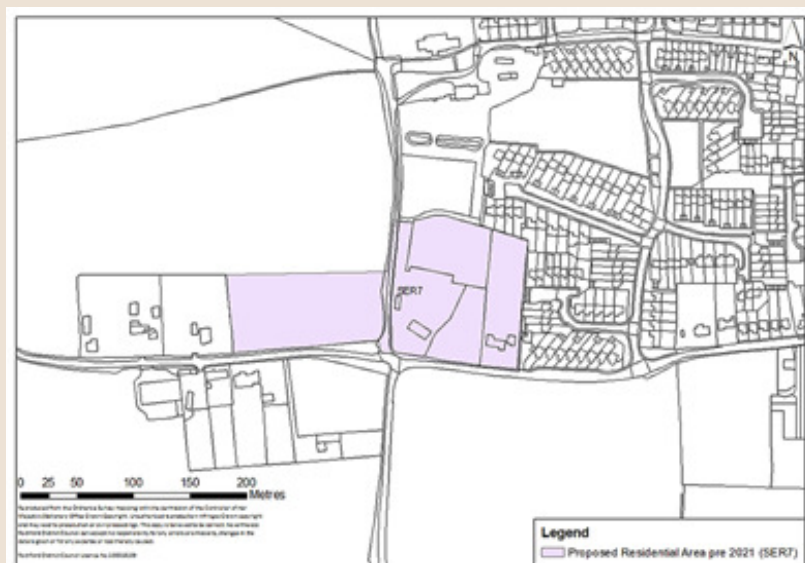


ROCHFORD DISTRICT COUNCIL LDF

January 2013 Allocations Submission Document

Prepared on behalf of Knight Developments



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INTRODUCTION

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Introduction

This Delivery Statement has been prepared by Strutt and Parker LLP on behalf of Knight Developments to **support** the allocation of the land under the ownership of the Chelmsford Diocesan Board of Finance to the south west of Canewdon through the Rochford District Council (RDC) Allocations Submission Document.

Strutt and Parker made representations to Rochford District Council on behalf of the Chelmsford Diocesan Board of Finance to the Regulation 25 public consultation in December 2008 and the Regulation 27 public consultation in October 2010.

This Statement and the accompanying evidence base demonstrate that the site is fully deliverable and that its allocation is fully justified and appropriate. It covers an assessment of the key characteristics of and issues relating to the site, including its surrounding context and illustrates a potential layout solution to confirm that development is deliverable.

The Statement is accompanied by the following evidence to support TDC's proposed allocation of the site:-

- Highways, Drainage and Utilities Position Statement (PS) prepared by Ardent Consulting Engineers.
- Landscape and Visual Impact Assessment (LVIA) prepared by James Blake Associates.
- Site plans, site location plans, street scenes, layout plans.

The evidence documents set out above have been prepared on the basis of a scheme for 30 residential properties coming forward on the land to the west of St. Nicholas Church. There are however two options for development discussed within this document. The first is the Council's preferred option, which accommodates 50 units, whilst the second option demonstrates how the 66 units could be delivered in conjunction with the land fronting Anchor Lane.

Further full technical assessments will be carried out in order to progress a scheme for development. This will involve engagement with key stakeholders, including the Parish Council and residents to ensure that the scheme proposals respond to advice received and reflect local views as well as the requirements so far set out by RDC.

SITE LOCATION

Site Location

Surroundings

Canewdon is located in the eastern part of Rochford District on the southern side of the Crouch Valley. The settlement is approximately 4 1/2 miles north east of the centre of Rochford Town Centre when travelling by road. The adjacent ordinance survey extract shows the precise position of the village.

The village has been developed along Lambourne Hall Road, which links the village to Wallasea Island to the east and becomes High Street at its western extent. High Street ends at St Nicolas' Church at the north western edge of the village.

