

Rochford District Council – HAAP Submission Document Examination: Proposed Schedule of Changes to the Hockley Area Action Plan Submission Document (November 2012)

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The changes below are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the change in words in *italics*.

The below proposed minor amendments relate to changes to the Hockley Area Action Plan (November 2012).

The page numbers and paragraph numbering below refer to the Hockley Area Action Plan Submission Document (November 2012), and do not take account of the deletion or addition of text.

Page	Policy/ Paragraph	Minor Change	Justification
31	Policy 1	<p><i>Amend paragraph as follows:</i></p> <p>The Eldon Way Opportunity Site will deliver a mixed-use development, which will include homes, shops, leisure facilities, offices, car parking and new public spaces. <u>Figure 13 provides a general overview of the framework for development in Hockley. It sets out the individual elements of the AAP and provides a spatial perspective on what kind of development the Council would like to see coming forward. In particular Figure 13 shows the extent to which the Council wishes to integrate the Eldon Way Opportunity Site into the wider centre of Hockley.</u></p>	<p>As a result of issues raised by the Inspector the Council has concluded that referring to Figure 13 in Policy 1 will provide additional guidance for any organisation wishing to develop the area.</p>
32	Policy 1	<p><i>Amend paragraph as follows:</i></p> <p>b. New and enhanced routes linking the centre with the rail station and the surrounding area. <u>These routes are shown in</u></p>	<p>The Council believes that the HAAP would benefit from having a stronger link between policies and relevant figures in some cases. In</p>

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		<p>Figure 13. They show how the Council wishes to see the <u>Eldon Way Opportunity Site become more accessible and integrated into the rest of Hockley centre.</u></p>	<p>this case reference to Figure 13.</p>
32	Policy 1	<p><i>Amend paragraph as follows:</i> e. The focus of retail uses in the centre, with an opportunity for a new retail development within the Eldon Way Opportunity Site, in accordance with Policy 6. <u>The appropriate locations for these uses are shown in Figure 13.</u></p>	<p>The Council believes that the HAAP would benefit from having a stronger link between policies and relevant figures in some cases. In this case reference to Figure 13.</p>
41	Transport Assessments and Travel Plans (first paragraph)	<p><i>Amend paragraph as follows:</i> Core Strategy Policy T6 generally requires the submission of Travel Plans in support of development proposals. <u>In addition any strategic planning applications will be required by Essex County Council Highways Department to be accompanied by a Transport Assessment</u> This requirement is increased, in accordance with Draft Policy DM28, to also include the submission of a Transport Assessment, which would be necessary to assess the impact of proposed large developments – in particular, those that might come forward as part of the mixed-use redevelopment of the Eldon Way Opportunity Site – and ensure that adequate mitigation measures would be put in place. This approach would help to encourage the use of sustainable modes of travel and reduce the impact of new development on Hockley’s roads and transport network.</p>	<p>Although the Development Management Policies are now undergoing their final stage of consultation, they are still draft policies and are potentially subject to change. As such the Council will amend the text in the HAAP to rely less heavily on the Draft Development Management Document.</p>

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44	Policy 4	<i>Amend paragraph as follows:</i> Residential (C3) development will be permitted within the Eldon Way Opportunity Site (see Figure 14) where it would:	In response to the Inspector’s question 9.a the Council have included a reference to Figure 14 for clarity purposes.
44	Policy 4	<i>Amend paragraph as follows:</i> a. Not lead to the development of more than 50% of the total area of the Eldon Way Opportunity Site for new dwellings (see Figure 13).	In response to the Inspector’s question 9.d the Council have included a reference to Figure 13 for clarity purposes.
44	Second paragraph	<i>Amend paragraph as follows:</i> A capacity study for the Eldon Way Opportunity Site has been carried out to examine how the full mix of uses envisaged for this site within the AAP could be accommodated. It demonstrates that approximately 100 new dwellings could be delivered on site. <u>Figure 13 shows the area of the Eldon Way Opportunity Site that the Council would wish to see developed for housing. Development of the area shown in Figure 13 for uses other than housing would not be supported by the Council.</u>	The Council is concerned that if a potential developer were to read Policy 4 in isolation without regard for Figure 13, that they may conclude that they could theoretically provide housing on less than 50% of the Site and then develop the rest under another use, when in fact Figure 13 indicates that this would not be supported by the HAAP.
44	Third paragraph	<i>Amend paragraph as follows:</i> It is likely that a mix of housing unit sizes could come forward, which might include a proportion of smaller, one-bedroom units, given the nature of housing need within the Borough. <u>Paragraph 47, bullet point five on page 13 of the NPPF states that in order to boost the supply of housing local planning</u>	The Development Management policies are still in draft, and are currently being consulted on prior to their final submission, therefore the text in the HAAP should be amended to reflect the possibility that they may be changed prior to their final submission. Additionally reference to the National Planning Policy Framework has also

