

**BIDWELLS**

# Representations on behalf of Commercial Estates Group to the Rochford District Council Allocations Submission Document

**Land at Lubards Lodge Farm, Rayleigh  
January 2013**



## **Quality Assurance**

Site name: Land at Lubards Lodge Farm, Hullbridge Road, Rayleigh

Client name: Commercial Estates Group

Type of report: Written Representations

Prepared by: Steven Butler BSc (Joint Hons) MSc



Signed

Date 23 January 2013

Reviewed by: Andrew Blackwell BA (Hons) MRTPI



Signed

Date 23 January 2013

## 1 Introduction

- 1.1 These representations have been prepared in response to the public consultation on Rochford District Council's Allocations Submission Document. It is considered that the Document is unsound because the Settlement Extension Residential Land Allocations do not contain sufficient flexibility to deal with changing circumstances. Additional land should therefore be allocated for development due to a serious potential lack of supply.
- 1.2 Bidwells therefore draws attention to the sustainability credentials of the land at Lubards Lodge Farm, Rayleigh, as it is suitable, available, and could deliver development within the plan period as means of alleviating the serious potential housing land shortage in the District.
- 1.3 The extent of the land the subject of this representation is shown in Bidwells' response to the Council's SHLAA update consultation (2012) which is attached at Appendix A to this report. For clarity, this and the contents of the remaining Appendices are listed below:
- **Appendix A** – Bidwells response to SHLAA review consultation (2012)
  - **Appendix B** – Landscape and Visual Impact Assessment (CSa Environmental Planning)
  - **Appendix C** – Preliminary Ecological Appraisal (CSa Environmental Planning)
  - **Appendix D** – Report to the Rochford District Council Local Development Framework Sub-Committee, 21 March 2012
  - **Appendix E** – Correspondence with Planning Policy Officer, 16 January 2013
- 1.4 The documents submitted under Appendices B and C contains fresh evidence to the information previously submitted in relation to the SHLAA update consultation.
- 1.5 It is submitted that the content of these representations and its appendices should give Rochford District Council sufficient impetus to cast a positive assessment of the site at Lubards Lodge Farm.

## 2 **Basis for Representations**

- 2.1 It is submitted that the land at Lubards Lodge Farm should be considered by Rochford District Council for its sustainability merits as an allocation that should sit alongside those identified in the Allocations consultation document. Whilst it is acknowledged that the Council intends to review its Core Strategy housing policies at some point in the future, the present Allocations Submission Document does not contain sufficient flexibility to accommodate a serious potential lack of housing land supply, particularly in the short term. The Allocations Submission Document is therefore unsound because the delivery of sustainable development is not ensured for the plan period. It is submitted that the Document may only be found sound if additional land is set aside for allocation.

### **Planning Policy and Contextual Background**

#### Core Strategy

- 2.2 Rochford District Council's Core Strategy was adopted in December 2011. It includes policies that enable the provision of housing in the 13 year period until 2025. Upon adoption of the Core Strategy the Council agreed with the examining Inspector to conduct an early review because the plan period is 2 years short of the national housing requirement of 15 years (as required by the National Planning Policy Framework (below)). Attached at Appendix D to this representation is the report to the Council's Local Development Framework Sub-Committee on 21 March 2012, which sets out the options for early review. The Committee recommended "Option E", to *re-consider and revise Policy H3* for housing distribution post 2021 which means the plan period would be extended from 2025 to 2031. In this instance a further 6 years' worth of suitable housing would need to be found above those sites identified in Core Strategy policies H2 and H3 in order that it can be delivered in the long term. Correspondence attached at Appendix E confirms that the Sub-Committee's recommendation has not yet been presented to Full Council, 10 months after the recommendation was made, and no timetable is forthcoming as to when it is to happen.

#### National Planning Policy Framework

- 2.3 Since the adoption of the Core Strategy, the Coalition has sought to revise the planning system through the introduction of the National Planning Policy Framework (the "Framework") in March 2012. The Framework condenses the policies formerly contained within Planning Policy Statements/Guidance and other supporting documents with a view of simplifying the planning process and therefore significantly increasing development rates. The central theme of the

Framework is the presumption in favour of sustainable development. In relation to plan making, this means that local planning authorities should positively seek opportunities to meet the development needs of their area, and that Local Plans should contain sufficient flexibility to adapt to change (paragraph 14).

- 2.4 In order to deliver a wide choice of homes, the Framework requires local planning authorities to identify a supply of specific deliverable sites to provide 5 years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period). Where there has been a record of persistent under-delivery of housing, this buffer should be increased to 20% to ensure choice and competition in the market for land. Local planning authorities should also identify a supply of broad locations for growth for years 6-10 and where possible years 11-15 of the plan. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites (paragraph 49)
- 2.5 Paragraph 17 of the Framework requires local planning authorities to objectively identify and then meet housing, business and other development needs of an area. Paragraph 47 requires local planning authorities to use an evidence base to ensure they fully meet objectively assessed needs for housing in the housing market area.
- 2.6 At paragraph 212 the Framework says that its policies are material considerations which local planning authorities should take into account in the preparation of plans. Plans may therefore need to be revised to take account the policies in the Framework. This should be progressed as quickly as possible, either through a partial review or by preparing a new plan.

#### **Implications of Policy and Contextual Background upon the Submission Allocations**

- 2.7 The present status of the adopted Core Strategy and requirement to comply with the Framework has significant implications for Rochford District Council's Allocations process. It is submitted that these should be addressed at the earliest opportunity.
- 2.8 In assessing intended future housing requirements, Rochford District Council will be mindful to allocate sufficient land based upon the most up to date assessment of household growth. The latest evidence emerging from the Greater Essex Demographic Forecasts suggests that the rate of household growth is now higher than that previously presumed. Therefore, even if in overall terms the rate of population growth of Rochford District were to remain the same, nationwide trends are likely to result in a rise in the number of households, thereby increasing the likelihood for locally generated housing needs.

- 2.9 The Council has not yet published the 2011/2012 Annual Monitoring Report so it is not possible to comment on the most up-to-date figures. However, the most recently available Annual Monitoring Report (2010/2011) points to a historic undersupply of housing land when assessed against its requirements. Furthermore, of the 1328 units forecast for delivery within the period 2012-2017, 283 of these were still only subject to pre-application discussions. In accordance with the advice of CLG's SHLAA practice guidance, it is considered that these sites cannot realistically be relied upon to deliver housing during the first 5 years, and should be removed from the list. In this situation the Council's 5 year supply would be put in considerable doubt and the associated Core Strategy policies would be out of date as stipulated in the Framework. Compliance with the Framework should therefore prompt an urgent review of the District-wide housing supply (and environmental capacity of possible sites) to meet a pressing need. Such a review, prepared at the earliest possible opportunity, would ensure that its housing policies do not fall out of date.
- 2.10 If the Council is to adopt the approach to review Core Strategy Policy H3, the review process is estimated to take approximately 1.5 years from start to adoption. Even if work is to commence as soon as the Allocations document is adopted, there is a reasonable expectation that the reviewed Policy H3 would only be adopted at mid-2015 at the earliest. In the event that an unidentified need is to arise during this period, or in the medium to long term, the Council would not be sufficiently prepared to accommodate this need. The Allocations Document is therefore unsound because it does not contain sufficient flexibility to deal with changing circumstances. In order to ensure that the Document is sound, sites should be identified as being preferred for release for housing at the earliest possible opportunity, should the potential serious lack of supply arise.
- 2.11 To assist Rochford District Council meet its housing requirements, we would draw attention to the information submitted by Bidwells to the SHLAA Review consultation in August 2012, and to the additional supplementary evidence provided as part of this submission. Such details are set out below.

