

Local Development Framework

Annual Monitoring Report 2011-2012



LDF

If you would like this information in large print, Braille or another language, please contact 01702 318111.

Contents

	Page
1 Introduction	5
2 District Characteristics.....	6
3 Local Development Framework Progress	14
4 Housing	19
5 Employment	34
6 Local Services	40
7 Transport.....	46
8 Flood Protection and Water Quality.....	49
9 Biodiversity.....	52
10 Renewable Energy	57
Appendix A.....	58
Appendix B – Housing Trajectory Site List.....	60

1 Introduction

- 1.1 The purpose of this document is to provide information and data on a range of issues relevant to planning, from 1 April 2011 to 31 March 2012.
- 1.2 The Annual Monitoring Report (AMR) also examines the progress made in progressing the Local Development Framework, and its linked documents. In addition a multitude of other topics are covered that are significant to planning in Rochford District today.
- 1.3 On 30 March 2011, Bob Neill MP (Parliamentary under Secretary of State) wrote to authorities to announce the withdrawal of the following guidance on local monitoring.
- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005).
 - Annual Monitoring Report FAQs and Emerging Best Practice 2004-05 (ODPM, 2006).
 - Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008 (CLG, 2008).
- 1.4 It is therefore a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation.
- 1.5 Most of the topics covered, and information provided within this AMR will still be the same as the previous AMRs. The Council recognises the importance of monitoring in the planning process.

2 District Characteristics

Introduction

- 2.1 Rochford District is situated within a peninsula on the south east coast of England. The District is bounded to the East by the North Sea and the River Crouch to the North. There are links with three Local Authorities which share land boundaries with Rochford District; namely Castle Point and Basildon District Councils, and Southend-on-Sea Borough Council. There are also marine boundaries with Maldon and Chelmsford Districts.
- 2.2 There are direct links to London with a train service running through the District direct to London Liverpool Street. For travel by road, the M25 can be easily accessed via the A127 and the A13. Rochford is also the home to London Southend Airport.
- 2.3 The landscape of the District is rich in biodiversity, heritage and natural beauty, with many miles of unspoilt coastline and attractive countryside. 12,763 hectares of the District are designated as Metropolitan Green Belt, connected to the predominantly rural nature seen in the area.

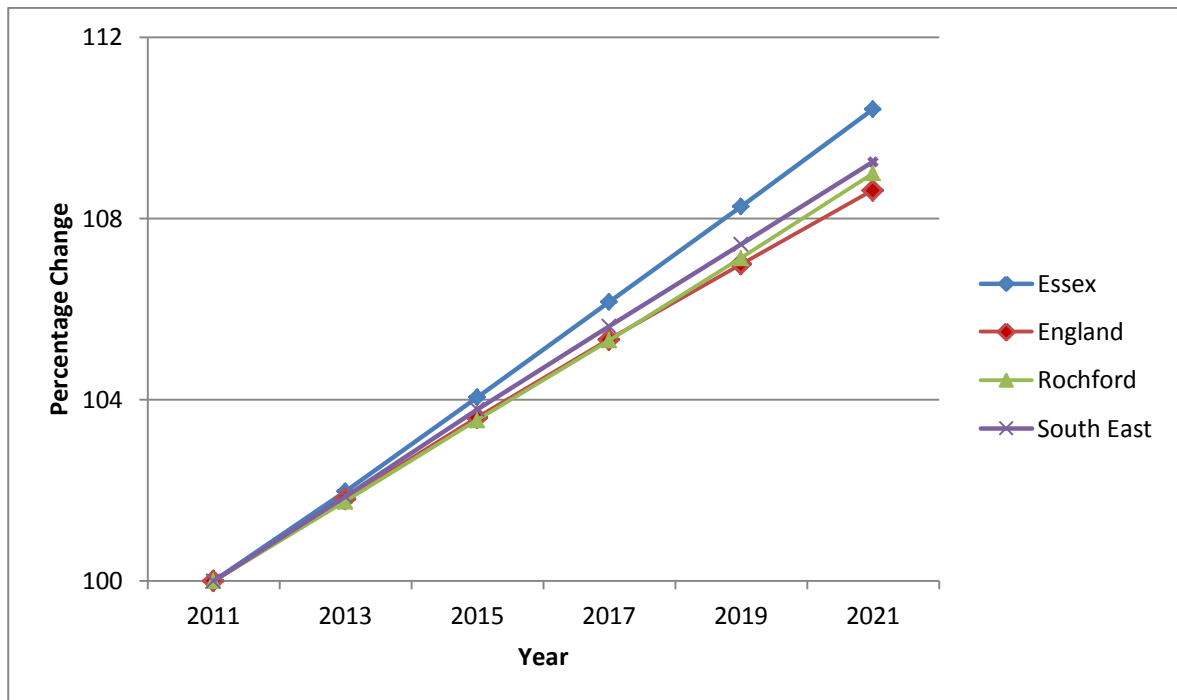
Demographic Profile

- 2.4 The last National Census was carried out in 2011 and indicated that the population of Rochford District to be as shown below:

Total Population:	83,287
Male:	40,787
Female:	42,500

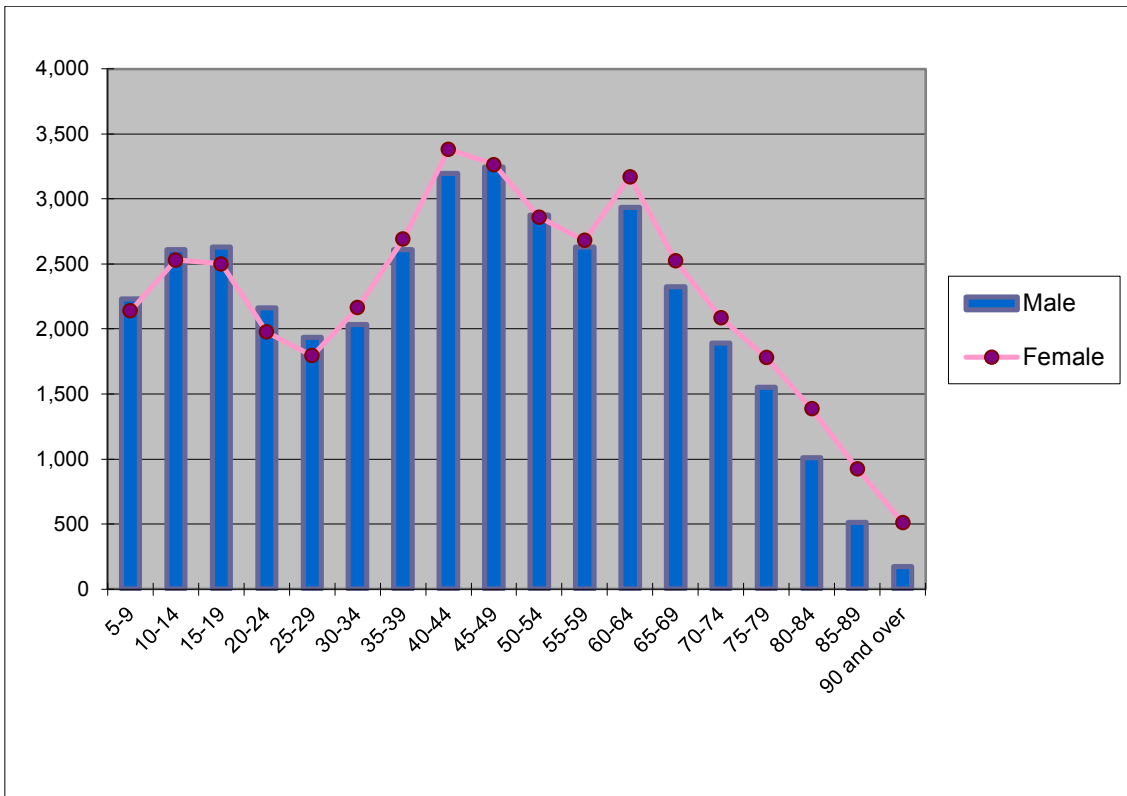
- 2.5 The population is predicted to increase in the future. Projected population figures have been published by the Office for National Statistics, which are based on observed levels of births, deaths and migration, over the previous five years. This will show a trend over the time period, and the projections show the population growth if these trends continue.

Figure 2.1 – Percentage Population Change up to 2031



- 2.6 Figure 2.1 shows that the population of Rochford District is expected to increase significantly between now and 2021. The population increase will be higher in Essex and the South East as a whole, but the population increase in Rochford will need to be planned and accommodated for. The estimated population of the District in 2012 is 84,063 and a population of 90,840 is predicted by 2021.
- 2.7 The gender and composition of the District's population is also predicted to undergo change by 2021. Rochford has an ageing population and the percentage of the population living in the District that are aged 65 or over is expected to increase considerably by 2021. This is in line with regional and national trends. The ageing of the nation's population is expected to continue as a result of high birth rates post World War II.

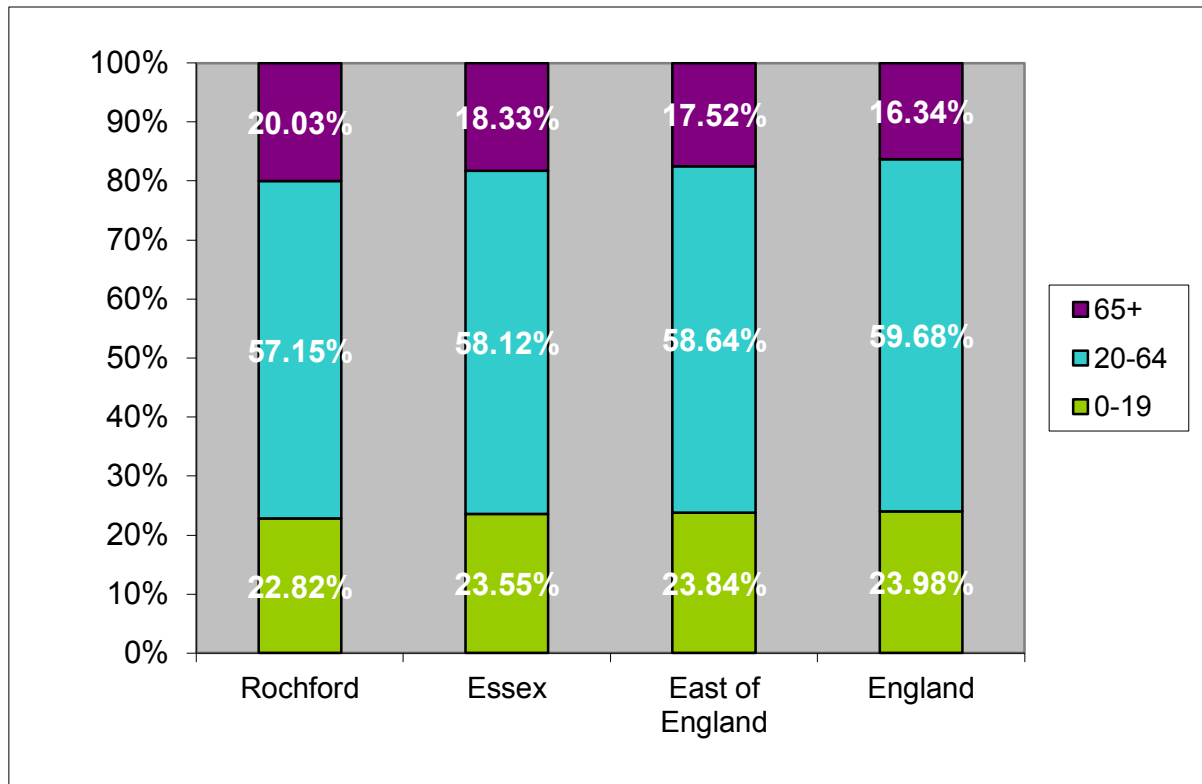
Figure 2.2 – Age composition of Population of Rochford District, Mid 2008



Source: ONS 2009 (<http://www.neighbourhood.statistics.gov.uk/>)

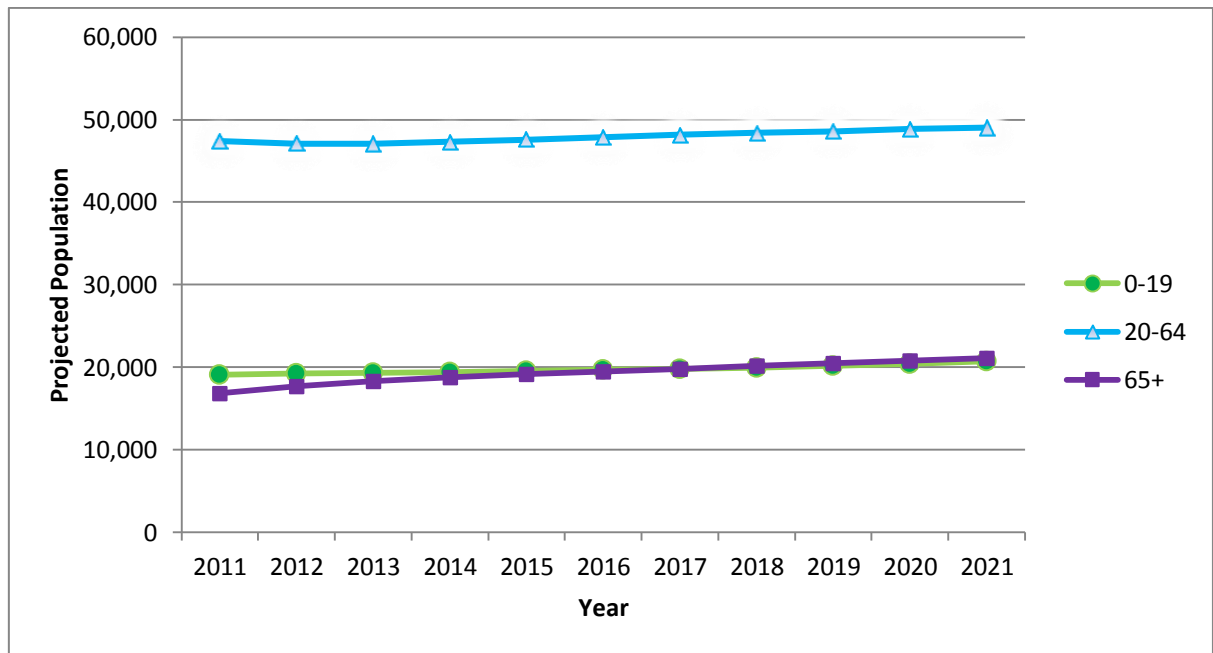
2.8 Figure 2.2 shows that the largest proportion of males within Rochford District is the 45-49 age group; while the 40-44 year age group contains the largest proportion of women.

Figure 2.3 – Age Composition of District and Comparison with Regional and National Figures, 2010/11



2.9 The District has a higher proportion of people aged 65 or over than can be seen in Essex, in the East of England or in England. This is forecast to continue in the future, meaning that Rochford District has an ageing population. As with any population sector, an ageing population will have diverse needs which must be catered for. Potential problems are raised with an ageing population, with issues such as suitable housing, health care facilities and accessibility issues, but an ageing population that is healthier and with a longer lifespan than previous generations may be able to positively contribute to the local economy.

