

## Rochford Core Strategy

### Analysis of housing

The purpose of this paper is to provide further information about the breakdown of housing by settlement proposed for the District within the 20-year plan period.

Area	2011-2031	
Hullbridge	529	13%
Rayleigh	1107	27%
Hockley+Hawkwell	474 <sup>1</sup>	12%
Canewdon	67	2%
Rochford+Ashingdon	1424	35%
Great Wakering	427	11%
<b>TOTAL</b>	<b>4028</b>	<b>100%</b>

Table 1: Housing completions breakdown between 2011/12 – 2030/31

Table 1 shows the total projected housing completion figure for 2011–2031.

#### *Where do these numbers come from?*

Policies H2 and H3 of the Core Strategy only provide details of the land that is expected to be released from the Green Belt. However, further sites with the potential to deliver housing which would not require the reallocation of Green Belt land are identified in a document called the Strategic Housing Land Availability Assessment (SHLAA). The totals for housing numbers are therefore derived as follows:

- all the dwellings on the sites identified in the SHLAA<sup>2</sup> (i.e. sites with planning permission / outline planning permission and brownfield sites with potential for redevelopment);
- Green Belt land to be released for development; and
- Green Belt land safeguarded to meet longer-term development needs as identified in the Core Strategy.

#### *Why is the total greater than 3,800 dwellings?*

The Core Strategy is required to be flexible and to be able to deal with changing circumstances. The sites identified in the SHLAA all have the potential to be delivered, but it is highly likely that some sites will not be developed. As such, it is necessary to have other land in reserve *if* required. The Council has committed to delivering no more than 3,800 dwellings between 2011 and 2031. Therefore, some of the 4,028 dwellings identified in Table 1 will not materialise, not least because they may be linked to the preparation of other development plan documents or because of windfalls.

<sup>1</sup> Subject to the Hockley Area Action Plan

<sup>2</sup> With updated planning application information up to 31.3.2010. A list of sites can be found in the Core Strategy Topic Paper 3 Appendix 1

This will be the case even if all the sites identified in the SHLAA were to be delivered, as Green Belt will only be released for development, if required, to reach the 3,800 target.

***Will windfalls now be counted?***

No allowance for windfall is made in the projected housing completions table above. Government planning guidance (in the form of PPS3) indicates (para 59) that allowances for windfalls should not be included in the first 10 years of land supply unless there is robust evidence of genuine local circumstances that prevent specific sites being identified. Windfalls are sites that come forward for development unexpectedly. Therefore, by their very nature, the Council cannot easily determine the level of contribution they will make over the next 20 years. However, when windfall sites do materialise they will count towards the 3,800 dwelling target and the release of Green Belt land will be adjusted accordingly.

***How will the release of land/sites be managed?***

As stated in the Core Strategy, the Council will adopt a 'plan, monitor, manage' approach to housing provision. This will entail allocating land for a maximum of 2,850 dwellings to be delivered between 2011 and 2026. Additional land will be safeguarded for a maximum of 950 dwellings between 2026 and 2031 if required. The number of houses being built will be monitored on an annual basis – including windfalls – and the safeguarded land will only be used if required, and only for the number of dwellings required.

***Can you provide more information about the breakdown of numbers?***

The pie chart in Figure 1 illustrates the distribution of housing among the six main built-up areas in the District by number of dwellings and by percentage of total.