### 3 **Supplementary Evidence**

#### **SHLAA Review (2012)**

- 3.1 The representations submitted on behalf of Commercial Estates Group to the Council's SHLAA review consultation are attached at Appendix A. It explains that the land at Lubards Lodge Farm has many advantages that would contribute towards the sustainable development of Rayleigh and wider Rochford District and would be entirely suitable for mixed residential/mixed use development should the need arise. The land is in a sustainable location, is available, and can meet locally identified development needs either within the lifetime of the Core Strategy, or its subsequent review of housing policy as agreed by the Examination Inspector upon its adoption.
- 3.2 When compared to alternative potential sites Lubards Lodge Farm offers substantial advantages. These advantages include:
- A comprehensively planned Sustainable Urban Extension with the ability to establish a well managed buffer of green infrastructure between Rayleigh and Hullbridge in a way that could secure a defensible long term Green Belt boundary.
  - By its strategic scale, it could assist in the provision of highway infrastructure improvements to Raweth Lane and overall connectivity to the strategic road network. It could also introduce additional community infrastructure such as education, health, the potential for employment, and leisure, to support community needs within a reasonable walking distance.

#### **Landscape and Visual Impact**

- 3.3 Commercial Estates Group has commissioned an Initial Landscape and Visual Impact Assessment (LVIA) which considers the potential impact of development of the site on both landscape character and visibility. The LVIA is attached to this document at Appendix B.
- 3.4 The SHLAA did not identify any over-riding landscape constraints to mixed use development of the site and indeed the LVIA assesses the landscape quality of the site and the mix of surrounding land uses as having medium to low quality ratings throughout.
- 3.5 The LVIA identifies that the site is well contained by virtue of the dense boundary vegetation, the nature of the surrounding area, and the surrounding urban and semi-urban land uses. In terms of its Green Belt function, development of the site would not materially impact upon the perceived separation between Rayleigh and Hullbridge because there is limited inter-visibility between the two settlements. The site is contained from the wider countryside by the sporadic mix of plotland

developments, and its northern part would be retained as open space thereby maintaining the open character of Hullbridge Road and the gap at this point.

### **Ecology**

- 3.6 A Preliminary Ecological Appraisal is attached at Appendix C. It seeks to identify whether there may be potential ecological issues with a scheme for the residential development of the site. The Appraisal identifies that there would be no material impact upon any statutory or non-statutory designated sites. The habitats identified to be present on the site are considered to be generally of low ecological value. Therefore to increase the complexity of the habitat mosaic, a mixed use or residential allocation would offer the opportunity to marry the benefits of wildlife and community recreation as part of an overall ecological and landscape enhancement strategy for the site.



#### **4 Summary**

- 4.1 It is considered that the Allocations Submission Document is unsound because the Settlement Extension Residential Land Allocations do not contain sufficient flexibility to deal with changing circumstances. Moreover the Council's forecast for the delivery of housing particularly in the short term would appear unduly optimistic. These representations therefore provide compelling justification to Rochford District Council that additional land should be allocated for development due to a serious potential lack of supply. By creating an additional land allocation the Council would have a flexible land supply so that it may be sufficiently prepared to accommodate any likely additional housing need, in accordance with the requirements of the Framework. Only in such circumstances could the Allocations Submission Document be found sound.
- 4.2 The evidence submitted with this representation confirms that the land at Lubards Lodge Farm is highly sustainable, suitable, and is available for development now. The landscape and ecological constraints also offer strong opportunities for long term and defensible enhancements to the Green Belt. The site should therefore be allocated for development alongside those sites already identified in the Settlement Extensions Residential Land Allocations as a means of alleviating the serious potential housing land shortage in the District.

# Appendix A

**Bidwells response to SHLAA review consultation (2012)**

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## Rochford District Council SHLAA Review Consultation 2012

**Representations submitted on behalf of Commercial Estates Group  
Land at Lubards Lodge Farm, Hullbridge Road, Rayleigh  
August 2012**



**Commercial Estates Group**

Land at Lubards Lodge Farm, Hullbridge Road, Rayleigh  
August 2012

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**Quality Assurance**

Site name: Land at Lubards Lodge Farm, Hullbridge Road, Rayleigh

Client name: Commercial Estates Group

Type of report: Representations to Rochford District Council

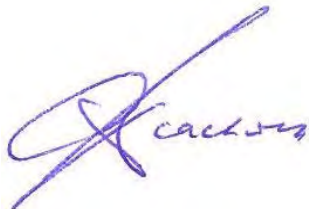
Prepared by: Steven Butler BSc MSc



Signed

Date 28 August 2012

Reviewed by: Andrew Blackwell BA (Hons) MRTPI



Signed

Date 28 August 2012



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4	Environment Agency Flood Map
5	DEFRA Designations Plans
6	Rochford District Council's 'Call For Sites' Site Summary
7	SHLAA Site Information Proforma

## **1 Introduction**

- 1.1 This statement sets out representations submitted on behalf of Commercial Estates Group (CEG) to Rochford District Council's public consultation on its Strategic Housing Land Availability Assessment (SHLAA) Review 2012.
- 1.2 This follows representations which were previously submitted by the owner of the land as part of the Allocations 'call for sites' process in 2009.
- 1.3 CEG is a land promoter with a legal interest in the land, and therefore the land is being actively promoted for development. CEG's assessment of the land considers it both free from constraints and available for development.
- 1.4 CEG wishes to put forward the site as it has the potential to deliver the following significant benefits:
  - Up to 700 new dwellings together with employment land for jobs creation as part of a comprehensively planned Sustainable Urban Extension
  - New first time buyer and family homes
  - New local affordable housing
  - Public open space
  - Contribution towards improvements to the wider road network
  - Enhancement to local community facilities and schools as part of planning contributions
  - Enhanced access to the wider site through the introduction of new footpaths, cycle routes, and green infrastructure

## **2 Background to Representation**

### **Core Strategy**

- 2.1 The Council's Core Strategy was adopted in December 2011. It includes policies that enable the provision of housing in the 13 year period until 2025. The Core Strategy identifies the need to allocate 2745 new homes through the release of sites within the Green Belt. Policy H2 allocates 550 of these dwellings to land to the north of London Road, Rayleigh. The remaining new homes will be allocated through extensions to residential envelopes in other locations within the settlement hierarchy. Policy H3 seeks to extend residential envelopes post-2021 in order to safeguard existing Green Belt land for long term residential development.
- 2.2 Upon adoption of the Core Strategy the Council agreed to conduct an early review because the plan period is 2 years short of the national housing requirement of 15 years (as required by the now superseded PPS3), caused by delays to the examination process primarily due to a number of events at the national level. The Council has since resolved to re-consider and revise Core Strategy Policy H3 to extend the plan period from 2025 to 2031. In this circumstance, a further 6 years' worth of suitable land for housing would need to be found above those identified in Core Strategy policies H2 and H3 in order that the Core Strategy can be delivered in the long term.

