

Rayleigh Area Action Plan: Frequently Asked Questions

Q: What is the purpose of the Rayleigh Area Action Plan?

A: The Rayleigh Area Action Plan covers Rayleigh town centre. It sets out detailed planning policies and allocates land in the town centre, for example the Plan proposes to focus the retail core along the High Street from Crown Hill to just past Bellingham Lane.

Q: What is the purpose of the Rayleigh Area Action Plan Submission Document?

A: The Submission Document is the final stage in the development of the policies for managing development within the town centre, and it is the version that the Council believes is fit-for-purpose to form part of the development plan for the District.

Q: How does this document fit in with other planning documents?

A: The Rayleigh Area Action Plan will, once adopted, be used in conjunction with a number of other documents in determining planning applications.

The main document is called the Core Strategy which sets out the general principles for the development of the District. This document was adopted on 13 December 2011. Several other planning policy documents sit below the Core Strategy and provide further detail on the issues it addresses. Other documents include the Allocations Document, which identifies specific sites for development (such as land for housing) and protection (for example Local Wildlife Sites), and the Development Management Document, which sets out detailed planning policies for assessing planning applications (such as housing extension limits and rural diversification). Together these documents form the development plan for the District and will be used to assess planning applications.

Other documents which do not form part of the development plan are also used when considering planning applications. These are known as supplementary planning documents as they provide advice and guidance on applying the policies within the development plan documents.

More information on the above documents can be viewed online at:
http://www.rochford.gov.uk/planning/policy/local_development_framework.

Q: I have commented on previous stages of the document, how have my comments been taken into account?

A: This document has been subject to several stages of public consultation. The Issues and Options Document was consulted on between 5 November 2009 and 30 January 2010. Two further informal stages of consultation have been undertaken between 15 and 29 January 2013 and 13 June 2013 and 8 August 2013 on the emerging planning policy framework for Rayleigh. The Submission Document is the final stage in the preparation of this document, before it is adopted.

At each previous stage, the consultation responses have been reviewed and taken into account in the preparation of the next stage of the document. More information on how comments have been taken into account will be set out following this final round of consultation.

Rochford District Council – Rayleigh Area Action Plan: Frequently Asked Questions

The Submission Document is the version which the Council intends to submit to the Government for independent examination. The Examination in Public will be carried out by an independent Planning Inspector.

Before submitting the Rayleigh Area Action Plan for examination the Council has published the document for consultation and is inviting interested parties to submit representations on it. As this is a formal consultation, representations must focus on the soundness and legal compliance of the document.

Representations may be made during the publication period between noon on 22 January and 5pm on 5 March 2014.

Q: I have responded to other consultations in the past, for example on the Core Strategy, do I need to comment again?

A: As set out above, the Rayleigh Area Action Plan is separate from other documents in that it focuses on detailed planning policies for Rayleigh town centre in accordance with the Core Strategy. Whilst the document is related to other documents in the development plan, if the issues you have raised to previous consultations are relevant to this document also, you may wish to submit your comments again during the current consultation. If you are unsure about this, or would like to discuss any issues/concerns you may have further, please contact the Planning Policy team on 01702 318191 or planning.policy@rochford.gov.uk.

Q: Why do I have to use the representation forms or the online system to make my views known?

A: The Rayleigh Area Action Plan is currently out for its final stage of public consultation prior to being submitted for examination by the Planning Inspectorate. The results of the consultation will be passed to the Government appointed Inspector, who will consider whether the plan is legally compliant and sound. The Government requires that comments relate to the soundness and legal compliance of the document. The online consultation system and representation forms ensure that the comments submitted relate to soundness and legal compliance, and can therefore be considered by the Inspector.

Comments on the Rayleigh Area Action Plan Submission Document may be formally submitted between noon on 22 January and 5pm on 5 March 2014. This is a formal consultation stage before the document is submitted to the Government to be independently examined, and so representations will only be regarded as duly made if supplied on the official representation form or made directly via the online consultation system at this link: <http://rochford.jdi-consult.net/ldf/>. Comments will be available to view on the online system as they are submitted, although please note that there may be a time delay between submission and appearance online.

On the online consultation system, comments may be submitted by selecting the relevant document then clicking on the pen symbol next to the policy on which you wish to comment. Before you submit comments for the first time you will need to register on the system. This is a simple process requiring a valid email address. If you are already registered on Rochford District Council's online consultation system you can use the same login and do not need to re-register.

We recommend that you also visit www.rochford.gov.uk to view the documents, access background information and, if required, obtain help on using the online consultation system.

We recognise that not everyone has access to the Internet and that it is important that no one is excluded from participating. If you wish to submit your views but are unable to do so online, please contact the Planning Policy team on 01702 318191 for further help or to obtain an official representation form.

The documents can also be viewed at local libraries, the Council offices or online at <http://rochford.jdi-consult.net/ldf>.

Q: What will happen after the consultation has ended?

Once the consultation has ended on 5 March 2014, the Council will submit the Rayleigh Area Action Plan Submission Document, along with the responses received during the consultation and other evidence, to the Government for independent examination. An Inspector will be appointed to undertake an independent examination, and if the document is found to be sound and legally compliant through the examination, the Council may then adopt it and it will become Council policy.