Land

The land ownership of the Diocesan Board extends to approximately 6.5 hectares at the south western edge of Canewdon as shown by the area outlined in red at Figure 2.

There are residential properties inset within the land ownership at the southern boundary and to the south of the site which indicate the potential extent of residential development to the south west of Canewdon. There are further residential uses to the east, adjacent to the boundary made by Scotts Hall Road.

St Nicholas' Church is to the north east of the land. Due to its elevated position in the landscape, the church acts as a local landmark. A public footpath runs along the northern edge of the land and partially along the western boundary. The land slopes approximately 15 metres from the public footpath at the northern edge, to Lark Hill Road at the southern edge.

Site Extent

Figure 3 overleaf illustrates the land which the Council have put forward as their preferred option for development. This includes land within two separate ownerships; the Diocese of Chelmsford (who are the landowner to which this representation relates) and another local landowner who Knight Developments are in contact with and have been liaising with regarding this representation. Although we fully **support** the proposed allocation by the Council, this representation is based on the land within the Diocese ownership only.



Figure 1. Broad Location

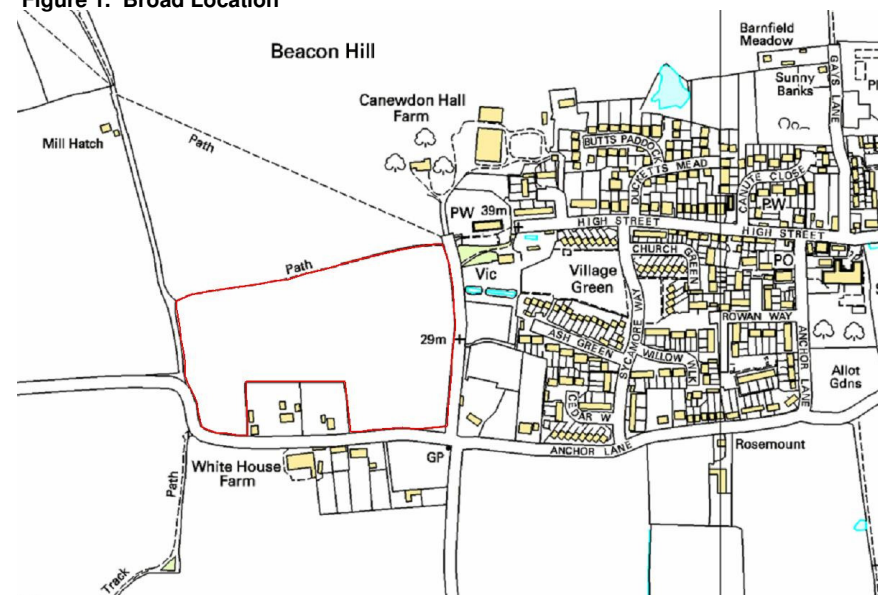


Figure 2. Specific Location and Land Ownership

SITE LOCATION

With regards to the site that the technical reports relate to, this is based on the site outlined in Figure 4 opposite. The redline boundary on this site plan includes for a significant area of open space to be provided to the north of the site. The evidence accompanying this Delivery Statement demonstrates that that this site is deliverable.