### **National Planning Policy Framework (NPPF)**

- 2.3 Since the adoption of the Core Strategy, the Coalition has sought to revise the planning system through the introduction of the National Planning Policy Framework (NPPF) in March 2012. The NPPF condenses the policies formerly contained within Planning Policy Statements/Guidance and other supporting documents with a view of simplifying the planning process and thereby significantly increasing development rates. The central theme of the NPPF, is the presumption in favour of sustainable development, described as the "golden thread" running through both plan-making and decision-taking. In relation to plan making, this means that local planning authorities should positively seek opportunities to meet the development needs of their area, and that Local Plans should contain sufficient flexibility to adapt to change (paragraph 14).
- 2.4 In order to deliver a wide choice of homes, the NPPF requires local planning authorities to identify a supply of specific deliverable sites for growth where possible for years 11-15 of the plan.
- 2.5 Paragraph 17 of the NPPF requires local planning authorities to objectively identify and then meet housing, business and other development needs of an area. Paragraph 47 of the NPPF requires local planning authorities to use an evidence base to ensure they fully meet objectively assessed needs for housing in the HMA.

- 2.6 In assessing intended future housing requirements, Rochford District Council will be mindful to allocate sufficient land based upon the most up to date assessment of household growth. Such assessments shall as a matter of priority determine scope for a 5 year supply (plus 20%) of immediately available land and in sustainable locations. As evidence points to an historic undersupply to meet local housing needs compliance with NPPF invites an urgent review of housing supply and the environment capacity to meet a pressing need. In this context, the most recent census material would point to a likely higher expectation of household growth than hitherto presumed.
- 2.7 To assist the Council meet its long term housing land requirements (in consistency with not only the NPPF but also the Core Strategy review) Bidwells therefore draws attention to the land at Lubards Lodge Farm as it is suitable, achievable, available for development, and in a sustainable location. The credentials of the site are set out in the following section.

#### **Previous Representations**

- 2.8 The owner of the land at Lubards Lodge Farm submitted representations as part of the Site Allocations 'call for sites' process in 2009. The Council gave the site reference number "Call for Sites Allocation 77". The assessment summary the Council conducted for the site is attached to this statement at appendix 6. It can be seen in the conclusion that the credentials of the site were looked upon favourably, particularly in terms of its sustainability. The site was not, however, included in the 2009 SHLAA simply because it was not situated in the proposed strategic location for housing in Core Strategy policies H2 and H3.
- 2.9 Subsequent to the above Bidwells understands that no further representations were submitted in relation to the land at Lubards Lodge Farm.

#### **Summary**

- 2.10 Having regard to the Council's commitment to review the Core Strategy and new requirements placed upon local planning authorities as contained within the NPPF, it is considered that the land at Lubards Lodge Farm is a sustainable location for new development and one which, when compared to alternative potential sites, offers substantial advantages. In a nutshell these advantages include:
- A comprehensively planned Sustainable Urban Extension with the ability to establish a well managed buffer of green infrastructure between Rayleigh and Hullbridge
  - By its strategic scale, it could introduce additional community infrastructure such as education, health, the potential for employment, and leisure, to support community needs within reasonable walking distance.



### 3 **The Site**

- 3.1 Appendix 1 identifies the location of the land that is the subject of this representation. The satellite photograph at Image 1 below also shows the site in the context of its surroundings. It occupies a total area of approximately 42.4 hectares. The land is adjacent to the northern edge of Rayleigh and is 1500 metres away from the town centre.



***Image 1: Satellite photograph of the site***

- 3.2 The site is north of Rawreth Lane and west of Hullbridge Road. It is intensively managed land currently occupying grazing pasture, and is clearly defined by fencing, and hedgerows. A high voltage electricity line and pylons run across the northern part of the site but is not a constraint upon the overall development potential of the land. The topography of the land is generally flat but rises gently southward towards Rayleigh. To the north and west of the site are plot land developments which form strong natural boundaries to the site. The appearance of the plot lands effectively contain the site and restrict long range views.

#### **Advantages**

- 3.3 A number of advantages arise from the site due to its location and characteristics described at 3.2 above that would contribute towards the sustainable development of Rayleigh. Rayleigh is the largest settlement in Rochford District and is well connected to the A127, A130, and benefits from

its rail link at Rayleigh train station to Liverpool Street and London Southend Airport. It is considered that the site is in a highly sustainable location within Rochford District and should be looked upon favourably.

3.4 The sustainability of the site is further demonstrated by its proximity to the following amenities:

<b>Amenity</b>	<b>Distance from the site</b>
<b>Bus Stops</b>	<b>3 adjacent to the site</b>
<b>Post Office</b>	<b>1 within 50 metres</b>
<b>Pharmacy</b>	<b>1 within 50 metres</b>
<b>Shopping</b>	<b>Asda – 400 metres</b> <b>Rayleigh High Street – 1800 metres</b>
<b>Schools</b>	<b>Primary – 2 within 600 metres</b> <b>Secondary – 2 within 1800 metres</b>
<b>Train Station</b>	<b>1600 metres</b>
<b>Leisure facilities</b>	<b>Lords Golf and Country Club – adjacent</b> <b>Rayleigh Leisure Centre – 500 metres</b>
<b>Employment centres</b>	<b>Lubbards Farm – adjacent</b> <b>Rawreth Lane Industrial Estate – 1000 metres</b>
<b>Library</b>	<b>1900 metres</b>
<b>Banking</b>	<b>1800 metres</b>
<b>Medical</b>	<b>200 metres</b>

3.5 The distribution of the facilities stated above is demonstrated by graphical means on an annotated amenities plan at appendix 2.

