemes should identify, protect and enhance nature conservation interests on-site and in surrounding areas. (Policy EB7)</p> <p>Applications for new buildings,</p>	<p>Good urban design is rarely brought about by a local authority prescribing physical solutions, or by setting rigid or empirical design standards.</p>	
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	<p>extensions and alterations within, or affecting, Conservation Areas, will be permitted provided that the following design criteria are met:-</p> <p>i. The design and siting of the proposal respects the townscape character, and the proposal logically forms a part of the larger composition of the area in which it is situated;</p> <p>ii. The mass of the proposal is in scale and harmony with adjoining buildings and the area as a whole, and the volumes making up its block form are proportioned such that they form a satisfactory composition with each other and with adjoining buildings;</p> <p>iii. The proposal uses appropriate architectural detailing to reinforce the character of the conservation area within which it is sited. Architectural details in the new building would be expected to complement the existing new development;</p> <p>iv. The external materials are appropriate to the particular building and to the character of the</p>	<p>All proposed alterations to listed buildings to be checked for their</p>	<p>New industrial and commercial developments will need to incorporate landscaping measures and improvements where established sites will be affected.</p> <p>The design policies set out in BC1 of the Rochford District Local Plan (First Review) should be adhered to in order to enhance the townscape character or conservation area.</p>
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	<p>area; and,</p> <p>v. in the case of shopfronts, the proposal exhibits a high standard of shop front design, reflecting the traditional character of the particular conservation area. (Adapted from Policy BC1)</p> <p>Alterations and additions, or changes of use, to a listed building will not be permitted if they adversely affect important architectural or historic features, either internal or external, which contribute to its character, to the scale and proportions of the building or to the preservation of its setting. The choice of materials for new additions to listed buildings will be expected to complement the original materials of construction. (Policy BC3)</p> <p>Within the three Special Landscape Areas identified on the proposals map, development will not be allowed unless its location, size, siting, design, materials and landscaping accord with the character of the area in which the development is proposed. (NR1)</p>	<p>historical compatibility.</p> <p>All development within Special Landscape Areas to be in accord with the character of the local area.</p>	<p>The design policies set out in BC3 of the Rochford District Local Plan (First Review) should be adhered to in order to enhance the townscape character or conservation area.</p> <p>There will be a presumption against promoting development in special landscape areas unless it will accord with the character of the local area.</p> <p>Development proposals are unlikely to be successful in areas of ancient woodland or where woodland is an important feature of the area.</p>
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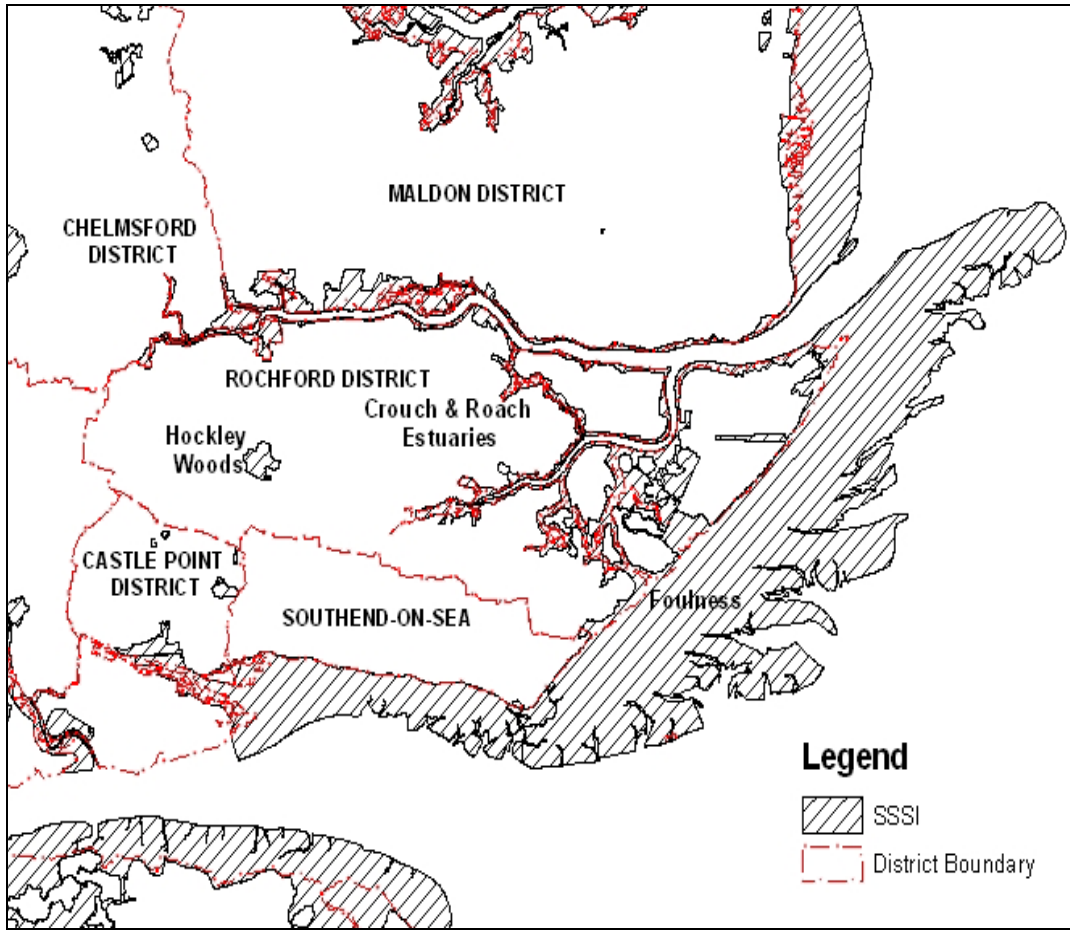
	<p>Development that adversely affects the amenity value or viability of individual trees, groups of trees or woodlands that are considered ancient or that form an important part of the landscape or townscape, will be refused. (Policy NR3)</p> <p>Applicants will be required to incorporate appropriate measures in development proposals to facilitate and encourage biodiversity. Measures will include the provision of features for the benefit of nature and landscape conservation, such as grassland, woodland, ponds and other aquatic features. (Policy NR4)</p> <p>Proposals for development which will adversely affect areas identified as Local Nature Reserves, Wildlife Sites or Regionally Important Geological Sites, will not be permitted unless it can be demonstrated that the justification for the proposal clearly outweighs the need to safeguard the nature conservation value of the site.</p> <p>In cases where justification for a development proposal clearly</p>	<p>100% of approved planning applications to be sympathetic to existing ancient or important sites.</p> <p>100% of approved major applications to include measures which will facilitate biodiversity</p>	<p>Planning applications for major developments will be invalid if they are submitted without consideration for how biodiversity could be encouraged.</p> <p>Applicants will have to make appropriate compensatory measures if it is thought that their proposed development will impact negatively on biodiversity</p> <p>Applicants will have to provide appropriate compensatory measures if it is thought that their proposed development will impact negatively on identified landscape features.</p>