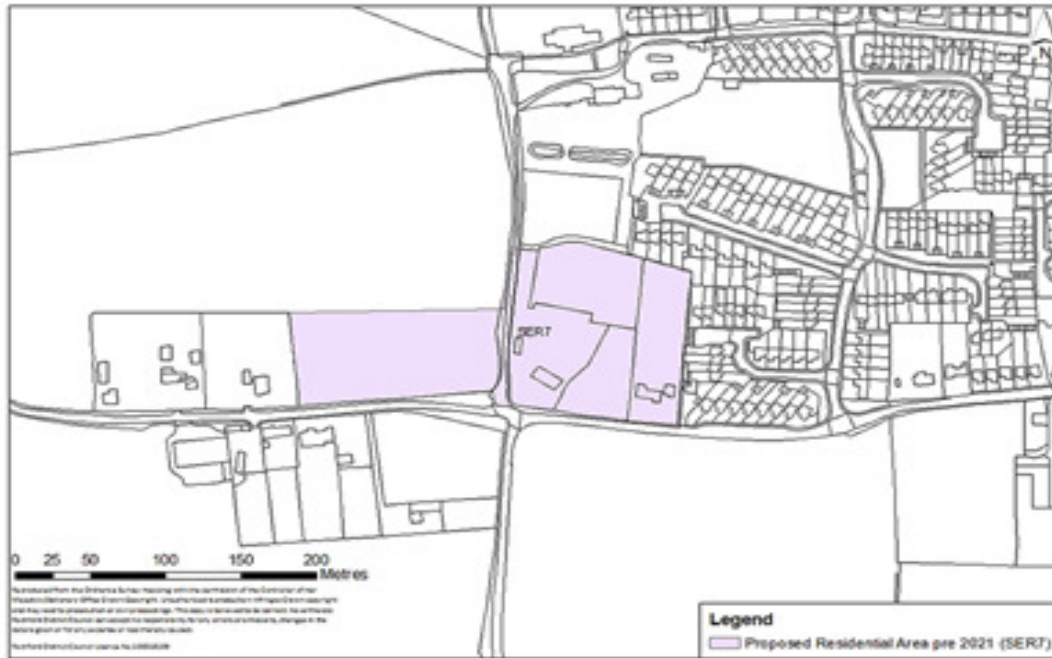


Figure 3. Council's Preferred Option

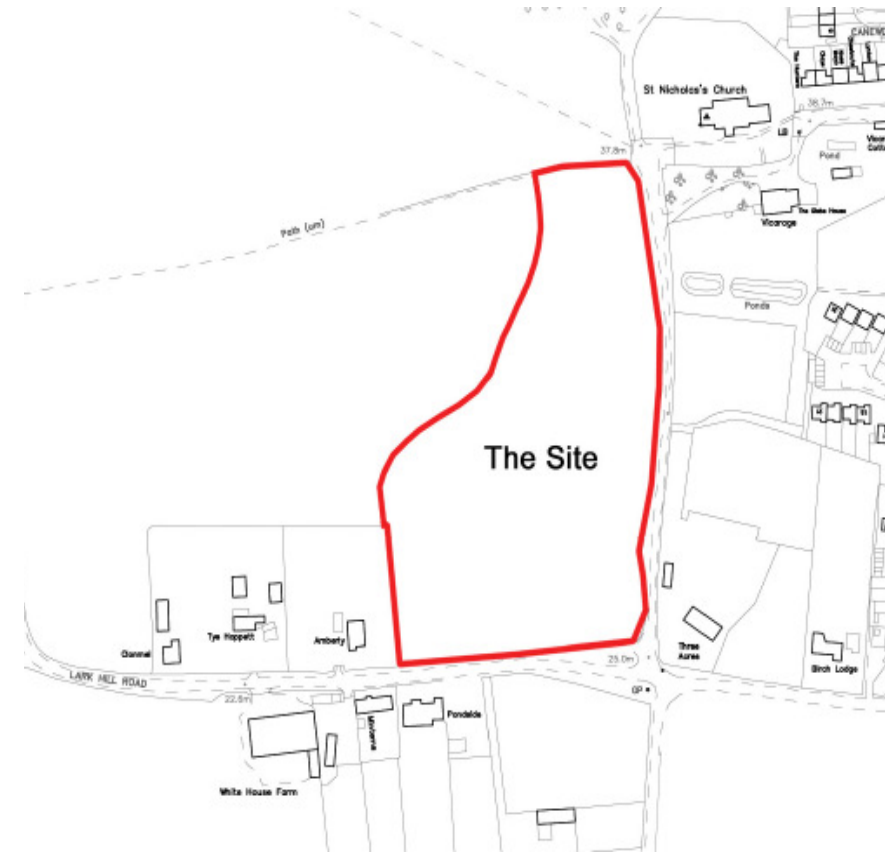


Figure 4. Technical Evidence Base Proposal

ALLOCATIONS SUBMISSION POLICY

Policy SER7 - South Canewdon

This section of the Statement provides a detailed evaluation of the land owned by the Diocese, concluding with an assessment to the conformity of the land illustrated within Policy SER7 of the Allocations Submission Document.