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		<p><u>authorities should “set out their own approach to housing density to reflect local circumstances”</u>. Consequently the Council has included a policy in its emerging Development Management Document on density (draft Policy DM2). This and other Development Management policies are currently in draft and may be subject to change. Draft Policy DM2 does not prescribe densities for new residential development, but encourages proposals for schemes that make efficient use of land and respond to their context. The Eldon Way Opportunity Site is suitable for medium density development due to its accessible location between the centre and rail station, as well as the prevailing character of the surrounding area.</p>	<p>been included to elaborate on the justification for Policy DM2.</p>
46	First paragraph	<p><i>Amend paragraph as follows:</i> <u>Policy HP17 of the 2006 Replacement Local Plan encourages the use of the upper floors of shops and other commercial premises by granting permission where required for accommodation. Policy HP17 will be superseded by draft Policy DM35 included in the emerging Development Management Document. Draft Policy DM35 builds upon Policy HP17, adding a further condition to prevent any such development from causing the loss of leisure or commercial uses within town centres, Draft Policy DM32 allows for the conversion of upper floors within centres, such as Hockley, to be converted for residential purposes. This is on the proviso that such development would not result in a net loss of leisure or commercial uses within the centre and seeks to protect the residential amenity of future occupiers, in particular by</u></p>	<p>As the Development Management Document is not yet finalised, several changes have been made to the Development Management Submission Document and some of the policies within have been re-numbered. This should be reflected in the HAAP.</p> <p>Given that the Development Management Document is still in draft and the policies within may be subject to change, the Council has concluded that the HAAP should include reference to existing supporting policies in addition to the emerging Development Management policies.</p>

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		requiring that any new residential accommodation is selfcontained and has separate access from the street.	
46	Seventh paragraph	<p><i>Amend paragraph as follows:</i></p> <p>As shown on the proposals plan, the Hockley employment site has been rationalised to allow for the designation of the Eldon Way Opportunity Site for mixed-use development. The extent of the employment site has been reduced and now greater focus is placed on the Foundry Business Park. Given that the Foundry Business Park has recently benefited from upgrades and new accommodation, it should be retained as an employment site. Development proposals for land within this site would be subject to Core Strategy Policy <u>ED3 and ED4 and Draft Policy DM29</u>, which seek to protect employment sites for employment generating uses, <u>and increase office use within Hockley centre. in particular those within classes B1 and B2. Draft Policy DM35 plans to build on Policies ED3 and ED4 by ensuring that employment land is predominantly of use classes B1 (Business) and B2 (General industrial).</u></p>	<p>As a result of changes to the emerging Development Management Document some of the policy numbers have been changed, and the HAAP should be amended to reflect this.</p> <p>Additionally as the emerging Development Management Document is not yet adopted it is reasonable to reduce the level to which the HAAP relies on the emerging Development Management policies.</p>
48	Policy 6	<p><i>Amend paragraph as follows:</i></p> <p>New retail (A1) development within the Eldon Way Opportunity Site (<u>see Figure 13</u>) will be permitted where it would:</p>	Referring to Figure 13 will ensure that readers consider the proposed location of the retail focus set out in the HAAP as well as the detailed conditions set out in Policy 6.
49	Third	<p><i>Amend paragraph as follows:</i></p>	The Council believes that the reference to a “cluster” of similar uses made in Policy 7 needed

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	paragraph	<p>An appropriate balance of uses is necessary to support the health of Hockley centre, and it is essential that retail uses are supported by non-retail uses such as cafés, pubs and banks.</p> <p><u>To ensure this balance the Council will not permit a cluster of any more than two immediately adjacent non-retail uses of the same use-class.</u></p>	further clarification.
50	Policy 8	<p><i>Amend paragraph as follows:</i></p> <p>The Council will support the location of leisure (D2) uses within the Eldon Way Opportunity Site <u>(see Figure 13)</u>, provided that such uses contribute positively towards its redevelopment for a mix of uses, including residential, retail, leisure and office.</p>	The Council believes that referring to Figure 13 will ensure that readers properly consider the spatial context illustrated in Figure 13.