Figure 2.4 – Projected Changes in the District’s Population over time by age



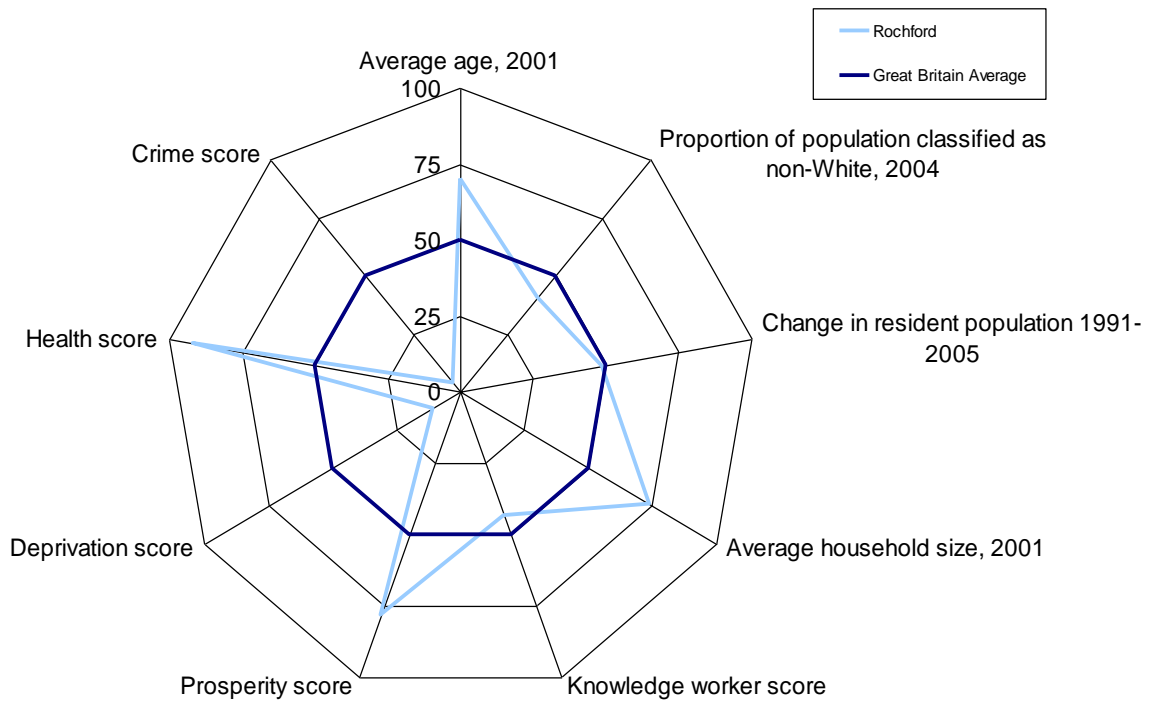
Society

2.10 In October 2007 the Local Futures Group published a document assessing the state of the District.

2.11 The main findings from this report are as follows:

- Rochford is a generally prosperous part of the country, despite only a modest share of resident ‘knowledge workers’, the typically higher paid employees. This is reflected in reasonably low deprivation, excellent health conditions among the District’s population (although some pockets of poorer health in the more urban areas are evident), and one of the lowest crime rates in the country.
- The Rochford population is among the oldest local populations in Britain, perhaps ageing due to average population growth. There are some local variations in this pattern, with wards around Rochford town centre and to the north of the District recording older average ages than the coastline wards and those along the west border.
- Ward dynamics of the modest population growth reveal higher rates of migration into the Foulness and Great Wakering area, as well as areas along the border with Basildon. This could be due to a number of factors, such as employment, house prices and quality of life.
- The more highly paid knowledge workers (with higher weekly incomes) are found mainly along the borders of Basildon and around Rochford town centre – giving rise to a rural-urban divide in the District. Conversely, higher levels of deprivation are found in the more rural parts of Rochford.

Figure 2.5 – Society Composite Indicators

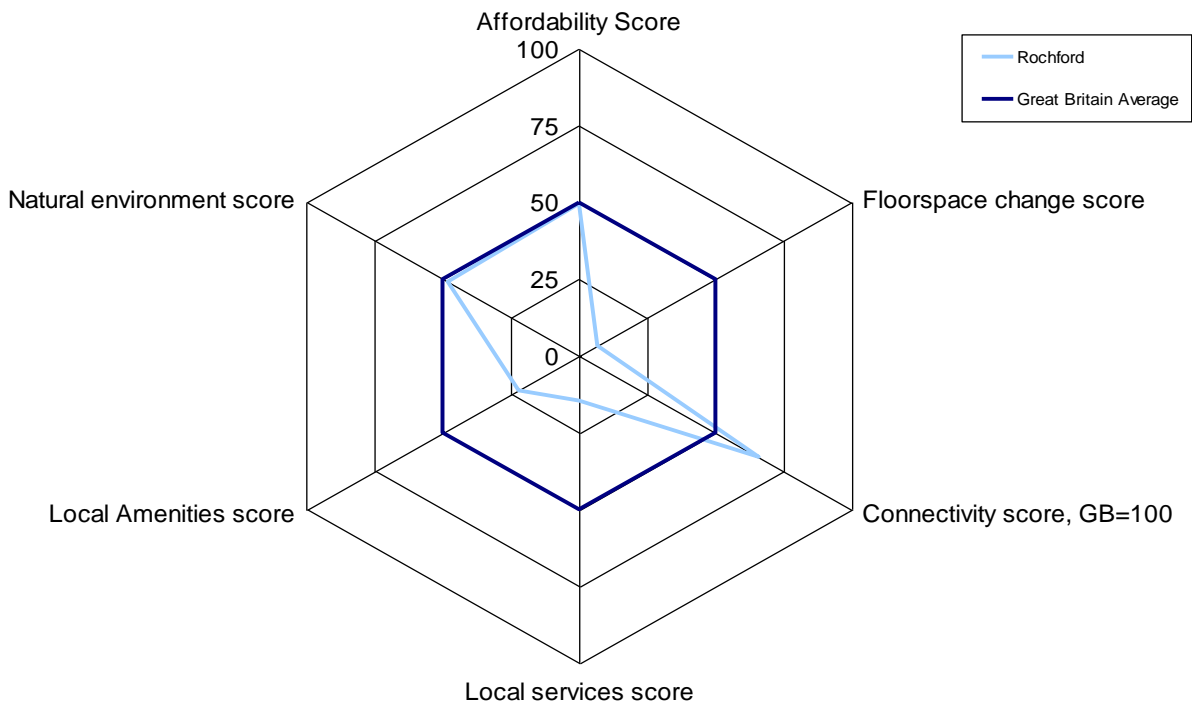


Source: localknowledge, Local Futures

Environment

- 2.12 Local Futures Group’s assessment of Rochford’s environment produces mixed results. This is due in part to the conflict between environmental measures, with good transport connectivity (and the high levels of journeys made) often resulting in high levels of congestion (and poor air quality).
- 2.13 The District is well connected overall, largely due to its rail links. However, drilling down to lower spatial levels reveals a stark divide between the urban and rural use of public transport, perhaps reflecting unequal transport provision across Rochford. This divide is emphasised by data on access to services, which again results in a clear east-west, urban-rural divide.
- 2.14 Overall, the combination of a reasonably attractive natural environment, access to some good transport links and affordable living indicates a good quality of life for local residents, although this is tempered by relatively poor access and provision of local services and amenities. Furthermore, the local environment may not be as attractive to businesses, given the very low floorspace change score by national standards.

Figure 2.6 –Environmental Indicators for Rochford District Compared against the National Average

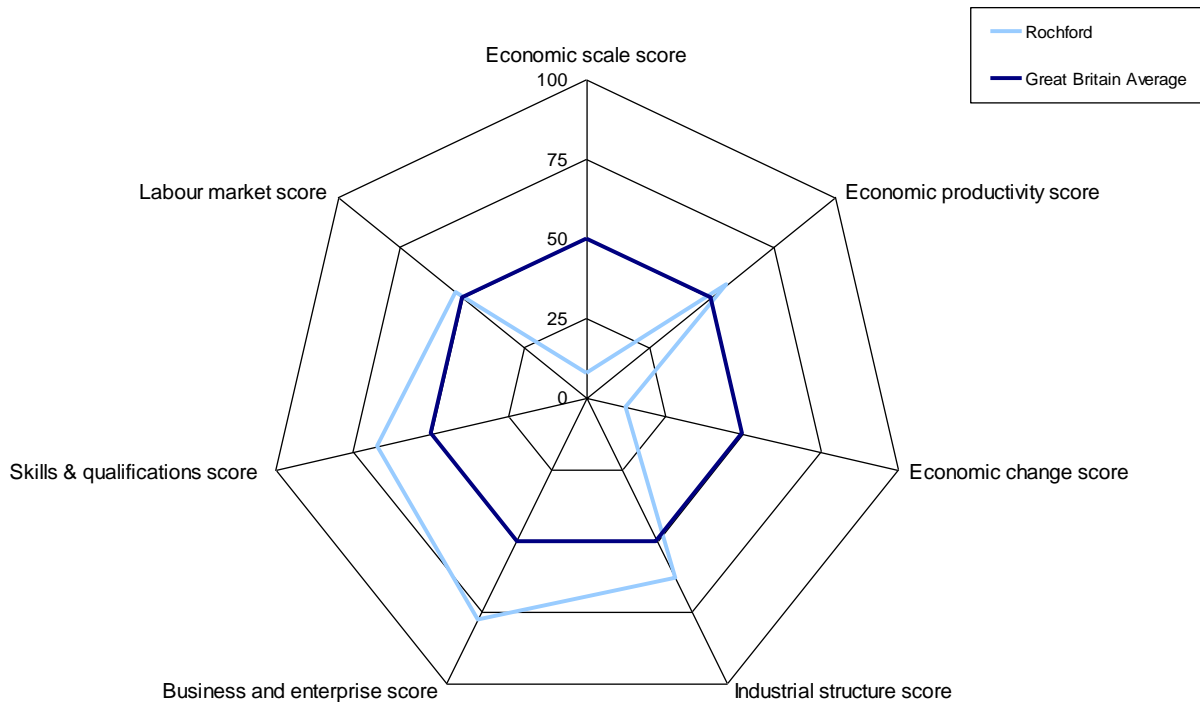


Source: localknowledge, Local Futures

Economy

- 2.15 Rochford has a small, but reasonably productive, and enterprising economy. Although the District does not record significant levels of ‘high skills’, a solid foundation of basic and intermediate skills underpins the local economy, and supports a healthy share of knowledge-driven jobs. This is backed up by small-area data, which shows that very few of the knowledge workers in Rochford commute into the area. There are however, relatively high levels of out-commuting to parts of Basildon and Chelmsford, as well as central London.
- 2.16 However, the small economic scale, modest levels of high skills and local competition may be undermining the sustainability of the Rochford economy; the direction of travel for the local economy is not as positive as many other local authorities in the UK, resulting in Rochford ranked within the lowest quartile of local Districts by its economic change score. Furthermore, data at the ward level shows some evidence of an economic divide between urban and rural areas; this is particularly noticeable in levels of skills, where wards close to the coast have significantly lower levels of skills than wards close to the town centre.

Figure 2.7 – Economic Indicators for Rochford Compared to the National Average



Source: localknowledge, Local Futures

Planning Land Use Designations

- 2.17 The District is predominantly rural in character, as evidenced in the 12,763 hectares of Metropolitan Green Belt within the District. Settlements and dwellings are located sporadically throughout the District, although there are three main residential areas, namely Rochford, Hockley and Rayleigh.
- 2.18 There are two areas within the District that are designated as Ramsar sites (Foulness and the Crouch and Roach Estuaries), and these sites are also designated as SPAs under the Natura 2000 network. There are three SSSIs in the District, namely the Foulness and Crouch and Roach estuaries, and Hockley Woods. These sites cover 12,986 hectares.
- 2.19 There are also four Local Nature Reserves in the District; Hockley Woods, Hullbridge Foreshore, Marylands and Magnolia Fields. 7,071 hectares of the District, primarily to the eastern part, have a 1% annual probability of fluvial flooding and/or a 0.5% annual probability of tidal flooding as calculated by the Environment Agency.
- 2.20 There are 325 Listed Buildings in the District and 10 Conservation Areas.
- 2.21 Designations in the District also cover employment, industrial and retail uses, public open space, and a Country Park.

3 Local Development Framework Progress

Introduction

- 3.1 The reporting of progress towards the preparation of the Local Development Framework (LDF) relates to the period up until 1 December 2011. The Council has continued to develop its LDF in the last year. The LDF is a folder of development plan documents including a Local Development Scheme (LDS), a Statement of Community Involvement (SCI), Core Strategy, as well as other Development Plan Documents and Supplementary Planning Documents (SPDs).
- 3.2 As outlined in the previous AMR, the government made clear that the revocation of Regional Strategies is not a signal for local authorities to stop making plans for their area. Local planning authorities should continue to develop LDF core strategies and other DPDs, reflecting local people's aspirations and decisions on important issues such as climate change, housing and economic development. These local plans will continue to guide development in their areas and provide certainty for investors and communities.

Regional Spatial Strategies

- 3.3 The Localism Act of 15 November 2011 legislated to provide powers to abolish the last administration's regional strategies. The goal of the Act was to give greater flexibility to local government; provide new rights and powers to communities and individuals; reform and make the planning system more democratic and more effective; reform to ensure that decisions about housing are taken locally.
- 3.4 On 11 December 2012 the Secretary of State made clear his intention to abolish the Regional Spatial Strategies as of 3 January 2013.
- 3.5 The first Regional Strategy to be abolished will be the East of England Plan.
- 3.6 Reasons for the decision to revoke the Regional Strategy are set out in a Post Adoption Statement that is available at:

<https://www.gov.uk/government/consultations/strategic-environmental-assessment-of-revoking-the-east-of-england-regional-strategy>

Local Plan

- 3.7 Rochford District Council's Replacement Local Plan was adopted on 16 June 2006.
- 3.8 As a result of the Planning and Compulsory Purchase Act 2004, policies in the adopted Rochford District Replacement Local Plan (2006) were due to expire on 15 June 2009 – three years after the date of adoption of the Plan.
- 3.9 On 18 February 2009 Rochford District Council wrote to the Secretary of State requesting that a number of policies in the Plan be saved beyond this date.
- 3.10 On 5 June 2009 the Secretary of State wrote to Rochford District Council and issued direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, saving a number of policies in the Replacement Local Plan. A list

of the policies within the Replacement Local Plan which have been saved is available to view at Rochford Council Offices and online via the following link:

http://www.rochford.gov.uk/planning__building_control/policy/local_plan_2006/rochford_district_replacement.aspx,

- 3.11 Policies within this schedule remain saved until superseded by new policies within the Council's emerging Local Development Framework.
- 3.12 Policies that are not listed within the schedule expired on 15 June 2009.
- 3.13 A number of saved policies in the Replacement Local Plan were superseded upon adoption of the Rochford Core Strategy on 13 December 2011.

Local Development Scheme

- 3.14 The most recently published Local Development Scheme is the December 2009 version. An updated version of the Local Development Scheme will be published in due course. In the interim an updated version of the Local Development Documents Production Timetable has been produced.

Statement of Community Involvement

- 3.15 The SCI was adopted on the 18 January 2007, as per the timetable set out in the Local Development Scheme (2nd version).

Core Strategy

- 3.16 The Core Strategy was found sound and legally compliant by the Secretary of State on 27 October 2011, subject to changes.
- 3.17 Changes required by the inspector can be summarised as follows:
- A commitment to an early review of the Plan;
 - Amendments to policy for gypsy and traveller provision;
 - An amendment to provide greater flexibility to consider the implications of affordable housing requirements on the viability of schemes;
 - Additional wording in some policies to ensure the Core Strategy is fully compliant with the Habitats Directive; and
 - Inclusion of a list of superseded policies.
- 3.18 The Rochford District Core Strategy was then formally adopted at Full Council on 13 December 2011. The Core Strategy contains policies that supersede a number of the saved policies within the Replacement Local Plan (2006).
- 3.19 Any person aggrieved by the Core Strategy may make an application under Section 113 of the Planning and Compulsory Purchase Act 2004 to the High Court on grounds that the document is not within the appropriate powers and/or a procedural

requirement has not been complied with. Any such application must be made within six weeks from 13 December 2011.