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	<p>outweighs the need to safeguard the nature conservation value of the site, compensation may be provided for within or close to the development site, but when this is not possible, elsewhere in the plan area. Development will not be permitted where such agreements cannot be secured, through legal agreements or planning conditions. (Policy NR5)</p> <p>Local Planning Authority will protect the following landscape features from loss or damage:</p> <ul style="list-style-type: none"> • Hedgerows • Linear tree belts • Plantations and woodlands • Semi-natural grasslands • Marshes • Watercourses • Reservoirs • Lakes • Ponds • Networks or patterns of other locally important habitats <p>Development which will adversely affect the landscape features listed above will only be permitted if it can be proven that the reasons for the development outweigh the need to retain the feature and that mitigating measures can be</p>	<p>100% of approved applications to either promote biodiversity or have no net impact.</p> <p>All planning applications to either protect, enhance or make allowances for replacements to landscape features.</p>	<p>Major planning applications will need to make provision for off-street services.</p> <p>Developers will need to be aware that a newly installed shop front will have to complement the style and proportion of the affected building.</p>
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	<p>provided.</p> <p>Appropriate management of these features will be encouraged through the imposition of conditions on planning permissions, where appropriate, to achieve the completion of a legal agreement to secure the provision of a replacement feature. (Adapted from Policy NR6)</p> <p>The Local Planning Authority will require the provision of off-street servicing in all proposals for new development within Town Centres and will encourage the provision of new or improved off-street servicing facilities. (Policy SAT6)</p> <p>Shopfronts should be designed to complement the style and proportions of the affected building, and to those adjoining it. Shop front designs should also incorporate any features necessary to ensure the security of the premises, and its contents. (Policy SAT7)</p>	<p>100% of approved planning applications to make provision for off-street servicing.</p> <p>Good urban design is rarely brought about by a local authority prescribing physical solutions, or by setting rigid or empirical design standards.</p>	<p>Advertisements will need to be in keeping with the character of the area and building on which they are displayed.</p>
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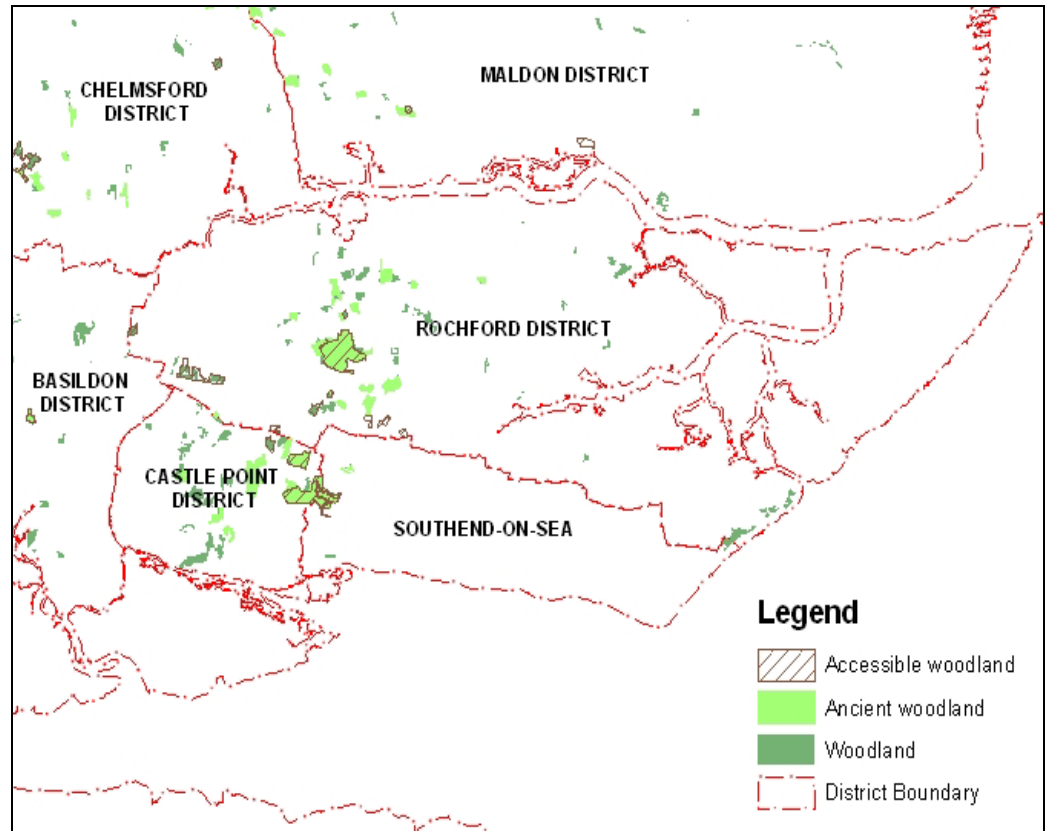
	<p>Advertisements should be designed and sited such that they relate to the character of the buildings on which they are displayed as well as the surrounding area. Regard will be had to the location, size, materials, design, intensity of illumination and relationship with the buildings to which they are attached. (Policy SAT8)</p> <p>Within Conservation Areas the use of internally illuminated fascias and projecting box signs will not be permitted. Where illuminated signs are exceptionally permitted illumination shall take the form of spot lighting of hanging signs or other discreet forms of lighting. Traditional wooden, painted fascias and hanging signs will be preferred to coloured plastic fascias and boxes. (Policy SAT9)</p>	<p>100% of approved signage applications within conservation areas to be of a traditional form.</p>	<p>Traditional forms of fascias and hanging signs will be encouraged over more modern forms of lighting and advertising in conservation areas.</p>
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Appendix : Rochford District SSSIs