Housing Land Supply

Knight Developments and the Chelmsford Diocesan Board of Finance **support** the Allocations Submission Document and specifically Policy SER7 which shows RDC's intention to allocate the land in Figure 5 opposite for residential use in the village of Canewdon. This illustrative site layout has been prepared to provide an initial indication on the dwelling numbers, which the preferred option site could accommodate, and to illustrate how development of the whole site might come forward. From this indicative layout; which includes the required garden sizes and conforms with the draft policy in relation to 30 dwellings per hectare and an area of open space of 0.4 hectares in size; it is possible to achieve a capacity of not less than 50 dwellings on the site as a whole.

As mentioned previously, the evidence base has been produced in relation to the site area outlined at Figure 4. This demonstrates that in relation to the land that is owned by the Diocese, there is capacity for at least 30 dwellings within this location. This would allow for the potential of an additional 15 dwellings to come forward, which would meet the policy requirement for 60 dwellings in order to maintain a 5 year housing land supply as detailed within the policy.

Transport

Ardent Consulting Engineers have reviewed the existing accessibility issues in relation to the site and their findings are provided within the accompanying Position Statement. In summary, Canewdon Primary School is a 10 minute walk from the site, with Costcutter and the village store an 11 minute walk away. The village is served by three bus routes and two school buses, with the most frequent service being 6—7 times per weekday. The closet railway station is Rochford, which is within 6.5km on the Southend Victoria to London Liverpool Street line.

In relation to pedestrian and cycle links, there is a Public Right of Way located to the north of the site and although there are no formal cycle paths in close

proximity to the site, the quite residential roads provide a suitable cycling environment.



Figure 5. Illustrative site layout

ALLOCATIONS SUBMISSION POLICY

Access provision for the land owned by the Diocese would be off Lark Hill Road by the formation of a simple priority T-junction, a drawing of which is provided within the Position Statement. The Highways Authority have confirmed that the proposed junction arrangement is acceptable in principle.

In relation to off-site improvement works, there is the potential to provide a footpath onto Lark Hill Road and enhancements to the public transport network in relation to bus stop improvements and cycle links within the village.

Landscape and Visual Appraisal

Given the sensitive nature of the site in terms of views, particularly of St. Nicholas Church, James Blake Associates have prepared a landscape and visual appraisal, which accompanies this Delivery Statement. The site is located on the edge of the Greenbelt, with the north eastern boundary abutting the Canewdon Church Conservation Area. The site has a significant slope up towards the Church. The photographs provided overleaf illustrate relevant views around the site and the landscape character of the locale.

The illustrative masterplan at Figure 6 opposite came forward by taking a landscape led approach to development, guided by James Blake Associates; providing the open space at the highest point of the site and creating a curve to the developable site area to mitigate against disrupting views to the church. The James Blake report which is based on the illustrative layout opposite summarises that the visual envelope of the site and proposed development is contained by the ridge to the north, the built up area of Canewdon to the east, and the River Roach to the south. The built up areas of Rochford and Ashingdon provide a visual stop to the west.

The report recommends that development should:

- be to the lower part of the site;
- be restricted to mainly two storey development;
- take a landscape led approach to development;
- provide a varied layout with differing orientations; and
- use local vernacular and materials

Given the site area provided as a preferred option by the Council, it can be concluded

that the impacts of development and the provision of the open space at the top of the site are **acceptable** in landscape terms.