- 3.20 A Public Examination into the 'soundness' and 'legal compliance' of the Rochford District Core Strategy took place between January 2010 (when the Council submitted the Core Strategy Submission Document to the Secretary of State) and November 2011 (when the Inspector's Report was published).
- 3.21 On 19 January 2012, Rochford District Council received notification of a legal challenge to the Core Strategy. The legal challenge was brought by Cogent Land LLP, who were seeking to quash certain policies namely; H1, H2, H3 and paragraphs 4.1 to 4.31 in the Core Strategy that relate to Housing. The rest of the Core Strategy was unaffected by this challenge.
- 3.22 Formal grounds of resistance were filed with the Court and the hearing was heard over two days in Cardiff on 31 May and 1 June 2012. On 21 September 2012 the Court ruled in favour of the Council, and the application for policies to be quashed was refused.

The Process to Adoption

- 3.23 Regulation 25 (Issues and Options) consultation was carried out in November and December 2006. This included mobile exhibitions across the District, questionnaires in the Rochford District Matters newsletter, consultation of those on the LDF mailing list, and on-line surveys.
- 3.24 Public Participation on the Regulation 26 (Preferred Options) draft was undertaken in May and July 2007 in accordance with the adopted SCI. Having regard to the results of community involvement, the Council agreed to revisit the Preferred Options stage. The Core Strategy is, as such, considerably behind the timetable as outlined in the 2006 LDS.
- 3.25 The Preferred Options document has been reviewed and revised, and was subjected to public consultation between 5 November 2008 and 17 December 2008.
- 3.26 The pre-submission iteration of the Core Strategy was published and subjected to public consultation between 21 September and 2 November 2009.
- 3.27 The Core Strategy was submitted to the Secretary of State for independent examination on 14 January 2010.
- 3.28 The first round of the Examination hearings started on 11 May 2010 and finished on the 21 May 2010. A schedule of changes to the Core Strategy Submission was subjected to consultation from 18 October 2010 to 30 November 2010; further hearing sessions with regards to the proposed amendments to the Core Strategy was held on 1-2 February 2011.
- 3.29 In May 2011, the inspectorate accepted the Council's request on the possibility of a review of the Sustainability Appraisal in light of the implications of Forest Heath Court Ruling. Further consultation on the draft Sustainability Appraisal Addendum was out to consultation between 13 June 2011-July 2011.

- 3.30 On 29 July 2011 Rochford District Council wrote to the Inspector conducting the examination into the Core Strategy, requesting that the examination be suspended until December 2011. The request was made following recent Court rulings that changes to the planning system by the Secretary of State were unlawful, and in light of the Localism Bill. The Inspector rejected the request, but did set out how the Core Strategy could be progressed.
- 3.31 After an Extraordinary Council meeting on 31 August 2011, the Council agreed to revert back to the Core Strategy as originally submitted for examination in January 2010, with minor amendments, as per the suggestion in the Inspector's letter of 11 August 2011.
- 3.32 A Schedule of Minor Amendments to the Core Strategy Submission Document was subjected to consultation 9 September 2011 and 7 October 2011. The results of this were submitted to the Inspector for consideration in the examination.
- 3.33 The Inspector issued her report confirming the Core Strategy was sound on 27 October 2011.
- 3.34 The Core Strategy was formally adopted on 13 December 2011.
- 3.35 On 21 March 2012, the Local Development Framework Sub-Committee agreed to an early review of the Councils Core Strategy.

Allocations

- 3.36 Regulation 25 – Discussion and Consultation Document – was subjected to public consultation between 17 March 2010 and 30 April 2010. The Allocations DPD will be progressed following adoption of the Core Strategy.
- 3.37 The Allocations Development Plan Document (ADPD) is currently open for formal consultation between 29 November 2012 and 25 January 2013.

Development Management DPD

- 3.38 The Regulation 25 (Discussion and Consultation Document) of the Development Management Development Plan Document (DPD) was subjected to public consultation between 17 March 2010 and 30 April 2010. The Development Management DPD will be progressed following the adoption of the Core Strategy.
- 3.39 Following the adoption of the Core Strategy on 13 December 2011 the Development Management DPD (Preferred Policy Options Document) underwent consultation between 16 January 2012 and 27 February 2012.
- 3.40 The next stage of the document will be the Pre Submission document scheduled for early 2013.

London Southend and Environs Joint Area Action Plan (JAAP)

- 3.41 Regulation 25 (Issues and Options) document was produced and subjected to consultation between June and August 2008.

- 3.42 Regulation 26 (Preferred Options) consultation for the JAAP was carried out between February and May 2009.
- 3.43 The next step in the process will be for the JAAP to go to Pre-submission consultation in early 2013.

Rochford, Rayleigh and Hockley Centre Area Action Plans

- 3.44 In 2009, consultation took place on initial issues and options for Area Action Plans (AAPs) for the central areas of Rochford, Rayleigh and Hockley.
- 3.45 Nevertheless, the options of the Hockley Area Action Plan have been revisited, and were subjected to another round of public consultation at the options stage between 30 November 2010 and 4 February 2011.
- 3.46 Following this stage of consultation the HAAP was subject to an additional stage of public consultation that took place from 14 August 2012 in the foyer of Hockley Library. The exhibition also gave members of the public the chance to see, and comment on the progress of the Council's plan for Hockley centre.
- 3.47 The HAAP is now out to formal consultation between 29 November 2012 and 25 January 2013. Once the formal consultation is completed the HAAP will be submitted to the Secretary of State prior to its adoption.
- 3.48 The Council are in the process of producing an Area Action Plan for Rochford. At present there is one version of the Rochford Area Action Plan which has been prepared having regard to community involvement. This is the Rochford Area Action Plan Issues and Options Report.
- 3.49 The Council are in the process of producing an Area Action Plan for Rayleigh. Presently there is only one version of the Rayleigh Area Action Plan available for viewing as part of community involvement. This is the Rayleigh Area Action Plan Issues and Options Document.
- 3.50 Pre-submission consultations for the Rochford and Rayleigh Area Action Plans are planned for May 2013.

Supplementary Planning Documents (SPDs)

- 3.51 Rochford District Council adopted the Playing Pitch Strategy Supplementary Planning Document (SPD) on 17 April 2012.
- 3.52 The Council has also resolved to produce a Transportation Strategy SPD. This SPD will provide further details and guidance on the transportation issues identified in the Rochford Core Strategy, as well as communicating the District's transport priorities to Essex County Council (the Highways Authority), developers, and other service providers.
- 3.53 The first stage of the development of the Transportation Strategy SPD will be informal community involvement in early 2013 followed by formal consultation and community involvement in September and October 2013. The Council intends for the document to be adopted in 2014.

4 Housing

Introduction

- 4.1 This section of the AMR sets out the Council's position in terms of the availability of residential land in the District, the number of dwellings completed and under construction in the District, and how this compares with the requirements set out for Rochford District in the East of England Plan (2008), National Planning Policy Framework and the Core Strategy.
- 4.2 The report also provides an analysis of the location of new dwellings in the District, whether sites being developed are greenfield or have been previously developed, the size of the dwellings being completed and how this compares to identified need, the density of new development, and the provision of affordable housing in the District.
- 4.3 Finally, this section of the AMR includes the District's housing trajectory – the number of dwellings that are projected to be completed up to 2027.
- 4.4 The following policy documents have particular relevance to the calculation of residential land availability:
- The East of England Plan (2008);
 - National Planning Policy Framework
 - Rochford District Replacement Local Plan; and
 - Core Strategy
 - The East of England Plan (2008)
- 4.5 The East of England Plan was adopted on 12 May 2008, it required a minimum of 4,600 net additional dwellings be developed in the District between 2001 and 2021.
- 4.6 In July 2010 the Secretary of State sought to revoke Regional Spatial Strategies under s79(6) of the Local Democracy Economic Development and Construction Act 2009. As such it would no longer form part of the development plan for the purposes of s38(6) of the Planning and Compulsory Purchase Act 2004. This revocation was, however, subject to a successful legal challenge, the outcome of which was that the revocation was deemed unlawful. The Government has a clear policy intention to revoke existing Regional Spatial Strategies, and their revocation is part of the Localism Act, but it is subject to the outcome of environmental assessments and will not be undertaken until the Secretary of State and Parliament have had the opportunity to consider the findings of the assessments.
- 4.7 The Environmental report on the revocation of the East of England Plan was published and consulted last year in order to assess any likely significant environmental effects of the revocation.
- 4.8 To date, the East of England Plan still remains part of the statutory requirement in the plan making process.

National Planning Policy Framework (NPPF)

- 4.9 The National Planning Policy Framework was published on 27 March 2012.
- 4.10 The NPPF replaces all Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs), but there are transitional arrangements in the form of a period of 12 months from the date of publication which allows decision-takers to give full weight of relevant policies adopted since 2004 even if there is a limited degree of conflict with the Framework. It is also relevant to note that the government is reviewing the good practice guidance and advice that accompanied the replaced PPSs and PPGs; it is anticipated that revised good practice advice will be published during 2013.
- 4.11 Similar to the Planning Policy Statement 3 (PPS3), Local Planning Authority (LPA) is required to ensure that adequate housing land is available to boost significantly the supply of housing. The key aspects that the LPA should deliver are:
- Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;
 - Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
 - Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
 - for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
 - set out their own approach to housing density to reflect local circumstances.

The Replacement Local Plan (2006)

- 4.12 The local plan identified suitable sites for residential development within an overall strategy for the development of the District. Rochford District Council has commenced work on a folder of Local Development Framework planning policy documents which will replace the Local Plan. The Core Strategy contains policies that supersede a number of the saved policies within the Replacement Local Plan (2006).

- 4.13 Other policies within the plan will be superseded by the Allocations and Development Management Development Plan Document (DPD) when they are adopted.

Core Strategy

- 4.14 The Rochford District Core Strategy, a key part of the Local Development Framework which includes policies on how many dwellings will be delivered up to 2025, was formally adopted at Full Council on 13 December 2011.
- 4.15 The Council has agreed to commit to undertaking an early review of the Core Strategy as stated in the Inspector Report and to put in place a plan that covers at least 15 years. Housing numbers set out in the Core Strategy will also be updated in the early review of the plan in order to fulfil any readjustment of the future target.
- 4.16 On 21 March 2012, the Local Development Framework Sub-Committee agreed the form of the early review of the Council's Core Strategy. The recommendation to re-consider and revise policy H3 will go to the Full Council for a final decision on the way forward.

Planning Permissions and Completions 2011-2012

- 4.17 Table 4.1 below shows the location of current residential developments by ward, whilst Table 4.2 relates to sites that have had planning permission for residential development that has subsequently expired. These sites may still have potential to accommodate residential development.
- 4.18 Please see **Appendix A** for a breakdown of the sites where completions occurred in 2011/2012.

Table 4.1 – Results of the 2011/12 Residential Land Availability Study

Area (Ward)	Completed 11/12 (Gross)	Actual Units Lost	Completed 11/12 Net	Outstanding Units (Gross)	Potential Units Lost	Outstanding Units (Net)
Ashingdon & Canewdon	2	3	-1	14	6	8
Barling & Sutton	1	0	1	2	2	0
Foulness & Great Wakering	1	1	0	2	0	2
Hawkwell North	2	3	-1	7	2	5
Hawkwell South	10	0	10	11	0	11
Hawkwell West	16	6	10	25	2	23
Hockley Central	7	0	7	6	2	4
Hockley North	6	1	5	5	2	3
Hockley West	0	1	-1	13	3	10
Hullbridge CP	8	1	7	16	3	13
Paglesham CP	0	0	0	0	0	0
Rochford CP	3	1	2	20	5	15
Stambridge CP	0	0	0	0	0	0
Sutton CP	0	0	0	0	0	0
Downhall & Rawreth	2	1	22	16	2	14
Grange & Rawreth Ward	3	1	0	35	1	34
Lodge Ward	1	1	4	10	2	8
Rayleigh Central Ward	0	0	0	5	0	5
Sweyne Park	0	0	0	7	0	7
Trinity Ward	0	3	-3	100	0	100
Wheatley Ward	16	0	16	44	31	13
Whitehouse Ward	17	2	15	8	0	8
Total	118	25	93	346	63	283

Table 4.2 – Sites without Planning Permission 2011-12

Area (Ward)	Greenfield Site	PDL	Total
Ashingdon & Canewdon	0	0	0
Barling & Sutton	0	0	0
Foulness & Great Wakering	3	0	3
Hawkwell North	1	0	1
Hawkwell South	0	2	2
Hawkwell West	0	0	0
Hockley Central	0	7	7
Hockley North	0	0	0
Hockley West	0	0	0
Hullbridge CP	2	16	18
Paglesham CP	0	0	0
Rochford CP	0	3	3
Stambridge CP	0	0	0
Sutton CP	0	0	0
Downhall & Rawreth	0	0	0
Grange & Rawreth Ward	0	0	0
Lodge Ward	2	0	2
Rayleigh Central Ward	0	0	0
Sweyne Park	0	16	16
Trinity Ward	2	0	2
Wheatley Ward	2	15	17
Whitehouse Ward	0	0	0
Total	12	59	71

Completions in Plan Period 2001-2021

4.19 The East of England Plan required a minimum of 4600 net dwelling units be constructed within the District in the period April 2001 to March 2021.

4.20 Table 4.3 details the completions in the District since 2001.

Table 4.3 – Completions since 2001

Net housing provision	4600 dwellings
Less completions April 2001-March 2012	1752 dwellings
Remaining requirement	2848 dwellings

Loss of Residential to Non-Residential Uses

Table 4.4 – Dwellings Lost To Non-Residential Uses

Dwellings lost to non-residential uses 2011-12:	0 dwellings
---	-------------

Windfall Sites

- 4.21 Windfall sites are those which have not been specifically identified as being available through the operation of the local plan-making process. They comprise previously developed sites that have unexpectedly become available over time, which were not anticipated by the LPA when local plans were in preparation.
- 4.22 Windfall sites have been granted planning permission in accordance with adopted policies. These could include for example, large sites such as might arise from a factory closure or very small changes to the built environment, such as a residential conversion, change of use of a small office to a new home, or a new flat over a shop.
- 4.23 Table 4.5 shows the contribution of windfall sites to the District’s housing figures in 2011-12.

Table 4.5 – Windfall Development

	Dwelling units (net) 2011-12
Windfall completions	-3 ¹
Windfall units outstanding	7

Affordable Housing

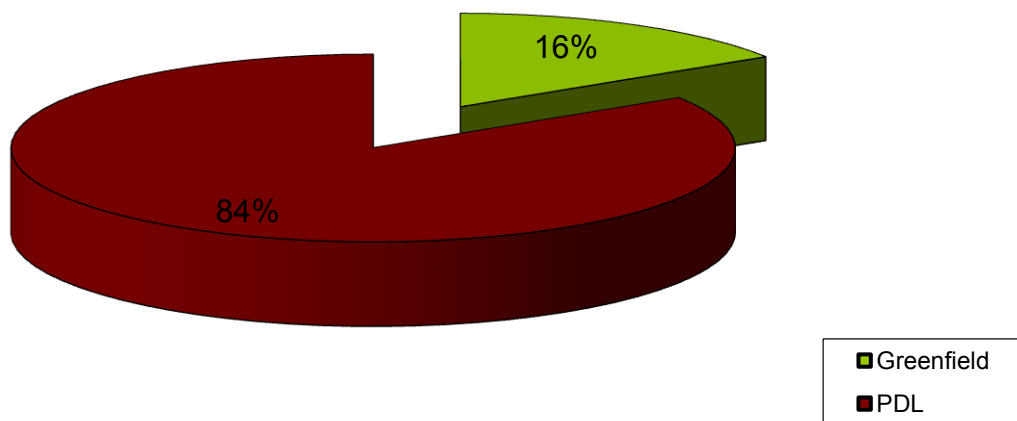
- 4.24 The Thames Gateway South Essex Strategic Housing Market Assessment (2010) identified a need for 196 affordable dwellings per year. There were 23 net affordable housing completions in 2011-12. This figure does not include acquisitions, as they sit outside of the planning system.