### **Landscape, Visual, and Green Belt impact**

- 3.6 The natural boundaries around the site are very well defined thereby containing it from both short and long range views. These strong natural boundaries could also serve to define the Green Belt boundary in the long term.
- 3.7 The land relates well to the existing neighbourhood to the south-west and south-east and would be a natural extension to the town. Provision of residential development in this location would provide an opportunity to soften the somewhat hard interface between the existing housing and the adjacent countryside to the north.
- 3.8 The development of this site is a deliverable option for preserving the landscape character of the local area as a carefully designed and landscaped scheme could assist the Council preserve the Green Belt between Rayleigh and Hullbridge. The development could provide strategic green infrastructure, and in doing so, would assist in strengthening the permanence of this gap between the two settlements. Moreover, carefully designed and landscaped development in this location would significantly reduce the emphasis on allocating all new strategic development for Rayleigh as identified in the Core Strategy on the land north of London Road, thereby making it less prominent for the majority of residents and would reduce perceived coalescence of Rayleigh and Wickford.

### **Highways and Access**

- 3.9 The site benefits from good accessibility to frequent bus services to and from Rayleigh town centre from Hullbridge Road and Rawreth Lane. In terms of access, principal points of access could be taken from Hullbridge Road and/or Rawreth Lane. Some local highway improvements may be required and development of the site could be accompanied by improvements to bus services and measures to encourage cycling and walking.

### **Other considerations**

- 3.10 No part of the site is subject to risk of flooding as identified by the Environment Agency flood map (appendix 4).
- 3.11 The maps attached at appendix 5 shows that a development would not adversely affect any statutory designated sites.
- 3.12 It will be seen from the completed Site Information Proforma, attached at appendix 7, that there are no overriding constraints to the delivery of development on the site as it is achievable within Rochford District Council's requisite timescales. The indicative capacity of the site is up to 700 dwellings taking space required for infrastructure, community facilities and open space into

**Commercial Estates Group**

Land at Lubards Lodge Farm, Hullbridge Road, Rayleigh  
August 2012

**BIDWELLS**

account. Additional employment development can also be planned within the intended developable area.

- 3.13 The site is in a single ownership and is unencumbered in all respects: it is available and deliverable.

#### **4 Conclusion**

- 4.1 These representations have been prepared on behalf of Commercial Estates Group, a land promoter with a legal interest in the land at Lubards Lodge Farm, Rayleigh.
- 4.2 As part of its commitment to conduct an early review of the Core Strategy, Rochford District Council will need to identify further land for the supply of housing above and beyond the sites earmarked for development by Core Strategy Policies H2 and H3. In addition to this the recently published NPPF makes clear the requirement placed upon local planning authorities to objectively identify and then meet the needs of their area, and to increase the scope for its provision when the evidence points to an undersupply when assessed against need. In these instances the NPPF provides support for the development of sites for residential uses in sustainable locations.
- 4.3 It is considered that the land at Lubards Lodge Farm, Rayleigh, is a highly sustainable site within Rochford District that, when compared to alternative potential sites, offers substantial advantages. It has the potential to deliver:
- Up to 700 new dwellings with additional potential for employment development
  - A comprehensively planned Sustainable Urban Extension with the ability to establish a well managed buffer of green infrastructure between Rayleigh and Hullbridge
  - Community infrastructure such as education, health, and leisure, to support community needs
- 4.4 It is submitted that the site at Lubards Lodge Farm is available, suitable, achievable and should therefore be included in the SHLAA.

# Appendix 1

**Location Plan**



NOTES

- 1.) Do not scale from this drawing.
- 2.) This survey has been created using mapping data secured by a third party contractor. Brookbanks Consulting Ltd cannot be held responsible for the accuracy of this data.



Rev.	Revision Details	Drawn	Checked	Approved	Date
	PRELIMINARY		DAS		JULY 2012
Drawn	AJC	Checked	DW	Approved	Date
					09/07/12

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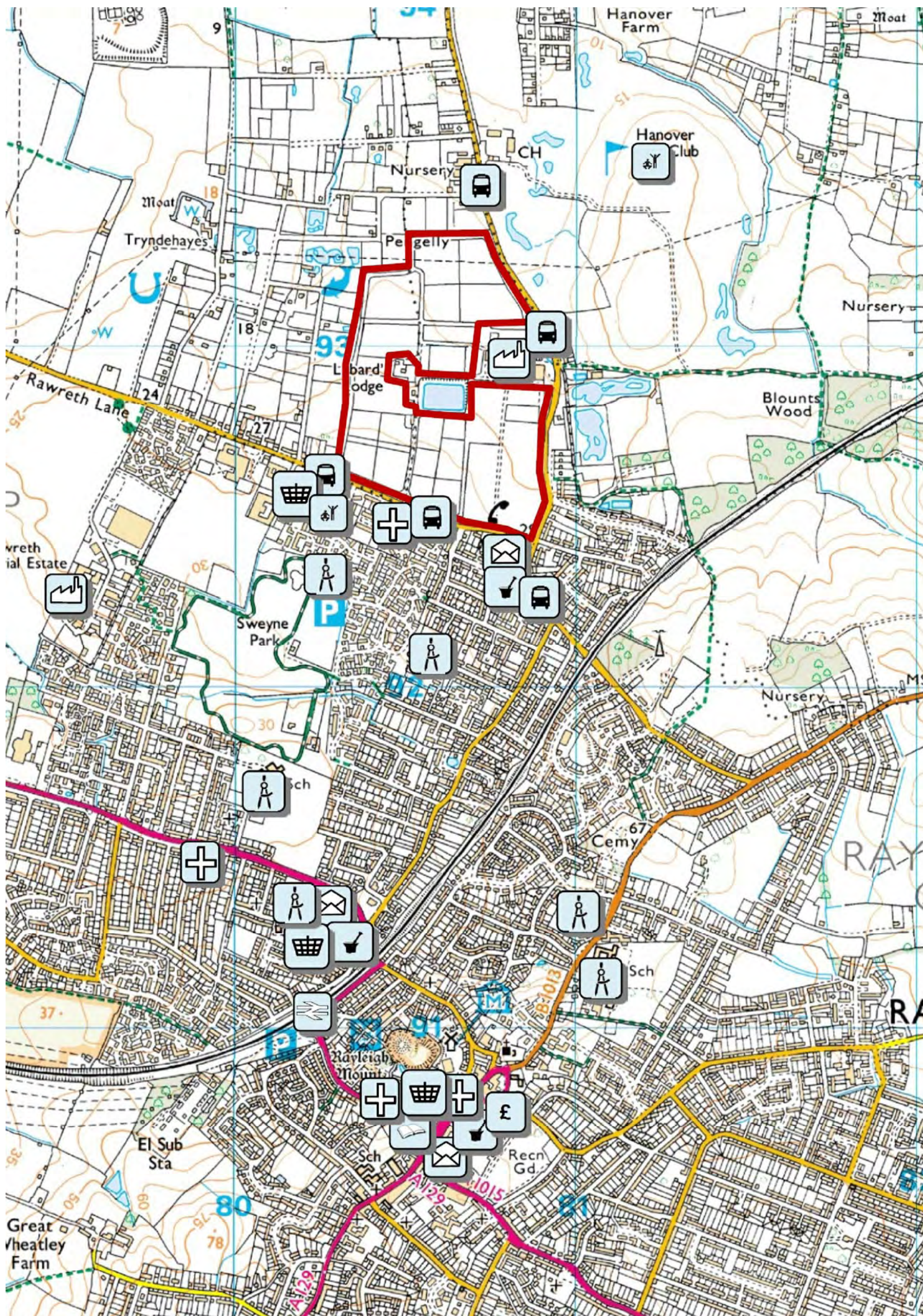
Land at Rayleigh  
Essex

Site Boundary Plan

# Appendix 2

**Amenities Plan**





NOTES

- 1.) Do not scale from this drawing.
- 2.) This survey has been created using mapping data secured by a third party contractor. Brookbanks Consulting Ltd cannot be held responsible for the accuracy of this data.