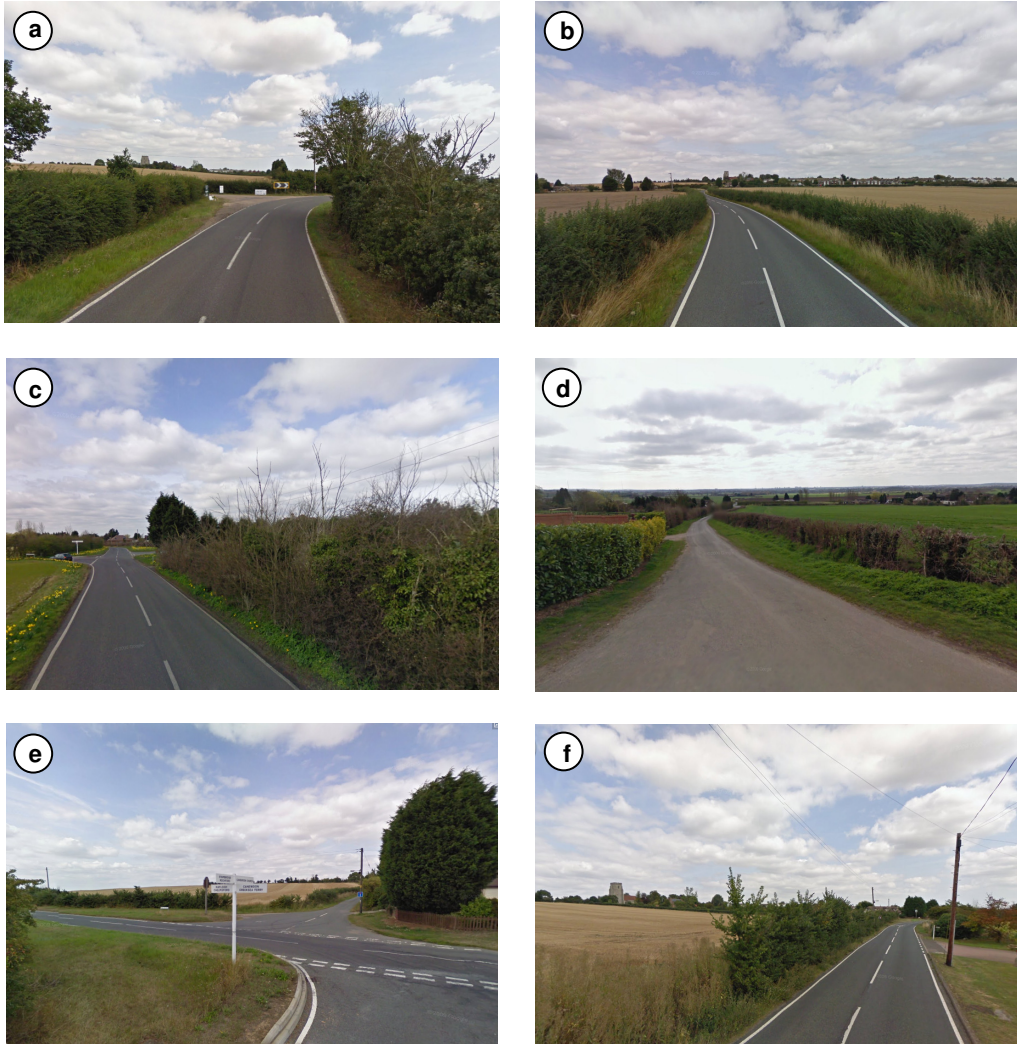
It should be noted that the area of open space on the illustrative masterplans at Figure 5 and Figure 6 meet the 0.4 hectare requirement stipulated within the draft