¹ Negative figure indicates the number of demolitions has exceeded building completions in the year.

Greenfield and PDL Development

- 4.25 The NPPF sets out 12 core planning principles for plan-making and decision-taking. One of the principles states that planning policies and decisions should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value (NPPF, paragraph 17). It further suggests that local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land (NPPF, paragraph 111).
- 4.26 Policy H1 suggests that the Council will prioritise the use of appropriate previously developed land and land within existing settlements.
- 4.27 Figure 4.1 shows the proportion of completions undertaken on PDL and greenfield land in Rochford District in 2011-12.

Figure 4.1 – Proportion of all New Dwellings completed 2011-12 on PDL/Greenfield Land



- 4.28 Figure 4.2 shows the proportion of dwellings with planning permission in 2011-12 that are not yet completed that were sited on PDL and the proportion on greenfield land. The majority of dwellings with planning permission, as with those completed, are sited on PDL.
- 4.29 It should be noted that of the 16,800 hectares that Rochford District covers, 12,763 hectares (76%) are currently allocated as Green Belt. Large areas of the District are of ecological importance with Sites of Special Scientific Interest totalling 12,986 hectares. Given that the District is situated within a peninsula between the Rivers Thames and Crouch and is bordered to the west by the River Roach, a large amount of the District is also Flood Zone. Given these constraints there is limited PDL available within the District.

Figure 4.2 – Proportion of Outstanding Dwellings with Planning Permission in 2011-12 PDL/Greenfield Land

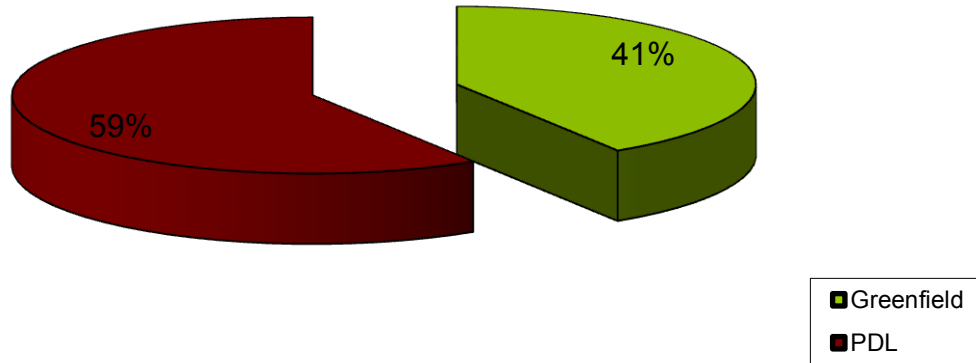


Table 4.6 – Performance Relative to PDL Targets

	% outstanding dwellings in 2011-2012 on PDL
Target	60
Actual	59

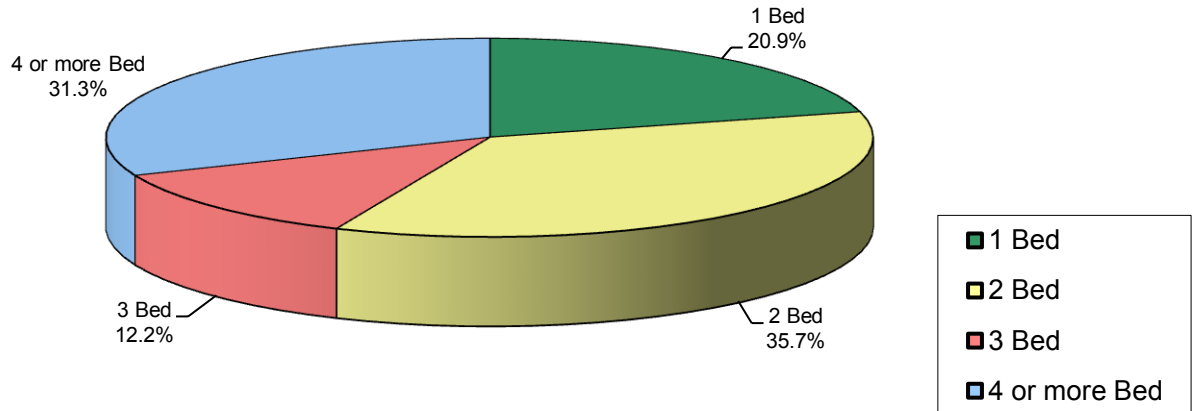
Dwelling Types

- 4.30 The Core Strategy underlines the need for a mix of housing types to be provided in the district. New developments must contain a mix of dwelling types to ensure they cater for all people within the community, whatever their housing needs. (Core Strategy, policy H5[part])
- 4.31 The size of dwellings (in terms of the number of bedrooms they contain) is recorded as required by the Core Strategy.
- 4.32 Table 4.7 provides a breakdown of the type of dwellings completed in the District in 2011-12, where known bedroom size was recorded.

Table 4.7 – Dwelling Size

	Dwelling Size (no. of bedrooms)			
	1	2	3	4+
Percentage of known completed dwelling size (gross) 11-12	20.9	35.7	12.2	31.3

Figure 4.3 – Percentage of known completed Dwellings Size (gross) 2011-12



Lifetime Homes

- 4.33 As acknowledged in the Sustainable Community Strategy, the need to meet the needs of an ageing population is, whilst not unique to Rochford, particularly prevalent in the District. Furthermore, the issue is particularly pertinent to the subject of housing provision. It is important that housing is designed to be flexible to changes in people's circumstances.
- 4.34 Lifetime homes are homes designed for people to remain in for as much of their life as possible and to this end are adaptable to the differing needs of different stages of their life cycle. Building Regulations now require new dwellings to have access and facilities for disabled people and in being so designed they are expected to help people with reduced mobility to remain longer in their homes. The Lifetimes Homes Standard promoted by the Joseph Rowntree Foundation goes further to provide housing that is more flexible and adaptable than that required by Part M of the Building Regulations and are more suitable for older and disabled people.
- 4.35 The Core Strategy requires all new dwellings to be built to Lifetime Homes Standard.
- 4.36 In 2011-12, 23 flats completed were recorded as meeting the Code for Sustainable Homes Level 3, however, there is no detail available to show whether these flats are built to Lifetime Homes standard. Moving forward, the Local Planning Authority will record whether dwellings have been built to the Lifetime Home Standard.

Small Sites and Large Sites

- 4.37 Residential development can be divided into two categories: that which occurs on large sites, and that which is on small sites. Large sites are those which comprise 10 or more residential units.
- 4.38 Small sites often form part of the intensification of existing residential areas, whereas large sites tend to be on land that has been specifically allocated for residential development in the Local Plan.

4.39 Table 4.8 shows the breakdown of residential sites in the District between small and large sites.

Table 4.8 – Large and Small Sites

	Small Sites	Large Sites
Net dwelling completions 11-12	32	61
Outstanding dwelling units with planning permission	153	130

4.40 The majority of dwellings completed, and those with extant planning permissions, are on larger sites.

Density

4.41 There are a number of factors which need to be considered when determining the appropriate density for a residential development site. However, in the majority of circumstances the best use of land will be achieved by developing at a minimum density of 30 dwellings per hectare.

4.42 Table 4.9 shows the density of residential development completed in 2011-12 on sites comprising a total of 10 units or more.

Table 4.9 – Housing Density

Density	Number of Dwellings (gross) completed at this Density	Percentage of Dwellings (gross) completed at this Density
Less than 30 dwellings per hectare	0	0
Between 30 and 50 dwellings per hectare	0	0
Above 50 dwellings per hectare	49	100
Total	49	100 %

4.43 There were a total of 49 dwellings completed on larger sites in 2011-12. All 49 dwellings were completed at densities between 30 and 50 dwellings per hectare.

Strategic Housing Land Availability Assessment (SHLAA)

4.44 The first comprehensive SHLAA for Rochford District Council was published in 2009 and a schedule of sites was included to demonstrate a five-year housing land supply. The SHLAA drew upon housing data from a variety of sources, including consultation with developers/agents, and also utilised data on housing completions and permissions from the 2007/2008 AMR.

- 4.45 An annual review of the schedule of sites in the SHLAA has been included within each successive AMR as the SHLAA is not a one-off document and will be reviewed and updated as necessary.
- 4.46 The NPPF continues the requirement of undertaking a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.
- 4.47 Nevertheless, some changes were made in national and local policies since published of first SHLAA, therefore, it was considered sensible to take into account these changes and carry out a full review of the SHLAA, which was accordingly produced. Any circumstance changes on the potential sites have also been updated and addressed in the SHLAA Review.
- 4.48 The housing trajectory in the SHLAA Review (2012) has been included in Appendix B where a breakdown of the scheduled sites is demonstrated.

Housing Trajectory and Five-year Housing Supply

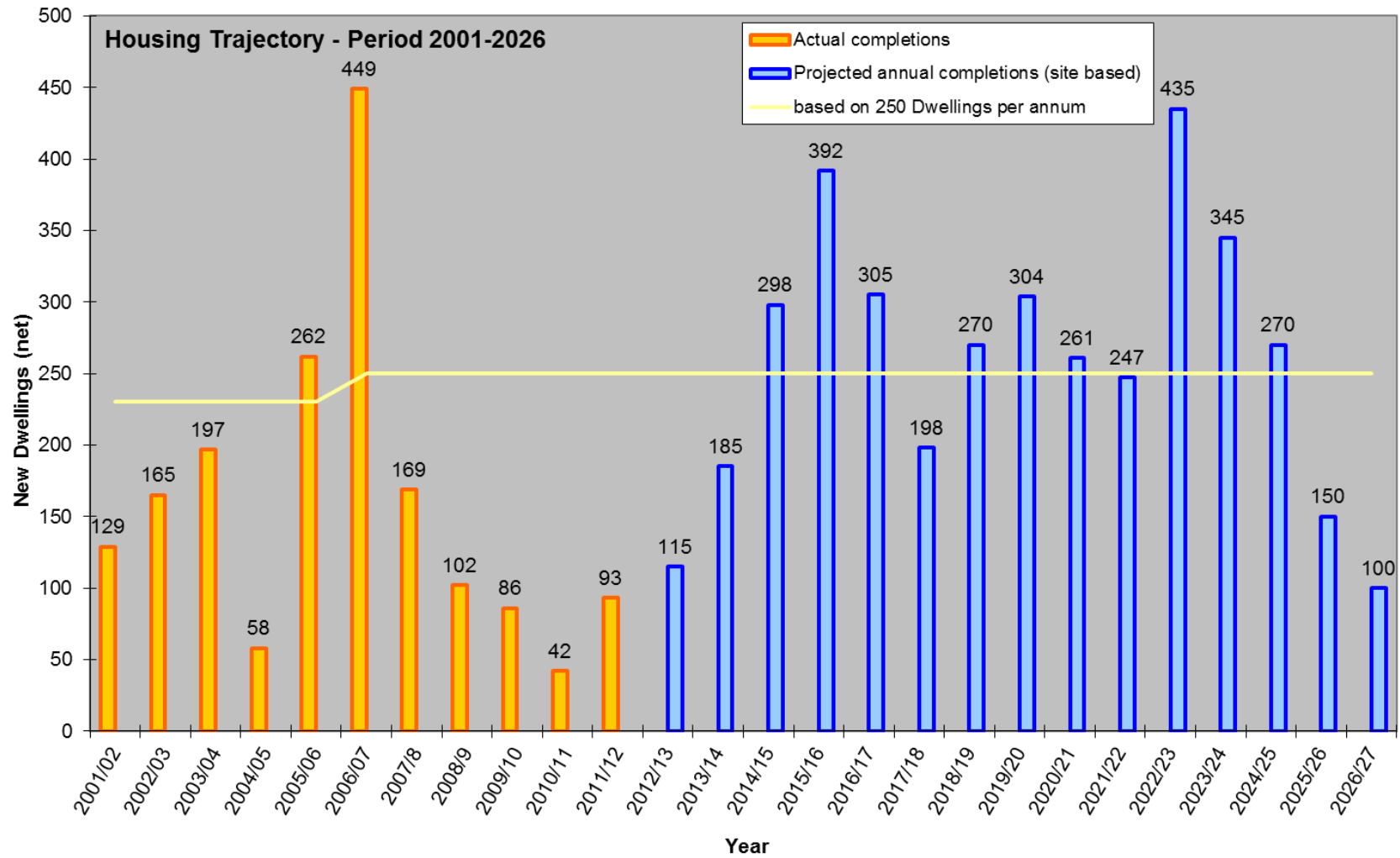
- 4.49 As per the DCLG advice (letter from Richard McCarthy on 20 May 2009), local authorities are required to demonstrate a forward look of the five-year land supply position i.e. for reports submitted in December 2010, the Council should set out whether they have enough sites to deliver housing from 1 April 2011 to 31 March 2016.
- 4.50 A housing trajectory can be used to estimate the number of completions that will occur in the District in the next five years and beyond. The housing trajectory is calculated based on the following information:
- Units under construction.
 - Units with full/reserved matters planning permission.
 - Units with outline permission.
 - Units where full, outline or reserved matters are at post committee resolution subject to S106 negotiations.
 - Units where an application has been submitted, pre-application discussions have taken place, or where potentially appropriate sites have been otherwise identified.
 - Land allocated for residential purposes.
 - Any other sites identified in the SHLAA Review

Table 4.10 – Projected Net Completions based on Core Strategy Requirement of 250 Dwellings per Annum

Type of Estimated Net Gain	Year					
	2013-14	2014-15	2015-16	2016-17	2017-18	Total
Units under construction	15	16	35	35	0	101
Units with planning permission	60	2	0	0	0	62
From sites currently with outline permission	17	10	0	0	0	27
From sites currently subject of 106 negotiations	0	0	0	0	0	0
From sites where application is currently under consideration/where pre-application discussions have taken place/otherwise identified sites	43	45	7	70	98	263
Future Allocation	50	225	350	200	100	925
Total	185	298	392	305	198	1378

- 4.51 Table 4.10 shows that a net total of 1378 dwellings are expected to be provided in the District in the five-year period between 2013 and 2018 if the Council proceed with plan-making on the basis of the requirements in the East of England Plan (2008). This gives an annual average of 276 dwellings to be completed for the next five year.
- 4.52 Figure 4.4 on the following page illustrates the housing trajectory. The horizontal yellow line is the average number of completions required each year in order for the District to meet its housing requirements.
- 4.53 The orange and blue bars indicate the actual and projected number of completions, respectively, each year.

Figure 4.4 – Housing Trajectory based on Core Strategy Requirement of 250 Dwellings per Annum between 2011 and 2027



Five-year Housing Supply

- 4.54 The supply of ready to develop housing sites can be calculated as per National Indicator 159 guidance:

$$(x/y) \times 100$$

Where

x = the number of dwellings that can be built of deliverable housing sites
and:

y = the housing supply requirement

- 4.55 The housing supply requirement for Rochford District Council from 1 April 2013 to 31 March 2018 is 1250 dwellings. The current supply of deliverable sites for housing will provide 1378 dwellings, based on those sites assessed as deliverable.