Source: Unrecorded

Appendix : Ancient woodland and woodland in Rochford District



Source: Unrecorded

Appendix : Percentage breakdown of funding TGSE areas and demographics

THEME	PROPORTION OF INVESTMENT	TARGET
Growth	40%	Growth areas – including Thames Gateway South Essex
Regeneration	30%	Thames Gateway South Essex
Rural	15%	Market towns, villages under 3000 population, other sustainable need of affordable housing

Supported housing	10%	<p>All regions, for these client groups:-</p> <ul style="list-style-type: none"> ④ Mental health ④ Learning disabilities ④ Physical difficulties ④ Alcohol and drug related problems ④ Frail older people ④ Vulnerable young people ④ People with HIV/AIDS ④ Homeless people ④ Ex-offenders ④ People fleeing domestic violence ④ Vulnerable lone parents with babies
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Source: Adapted from Rochford District Council Housing Needs Survey 2004

Appendix : A Summary of Disabled Access Design Implications and Standards

ROUTE FROM PARKING TO FACILITY/BUILDING
<p>a: The route should be safe, level or ramped, not too long and have drop kerbs where necessary.</p>
<p>b: Drop kerbs should provide a slight step (maximum 12mm - minimum 6mm) so that it is not too high for a wheelchair user but high enough for a visually impaired person to detect.</p>
RAMPS
<p>a: Ramps should not be too steep or too long. They need a level space at the top, so that the wheelchair user does not roll back if to waiting or trying to open a door.</p>
<p>b: Ramps should be limited to a gradient of 1 in 20 and have a level space 1.5m deep at the top, outside the swing of any door, for a wheelchair user to wait or rest on. If site conditions make this gradient impossible, the absolute maximum is 1 in 12, although 1 in 15 would be preferred. Ramps at 1 in 12 should have 1.5m long, level landing spaces at not more than 2m apart. At 1 in 15 there should not be more than 5m between landings/resting places. Ramps at 1 in 20 should not be longer than 10m between landings.</p>

BALUSTRADES AND HANDRAILS

a: Balustrades are needed to stop people falling off edges. Handrails are to give people support. Someone may have impairment on one side, which means they need a handrail on one side of a stair or ramp when going up and on the other side when going down. Therefore handrails should be provided on both sides. The top of balustrades may be too high to be a handrail as well, so both will be needed.

b: Protective balustrades are needed where a drop is greater than two steps or 380mm, whichever is the lesser. Balustrades on balconies and at the edge of landings should be 1100mm high. Handrails should be between 900 and 1000mm above the surface (above the nosings on stairs and steps). The lower height is preferred, particularly for older or shorter people.

ENTRANCE DOORS

a: Doors need to be wide enough for wheelchair users and to be easy to operate for all users, including parents with buggies and people with walking difficulties. Wheelchair users need to be able to reach the handles, even when they are tucked into corners.

b: Entrance doors or one leaf of a pair of doors should have a clear opening width of at least 800mm. They should have an unobstructed space of at least 300mm next to the door's leading edge, unless it is opened by an automatic control.

Door thresholds should not be more than 15mm high, either on the inside or outside. If the thresholds are higher than 5mm, their edges should be chamfered.

INTERNAL DOORS

a: Internal doors also need to be wide enough for wheelchair users and may need to be wider than the minimum if they cannot be approached head on.

b: Internal doors or one leaf of a pair of doors should have a clear opening width of at least 750mm. The clear open width may need to be increased to 800mm where the door cannot be approached head on. They should have an unobstructed space of at least 300mm next to the door's leading edge, unless it is opened by an automatic control.

TOILETS

a: Accessible toilets help many people with disabilities, not just wheelchair users.

b: The minimum recommended clear floor size is 1500 by 2200mm. (Some toilets may be to older recommendations of being 1500mm by 2000mm). At these sizes, the door should open outwards. Door handles and locks should be operable by someone with dexterity impairments. There should be a horizontal rail on the back (inside) of the door, to help wheelchair users to close the door behind them.