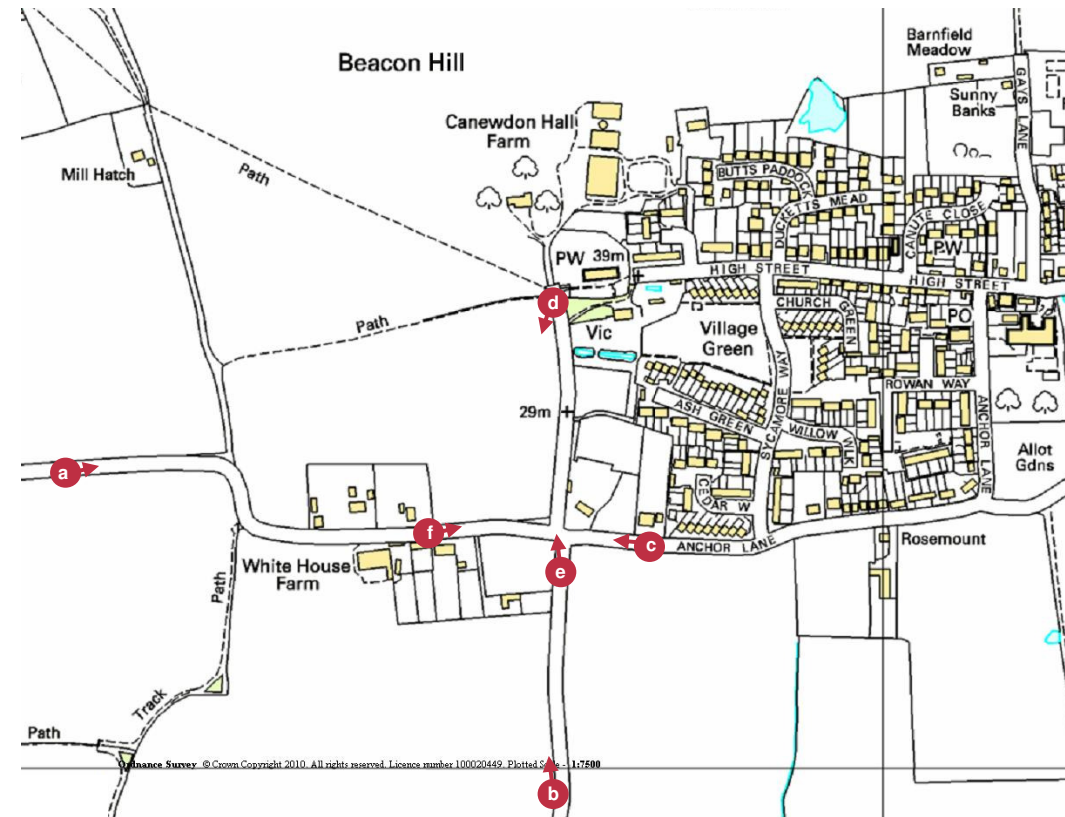
Figure 6. Original illustrative site layout

ALLOCATIONS SUBMISSION POLICY

Views of the site and surrounding area



Figures 7-12. Views across the site



Figures 12. Views across the site

- A. View east from Lark Hill Road
- B. View north from Scotts Hall Road, the Church Tower can be seen on the horizon.
- C. View west along Anchor Lane.
- D. View South across the site towards Lark Hill Road
- E. View north west from the intersection of Anchor Lane and Scotts Hall Road;
- F. View east from Lark Hill Road

ALLOCATIONS SUBMISSION POLICY

Flood Risk and Drainage

Figure 13 opposite provides a snapshot from the Environment Agency's flood risk map and illustrates that the site lies within Flood Zone 1, which has been confirmed by Ardent Consulting Engineers consultation with the Environment Agency. Any forthcoming application would therefore not need to be supported by a Flood Risk Assessment on the basis of flood risk alone.