- 4.56 The supply of ready to develop housing sites is therefore:

$$2013-2018 (1378/1250) \times 100 = 110\%$$

Projected as from 1 April 2013 to 31 March 2018

$$2014-2019 (1463/1250) \times 100 = 117\%$$

Projected as from 1 April 2014 to 31 March 2019

$$2015-2020 (1469/1250) \times 100 = 118\%$$

Projected as from 1 April 2015 to 31 March 2020

$$2016-2021 (1338/1250) \times 100 = 107\%$$

Projected as from 1 April 2016 to 31 March 2021

$$2017-2022 (1280/1250) \times 100 = 102\%$$

Projected as from 1 April 2017 to 31 March 2022

Gypsy and Traveller Sites

- 4.57 As at July 2012, there were eight private gypsy and traveller sites in the District. There were 16 caravans on sites that were not tolerated and unauthorised. In addition to this there were no caravans on sites not owned by gypsies that were unauthorised and not tolerated.

- 4.58 It is important that appropriate locations are identified for sites in order to meet Gypsy and Traveller needs as well as to enable action to be taken against unauthorised sites in inappropriate locations.

- 4.59 The single issue review to the East of England Plan (Accommodation for Gypsies and Travellers and Travelling Showpeople in the East of England) set a total allocation of 18 pitches to be achieved by 2011 through the provision of 15 additional pitches to those already authorised. It also set the requirement for pitch provision by 2011 also set an annual 3% compound increase in pitch provision requirement beyond 2011. This equates to the provision of 15 pitches by 2018 in addition to the seven authorised pitches in order to achieve a compound increase in provision to 22 pitches to meet the requirements of the review.
- 4.60 The Core Strategy states that 15 additional pitches will be provided in the District by 2018, as per the East of England Regional Assembly’s single-issue review.
- 4.61 Table 4.11 below shows the location of all the authorised Gypsy sites in the District.

Table 4.11 – Authorised Gypsy Sites

Address	Caravan(s)	Pitch(es)
The Apple Barn, Land rear of 15-19 Southend Road, Rochford	1	1
Goads Meadow, Murrells Lane, Hockley	1	1
Pear Tree, Land adjoining Hillside, New Park Road, Hockley	1	1
Rayleigh Turf Yard (AKA Urquart House), Trenders Avenue, Rayleigh	1	1
Pudsey Hall Farm, Pudsey Hall Lane, Canewdon	2	1
Rob Rosa (Land west of Victoria Cottage), Lower Road, Hullbridge, Hockley	2	1

5 Employment

Introduction

- 5.1 Rochford District is located on the periphery of the Thames Gateway. The Council has embraced the key concepts of the Thames Gateway initiative and is a fully active partner. Growth associated with the Thames Gateway, and in particular London Southend Airport, will provide a key source of employment in coming years. The airport and nearby Aviation Way industrial estate provides a base for a number of specialist engineering and maintenance jobs. The Council is at an advanced stage in preparing a Joint Area Action Plan with Southend-on-Sea Borough Council to bring forward future employment surrounding the airport.
- 5.2 The District also has a number of industrial estates allocated primarily for B1 (Business), B2 (General Industrial) and B8 (Storage) uses, the Council will continue to protect existing employment land within the District, but will reallocate four employment land for appropriate alternative uses due to the location and condition of these existing industrial estates.

Table 5.1 – Existing Employment Land Allocations

<p>The following employment land will be protected:</p> <ul style="list-style-type: none">• Baltic Wharf, Wallasea Island• Swaines Industrial Estate, Ashingdon• Purdeys Industrial Estate, Rochford• Riverside Industrial Estate, Rochford• Rochford Business Park, Cherry Orchard Way, Rochford• Imperial Park Industrial Estate, Rayleigh• Brook Road Industrial Estate, Rayleigh• Northern section of Aviation Way Industrial Estate, Southend <p>Employment land to be reallocated:</p> <ul style="list-style-type: none">• Star Lane Industrial Estate, Great Wakering• Eldon Way/Foundry Industrial Estate, Hockley• Stambridge Mills, Rochford• Rawreth Industrial Estate, Rayleigh

The East of England Plan

- 5.3 The Secretary of State for Communities and Local Government has made it clear that the government intends to revoke Regional Spatial Strategies (which include the East of England Plan 2008). The East of England Plan sets a target of 3000 new jobs in the Rochford District between 2001 and 2021. This job-based target differs from the previous floorspace-based targets contained in the structure plan.

- 5.4 East of England Employment Land Review Guidance (October 2007) produced by Roger Tym & Partners on behalf of the East of England Development Agency (EEDA), the East of England Regional Assembly (EERA) and the Government Office for the East of England (Go-East) suggests that the following employment densities as outlined in Table 6.2 should normally be used in translating B space jobs into B floorspace.

Table 5.2 – Average Employment Densities Default Assumptions

Land Use	Square metres per worker
Offices	18
General industrial – Manufacturing and non-strategic warehousing	32
Strategic warehousing – Purpose-built high-bay warehouses of around 10,000 sq. m and more	90

Source: ODPM, Roger Tym & Partners

Employment Land and Floorspace

- 5.5 Tables showing completed development, losses of employment development, net change of employment development, and outstanding employment permissions are detailed on the following pages. For each of these tables employment has been listed by type as defined by Use Class Orders (UCOs) B1 (a), (b) and (c), B2 and B8. In some cases, particularly where there are a number of uses on one site or where a site has permission for a number of uses, the split of B1 (a), (b) and (c), B2 and B8 development is unclear. In this case the development is listed as 'split unknown'.
- 5.6 The tables show floorspace (in square metres), and an indication of the potential number of jobs (based on floorspace). In calculating the potential numbers of jobs the default assumptions in the East of England Employment Land Review Guidance (October 2007) have been used. Where the development is listed as 'split unknown' the most similar default assumption has been used. In the case of 'B1 Split Unknown' the job figures are based on 18 sq. metres per worker. In the case of 'B1-B8 Split Unknown' a median figure of 32 sq. metres per worker has been used.

Table 5.3 – Completed Employment Generating Development in 2011-12

	Total (gross) completed in Rochford District		Completed in Employment Areas		Completed on Previously Developed Land (PDL)	
	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)
B1 (a) Offices	0	N/A	0	N/A	0	0
B1 (b) Research and development + (c) Light industry	0	N/A	0	N/A	0	0
B1 Split Unknown	0	N/A	0	N/A	0	0
B2 General Industrial	110	3	0	N/A	0	N/A
B8 Storage and Distribution	0	N/A	0	N/A	0	0
B1-B8 Split Unknown	310	10	0	N/A	0	N/A
Total B1-B8	420	N/A	0	N/A	0	0
A1 Retail	287 sq. m	N/A	0	N/A	287 sq. m	N/A
D2 Assembly and Leisure	2810 sq. m	N/A	2810	N/A	2810	N/A
Total A1, B1-B8, D2	3517 sq. m	N/A	2810	N/A	3097 sq. m	N/A

Table 5.4 – Loss of Employment Generating Development in 2011-12

	Total Loss in Rochford District		Lost in Employment Areas		Lost to Residential Development	
	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)
B1 (a) Offices	0 sq.m	N/A	0 sq. m	N/A	0	N/A
B1 (b) Research and development + (c) Light industry	1032 sq. m	N/A	0 sq. m	N/A	1032 sq. m	N/A
B1 Split Unknown	0 sq. m	N/A	0 sq. m	N/A	0	N/A
B2 General Industrial	0 sq. m	N/A	0 sq. m	N/A	0	N/A
B8 Storage and Distribution	6210 sq. m	194	2610 sq. m	81	3600 sq. m	113
B1-B8 Split Unknown	0 sq. m	N/A	0 sq. m	N/A	0	N/A
Total B1-B8	7242 sq. m	N/A	0 sq. m	N/A	4632 sq. m	N/A
A1 Retail	948	N/A	948 sq. m	N/A	0	N/A
D2 Assembly and Leisure	0 sq. m	N/A	N/A	N/A	0	N/A
Total A1, B1-B8, D2	8190 sq. m	N/A	3558 sq. m	N/A	4632 sq. m	N/A

Table 5.5 – Net Change in Employment Development in 2011-12

	Net Development in Rochford District		Net in employment Areas		Percentage on Previously Developed Land (PDL)
	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	%
B1 (a) Offices	-1032 sq. m	57	0 sq. m	N/A	N/A
B1 (b) Research and development + (c) Light industry	0 sq. m	N/A	0 sq. m	N/A	100% (based on floorspace)
B1 Split Unknown	0 sq. m	N/A	0 sq. m	N/A	100% (based on floorspace)
B2 General Industrial	110 sq. m	N/A	0 sq. m	N/A	N/A
B8 Storage and Distribution	- 6210 sq. m	-194	-2610 sq. m	-81	N/A
B1-B8 Split Unknown	310 sq. m	10	0 sq. m	N/A	100% (based on floorspace)
Total B1-B8	-6822 sq. m	-213	-2610 sq. m	-81	100% (based on floorspace)
A1 Retail	-661 sq. m	N/A	-948 sq. m	N/A	100% (based on floorspace)
D2 Assembly and Leisure	2810 sq. m	N/A	2810 sq. m	N/A	100% (based on floorspace)
Total A1, B1-B8, D2	-4673 sq. m	N/A	-748 sq. m	N/A	100% (based on floorspace)

Table 5.6 – Potential Future Employment: Outstanding Permissions as of 31 March 2012

	Total outstanding permissions in Rochford District		Outstanding permissions on previously developed land (PDL)	
	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)
B1 (a) Offices	2255 sq. m	125	2255 sq. m	125
B1 (b) Research and development + (c) Light industry	0 sq. m	N/A	0 sq. m	N/A
B1 Split Unknown	0 sq. m	N/A	0 sq. m	N/A

	Total outstanding permissions in Rochford District		Outstanding permissions on previously developed land (PDL)	
	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)
B2 General Industrial	1234 sq. m	39	1234 sq. m	39
B8 Storage and Distribution	0 sq. m	N/A	0 sq. m	N/A
B1-B8 Split Unknown	2140 sq. m	67	2140 sq. m	67
Total B1-B8	5629 sq. m	231	5629 sq. m (100%)	231
A1 Retail	1060 sq. m	N/A	1060 sq. m (100%)	N/A
D2 Assembly and Leisure	0 sq. m	N/A	0 sq. m	N/A
Total A1, B1-B8, D2	6689 sq. m	N/A	6689 sq. m (100%)	N/A

Table 5.7 – Potential Future Net Change in Employment

	Potential future Floorspace Loss in Rochford District	
	Floorspace (sq m)	Estimated Jobs (based on floorspace)
Total B1-B8	773 sq. m	24
Total A1, B1-B8, D2	773 sq. m	24

In calculating the estimated numbers of jobs in the above table a median figure of 32 has been used. As suggested for Use Class B2 in the East of England Employment Land Review Guidance (October 2007).

Available allocated Employment Land

- 5.7 Policy ED3 of the Rochford Core Strategy suggests existing employment sites which are well used and sustainable will be protected from uses that would undermine their role as employment generators.

- 5.8 Available employment land for B1-B8 uses without planning permission is shown in Table 6.8 below:

Table 5.8 – Available Employment Land on Vacant Sites

Site Address	Site Area (ha)
Adjacent Superstore, Rawreth Industrial Estate	0.44
Rawreth Industrial Estate. Opposite Stirling Close	0.09
Adjacent 34 Rawreth Industrial Estate, Rawreth Lane	0.37
Plot G, Aviation Way Industrial Estate	0.57
Plot B, Sutton Wharf	1.4
Land adjacent Saxon Hall, Aviation Way, Southend	0.26
Land between The Athenaeum Health Club and cherry Orchard Way, Rochford	3.03
Total land available	6.16

- 5.9 Loss of employment floorspace during the monitoring year is shown in the table entitled **Loss of employment generating development in 2010-11** (Table 5.4). The table indicates that a net total of 3558 sq. meters of employment floorspace was lost from sites allocated for employment land in the District. However, 2810 sq. meters of employment floorspace within an allocated employment area was provided, giving a net change of -748 sq. meters.
- 5.10 Within the 3558 sq. meters loss of employment floorspace, 75% of the floorspace was took place in Purdeys Industrial Estate, and to indoor leisure use (D2).

6 Local Services

This chapter includes information on retail, industry and leisure.

Town Centres

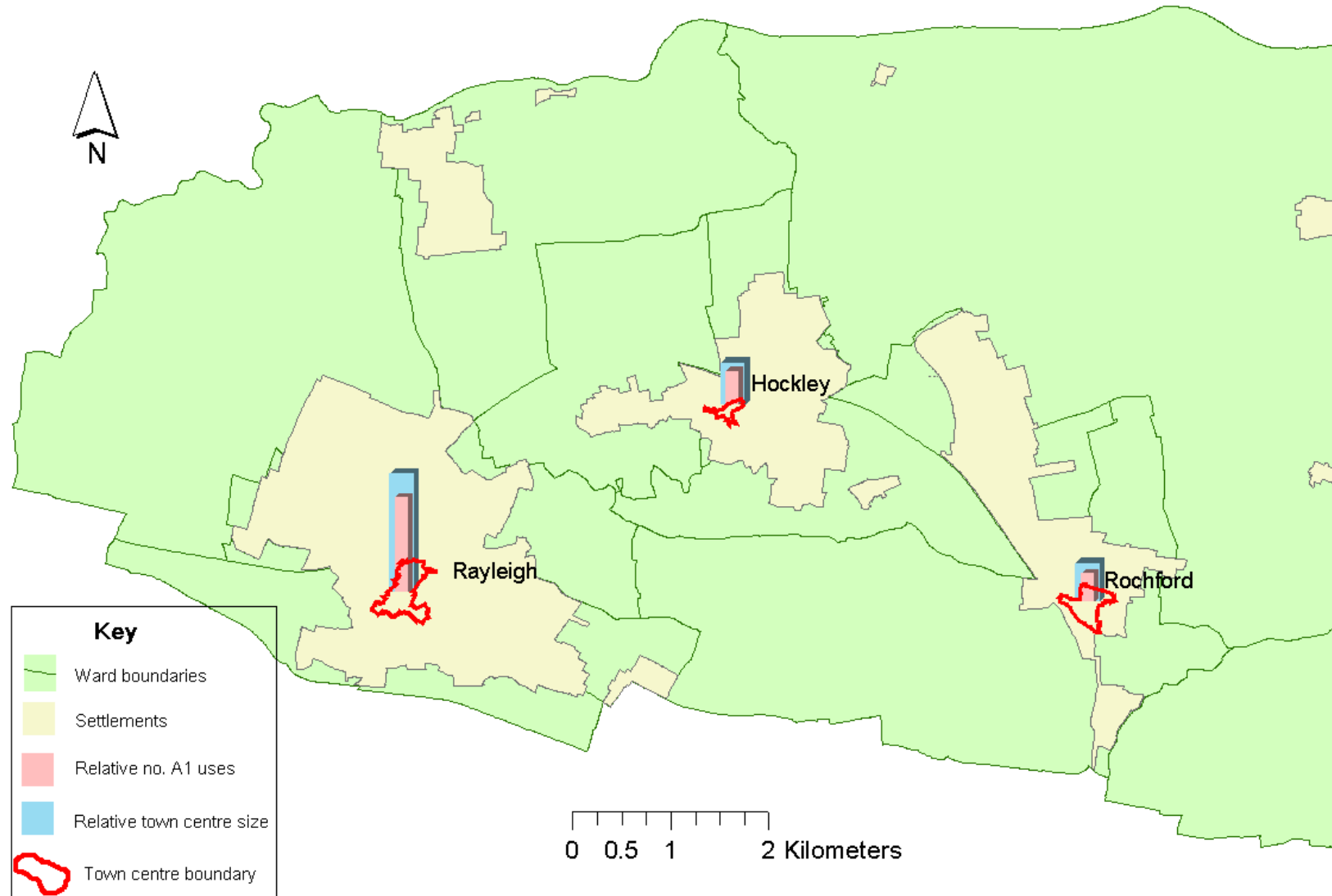
- 6.1 Rochford District has three main town centres which are identified in the Core Strategy.
- 6.2 Rayleigh is the only settlement in the District classified as a principal town centre. Hockley and Rochford are classed as smaller town centres catering for local need.
- 6.3 The table below highlights the ranking of District and other local town centres. This shows that Rochford is classified as a “Local” town centre, Rayleigh as a “Minor District” town centre, and Hockley is classified as “Minor Local” town centre. This is in comparison to the neighbouring town centres of Southend-on-Sea and Basildon which are classified as “Major Regional” and “Regional” respectively.