Rev.	Revision Details	Drawn	Checked	Approved	Date
	PRELIMINARY		PAB		JULY 2012
	Issue Status		Approved		Date
Drawn	AE	Checked	PAB	Date	09/07/12

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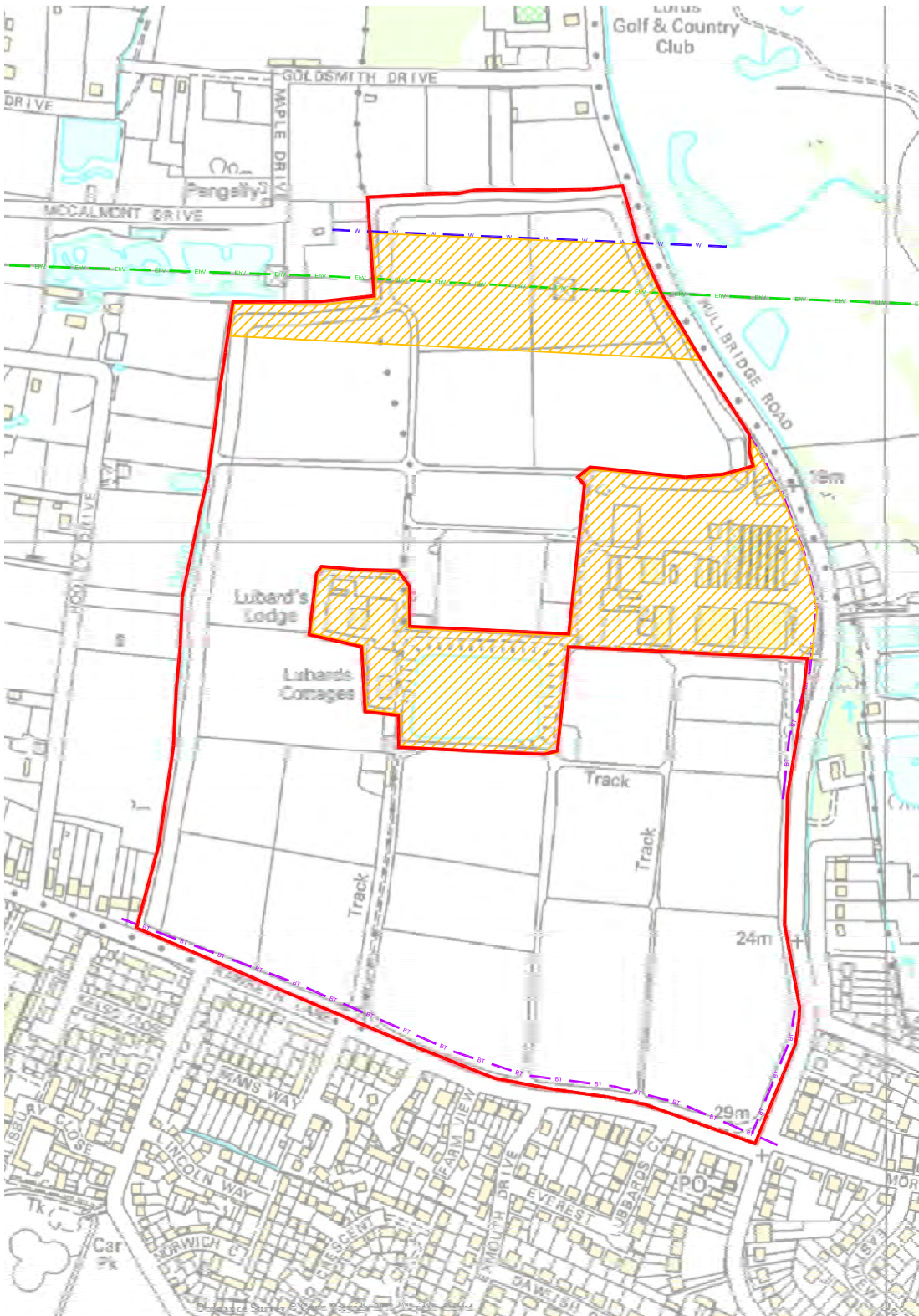
Land at Rayleigh  
Essex

Local Amenities Plan

- Post Office
- Pharmacy
- Shopping / Town Centre
- Schools
- Train Station
- Leisure
- Employment
- Library
- Banking Facilities
- Medical
- Bus Stops

# Appendix 3

**Services and Constraints Plan**



**NOTES**

- 1.) Do not scale from this drawing.
- 2.) This survey has been created using mapping data secured by a third party contractor. Brookbanks Consulting Ltd cannot be held responsible for the accuracy of this data.



**KEY**

- W — Existing Water
- EhV — Existing Electricity HV
- BT — Existing Telecoms
- Area of Constraint

Rev.	Revision Details	Drawn	Checked	Approved	Date
PRELIMINARY				<b>DAS</b>	JULY 2012
Issue Status		Approved		Date	
Drawn	AJC	Checked	<b>DW</b>	Date	09/07/12