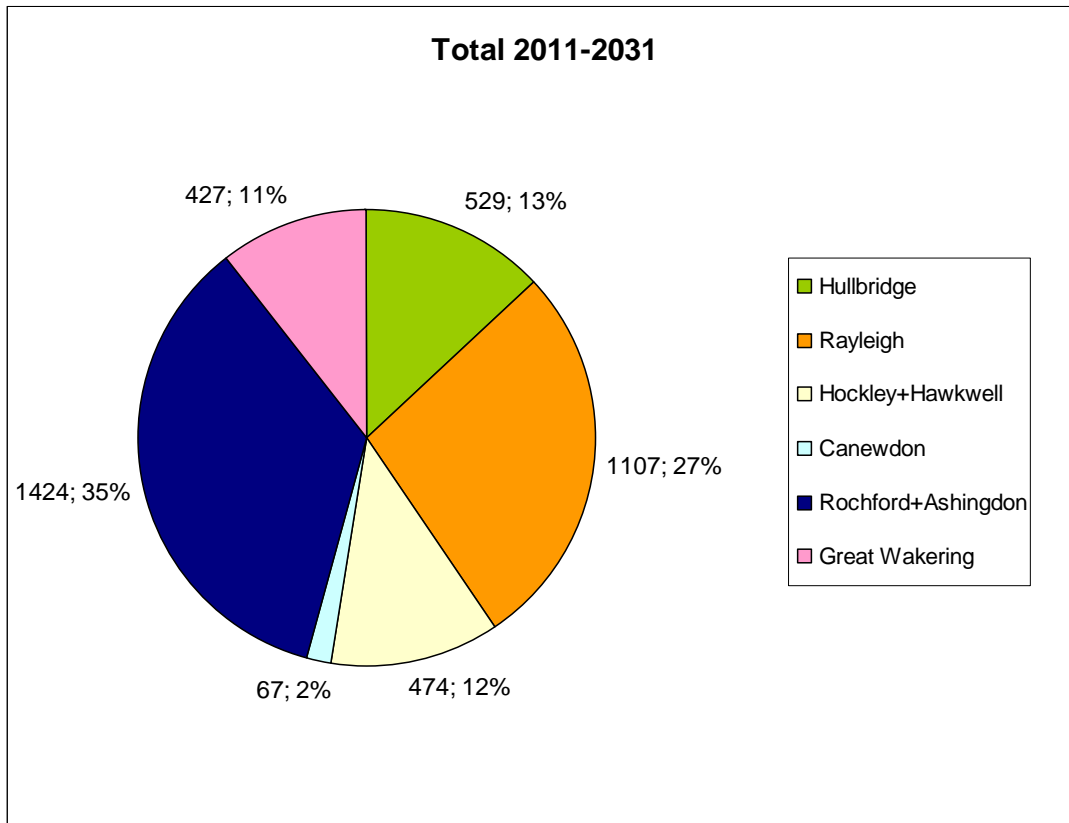


Figure 1: Housing completions breakdown between 2011 and 2031

Rayleigh and Rochford / Ashingdon will accommodate 27% and 35%, respectively of the total proposed within the plan period. Fewer dwellings will be directed to Hockley / Hawkwell as per the spatial strategy set out in the Core Strategy.

In the case of Hullbridge and Great Wakering, a significant proportion of housing for these areas is safeguarded land (500 in Hullbridge, and 250 in Great Wakering). As such, it is highly likely that – having regard to the plan, monitor, manage approach and the 3,800 dwelling maximum – the number of dwellings that will be built in these locations will be less. This is particularly the case given that windfall development has historically come forward in the District’s larger settlements.

Canewdon is projected to accommodate 2% of the total housing in the District within the plan period.

***What is the breakdown for the first five years of the plan?***

Table 2 below shows the projected housing completions for the District between 2011-2016 – the first five years in the plan period – by settlement, accounting for sites under construction, sites identified in the SHLAA and proposed Green Belt release.

The principal settlements in the District – Rochford, Rayleigh and Hockley – are projected to accommodate 83% of the total housing completions of the District in the first five years. The settlements termed as Tier 2 in the Core Strategy – Hullbridge and Great Wakering – accommodate 16%, and Canewdon, in Tier 3, 1%.

Area	2011-2016	
	Projected dwellings	Percentage of total projected dwellings
Hullbridge	29	3%
Rayleigh	337	35%
Hockley+Hawkwell	113	12%
Canewdon	7	1%
Rochford+Ashingdon	349	36%
Great Wakering	127	13%
<b>TOTAL</b>	<b>962</b>	<b>100%</b>

Table 2: Projected housing completions breakdown 2011 – 2016

The breakdown is illustrated in figure 2.

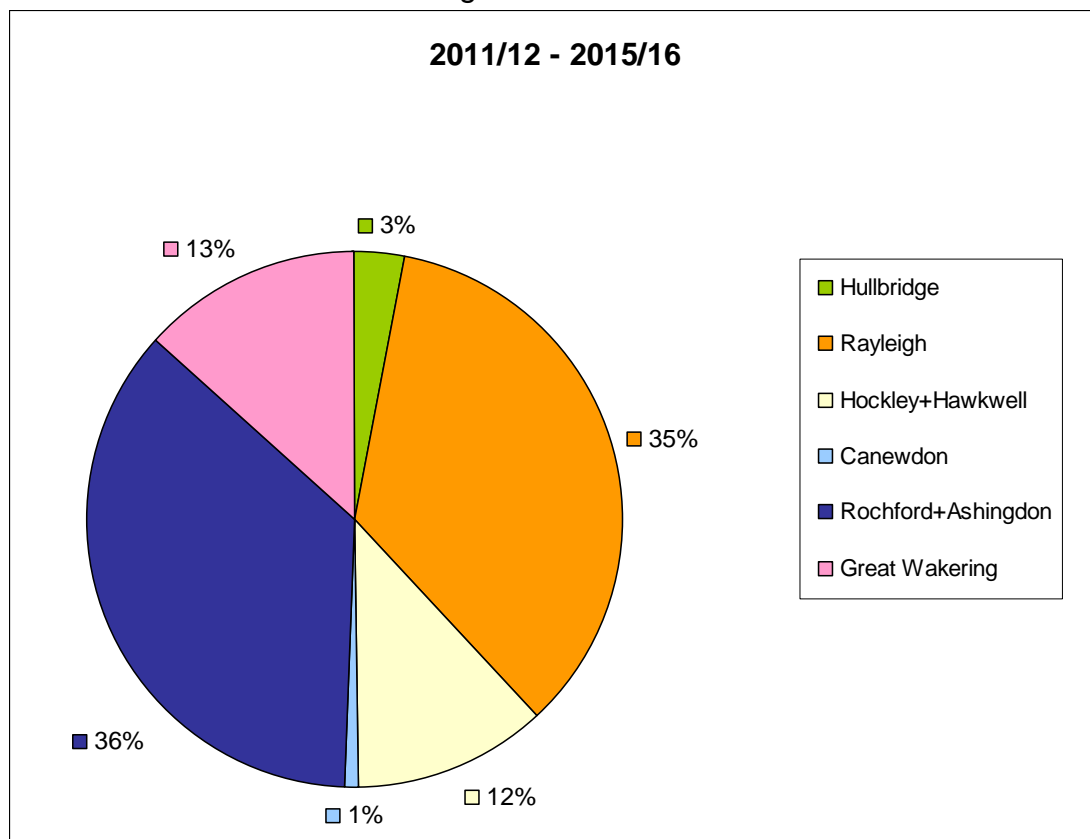


Figure 2: Projected housing completions breakdown 2011 - 2016