**Table 6.1 – Ranking of District and other Local Centres
(Management Horizon’s UK Shopping Index 2008)**

Centre	Score	Rank 2008	Location Grade
Southend-on-Sea	254	54	Major Regional
Basildon	227	79	Regional
Rayleigh	57	600	Minor District
Pitsea	55	629	Minor District
Wickford	44	816	Minor District
Billericay	44	816	Minor District
Laindon	26	1364	Local
Rochford	20	1716	Local
Hockley	7	3321	Minor Local

- 6.4 Rayleigh, Hockley and Rochford each contain areas designated as Primary and Secondary Shopping Frontage Areas. These are included in the Replacement Local Plan which was adopted in June 2006 and were last subject to a thorough survey in September and November 2010.
- 6.5 The Town Centre boundaries and Shopping Frontage Areas are currently under review and will be replaced by new areas proposed in the respective Area Action Plans (AAPs) when they are adopted.
- 6.6 The Hockley Area Action Plan Pre-Submission document is currently open for consultation from 29 November 2012 – 25 January 2013. Further community involvement for the Rayleigh and Rochford Area Action Plans (AAPs) is scheduled to take place towards the end of January 2013. The AAPs will then be subject to six weeks Pre-Submission consultation in March 2013.
- 6.7 Figure 6.1 on the following page shows the location of the town centres in the District, their size in terms of frontage length, and the relative number of A1 retail uses contained within them.

Figure 6.1 – Town Centre Locations and Size based on 2010 Shopping Frontage Survey



Retail (A1 of Use Class Order)

6.8 In 2011-12 retail development (gross) completed was as outlined in Table 6.2 below:

Table 6.2 – Retail Development

	Retail Floor Space Completed 11-12 (m²)	Of which on previously developed land (m²/%)
Town centre	0	0
Edge of centre	0	0
Out of centre	0	0
Out of town	287	100
Total	287	100%

6.9 Outstanding retail development yet to be completed in 2011-2012 was as outlined in Table 6.3 below:

Table 6.3 – Outstanding Retail Development

	Outstanding Retail Floor Space 11-12 (m²)	Of which on previously developed land (m²/%)
Town centre	0	0
Edge of centre	0	0
Out of centre	0	0
Out of town	737	100%
Total	737	100%

Primary and Secondary Shopping Frontage Areas

6.10 Rochford District Replacement Local Plan outlines the Council’s aims in terms of retail frontage within the District’s towns of Rayleigh, Rochford and Hockley. Saved Policies SAT4 and SAT5 seek to strike the right balance between retail and non-retail uses in Town Centre Primary and Secondary Shopping Frontage Areas. As a guide, the Local Planning Authority expect 75% of the total Primary Shopping Frontage Areas of each Town Centre and 50% of the total Secondary Shopping Frontage Areas of each Town Centre to remain in retail use.

6.11 In assessing the retail frontage within these areas, however, it is important to note that Town Centres are dynamic environments and that the right balance between retail and non-retail uses will shift as consumer preferences and markets change. As the replacement local plan makes clear, therefore, the target percentages should not be used too prescriptively. In particular, regard should also be had to the findings of Retail and Leisure Studies, the latest of which for the District was published in 2008.

Targets: 75% Retail within Primary Shopping Frontage Areas
50% Retail within Secondary Shopping Frontage Areas

Financial and Professional Services (A2 of Use Class Order)

6.12 In 2011-2012 financial and professional service development completed, overall and in town centres, was as outlined in Table 6.4 below:

Table 6.4 – Financial and Professional Services

Total financial and professional floor space completed 11-12 (m ²)	0
Total financial and professional floor space outstanding 11-12 (m ²)	323
Financial and professional floor space completed in town centres 11-12 (m ²)	0
Financial and professional floor space outstanding in town centres 11-12 (m ²)	323

Offices (B1a of Use Class Order)

6.13 In 2011-2012 office development completed, overall and in town centres, was as outlined in Table 6.5 below:

Table 6.5 – Office Development

Total office floor space completed 11-12 (m ²)	0
Total office floor space outstanding 11-12 (m ²)	2255
Office floor space completed in town centres 11-12 (m ²)	0
Office floor space outstanding in town centres 11-12 (m ²)	0

Leisure development

Introduction

- 6.14 The District contains both private and public sports facilities. Sport England notes the following leisure facilities available in Rochford District, as outlined in Table 6.6.
- 6.15 The demand for leisure facilities can be estimated using Sport England's **Sports Facility Calculator**. This calculated the demand for various leisure facilities in an area based on local population profiles together with a profile of usage. Sport England use data from National Halls and Pools Survey, Benchmarking Service, Indoor Bowls User Survey and General Household Survey.
- 6.16 The demand is an estimate and it should be noted that the District does not sit in a vacuum and that the development of leisure facilities outside of the District and the movement of people between Districts will influence the demand for leisure services of a particular locality.

6.17 Table 6.6 compares the demand for leisure and recreational uses in the District, as calculated using Sport England’s Sports Facility Calculator, with the facilities provided.

Table 6.6

Facility	Supply	Facilities Requirement	Shortfall of Supply from Demand
Swimming pools	1388.5 m ²	794.28 m ²	0
Sports courts	36	22.71 courts	0
Indoor bowls	4	6.25 rinks	2.25

6.18 The data in Table 6.6 suggests that there is currently no shortfall of swimming pools or sports courts in the District. There is a slight shortfall of indoor bowls rinks for the year 2011-12.

Swimming Pools

Name	Location	Swimming Pool Area (m ²)	Owner Type
Athenaeum Club	Rochford	300	Commercial
Clements Hall Leisure Centre	Hockley	425	Local Authority
Greensward Academy	Hockley	142.5	School
King Edmund Business and Enterprise School	Rochford	180	School
Riverside Junior School	Hockley	105	School
Sweyne Park School	Rayleigh	152	School
Total		1388.5	

Sports Halls

Name	Location	Number of Courts	Owner Type
Clements Hall Leisure Centre	Hockley	9	Local Authority
Cullys Gym	Hockley	1	Commercial
Fitzwimarc School	Rayleigh	7	School
Great Wakering Primary School	Great Wakering	1	School
Greensward Academy	Hockley	5	School

Name	Location	Number of Courts	Owner Type
King Edmund Business and Enterprise School	Rochford	5	School
Rayleigh Leisure Centre	Rayleigh	4	Local Authority
Sweyne Park School	Rayleigh	4	School
Total		36	

Indoor Bowls

Name	Location	Rinks	Owner Type
Rayleigh Leisure Centre	Rayleigh	4	Local Authority
Total		4	

Completed Leisure Development 2011-12

6.19 In 2011-12 leisure development completed and outstanding, in town centres and overall, was as outlined in Table 6.7 below:

Table 6.7 – Leisure Development

Total leisure floor space completed 11-12 (m ²)	2810
Total leisure floor space outstanding 11-12 (m ²)	0
Leisure floor space completed in town centres 11-12 (m ²)	0
Leisure floor space outstanding in town centres 11-12 (m ²)	0

7 Transport

Vehicle Parking Standards

- 7.1 Policy T8 of the Core Strategy sets out the Council's policy on Car Parking Standards. This is supported by the Parking Standards Design and Good Practice Supplementary Planning Document.
- 7.2 The Council adopted 'Parking Standards: Design and Good Practice (September 2009)' as a Supplementary Planning Document in December 2010.
- 7.3 This document was produced by Essex County Council in conjunction with the Essex Planning Officers' Association. It provides details on issues such as the minimum number of parking spaces that will be required for new residential development; the maximum number of spaces for commercial, leisure, retail, etc; along with guidance on such subjects as the design and layout of car parking, and the provision of cycle parking. The provision of vehicle parking on new developments during the monitoring year is shown below.

Provision of Car Parking on New Non-Residential Development Sites (Use Classes A, B and D)

Table 7.1 – Provision of Car Parking on Completed Development

	Car Parking Spaces Provided	Rochford District Replacement Local Plan and Parking Standards SPD (Maximum)
B1 Business		
-	-	-
B1-B8 use		
ROC/0525/10 (Change of Use from Farm Buildings to Micro Brewery including Addition of two Brick Buttresses)	0	2
ROC/0180/11 (Retrospective to c/u of Farm Building to use as Class B1 (Business/office & class B8 (storage or Distribution) for Marquee Hire Business)	0	2
A1 Retail		
ROC/0021/10 (Construct three Storey Mixed use building comprising commercial units and 9 x 1 bedroom and 14 x 2 Affordable Flats)	(31 car park spaces retained)	14

	Car Parking Spaces Provided	Rochford District Replacement Local Plan and Parking Standards SPD (Maximum)
D2 Assembly and Leisure		
ROC/0131/11 (Change of Use first floor from B8 Storage to D2 Assembly and Leisure to use as Gymnasium)	25	172
ROC/0174/11 (Change of Use vacant building (A1) to Indoor Roller Skating Rink (D2))	28	54
ROC/0487/11 (Change of Use from B8 Warehouse to D2 Gym)	0	89

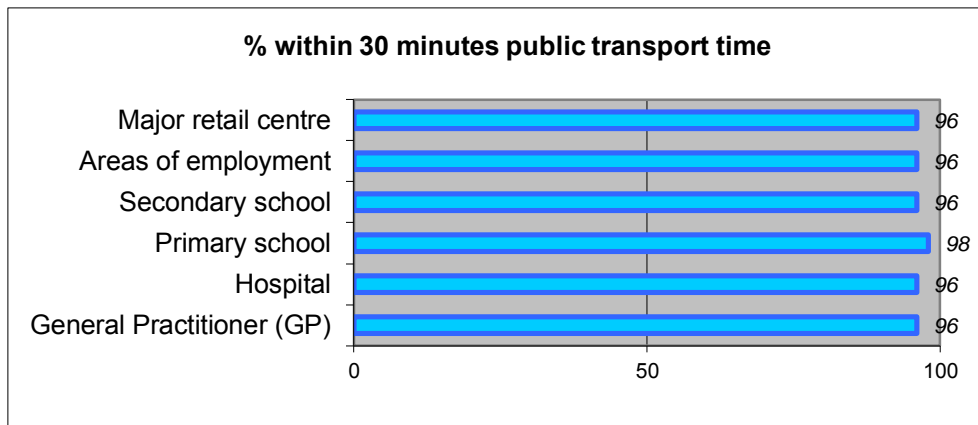
Accessibility

- 7.4 Policy T1 states that developments will be required to be located and designed in such a way as to reduce reliance on the private car. Locating development so that local shops and services and employment opportunities can be accessed through sustainable modes of travel is a key to achieving this. The number of new dwellings developed during the monitoring year 2011-2012 that is within 30 minutes public transport time of essential services is shown below in Figure 7.2.

Table 7.2 – Accessibility of Services from New Development

	Total Net Residential Completions	Number within 30 Minutes Public Transport Time	Percentage within 30 Minutes Public Transport Time
General Practitioner (GP)	93	89	96
Hospital	93	89	96
Primary school	93	91	98
Secondary school	93	89	96
Areas of employment	93	89	96
Major retail centre	93	89	96

Figure 7.1 – Accessibility of Services from New Development



7.5 The vast majority of development is within 30 minutes public transport time of the majority of services. However, this is a relatively simplistic method of measuring the accessibility of services by forms of transport other than the private car. It is important that the accessibility of services from new development, along with enabling people to reduce the need to travel by private car in general, is given considerable consideration in the planning process. This presents a particular challenge to Rochford District with its rural areas and high-levels of car ownership.

8 Flood Protection and Water Quality

Introduction

- 8.1 7,071 hectares of the District have a 1% annual probability of fluvial flooding and/or a 0.5% annual probability of tidal flooding, as calculated by the Environment Agency. Within these areas, in line with guidance contained in PPS 25, the Council will consult the Environment Agency on any applications submitted for development.
- 8.2 The Environment Agency (EA) is also consulted on applications where there is a potential impact on water quality.
- 8.3 The Council will only approve planning applications contrary to EA recommendation on flood risk or water quality in exceptional circumstances.

Flood Risk

- 8.4 The Thames Gateway South Essex Strategic Flood Risk Assessment 2011 (SFRA 2011) provides a revision to the SFRA published in November 2006.
- 8.5 The report constitutes a Level 1 and Level 2 SFRA for Rochford District Council which will contribute to the evidence base for the plan-making process of the Local Development Framework (LDF). The purpose of the Level 1 SFRA is to collate existing data and information with respect to flood risk, sufficient to enable the application of the Sequential Test by the Council; whilst an ‘increased scope’ Level 2 SFRA has also been included in the report to provide more detailed flood risk information for those areas at medium or high risk of flooding.
- 8.6 The findings in the SFRA provide some specific information which will facilitate the application of the Exception Test, where required, and inform the preparation of site specific Flood Risk Assessments for individual development sites in the potential main development areas.
- 8.7 In 2011-2012 the Environment Agency objected to 4 any planning applications on flood risk grounds. Of the 4 planning applications objected to, three applications were refused by the Council, and one remained pending. See also Table 8.1.
- 8.8 Details of the application unresolved (pending) is as follows:

Details of the applications approved/accepted are as follows: Reference:	11/00494/FUL
Address:	Stambridge Mills, Rochford
Development:	Demolition of all existing buildings; erection of 45no. two and three storey houses comprising 17no. two bedroom units, 23no. three bedroom units and 5no. four bedroom units; erection of 4no. three and four storey (including undercroft) blocks containing 51 flats comprising 17no. one bedroom units and 34no. two bedroom units; provision of associated landscaping, car parking, cycle parking, and servicing access; construction of improved flood defences comprising landscaped bunds, sea wall & sheet pile wharf edge; diversion of bridleway.

Environment Agency Comments:	<ul style="list-style-type: none"> Development next to a watercourse/flood defence Sequential Test not adequately demonstrated Unsatisfactory FRA/FCA Submitted
Reason for approval contrary to Environment Agency advice:	Pending

Table 8.1 – Performance Relative to Flood Protection Targets

	Applications Approved/Resolved to be Approved/Accepted Contrary to Environment Agency advice on flooding
Target	0
Actual	0

Water Quality

- 8.9 Some forms of development have the potential to impact on water quality. This may take the form of, for example, a proposal that would result in the inappropriate discharge of effluent into surface water drainage, thereby polluting the water supply.
- 8.10 During 2011-2012 the EA objected to 2 planning applications submitted to Rochford District Council on the grounds of impact on water quality.
- 8.11 Of the two planning applications objected to, one application was refused by the Council, and one was approved.
- 8.12 Details of the applications approved/accepted are as follows:

Details of the applications approved/accepted are as follows: Reference:	12/00103/FUL
Address:	London Southend Airport, Southend Airport, Rochford
Development:	Extension Of Passenger Terminal Building; Configuration Of An Aircraft Parking Area For 5 Aircraft Stands; Passenger Walkways; And Associated Works
Environment Agency Comments:	Insufficient Info – Water Quality
Reason for approval contrary to Environment Agency advice:	Revised consultation response: We are satisfied that adequate measures have been put in place to prevent pollution of the surface water environment and recommend a condition to ensure this.