PARKING
a: A proportion of the parking spaces should be accessible to wheelchair users. Initial guidance gave the example that it is not enough for a supermarket to provide accessible parking bays. They must also manage them to ensure they are not used by other people.
b: A space is accessible if it has a 1200mm width of hard standing next to it which is kept clear so that a wheelchair user can always transfer between a car and their wheelchair. A 1200mm wide hatched zone between two standard size parking bays could be used on both sides. (CAE)
COUNTERS
a: Counters can prevent wheelchair users and shorter people from being seen and are perceived as a barrier to access.
b: Counters should have a lower section for shorter people and wheelchair users. There should ideally be space under the counter for the wheelchair user's knees and the chair's armrests, so that the person can get close to the counter. This is particularly useful where documents need to be written on or signed. The top surface should be at 760mm and the underside should be at least 700mm above the finished floor level. The space should be 900mm wide or, preferably, wider.

(CAE)Source: DDA Codes of Practice and Part M of the Building Regulations

Appendix : Future Developments In Thanet Gateway South Essex

It is proposed that Southend and Rochford develop as a cultural and intellectual hub and higher education centre of excellence. Within Rochford there is potential to create 3,000 additional jobs principally based on London Southend Airport and the adjacent Rochford Business Park. Additional housing development would come from sites within existing urban areas. There will be a focus on Southend Town Centre by regenerating the existing town centre / seafront, led by the development of a new university campus which is currently under construction. A full range of quality sub regional services and facilities will be provided in the centre to accommodate 6,500 new jobs and 2,000 additional new homes, with upgrading of strategic and local passenger transport accessibility. This includes development of Southend Central and Southend Victoria stations as strategic transport interchanges. Former Ministry of Defence land at Shoeburyness Old Ranges is being developed as a large scale mixed housing, commercial and leisure scheme with associated service development. This will provide for some 500 housing units and 7 hectares of employment land. In addition, the Ministry of Defence has also declared land at Shoeburyness New Ranges (74 hectares) surplus to requirements. Subject to access improvements, this site offers the potential to create some 2,000 jobs consolidating Research and Development strengths on a high tech business park and 1,000 additional houses. There are also proposals for business expansion at Fossetts Farm (29 hectares) and within existing employment sites which in total will provide for some 2,500 jobs. The development sites for Rochford are shown in below

Table: Development Sites In Rochford

Reference No.	Development Proposal	Jobs	Houses
R1	London Southend Airport	1,000	-
R2	Rochford Business Park	1,000	-
Undetermined		1,000	4,000 (within existing urban areas)
Total		3,000	4,000

Source: <http://www.tgessex.co.uk/fileUploads/LOTS3.pdf>

Delivery Arrangements

For each of the identified locations for focussed development in the sub-region, special delivery arrangements are being put into place that will form the investment platforms for achievement of the targets for employment and housing growth.

For **Thurrock** an Urban Development Corporation has recently been formed, that encompasses the whole borough of Thurrock, and it has responsibility for major physical redevelopment, including land acquisition, and planning powers.

In **Southend**, Southend Renaissance will become an Urban Regeneration Company that will create a public/private partnership for achievement of the targets for employment and housing delivery. This will comprise representatives from the Borough Council,

EEDA, English partnerships, Housing Corporation, South East Essex College and University of Essex.

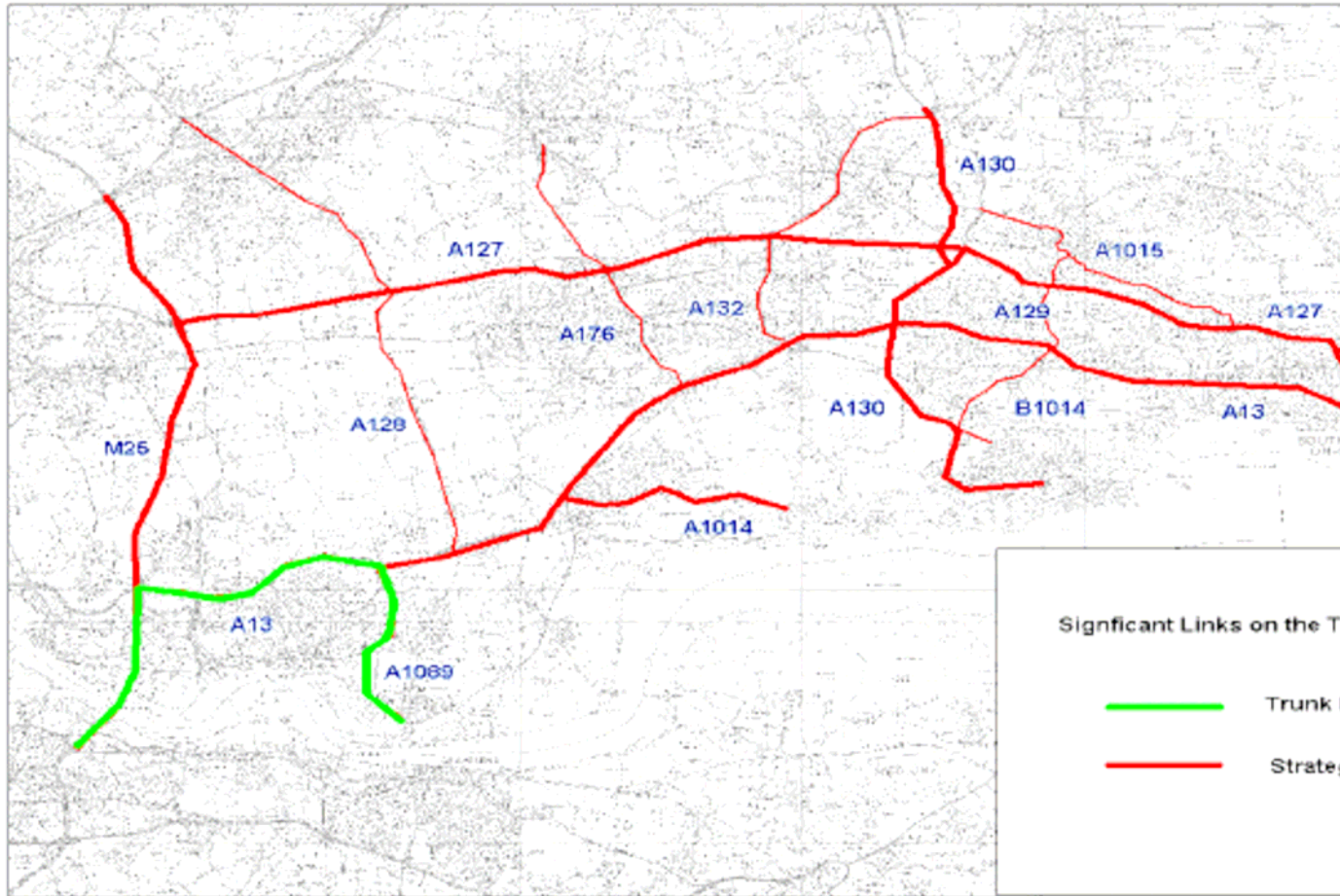
The **Basildon** Renaissance Partnership, comprising major public agencies, including English Partnerships, Basildon District Council, Essex County Council, EEDA and TGSEP has been formed to lead delivery of the physical regeneration strategy for the former new town.