In relation to surface water drainage, the Drainage Authority is Anglian Water. On-going consultation with the Authority has outlined that a combination of outfall into either the public sewer or watercourse could be utilised in conjunction with a SUDs scheme. The illustrative layouts (Figures 5 and 6) have considered the possibility of a SUDs scheme, taking advantage of the natural topography of the site to provide for detention basins at the southern boundary. This feature could provide for the opportunity of a strong landscape buffer along the southern boundary as recommended by the landscape consultant.

There is a foul water pumping station located to the east of the site situated between the properties known as Birch Lodge and 131 Anchor Lane. Discussions have been held with Anglian Water which have confirmed that the local treatment works has sufficient capacity to accept the foul water flows that will be generated. Furthermore, Anglian Water's capacity assessment has also confirmed that the existing pumping station is able to serve the development without requiring any reinforcement or improvement works.

Utilities

Ardent Consulting Engineers have obtained asset record plans from a range of utility companies in the area and the Position Statement identifies a number of companies which are outside of the "Zone of Interest" and remain unaffected by the development proposals. In relation to the utilities which would be affected:

- Essex and Suffolk Water - there is sufficient water capacity to serve the development.
- BT - subject to future discussions the network could be extended to serve the development.
- UK Power Network - there is an electricity cable running along the western boundary of the site, which could provide the required service.

- National Grid - there is a pressure gas main which runs along the southern verge of Lark Hill Road
- British Gas - the site can be served without requiring any significant off-site improvement work

Ecology

Given that the site is currently an agricultural field which is farmed, with no trees or ponds there is an assumption that on site ecological activity will be minimal. A Phase I Ecology Assessment would be undertaken as a minimum as part of any forthcoming planning application.

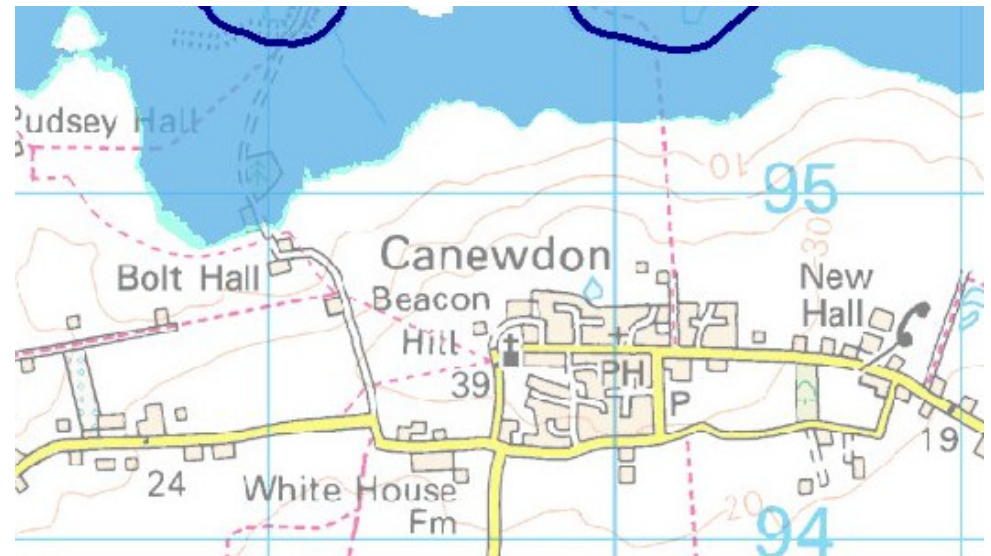


Figure 13. Environment Agency Flood Map

ALLOCATIONS SUBMISSION POLICY

Local Service Capacity

Strutt and Parker LLP have researched with Essex County Council and the local health provider the capacity of the local GP surgery and the Primary School within the village. From this consultation it is apparent that both have capacity for new development.

It should be noted that the Primary School has the capacity to accommodate the number of pupils generated from a 60 unit scheme.