Table 8.2 – Performance Relative to Water Quality Targets

	Applications Approved Contrary to Environment Agency Advice on Water Quality
Target	0
Actual	1

Summary

8.13 The Environment Agency objected to six planning applications submitted to the Council in 2010-11.

8.14 In respect of water quality issues, the Council has taken on board comments made by the Environment Agency and has determined planning applications having regard to such issues.

9 Biodiversity

Introduction

- 9.1 Biodiversity is the variety of living species on earth, and the habitats they occupy. It is integral to sustainable development and the Council is committed to the protection, promotion and enhancement of biodiversity throughout the District.
- 9.2 The Essex Biodiversity Action Plan (BAP) provides a list of species and habitats where action in the county should be focused. Rochford's BAP translates the Essex BAP into more local actions. In addition, the Core Strategy contains policies that will act to enhance and protect the biodiversity through the planning system.
- 9.3 There are a number of sites in the District that have been designated for their biodiversity importance.

International Sites

- 9.4 The District's coast and estuaries are protected under international statutes and obligations.

Ramsar Sites

- 9.5 Ramsar sites are notified based on a range of assessment criteria. The criteria for waterbirds state that a wetland should be considered internationally important if it regularly supports 20,000 or more waterbirds and/or if it regularly supports 1% of the individuals in a population of one species of waterbird.
- 9.6 There are two listed Ramsar sites in Rochford District: Foulness and the Crouch and Roach Estuaries.

Special Protection Areas (SPAs)

- 9.7 Special Protection Areas are designated specifically for their importance to wild birds. Rochford District contains two sites that have been confirmed as SPAs:
1. The Crouch and Roach Estuaries SPA qualifies under Article 4.2 of the EU Birds Directive by supporting:
 - Internationally important assemblage of waterfowl (wildfowl and waders)
 - Internationally important populations of regularly occurring migratory species.
 2. Foulness SPA qualifies under Article 4.1 of the EU Birds Directive by supporting:
 - Internationally important breeding populations of regularly occurring Annex 1 species: sandwich tern (*Sterna sandvicensis*), common tern (*Sterna hirundo*), little tern (*Sterna albifrons*) and avocet (*Recurvirostra avosetta*).

Special Areas of Conservation (SACs)

9.8 Special Areas of Conservation are intended to protect natural habitat of European importance and the habitats of threatened species of wildlife under Article 3 of the Habitats Directive (EC Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, 1992). The Essex Estuaries SAC (SAC) covers the whole of the Foulness and Crouch and Roach Estuaries from the point of the highest astronomical tide out to sea. As such it relates to the seaward part of the coastal zone. The Essex Estuaries have been selected as a SAC for the following habitat features:

- Pioneer saltmarsh.
- Estuaries.
- Cordgrass swards.
- Intertidal mudflats and sandflats.
- Atlantic salt meadows.
- Subtidal sandbanks.
- Mediterranean saltmarsh scrubs.

The Essex Estuaries European Marine Site

9.9 Where a SPA or SAC is continuously or intermittently covered by tidal waters, or includes any part of the sea in or adjacent to the UK, the site is referred to as a European Marine Site. The marine components of the Essex SPAs and SACs are being treated as a single European Marine Site called the Essex Estuaries Marine site (EEEMS). This extends along the coast from Jaywick near Clacton, to Shoeburyness near Southend-on-Sea and from the line of the highest astronomical tide out to sea. It includes the Maplin and Buxey Sands.

9.10 Effectively the whole of the District coastline is within the EEEMS, although terrestrial parts of the SPAs (i.e. freshwater grazing marshes inside the sea walls) are not included as they occur above the highest astronomical tide.

9.11 Local authorities are “relevant authorities” under the Habitats Regulations and along with other statutory authorities are responsible for the conservation and management of European Marine Sites. The District is represented on the management group of the Essex Estuaries Scheme of Management. The Management Scheme document will be a material consideration when considering proposals, which may impact on the European Marine Site.

The Conservation (Natural Habitats etc.) Regulations

9.12 The Conservation (Natural Habitats) Regulations 1994 places new responsibilities on local authorities – that in the exercise of any of their functions, they are to have regard to the requirements of the Habitats Directives, so far as they may be affected by the exercise of those functions. These will have significant impacts on planning in the coastal zone. Every planning application which is likely to have a significant effect, either directly or indirectly on the SAC, SPA or Ramsar sites needs to be assessed for

its “in combination” effects and for its cumulative impacts. Whilst each individual case may not be harmful, the combined effects could be harmful to the European and internationally important sites. Therefore, individual proposals may be refused in order to avoid setting a precedent for further development.

National Sites

9.13 Sites of Special Scientific Interest (SSSIs) are designated under the Wildlife and Countryside Act 1981. English Nature has a duty to provide notification of these sites. The SSSI network includes some of the “best” semi-natural habitats including ancient woodlands, unimproved grasslands, coastal grazing marshes and other estuarine habitats.

9.14 There are three SSSI's within the Rochford District as follows:

- Hockley Woods SSSI. A site predominantly owned by the District Council. The site is of national importance as an ancient woodland.
- Foulness SSSI. This comprises extensive sand-silt flats, saltmarsh, beaches, grazing marshes, rough grass and scrubland, covering the areas of Maplin Sands, part of Foulness Island plus adjacent creeks, islands and marshes. This is a site of national and international importance.
- Crouch and Roach Estuaries SSSI (previously known as River Crouch Marshes). This covers a network of sites (salt marsh, intertidal mud, grazing marsh, a fresh water reservoir) including Brandy Hole and Lion Creek, Paglesham Pool, Bridgemarsh Island and marshes near Upper Raypits. This site is of national and international importance.

Condition of Sites of Special Scientific Interest (SSSIs)

9.15 The following information is taken from English Nature, unless otherwise stated. For further information please see <http://www.naturalengland.org.uk>

Figure 9.1 – Condition of SSSIs

Area (ha)	Main habitat	Area Meeting PSA Target	Area Favourable	Area Unfavourable Recovering	Area Unfavourable No Change	Area Unfavourable Declining	Area Destroyed/ Part Destroyed	Reasons for Adverse Condition
Crouch and Roach Estuaries (shared with Chelmsford Borough and Maldon District)								
Within the District: 119.36 Total SSSI area: 1735.58	Littoral sediment; grassland; standing open water; canals; coastal lagoon	99.33%*	22.87%*	76.46%*	0.67%*	0.00%*	0.00%*	Coastal squeeze; water pollution – agriculture/run off; overgrazing; Inappropriate water levels
Foulness (shared with Southend-on-sea Borough)								
Within the District: 9744.73 Total SSSI area: 10946.14	Littoral sediment; grassland; coastal lagoon	99.98%	77.52%	22.46%	0.02%	0.00%*	0.00%	Coastal squeeze; inappropriate scrub control
Hockley Woods								
92.12	Broadleaved, mixed and yew woodland – lowland	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	N/A
Total								
Within the District: 9956.21 Total SSSI area: 12773.84	-	99.77%	33.46%	66.31%	0.23%	0.00%	0.00%	-

* These figures are for the whole of the Crouch and Roach Estuaries SSSI, not all of which is in the Rochford District. The figures for this area may be markedly different to those submitted.

Wallasea Wetlands

- 9.16 English Nature, the Department for Environment, Food and Rural Affairs (DEFRA) and the Royal Society for Protection of Birds (RSPB) were involved in implementing the scheme to create 115 hectares of wetland through the construction of a secondary seawall and breaching of the existing sea wall.
- 9.17 In July 2006 a large wetland habitat was created when the seawall was breached and it is predicted that it will become a breeding and roosting location for important bird species, as well as habitat for rare plants, insects and fish. It is also envisaged that it will provide breeding and nursery areas for aquatic wildlife, such as bass, mullet, flatfish and herring. For further information please refer to Rochford District Council's 2005-2006 Annual Monitoring Report.

Local Wildlife Sites Review

- 9.18 Local Wildlife Sites (LoWSs) are areas of land with significant wildlife value (previously known as Sites of Importance for Nature Conservation (SINCs) and County Wildlife Sites (CWSs). Together with statutory protected areas, LoWSs represent the minimum habitat we need to protect in order to maintain the current levels of wildlife in Essex.
- 9.19 The Council instructed ECCOS from Essex Wildlife Trust to survey and comment upon the condition/ suitability of the Districts' County Wildlife sites. The report identifies the number lost and number of new area. There are 39 LoWSs scattered throughout Rochford District, comprising of mainly Woodland, but with some Grassland, Mosaic, Coastal and Freshwater Habitats. The largest LoWS is the Wallersea Island Managed Realignment which covers 90.3 ha.
- 9.20 The principal objective of this review is to update the Local Wildlife Site network within Rochford District in the light of changes in available knowledge and by application of draft site selection criteria for Essex. In the Review report, former Local Wildlife Sites have been significantly revised and amended. Major changes includes: 1) Areas designated as Sites of Special Scientific Interest (SSSI), included in the previous survey, are now no longer included in the Local Wildlife Site network, as suggested in national guidance; and 2) A new system of site numbering is introduced.
- 9.21 The reports from EECOS will be used as part of the Local Development Framework evidence base.

10 Renewable Energy

Introduction

- 10.1 Renewable energy is energy which is generated from resources which are unlimited, rapidly replenished or naturally replenished such as wind, water, sun, wave and refuse, and not from the combustion of fossil fuels.
- 10.2 Along with energy conservation strategies, the use of renewable energies can help reduce carbon dioxide emissions and the reliance on energy sources that will ultimately run out, to the benefit of the environment and contributing towards a more sustainable form of development.

Renewable Energy in the District

- 10.3 In the year 2011-12 there were no large-scale renewable energy producing facilities, such as wind farms, developed in the District.
- 10.4 Small-scale renewable energy production, such as domestic photovoltaic tiles etc, can make a valid contribution towards the reduction in the reliance on non-renewable energy.
- 10.5 For the purposes of monitoring, many of the small scale, domestic renewable energy generating installations would not require consent from the Local Planning Authority, or under Building Regulations.

Figure 11.1 – Renewable energy development

	Solar photovoltaics	Wind onshore	Hydro	Biomass
Permissions for installations of renewable energy sources granted 2011-12	1	-	-	-
Known renewable energy sources implemented 2011-12	1	-	-	-
Completed installed capacity in MW	Unknown	-	-	-
MW Generation	Unknown			

Appendix A

Reference	Address	Dwellings completed (gross) 2011-2012
ROC/0439/97	Gusli, Lower Road	1
ROC/0759/07	Paddock, Lambourne Hall Road, Canewdon	1
ROC/0118/10	Junatison, Barrow Hall Road, Little Wakering	1
ROC/0021/10	Asda Priory Chase, Rayleigh	23
ROC/0676/09	58 Alexandra Road, Great Wakering, Southend-on-Sea	1
ROC/0199/08	Land at 44 The Approach, Rayleigh, SS6 9AA	1
ROC/0297/10	Wayside Magnolia Road, Rochford	1
ROC/0034/10	Site of Eastlodges, Mount Bovers Lane, Hawkwell	1
ROC/0164/10	4 Tudor Way, Hockley	1
ROC/0321/10	3 Sunny Road, Hawkwell, Hockley	1
ROC/0711/10	1 Poplars Avenue, Hawkwell, Hockley	2
ROC/0759/10	8 Victor Gardens, Hockley	2
ROC/0101/11	St Clements, Clements Hall Lane Hawkwell	1
ROC/0104/11	Land West Side of Glencrofts, Hawkwell	2
ROC/0490/11	30 White Hart Lane, Hawkwell	1
ROC/0598/07	land adj 66 Woodllands Road, Hockley	1
ROC/0195/09	144 Greensward Lane, Hockley	1
ROC/0022/11	6 Mount Avenue, Hockley	2
ROC/0212/11	55 Hamilton Gardens, Hockley	1
ROC/0728/11	Site of 1B & 1C Spa Road, Hockley	2
ROC/0086/10	Site Of 93 Greensward Lane , Hockley	2
ROC/0277/11	Site of 190 & 190 Plumberow Avenue, Hockley	2
ROC/0137/11	Rob Rosa, Lower Road, Hullbridge	2
ROC/0358/07	Land adj 20 Kingsman Farm Road, Hullbridge	1
ROC/0732/08	145 Ferry Road, Hullbridge.	5
ROC/0758/08	Land rear of 263 & 263a Ferry Road, Hullbridge.	1
ROC/0139/10	Torwood Kingsway, Hullbridge	1

Reference	Address	Dwellings completed (gross) 2011-2012
ROC/0161/10	St Teresa Connaught Road, Rayleigh	1
ROC/0443/10	395 Eastwood, Rayleigh, Rochford	2
ROC/0221/10	14 Ravenswood Chase, Rochford	1
ROC/0320/10	60 Stambridge Road, Rochford	2
ROC/0714/07	24 High Road, Rayleigh	2
ROC/0024/09	Ulfa Court (first floor) , 33a Eastwood Rd, Rayleigh, SS6 7JD	12
ROC/0693/10	34 Bull Lane, Rayleigh	1
ROC/0666/10	31C High Street, Rayleigh	1
ROC/0156/08	Site of 8 & 10 Weir Gardens, Rayleigh	14
ROC/0286/09	Land between 63-73 Nevern Road, Rayleigh	1
ROC/0549/10	89 Daws Heath Road, Rayleigh	1
ROC/0752/10	Land rear of 148 & 150 Eastwood Road Rayleigh	1

Appendix B – Housing Trajectory Site List
(from Planning Application information up to 31/3/2012)

Reference	Location	Status	Year														
			2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
ROC/0439/97	Gusli, Lower Road	Work Complete	1														
ROC/0759/07	Paddock, Lambourne Hall Road, Canewdon	Work Complete	1														
ROC/0118/10	Junatison Barrow Hall Road, Little Wakering	Work Complete	1														
ROC/0021/10	Asda Priory Chase, Rayleigh	Work Complete	23														
ROC/0199/08	Land at 44 The Approach, Rayleigh SS6 9AA	Work Complete	1														
ROC/0034/10	Site of Eastlodes, Mount Bovers Lane, Hawkwell	Work Complete	1														
ROC/0164/10	4 Tudor Way, Hockley	Work Complete	1														
ROC/0711/10	1 Poplars Avenue, Hawkwell, Hockley	Work Complete	2														
ROC/0759/10	8 Victor Gardens, Hockley	Work Complete	1														
ROC/0104/11	Land West Side of Glencrofts, Hawkwell	Work Complete	2														

Rochford District Council – Annual Monitoring Report 2011-12

Reference	Location	Status	Year														
			2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
ROC/0598/07	Land adj 66 Woodlands Road, Hockley	Work Complete	1														
ROC/0195/09	144 Greensward Lane, Hockley	Work Complete	1														
ROC/0022/11	6 Mount Avenue, Hockley	Work Complete	2														
ROC/0212/11	55 Hamilton Gardens, Hockley	Work Complete	1														
ROC/0728/11	Site of 1B & 1C Spa Road, Hockley	Work Complete	2														
ROC/0086/10	Site of 93 Greensward Lane, Hockley	Work Complete	2														
ROC/0277/11	Site of 190 & 190 Plumberow Avenue, Hockley	Work Complete	2														
ROC/0137/11	Rob Rosa, Lower Road, Hullbridge	Work Complete	2														
ROC/0358/07	Land adj 20 Kingsman Farm Road, Hullbridge	Work Complete	1														
ROC/0732/08	145 Ferry Road, Hullbridge.	Work Complete	4														
ROC/0758/08	Land rear of 263 & 263a Ferry Road, Hullbridge.	Work Complete	1														