For **Castle Point and Rochford**, the Board of the TGSE partnership has formed a special Steering Group with partners to provide a strong focus on delivery. Key milestones and targets for infrastructure provision are required to ensure there is a balance between homes and jobs. It will then be possible to adjust implementation accordingly, phasing it to ensure a balanced delivery of homes, jobs, infrastructure, social and physical regeneration in the sub region.

Rochford. Rochford has a population of about 80,000, although only the area around Southend airport is designated as part of TGSE. Rochford has extensive areas of green belt and countryside. It is predominantly residential and there are almost twice as many workers as jobs in the District.

Southend and Rochford have a higher percentage of professional and personnel service workers, with Thurrock and Basildon having higher percentages of unskilled workers;

Appendix : Significant Links On The TGSE Road Network



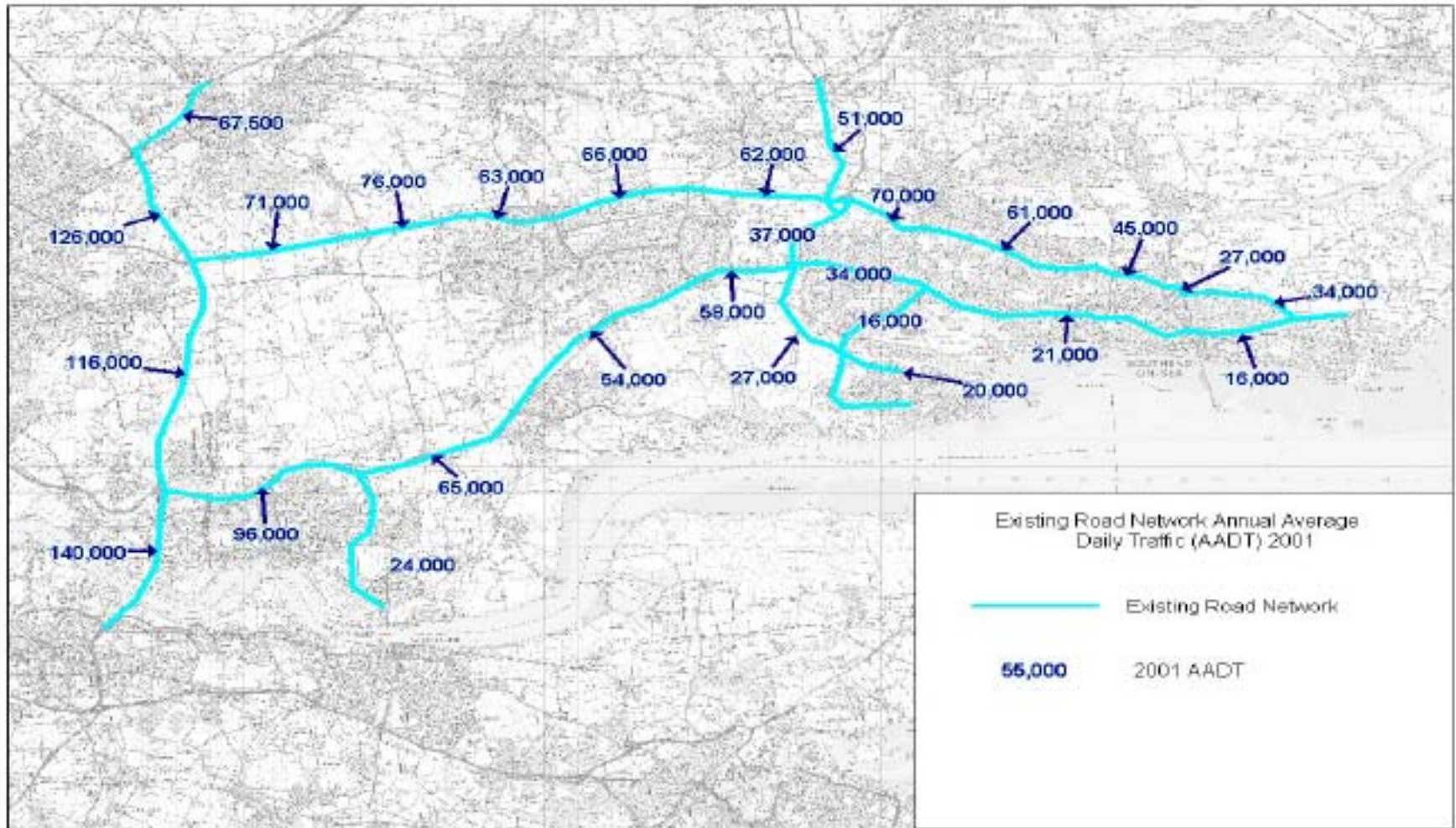
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FIGURE TITLE: Significant Links on the TGSE Road Network