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Land at Rayleigh  
Essex

Services and Constraints Plan

# Appendix 4






**Environment Agency Flood Map**

# Environment Agency Flood Map


**Map legend**

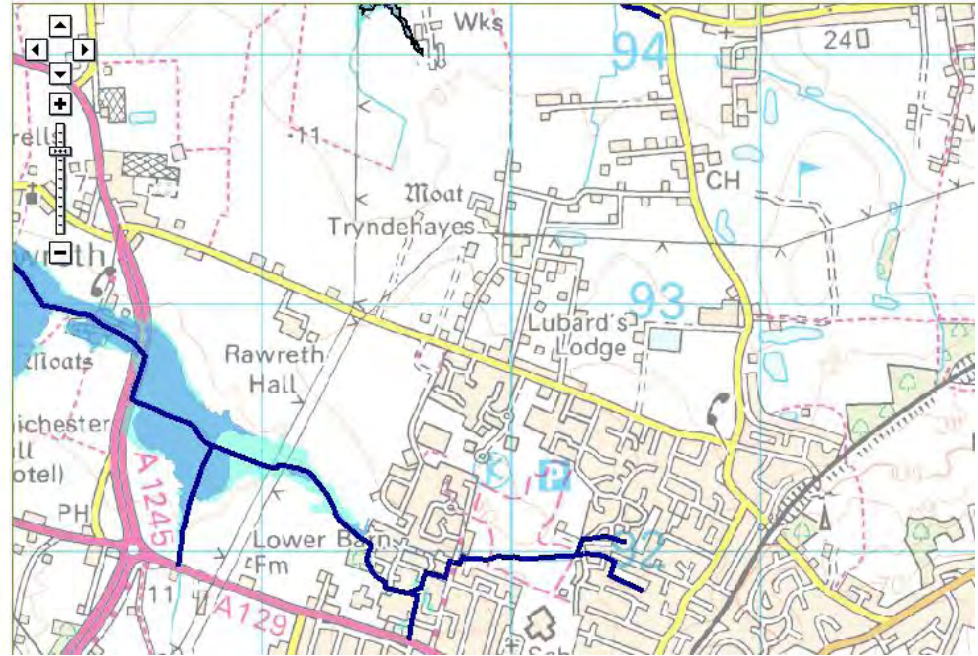
Click on the map to see what is the Risk of Flooding at a particular location.

Flood Maps

-  Flooding from rivers or sea without defences
-  Extent of extreme flood
-  Flood defences (Not all may be shown\*)
-  Areas benefiting from flood defences (Not all may be shown\*)
-  Main rivers

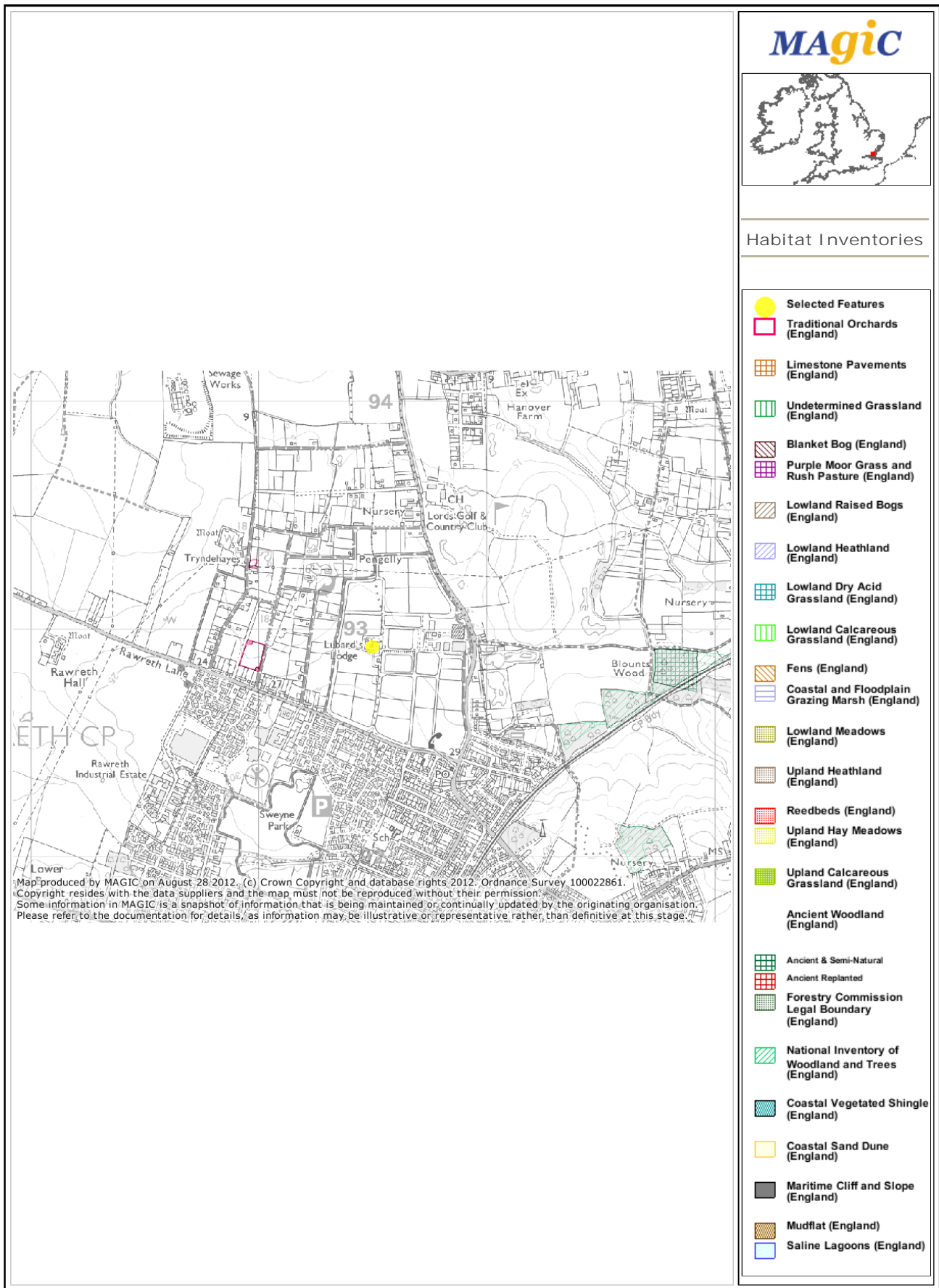
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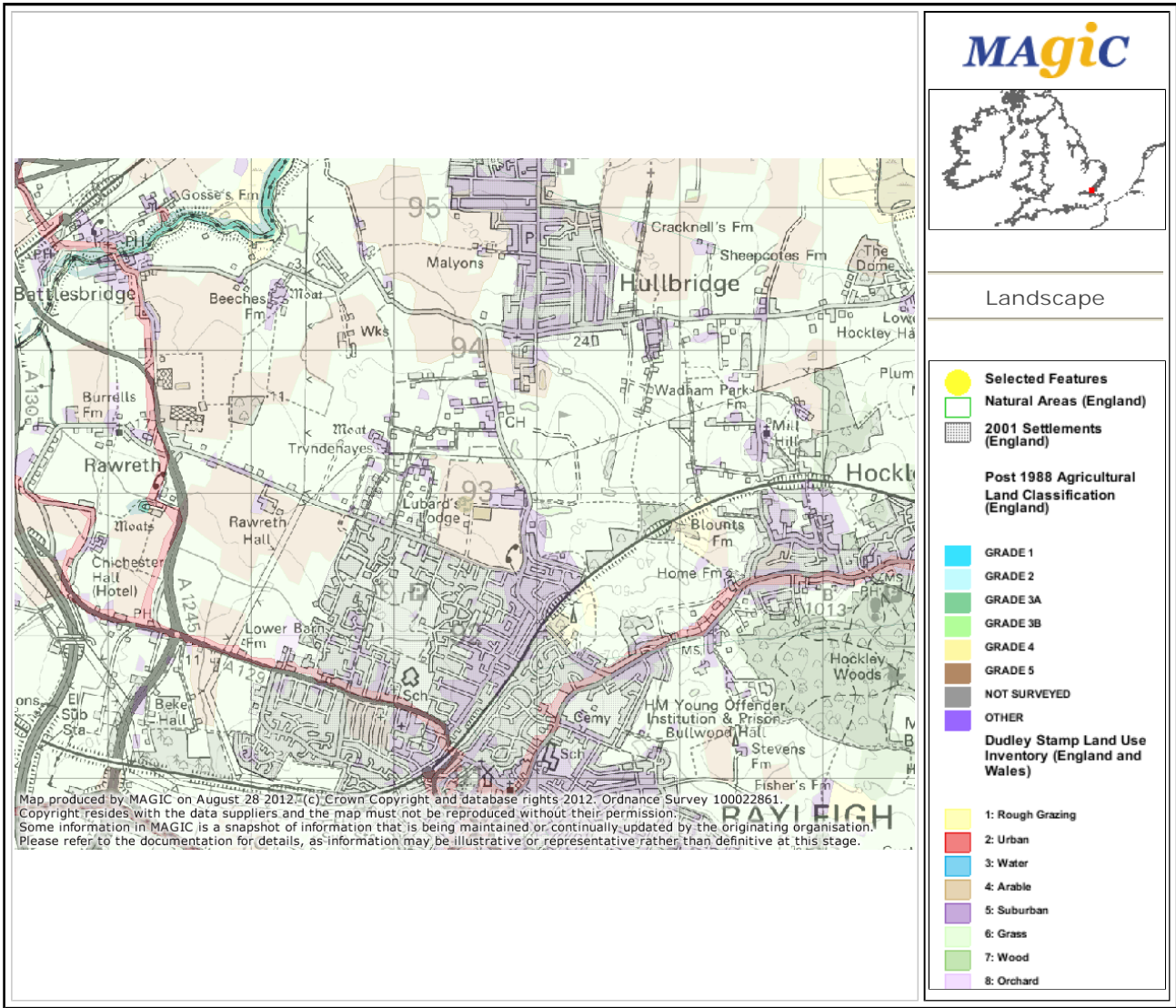
Data search  Text only version