Site Connectivity

The site is currently divided by a lane which provides access to Canewdon Hall and St. Nicholas Church. Although this is not a busy access road, it does provide a physical barrier between the two halves of the site. In order for the site to come forward as a comprehensive development, the Policy has linked the area of open space in terms of its capacity and the affordable housing requirement.

In design terms, it will also be important to ensure that the site is effectively linked with pedestrian and if possible cycle links between the two areas into the open space and through effective orientation of the dwellings on both sides of the lane. Strong design and landscape themes will need to run through both of the areas. The provision of open space on the Diocese land is **supported** to ensure the sensitive nature of the landscape is preserved and enhanced.

Section Summary

The proposed illustrative site layout (Figure 5) demonstrates that the following objectives of Policy SER7 for the site at Canewdon can be met:

- Local highway capacity and infrastructure improvements
- Public transport infrastructure improvements and service enhancements
- Links and enhancements to local pedestrian, cycling and bridleway networks
- On-site SUDs
- 0.4 hectares of open space to include a play area
- Development is sensitive to views of St. Nicholas Church
- Appropriate landscaping measures to mitigate against a sensitive site

The proposals have demonstrated how 50 units can be delivered on the site when meeting the other on site requirements within the draft Policy and the Concept Statement.

There are a series of recommendations provided on page 10 in relation to Policy SER7 and the related Concept Statement, which may assist in increasing the number of units coming forward to be in line with the Policy requirement for 60 dwellings.



RECOMMENDATIONS

Recommendations

The site evaluation provided demonstrates that a majority of the Council's objectives can be achieved. This final section of the Delivery Statement sets out a number of recommendations to assist in the effective delivery of Policy SER7. These relate to the following:

- 5 Year Housing Land Supply Delivery
- Affordable Housing
- Open Space
- Development Brief

5 Year Housing Land Supply

As described on page 5 of this Delivery Statement, and demonstrated throughout this document, the current requirements of Policy SER7 would appear to only deliver 50 units. In order to meet the Council's 5 year housing land supply, which would appear to require the delivery of 60 units, it is **recommended** that the illustrative layout at Figure 14, which provides for 66 units is taken forward in terms of site area as the Council's preferred option. The area of open space required can still be accommodated without having a negative impact on views and the landscape, particularly given the extent of the Diocese ownership.

Affordable Housing

The Concept Statement stipulates a requirement for at least 21 'tenure blind' affordable housing units. Given that the illustrative masterplan at Figure 5 currently only allows for 50 units, rather than the 35% Policy requirement within the Council's adopted Core Strategy, providing 21 affordable units brings this figure closer to 50%. In addition, although at this stage the tenure could not be agreed, it should be recognised that there is a significant difference in value between the different tenure types, which could affect the viability of the scheme. It is therefore **recommended** that rather than stipulating a figure for the affordable housing, the Core Strategy Affordable Housing Policy should be relied upon.



Figure 14. Proposed illustrative masterplan

RECOMMENDATIONS

Open Space

The location of the open space provision on the Diocese land is **supported**. There are two influences which are key in providing the open space in this location; the extent of the Diocese landholdings, which if required provide for flexibility in terms of the size and shape of open space required; and the sensitivity of the landscape and views to the Church, for which the Diocese land provides a more meaningful visual aspect and has been fully justified. It is therefore **recommended** that the open space is located towards the top of the site as illustrated in Figure 14.

Development Brief

Whilst this representation **supports** development of the site as a comprehensive whole, linking the affordable housing provision could prove to be very onerous if one developer does not come forward for the whole site in terms of issues such as timing and viability. In order to mitigate against the site coming forward as two separate areas, it is **recommended** that the Policy stipulates the requirement for a Development Brief to be prepared jointly with the Council and the landowners/ developers.

These recommendations conclude this Delivery Statement, which **supports** the allocation of the site as a preferred option within the Rochford District Council Local Development Framework Allocations Submissions Document. The Allocations Document is therefore considered to be **sound**.