**Appendix : Existing Road Network Annual Average Daily Traffic
2001**



Appendix : Future Growth Estimates In Traffic

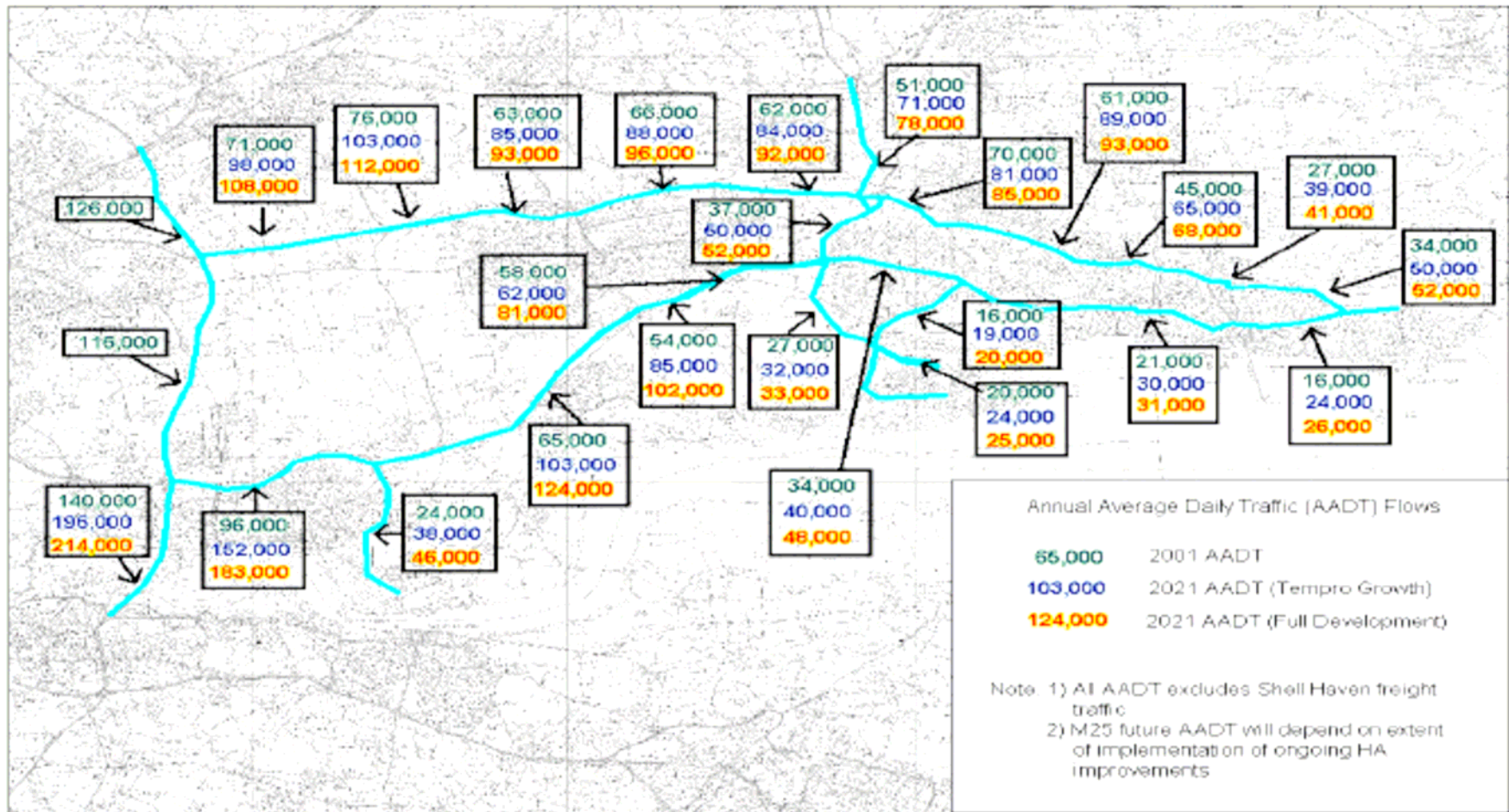
Using the 2001 Annual Average Daily Traffic flows (AADT) as a base, traffic growth was calculated on the main routes (A127, A13 and A130) throughout the TGSE area. The 2001 AADT figures were taken from the Highways Agency Monitoring Report, Local Transport Traffic Monitoring Reports (Essex County Council and Southend Borough Council) and South Essex Multi-Modal Study (SEMMS).

TEMPRO reflects the current expectation of future development but does not include major new regeneration initiatives and, as we understand, only initial estimates of early, modest, phases of developments such as Shellhaven. The unadjusted growth rates for 2001 to 2021 derived from TEMPRO for this study area are displayed in the following table:

Area	Car ¹	Rail ¹
Basildon	1.138	1.000
Thurrock	1.362	1.200
Castle Point	0.973	0.883
Southend	1.230	1.078
Rochford	1.062	0.963
Rest of Essex	1.182	1.056

¹ SOURCE: TEMPRO version 4.2.3 using datasets version 14.