Rochford District Council – Annual Monitoring Report 2011-12

Reference	Location	Status	Year														
			2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
ROC/0139/10	Torwood Kingsway, Hullbridge	Work Complete	1														
ROC/0443/10	395 Eastwood, Rayleigh, Rochford	Work Complete	2														
ROC/0221/10	14 Ravenswood Chase, Rochford	Work Complete	1														
ROC/0320/10	60 Stambridge Road, Rochford	Work Complete	1														
ROC/0714/07	24 High Road, Rayleigh	Work Complete	2														
ROC/0024/09	Ulfa Court (first floor), 33a Eastwood Road, Rayleigh, SS6 7JD	Work Complete	12														
ROC/0693/10	34 Bull Lane, Rayleigh	Work Complete	1														
ROC/0666/10	31C High Street, Rayleigh	Work Complete	1														
ROC/0156/08	Site of 8 & 10 Weir Gardens, Rayleigh.	Work Complete	12														
ROC/0286/09	Ld Between 63-73 Nevern Road, Rayleigh	Work Complete	1														
ROC/0549/10	89 Daws Heath Road, Rayleigh	Work Complete	1														

Rochford District Council – Annual Monitoring Report 2011-12

Reference	Location	Status	Year														
			2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
ROC/0752/10	Land Rear of 148 & 150 Eastwood Road, Rayleigh	Work Complete	1														
ROC/0268/95	Rochelles Farm, Lower Road	Under Construction		1													
ROC/0732/09	Luxway 29 Brays Lane, Ashingdon	Under Construction		1													
ROC/0609/10	621 Ashingdon Road	Under Construction		1													
ROC/0102/11	1 Nansen Avenue, Rochford	Under Construction		1													
ROC/0348/11	Site of 1 & 2 Kingsmead Cottages, Barling, Road	Under Construction		-1													
ROC/0013/09	The Yard, Trenders Avenue, Rayleigh.	Under Construction		4													
ROC/0339/10	138 Down Hall Road, Rayleigh	Outline		4													
ROC/0672/09	Goldpoint Stud, Goldsmith Paddocks, Goldsmith Drive, Rayleigh SS6 9DX	Under Construction		1													
ROC/0665/08	52a Alexandra Road, Great Wakering.	Under Construction		1													

Rochford District Council – Annual Monitoring Report 2011-12

Reference	Location	Status	Year														
			2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
ROC/0817/05	26 Station Avenue, Rayleigh	Under Construction		1													
ROC/0121/07	89 Downhall Road, Rayleigh	Under Construction		2	5												
ROC/0335/10	Land rear of 10 Eastcheap, Rayleigh	Under Construction		1													
ROC/0653/10	36 The Approach, Rayleigh	Under Construction		6													
ROC/0626/11	12 Eastcheap , Rayleigh	Under Construction		2													
ROC/0124/08	42 York Road, Ashingdon.	Under Construction		1													
ROC/0396/10	54 York Road, Ashingdon, Rochford	Under Construction		2													
ROC/0436/10	109 Rectory Road, Hawkwell	Under Construction		11													
ROC/0521/93	Glencroft, White Hart Lane, Hawkwell	Under Construction		10	10												
ROC/0575/11	47 Victor Gardens, Hockley, SS5 4DS	Under Construction		2													
ROC/0805/08	Land rear of 25 Woodlands Road, Hockley.	Under Construction		1													

Rochford District Council – Annual Monitoring Report 2011-12

Reference	Location	Status	Year														
			2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
ROC/0343/10	1 Station Road, Hockley	Under Construction		1													
ROC/0618/10	Land Rear of 27 to 31 to Broadlands Road, Hockley	Under Construction		1													
ROC/0265/11	Land R/O 43 & 45 Hawkwell Road, Hockley	Under Construction		1													
ROC/0056/09	93 Greensward Lane, Hockley.	Under Construction		2													
ROC/0319/98	Plumberow Cottage, Lower Road	Under Construction		1													
ROC/0466/95	74 Folly Lane	Under Construction		1													
ROC/1095/06	Westview & Oakhurst, Church Road, Hockley	Under Construction		4													
ROC/0735/09	Wits End, Lower Road, Hockley, SS5 6AP	Under Construction		1													
ROC/0281/11	101 Folly Lane, Hockley	Under Construction		1													
ROC/0911/07	10 Kingsmans Farm Road, Hullbridge	Under Construction		1													
ROC/0607/08	Land adj 1 Maylons Lane, Hullbridge.	Under Construction		1													

Rochford District Council – Annual Monitoring Report 2011-12

Reference	Location	Status	Year														
			2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
ROC/0631/08	18 Kingsmans Farm Road, Hullbridge.	Under Construction		1													
ROC/0458/09	Willow Pond Farm, Lower Road, Hockley	Under Construction		1													
ROC/0956/74	Adj. The Birches, Sandhill Road	Under Construction		1													
ROC/0395/00	Adj Mansfield Nurseries, Nore Road	Under Construction		1													
ROC/0332/10	87 Rayleigh Ave, Eastwood , Leigh-on-Sea	Under Construction		3													
ROC/0546/10	Site of 4 & 6 Lancaster Road, Rayleigh	Under Construction		3													
ROC/0807/10	Land Between 18 & 24 Hillside Road, Eastwood	Under Construction		1													
ROC/0723/09	Land r/o 11-15 Trinity Road, Rayleigh	Under Construction		4													
ROC/1015/06	4A & 4 East St, Rochford	Under Construction		3													
ROC/0591/11	6 Rochford Garden Way, Rochford, SS4 1QH	Under Construction		1													

Rochford District Council – Annual Monitoring Report 2011-12

Reference	Location	Status	Year															
			2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
ROC/0048/79	Fairview and Homestead, Hockley Road	Under Construction				16	35	35										
ROC/0478/10	110 Bull Lane, Rayleigh	Under Construction		1														
ROC/0356/11	50 Helena Road, Rayleigh	Under Construction		2														
ROC/0461/11	222 Hockley Road, Rayleigh	Under Construction		1														
ROC/0787/10	46 Hockley Rd, Rayleigh	Under Construction		1														
ROC/0038/11	Land North of 36 High Road, Rayleigh	Under Construction		2														
ROC/0026/10	Gdn of 400 Ashingdon Road, Rochford	Not Started			1													
ROC/0442/11	Sunnybanis, Gays Lane, Canewdon	Not Started			1													
ROC/0608/11	The Chequers Inn, High Street, Canewdon	Not Started			2													
ROC/0531/11	R/o 268 Little Wakering Road, Great Wakering	Not Started			1													
ROC/0022/10	134 Downhall Park Way, Rayleigh	Outline			1													

Rochford District Council – Annual Monitoring Report 2011-12

Reference	Location	Status	Year														
			2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
ROC/0316/10	Adj. 3 Ferndale Road, Rayleigh	Not Started			1												
ROC/0517/10	Land Opposite Prospect Villa, Trender's Ave, Rayleigh	Not Started			2												
ROC/0714/10	Ld Adj. 76 Hillbridge Road, Rayleigh	Outline			1												
ROC/0254/11	Great Wakering United Reformed Church, Chapel Lane, Great Wakering	Not Started			1												
ROC/0353/10	Crystal House, 1 The Approach, Rayleigh, SS6 9AA	Outline			4	10											
ROC/0366/11	Land Adj. 8 Preston Gardens, Rayleigh	Not Started			2												
ROC/0152/11	Adj 8 Willow Drive, Rayleigh	Not Started			1												
ROC/0061/12	1 Clifton Road, Ashingdon	Not Started			2												
ROC/0359/10	Land Adj. 42 The Westering, Hawkwell	Not Started			1												
ROC/0322/10	Ld Between 27 & 31 Branksome Avenue, Hockley	Outline			1												

Rochford District Council – Annual Monitoring Report 2011-12

Reference	Location	Status	Year														
			2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
ROC/0048/11	Land Opposite Maryon House, Bullwood Hall Lane, Hockley	Not Started			1												
ROC/0396/11	Finches Lodge, 209 Hockley Road, Rayleigh	Not Started			1												
ROC/0576/08	299 Ferry Road, Hullbridge.	Not Started			7												
ROC/0215/10	89 Crouch Avenue, Hullbridge	Not Started			1												
ROC/0556/10	Ld Adj Pooles End Long Lane, Hullbridge	Not Started			1												
ROC/0426/11	122 Clarence Road, Rayleigh, SS6 8TD	Not Started			-1												
ROC/0563/11	Land Adj 57 Trinity Road, Rayleigh	Not Started			1												
ROC/0694/10	15 West Street, (2nd Floor), Rochford	Not Started			1												
ROC/0412/10	Car Park Adj. The New Ship, East Street, Rochford	Not Started			5												
ROC/0164/11	18 Mornington Avenue, Rochford	Not Started			1												
ROC/0433/11	Land Adj. 49 Back Lane, Rochford	Not Started			1												

Rochford District Council – Annual Monitoring Report 2011-12

Reference	Location	Status	Year														
			2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
ROC/0568/11	37 North Street, Rochford, SS4 1AB	Not Started			2												
ROC/0770/11	55 West Street, Rochford	Not Started			1												
ROC/0019/10	Land West of Springfield Court, Boston Avenue, Rayleigh	Not Started			6												
ROC/0292/10	5 Victotoria Avenue, Rayleigh	Not Started			1												
ROC/0820/10	Land 41-67 Lower Lambricks, Rayleigh	Outline			10												
ROC/0486/08	89 High Street, Rayleigh, SS6 7EJ	Not Started			10	2											
ROC/0474/10	Treetops Hillview Road, Rayleigh	Not Started			2												
ROC/0697/10	Second Floor 44-50 High Street, Rayleigh	Not Started			4												
ROC/0008/11	28 High Street , Rayleigh (above Ask restaurant)	Not Started			4												
ROC/0056/11	94 High Road, Rayleigh	Not Started			1												
ROC/0250/11	1 Burrows Way, Rayleigh	Not Started			1												

Rochford District Council – Annual Monitoring Report 2011-12

Reference	Location	Status	Year															
			2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
ROC/0459/11	25 Station Crescent, Rayleigh	Not Started			1													
ROC/0418/11	Stratford House, Hockley Road, Rayleigh	Not Started			-15													
ROC/0476/09	113-115 High Street, Rayleigh, SS6 7QA	Not Started			3													
ROC/0070/10	113-115 High Street, Rayleigh	Not Started			5													
BF2	68-72 West Street, Rochford	Pre-app/under consideration/ SHLAA								17								
BF4	162-168 High Street, Rayleigh	Pre-app/under consideration/ SHLAA					7	7										
BF6	247 London Road, Rayleigh	Pre-app/under consideration/ SHLAA								7								
BF8	Allocated land, South Hawkwell	Pre-app/under consideration/ SHLAA								19	19							
BF14	Chestnuts Rayleigh	Pre-app/under consideration/ SHLAA			4													

Rochford District Council – Annual Monitoring Report 2011-12

Reference	Location	Status	Year														
			2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
BF17	West Street, Rochford	Pre-app/under consideration/ SHLAA							2								
BF18 (10/00353/OUT)	1 The Approach, Rayleigh	Pre-app/under consideration/ SHLAA				4											
BF22 (12/00363/FUL)	190 London Road	Pre-app/under consideration/ SHLAA		22	20	20											
BF23	Elizabeth Fitzroy Homes	Pre-app/under consideration/ SHLAA			7	8											
BF24 (12/00273/FUL)	Castle Road Old Fire Station	Pre-app/under consideration/ SHLAA			9												
BF25	Castle Road Recycling Centre	Pre-app/under consideration/ SHLAA							6	7							
BF26	Land adjacent Hockley Train Station (north west)	Pre-app/under consideration/ SHLAA								15							
BF27 (11/00637/OUT)	York Bungalow, Little Wakering Hall Lane, Great Wakering, Southend-on-Sea	Pre-app/under consideration/ SHLAA			3	10											

Rochford District Council – Annual Monitoring Report 2011-12

Reference	Location	Status	Year														
			2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
BF28	Land adjacent 213 High Street, Great Wakering	Pre-app/under consideration/ SHLAA										1					
BF29	Land Between 35-49 Victoria Drive, Great Wakering	Pre-app/under consideration/ SHLAA										1					
BF30	Land between 42 & 44 Little Wakering Road	Pre-app/under consideration/ SHLAA								1							
BF31	18 Albert Road, Ashingdon	Pre-app/under consideration/ SHLAA										1					
BF32	Land adjacent 200 Ashingdon Road, Ashingdon	Pre-app/under consideration/ SHLAA										2					
BF33	1 Woodlands Rd, Hockley	Pre-app/under consideration/ SHLAA								6							
BF34	Land between 77-83 Keswick Avenue, Hullbridge	Pre-app/under consideration/ SHLAA										2					
BF35	Land adjacent 97 Crouch Avenue, Hullbridge	Pre-app/under consideration/ SHLAA										2					

Rochford District Council – Annual Monitoring Report 2011-12

Reference	Location	Status	Year														
			2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
BF36	Land between 4 and 12 Hillside Road Eastwood Rise, Eastwood	Pre-app/under consideration/ SHLAA				3											
BF37	Land rear of 175 Bull Lane, Rayleigh	Pre-app/under consideration/ SHLAA									2						
BF38	Land adjacent 44 Great Wheatley Road, Rayleigh	Pre-app/under consideration/ SHLAA							4								
BF39	Land to the rear of 30-34 Lower Road, Hullbridge	Pre-app/under consideration/ SHLAA							2								
102	Land adjacent Hockley Train Station (north east)	Pre-app/under consideration/ SHLAA						8	8								
EL1	Rawreth Industrial Estate	Pre-app/under consideration/ SHLAA										22	60	70	70		
EL2	Stambridge Mills	Pre-app/under consideration/ SHLAA						32	32	34							
EL3	Star Lane, Great Wakering	Pre-app/ under consideration/ SHLAA						31	50	50							

Rochford District Council – Annual Monitoring Report 2011-12

Reference	Location	Status	Year															
			2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
EL4	Hockley centre	Pre-app/ under consideration/ SHLAA										25	25	25	25			
Total (Without Green Belt)			93	115	135	73	42	105	98	170	19	36	47	85	95	70		
Core Strategy location	North of London Road	Green Belt Release								100	100	100	100	150				
Core Strategy location	West Rochford	Green Belt Release			50	150	200	100	100									
Core Strategy location	East Ashingdon	Green Belt Release				50	50											
Core Strategy location	South East Ashingdon	Green Belt Release												100	100	100	100	
Core Strategy location	West Hockley	Green Belt Release					50											
Core Strategy location	South Hawkwell	Green Belt Release				25	50	100										
Core Strategy location	South West Hullbridge	Green Belt Release									125	125	100	100	50			
Core Strategy location	West Great Wakering	Green Belt Release													100	100	50	
Core Strategy location	South Canewdon	Green Belt Release									60							
Total (including Green Belt Release)			93	115	185	298	392	305	198	270	304	261	247	435	345	270	150	100



Rochford District Council
Council Offices South Street
Rochford Essex SS4 1BW
Phone: 01702 546366
customerservices@rochford.gov.uk
Website: www.rochford.gov.uk



**INVESTORS
IN PEOPLE** | Gold