# Appendix 5

**DEFRA Designations Plans**



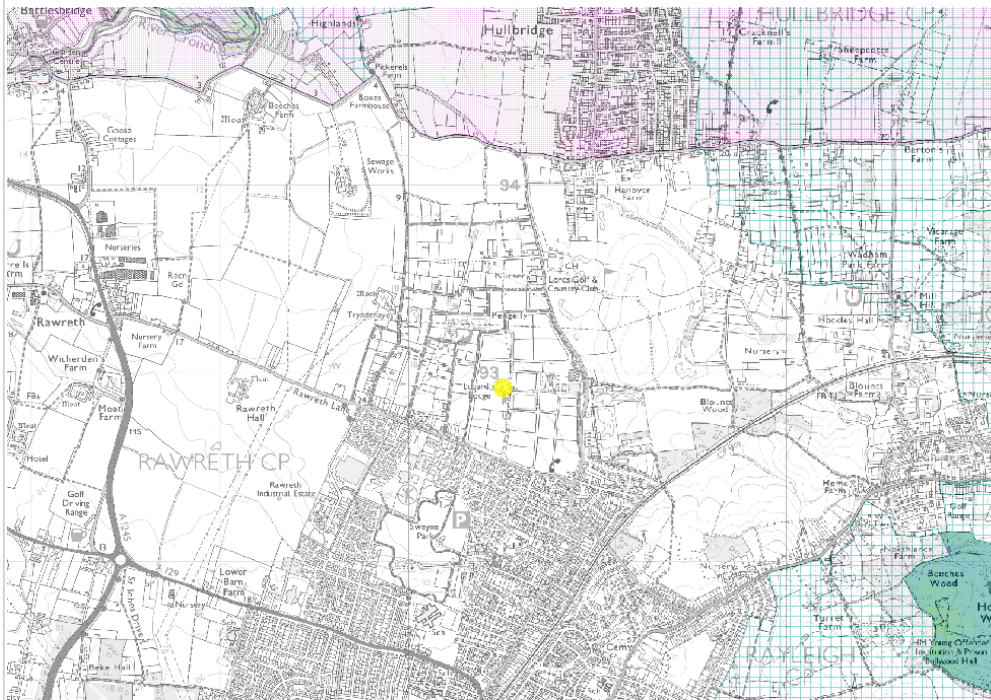


















MAGIC



Statutory Designations



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Some information in MAGIC is a snapshot of information that is being maintained or continually updated by the originating organisation.  
Please refer to the documentation for details, as information may be illustrative or representative rather than definitive at this stage.

	<b>Selected Features</b>
	Bathing Water Quality (England)
	Not Classified
	Closed
	Fail
	Imperative
	Guideline
	Scheduled Monuments (England)
	Protected Wreck Sites (England)
	Nitrate Vulnerable Zones (England)
	NVZ AREA
	NVZ DEFERRED SLURRY STORAGE AREA
	Local Nature Reserves (England)
	Biosphere Reserves (England)
	National Nature Reserves (England)
	Ramsar Sites (England)
	Special Protection Areas (England)
	Special Areas of Conservation (England)
	Sites of Special Scientific Interest Units (England)
	Sites of Special Scientific Interest (England)
	World Heritage Sites (England)
	World Heritage Site
	Buffer Zone
	Nitrate Sensitive Areas (England)
	Areas of Outstanding Natural Beauty (England)
	Environmentally Sensitive Areas (England)
	National Parks: Lake District and Yorkshire Dales Variation Orders 2012 - subject to confirmation (England)
	National Parks (England)
	Less Favoured Areas (England)
	Severely Disadvantaged
	Disadvantaged

# Appendix 6

**Rochford District Council's 'Call For Sites' Site Summary**

### Site Allocations Assessment Criteria

<b>1. Site</b>	Site Reference:	Call for Sites Allocations 77
	Site Name:	Land at Lubards Lodge Farm
	Site Location:	Rayleigh
	Site Area (Ha):	18.88 Ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Previous use was a mushroom farm, which obtained a change of use on a wide variety of buildings on site – now 20 businesses on site. Adjacent land used for horse grazing. Employment area is 3.22 Ha and south of this is an L shaped strip of land of 15.66 Ha available. Several buildings to north of site (employment area) visible boundaries between areas on site.
<b>2. Status</b>	Current Use:	Grassland/employment
	Proposed Use:	Residential (15.66 Ha) Community, and Employment (3.22 Ha)
	Adjacent Land Use(s):	Residential to south, north, golf course to east, some residential to south east
	Proximity to Residential Area:	Adjacent
	Proximity to Local Services:	This site is located in close proximity to public transport, supermarket, schools and leisure centre. Short car journey away from Rayleigh Town Centre.
	Existing Use Allocation/Designation:	Green Belt
<b>3. Constraints</b>	<b>Flood Risk</b>	
	Zone 1:Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3a: High Probability (>1% probability of annual flooding)	<input type="checkbox"/>
	Zone 3b: The Functional Floodplain (>5% probability of annual flooding)	<input type="checkbox"/>
	<b>Infrastructure Costs</b>	
	Highways Access Required:	<input type="checkbox"/>
	Significant Investment in Existing Foul Sewerage Required:	<input checked="" type="checkbox"/> potentially
Significant Investment in Gas/Water/Electricity Power Supplies:	<input type="checkbox"/>	