Appendix : Table To Show Existing And Projected Traffic Flow In Thames Gateway South Essex



Appendix SUSTAINABLE FUTURES

The Integrated Regional Strategy for the East of England
October 2005

Crucial Regional Issue 1 – Housing supply, growth and sustainability: This includes the imperative to deliver a step-change in housing supply – both in Growth Areas and elsewhere in the Region – to give people the chance of a decent home and to address current constraints on economic growth. It raises major issues with regard to resource use and flags the fact that major developments are planned in areas that will be affected significantly by the impacts of climate change. Moreover there are real challenges in ensuring that new and expanded communities really are sustainable, this means that appropriate jobs, cultural assets, social infrastructures and green spaces must also be created

Crucial Regional Issue 7 – Rural issues: Much of the Region is rural. Serious challenges, however, surround rural housing and jobs (affordability is increasingly problematic, and within rural areas, the low wage/low skill equilibrium is a particular challenge); access to services (for those without the use of a car, many services are simply not available in the context of increasing centralisation, and the digital divide also has a distinctive rural dimension); rural landscapes (which are highly valued but nevertheless on the fringes of economic viability); the changing roles of market towns (which are becoming functionally detached from the surrounding rural areas); and the full implications of the CAP reform package (which is likely to increase polarisation with some farmers intensifying production whilst others will be paid to generate environmental goods).

It recognises that this will require a step-change in supply. Looking to the future, the East of England Plan (draft RSS) makes provision for 23,900 net additional dwellings per annum to be built in the East of England between 2001 and 2021 – a total of 478,000 dwellings. (paragraph 3.5)

In terms of population, the East of England has been the fastest-growing region in the UK over recent decades: between 1971 and 2001, the resident population increased by over 20%. This rate of growth has brought with it major challenges of which the issues surrounding housing supply are

amongst the most pressing: the East of England is experiencing high and rising house prices,
high
and increasing levels of homelessness and a shortage of affordable accommodation.

Appendix : Thames Gateway South Essex Sub Regional Housing Strategy 2005-2008

The regional strategy identified the following housing stresses in the region:

- High and rising house prices in many areas
- Inability of those in low paid employment to rent or buy a home
- High levels of homelessness
- Pockets of deprivation masked by overall affluence of a district or wider area
- Some pockets of low demand
- Commuting and congestion as people travel long distances to work
- Shortages of accommodation for Key Workers in some areas
- Non-sustainable communities
- 35% of council homes failing to meet the Decent Homes standard.

'The consequences of increasing affordability problems are higher waiting list figures and homelessness acceptances.'

'To ensure everyone can live in a decent home which meets their needs, at a price they can afford and in locations that are sustainable.'

'There is a commitment to deliver more, sustainable housing provision, in high quality homes and environments, creating inclusive communities.'

There is a commitment to create inclusive communities which includes, inter alia, recognition of the needs of public sector employees who cannot afford to buy accommodation in the area in which they work. The Strategy also recognises that there may be a need to pick up emerging issues with regard to housing for migrant workers.'

There is a commitment to create inclusive communities and in this context, the issues facing rural communities is recognised explicitly: access to good quality, affordable housing is identified as a key issue, particularly for young adults.'

Appendix 2

Appraising Plans Policy – Summary Policy Context Design, Landscaping and Access Statements Supplementary Planning Document

Second Deposit Draft – Rochford District Replacement Local Plan (24th May 2004) and the Rochford Replacement Local Plan – Post Inquiry Modifications (February 2006) – Policy Context

Introduction and Core Strategies

Policy CS6 – Promoting Good Design and Design Statements

It is the Council's aim to encourage good quality design which;

- a. Takes into account the existing form and character of the site and its surroundings;
- b. Relates to the locality in terms of scale, layout, proportion, materials and detailing;
- c. Includes landscaping arrangements which reduce the visual impact of and positively enhance the proposal and its surroundings;
- d. Minimises the risk of crime; and
- e. Provides adequate space for the storage, recycling and collection of waste.

Development proposals will need to be supported by design statements in the circumstances set out in Design, Landscaping and Access Statements SPD (2006).

When Design Statements Are Required

Housing

Policy HP4 – Design Statements

The Local Planning Authority will require developers to prepare a design statement for all new housing schemes of more than 12 dwellings to be submitted with the planning application. All statements will be expected to outline the key design elements of the scheme and to provide an assessment against the principles of sustainable development outlined in this Plan, including impacts on biodiversity.

Employment

Policy EB6 – Design Statement

A design statement must accompany proposals for all major employment development (over 1000meters squared of floorspace and/or a site area of 1 hectare). On smaller, but complex or sensitive sites, as defined by the local planning authority, a design statement will also be requested. Such a statement should include an analysis and evaluation of the site and its context, design principles and a design solution.

Introduction and Core Strategies –

Policy CS9 – Emphasising the Value of Landscaping

The local planning authority will require the submission of a landscape scheme as a condition of planning consent for sites as defined within policies HP4, EB6 and Design, Landscaping and Access Statements SPD (2006).

Design, Landscape and Access Statements – Supplementary Planning Document

DLA 1 - Supplementary Planning Document Design, Landscaping and Access SPD (2006)

Design and landscaping statements will also be required for any sites considered complex or sensitive by the Local Planning Authority. The Local Planning Authority defines sensitive sites as those lying within or having an impact upon the following (as defined by law or on the local plan proposals maps):

- Metropolitan Green Belt;
- Coastal Protection Zone;
- Special Landscape Areas;
- Areas of Historic Landscape Value;
- Sites of nature conservation importance (including, but not limited to, SSSIs, SACs and SPAs);
- Residential areas; and
- Public open space and important green spaces.

Where an applicant is unsure if a site is considered to be sensitive they are advised to contact the local planning authority to discuss the matter.

