

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
4	Paragraph one	<p><i>Amend paragraph as follows:</i></p> <p>Rochford District Council is committed to preparing Area Action Plans (AAP) for its three main centres of Rayleigh, Rochford and Hockley. The AAPs will form part of the statutory development plan for Rochford District. This document focuses on guiding the development of Hockley centre, as well as adjoining light industrial areas and the rail station, during the current plan period to 2026<u>2025</u>.</p>	<p>This change is being made to bring the plan period of the HAAP into accordance with the Core Strategy.</p>
28	Paragraph two (after "The vision for Hockley is:")	<p><i>Amend paragraph as follows:</i></p> <p>By 2026<u>2025</u>, Hockley will have a centre that is defined by the high quality of its public realm and the opportunities on offer for local people to access homes, shops, jobs, leisure and other services without having to travel far afield. These</p>	<p>This change is being made to bring the plan period of the HAAP into accordance with the Core Strategy.</p>

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		changes will be delivered in a manner that makes the most of land that has been previously developed, and all new development will respect and enhance the existing suburban, low-density character of the settlement.	
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>	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.
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 Figure 13. They show how the Council wishes to see the Eldon Way Opportunity Site become more accessible and integrated into the rest of Hockley centre.</u></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.
32	Policy 1	<p><i>Amend paragraph as follows:</i></p> <p>e. The focus of retail uses in the centre, with an opportunity for a new retail development within the Eldon Way</p>	The Council believes that the HAAP would benefit from having a stronger link between policies and relevant figures in some cases. In

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		Opportunity Site, in accordance with Policy 6. <u>The appropriate locations for these uses are shown in Figure 13.</u>	this case reference to Figure 13.
33	Figure 13	<p><i>Amend paragraph as follows:</i></p> <p><u>Figure 13 will be amended so that the areas outside of the HAAP boundaries will not be included.</u></p> <p><u>See map appended to this schedule of changes.</u></p>	The Planning Inspector is of the view that references to areas outside of the HAAP boundaries should be removed in the interests of clarity. The Council agrees that specific references to areas outside the boundaries of the HAAP should be removed for clarity. The Council is also of the view that general references to the area surrounding the HAAP boundaries should be retained in some cases as they add to the context of the Plan.
41	Transport Assessment and Travel Plans (first paragraph)	<p><i>Amend paragraph as follows:</i></p> <p>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</p>	The Inspector has raised the point that as the DM policies have not been formally adopted yet they may be subject to further changes in future. As such the inspector advised that references to the DM policies in the HAAP should be removed.

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		the impact of new development on Hockley's roads and transport network.	
44	Policy 4	<i>Amend paragraph as follows:</i> Residential (C3) development will be permitted within the Eldon Way Opportunity Site (<u>see Figure 14</u>) 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.	The Inspector has raised the point that as the DM policies have not been formally adopted yet they may be subject to further changes in future. As such the inspector advised that references to

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		<p>Draft Policy DM2 <u>The HAAP 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, identified in Core Strategy Policy H1, 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.</u></p>	<p>the DM policies in the HAAP should be removed.</p>
44	Para 5	<p><i>Amend paragraph as follows:</i></p> <p>The land opposite Plumberow Avenue and Mount Crescent may have the potential for residential development. New development in this location would need to consider carefully the impact on the amenity of existing residents. However, in principle, the location is suitable and sustainable for housing development if an appropriate layout, design and parking arrangement can be found.</p>	<p>The Planning Inspector is of the view that references to areas outside of the HAAP boundaries should be removed in the interests of clarity. The Council agrees that specific references to areas outside the boundaries of the HAAP should be removed for clarity. The Council is also of the view that general references to the area surrounding the HAAP boundaries should be retained in some cases as they add to the context of the Plan.</p>
46	First Paragraph	<p><i>Amend paragraph as follows:</i></p> <p><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.</u></p> <p><u>Such developments in Hockley will be granted on the condition that development will</u></p>	<p>The Inspector has raised the point that as the DM policies have not been formally adopted yet they may be subject to further changes in future. As such the inspector advised that references to the DM policies in the HAAP should be removed.</p>

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		<p>_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 requiring and that any new residential accommodation is selfcontained and has separate access from the street.</p>	
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</u> and Draft Policy DM29, which seek to protect employment sites for employment generating uses, <u>and increase office use within Hockley centre.</u> in particular those within classes B1 and B2.</p> <p><u>Drawing from these policies the Council seeks to ensure that employment land is predominantly of use classes B1 (Business) and B2 (General industrial).</u></p>	<p>The Planning Inspector suggested that reference to the DM Policies should be removed from the HAAP as they have not yet been adopted.</p>

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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>	<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.</p>
49	Third paragraph	<p><i>Amend paragraph as follows:</i></p> <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>	<p>The Council believes that the reference to a “cluster” of similar uses made in Policy 7 needed further clarification.</p>
49	Following paragraph 4 after Policy 7	<p><i>Amend paragraph as follows:</i></p> <p><u>It is important to maintain flexibility in the management of development in the town centre particularly given the instability of the current economic climate. This will help to ensure that new development contributes positively to the town centre offer and helps to encourage new people into the town. However, some land uses associated with town centre locations have the potential to raise amenity issues for nearby residents. Such uses might include, but are not necessarily limited to, those falling within Use Classes A3, A4 and A5 or other Sui Generis uses such as night clubs. The impact of</u></p>	<p>The inspector queried whether or not criterion c) of policy 7 did not provide a sufficiently clear indication of how a decision maker should react to a development proposal.</p>

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		<p><u>such non-retail uses on the amenity of those living within or nearby the town centre will be an important consideration in determining relevant planning applications. Unless applicants can demonstrate how negative impacts can be appropriately mitigated, it may be that, on balance, such uses are considered unacceptable in Hockley town centre.</u></p>	
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>	<p>The Council believes that referring to Figure 13 will ensure that readers properly consider the spatial context illustrated in Figure 13.</p>