	Significant Investment in walking/public transport required:	<input type="checkbox"/>
	Flood Risk Mitigation Measures Required:	<input type="checkbox"/>
<b>Environmental</b>		
	Within/Proximity to SSSI:	<input type="checkbox"/>
	Within/Proximity Conservation Area:	<input type="checkbox"/>
	Within/Proximity Green Belt:	<input checked="" type="checkbox"/>
	Within/Proximity SPA:	<input type="checkbox"/>
	Within/Proximity SAC:	<input type="checkbox"/>
	Within/Proximity LNR:	<input type="checkbox"/>
	Within/Proximity LoWS:	<input type="checkbox"/>
	Within/Proximity SLA:	<input type="checkbox"/>
	Within/Proximity TPO:	<input type="checkbox"/>
	Within/Proximity MSA:	<input type="checkbox"/>
	Within/Proximity Listed Buildings:	<input type="checkbox"/>
<b>Pollution</b>		
	Site located within/in proximity to:	
	AQMA:	<input type="checkbox"/>
	Pollution Source:	<input type="checkbox"/>
	Known contaminated area:	<input type="checkbox"/>
	Within/Proximity area Archaeological interest:	<input type="checkbox"/>
<b>4. Potential Impact</b>	Development will affect existing recreational use/right of way:	<input type="checkbox"/>
	Likely loss of character of site:	<input checked="" type="checkbox"/>
	Likely loss of significant views into/out of site:	<input checked="" type="checkbox"/>
	Development will have negative impacts on area:	<input type="checkbox"/>
<b>5. Potential Uses</b>	Residential:	<input checked="" type="checkbox"/>
	Retail:	<input type="checkbox"/>
	Employment:	<input checked="" type="checkbox"/>
	Industrial:	<input type="checkbox"/>

Leisure/Recreation:	<input type="checkbox"/>
Mixed:	<input checked="" type="checkbox"/>
Gypsy and Traveller Site:	<input type="checkbox"/>
<b>Potential Capacity</b>	
Residential	356 – 533 dwellings
Gypsy and Traveller Site	
<b>Sustainability Objectives</b>	
To ensure the delivery of high quality sustainable communities where people will want to live and work	<input checked="" type="checkbox"/>
To create safe environments where crime and disorder or fear of crime does not undermine the quality of life or community cohesion	<input checked="" type="checkbox"/> Subject to Design
To provide everyone with the opportunity to live in a decent home	<input checked="" type="checkbox"/>
To improve the health of residents and mitigate/reduce potential health inequalities arising from new development	<input type="checkbox"/>
To promote town centre vitality and viability	<input type="checkbox"/>
To achieve sustainable levels of prosperity and economic growth	<input type="checkbox"/>
To conserve and enhance the biological and geological diversity of the environment as an integral part of social, environmental, and economic development	<input type="checkbox"/>
To promote more sustainable transport choices both for people and moving freight	<input type="checkbox"/>
To promote accessibility to jobs, shopping, leisure facilities and services by public transport, cycling and walking	<input type="checkbox"/>
To improve the education and skills of the population	<input type="checkbox"/>
To maintain and enhance cultural heritage and assets	<input type="checkbox"/>
To reduce contributions to climate change	<input type="checkbox"/>
To improve water quality	<input type="checkbox"/>
To reduce the risk of flooding	<input type="checkbox"/>
To improve air quality	<input type="checkbox"/>

<b>6. Timescales</b>	Year in which first dwelling/use could be built on site:		Unknown
	Number of dwellings/uses to be built per year:		Unknown
	Year in which final dwellings/use will be completed:		Unknown
<b>7. Conclusion</b>	Automatic Exclusion (SSSI etc)		<input type="checkbox"/>
	Further Consideration:	This site is not situated in the proposed strategic location for housing as set out in the Core Strategy. Careful consideration would need to be given to the impact additional housing would have on the highway network and associated services.	



Source: Google Maps



# Appendix 7

**SHLAA Site Information Proforma**

## SHLAA – Site Information Proforma

Please answer the questionnaire below to the best of your knowledge. Use a separate form for each site; you may need to photocopy the form if more than one site is submitted. You can provide additional information on a separate sheet of paper, if necessary.

### Site information:

Site Name	Lubards Lodge Farm
Site Address	Hullbridge Road, Rayleigh, SS6 9QG
Site Area (ha)	42.2ha
Current use	Grazing Land
Surrounding Landuse(s)	Residential (South West, North) Golf Course (East)
Proposed use	Residential
Contact Details	CEG c/o Bidwells, Saxon House, 27 Duke Street, Chelmsford, CM1 1HT

\*Please attach a site map outlining the site boundary

### Availability Assessment

Ownership problem (e.g. ransom strips, 2 different owners)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk, other topographical issue, within conservation area, etc.)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
Do you know of any other issues that we should be aware of which is not mentioned above may affect the availability of the site? Please use this section or an A4 continuation sheet for additional information.	No

### Achievability Assessment


Potential Capacity	
Estimated appropriate density for area:	35
Estimated appropriate capacity for area:	Up to 700
Description (i.e. units and types)	Primarily residential - mix of sizes and tenures
Market Factors	
Economic viability of existing use of site	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/>

Please Turn Over

Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/>
Exceptional works necessary to realise development (e.g. infrastructure, landscaping, resolve topography constraints)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Do you consider constraints on the site could be overcome?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
If it is considered that the new development on the site has potential to accommodate necessary infrastructure, are you able to do so?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Prospect of investment to address constraints or assist development (e.g. infrastructure, landscaping)	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery factors</b>	
Phasing of development	Unknown
A single developer/ several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2015
Number of dwellings to be built per year:	60 - 100
Year in which final dwellings would be completed:	2022/3
<b>Other factors</b>	
Do you know of any other issues that we should be aware of which is not mentioned above may affect the achievability of the site? Please use this section or an A4 continuation sheet for additional information.	No

**Please Return Completed Forms to:**

Planning Policy Team, Rochford District Council, FREEPOST, CL1858, South Street, Rochford, Essex, SS4 1BW

 Fax the form to 01702 318181

*Forms must be returned before 17.00hrs on Friday, 17 April 2009.*

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