DLA 2 – Producing a Design Statement

There are three essential steps to producing a Statement. These are:

- site analysis
- identifying design principles - to include the urban, landscape and architectural design aspects of the development
- creating design solutions

These steps are dealt with in the sections below. It is important to note that the depth of work required will be largely dependent on the type of development proposed.

Site Analysis and Evaluation

. It is important that this analysis is primarily based on fact and reason rather than opinion and must include:

- building styles and sizes, street patterns the nature of spaces between buildings and their uses, the character of the area, proximity to Listed Buildings, etc.;
- an explanation of the constraints and opportunities the site has in terms of its design, e.g. features worthy of retention or protection, features which are detrimental and need to be addressed; and
- an explanation of the constraints and opportunities the site has in terms of its context, e.g. local building, changes of levels, physical features such as underground services, drainage systems, overhead powerlines, service trenches, trees, ecology and wildlife habitats, etc.

Design Solutions

The design solution should incorporate the design principles, which in turn can be justified against the site analysis and evaluation.

DLA3 - Landscaping Schemes

Landscaping Schemes should pay particular attention to;

- Lighting, including that for security purposes
- Hard and Soft Landscaping measures
- Buffer zones

Landscaping schemes should also make use of on-site earth mounding or planting to protect or enhance amenities where possible.

DLA4 - Biodiversity

The onus is on applicants to provide assurances to the Local Planning Authority that the development will not have undue impact on biodiversity. This will normally be provided in the form of an ecological impact assessment. Planning applications which have the potential to impact on biodiversity but which are not accompanied with an appropriate ecological impact assessment will not be granted consent.

In the majority of circumstances existing habitats should be retained. Landscaping should have regard to, and make the most of, what is established on site.

DLA5 - Planting Design

Planting should be designed in such a way as to reflect the typical or traditional, indigenous landscape character of the adjoining area.

Planting should be structured to reflect and complement the landform and any variation in soil types.

A clear structure should be created using woodland blocks, hedges, more open scrubland, grassland areas and other landscape and habitat types. Indigenous species of plant material should be used in mixtures and proportions which are likely to simulate natural models.

A degree of ecological diversity is also to be encouraged both to create a good range of habitat and provide a range of seed sources for subsequent natural regeneration. This diversity should be reflected in a variety of planting related to habitat types.

The selection of species mixtures can be critical and the following guidelines, should be noted.

- Limit the dominants for each area to one or two species.
- Avoid selecting tree species as a nurse. Use additional shrub species such as *Acer campestre* or *Crataegus monogyna*.
- If a tree nurse species is required to create 'high forest' use *Betula* or *Alnus* to a maximum of 20 per cent. *Pinus* or *Larix* should be avoided.
- Avoid mixing *Salix* or *Populus* directly with other tree species. Their vigour will create problems of competition.
- The major part of any mixture should comprise a limited number of species, but smaller amounts of numerous other species may be added to

provide a seed source from which they can find their own population balance.

- Have a clear view of how any mixture is likely to develop over time and how it might be managed in the future to achieve a desired result. Where feasible consideration should be given to the establishment of advance structural planting, and provision made for planting within the period of the main contract.

Species Choice

The following indigenous species are common in Essex and should form the main content of planting schemes.

Species	Common Name	Distribution	Notes
Acer campestre	Field Maple	wide	small tree, woodland component
Carpinus betulus	Hornbeam	localised	clay soils
Cornus sanguinea	Dogwood	wide	hedge
Corylus avellana	Hazel	wide	woodland, hedges
Crataegus	Hawthorn	wide	wetter sites
Fraxinus excelsior	Ash	wide	invasive
Hedera helix	Ivy	wide	more acid soils
Ilex aquifolium	Holly	wide	sometimes difficult to establish
Populus tremula	Aspen	localised	but can become invasive
Prunus avium	Wild Cherry	localised	lighter soils
Prunus spinosa	Blackthorn	wide	woodland
Quercus petraea	Sessile Oak	localised	clay soils
Quercus robur	Pendunculate Oak	wide	small tree, woodland component
Rosa arvensis	Field rose	wide	clay soils
Rosa canina	Dog Rose	wide	hedge

DLA6 - Access Statements

An access statement is required with all applications for development within Rochford District. At its very simplest, such a statement might simply record that the intention of the client, designer or design team ('the applicant') was to comply where appropriate with the guidance in the Approved Document, and to indicate in what respects it was considered appropriate. Where an applicant wishes to depart from the guidance in Approved Document M, either to achieve a better solution using new technologies (e.g. infrared activated controls), to provide a more convenient solution, or to address the constraints of an existing building, the Statement should set out the reasons for departing from the guidance and the rationale for the design approach adopted.

Access statements, should demonstrate both a commitment to inclusive design as well as compliance with the Building Regulations (2000) as required by Building Control. Statements should be provided at the time plans are deposited,

a building notice is given or details of a project are given to an approved inspector, and updated to reflect decisions reached on site.

The requirements of Part M of the Building Regulations (2000) apply if:

- a. a non-domestic building or a dwelling is newly erected;
- b. an existing non-domestic building is extended, or undergoes a material alteration; or
- c. an existing building or part of an existing building undergoes a material change of use to a hotel or boarding house, institution, public building or shop.

For these types of development, therefore, the access statement should not only show a general inclusive approach to design, but also that the development complies with the Part M regulations.

It is also important to note that whilst the requirements do not generally apply to domestic dwellings, under regulation 4(2) any building which is extended, or undergoes a material alteration, must not be any more unsatisfactory in relation to the requirements of Schedule 1, than it was before alteration. In these circumstances, therefore, an access statement should set out how accessibility will not be compromised by the proposed development.