



Rochford District Council

ANNUAL MONITORING REPORT FOR 2005/ 2006

December 2006



INVESTOR IN PEOPLE

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1

INTRODUCTION

This Annual Monitoring Report (AMR) provides information and data on a number of planning issues for Rochford District for the year April 1st 2005 to March 31st 2006.

The AMR examines the progress of the LDF and Local Plan, as well as an assessment of a number of other issues that are of relevance to the planning of the district.

The criteria covered in the AMR are as outlined in the Monitoring chapter of Rochford District Replacement Local Plan and as recommended in *Local Development Framework Core Output Indicators* by ODPM.



2

DISTRICT CHARACTERISTICS



INTRODUCTION

Rochford district is situated in South Essex within a peninsula between the Rivers Thames and Crouch, and is bounded to the east by the North Sea. The district has land boundaries with Basildon District and Castle Point and Southend-on-Sea Borough Councils. It also has marine boundaries with Maldon and Chelmsford districts. It has communication links to London by both road and rail, and is home to London Southend Airport.

POPULATION

The following text and graphs are based on data from the 2001 Census, unless otherwise stated. The next Census is due to take place in 2011.

TOTAL POPULATION

Total population: 78,489
Male: 38,139
Female: 40,350

AGE

Figure 2.1 is a population pyramid that illustrates the demographic composition of the Rochford district's population by sex and age. The figure also shows the UK average as a form of comparison.

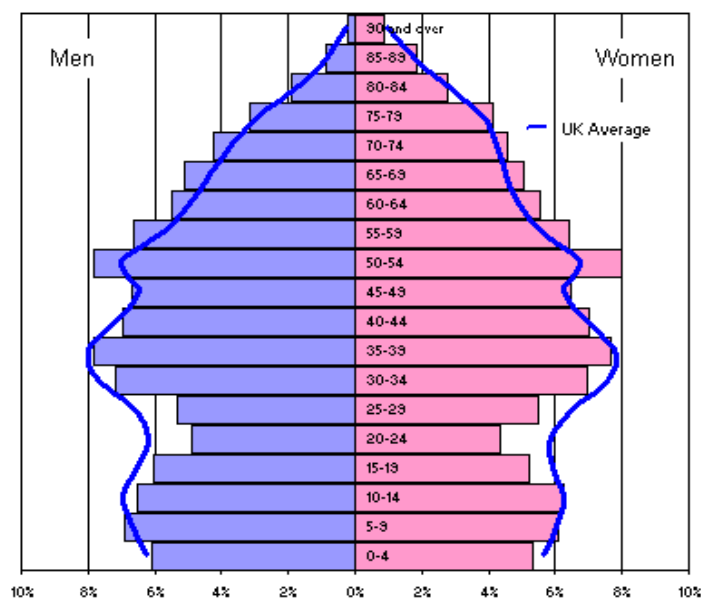


Figure 2.1 – Population pyramid for Rochford district from 2001 Census, with age on the vertical axis. Taken from Office for National Statistics (www.statistics.gov.uk).

The narrow base and relatively wide top of the population pyramid for Rochford district are indicative of an ageing population.

Figures 2.2, 2.3 and 2.4 compare the percentage of the district's population aged 0-15, 16-64, and 65 plus, respectively, against regional and national figures.

Figure 2.2 - Percentage of Population Aged 0 - 15

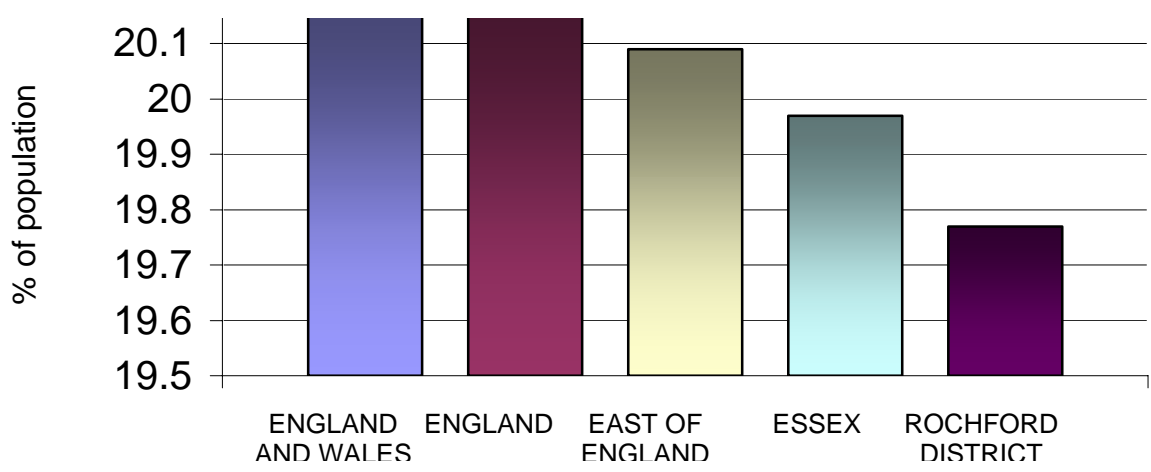
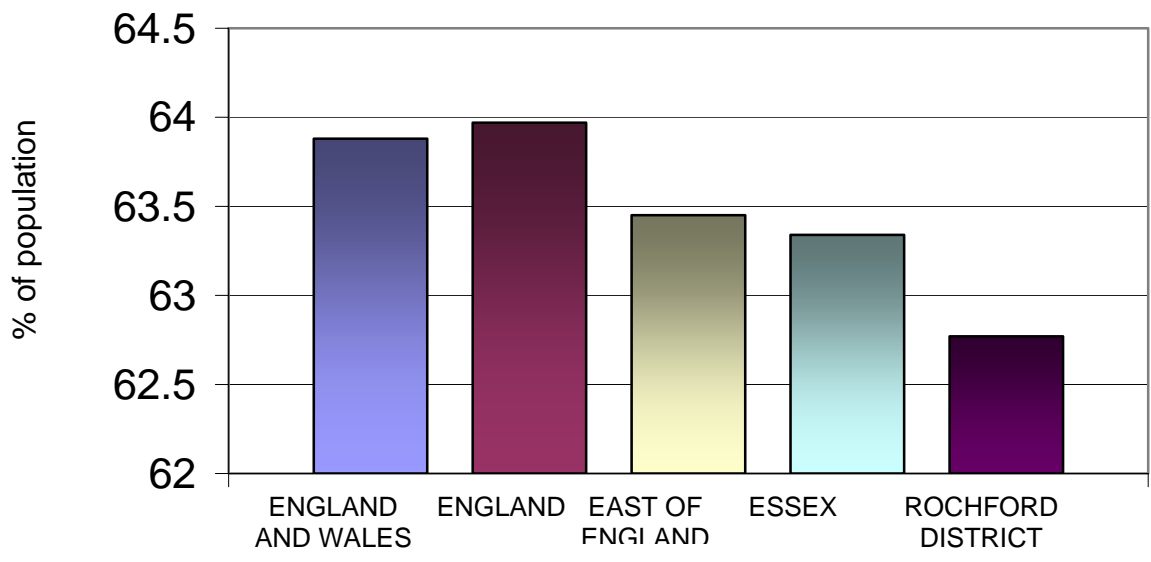
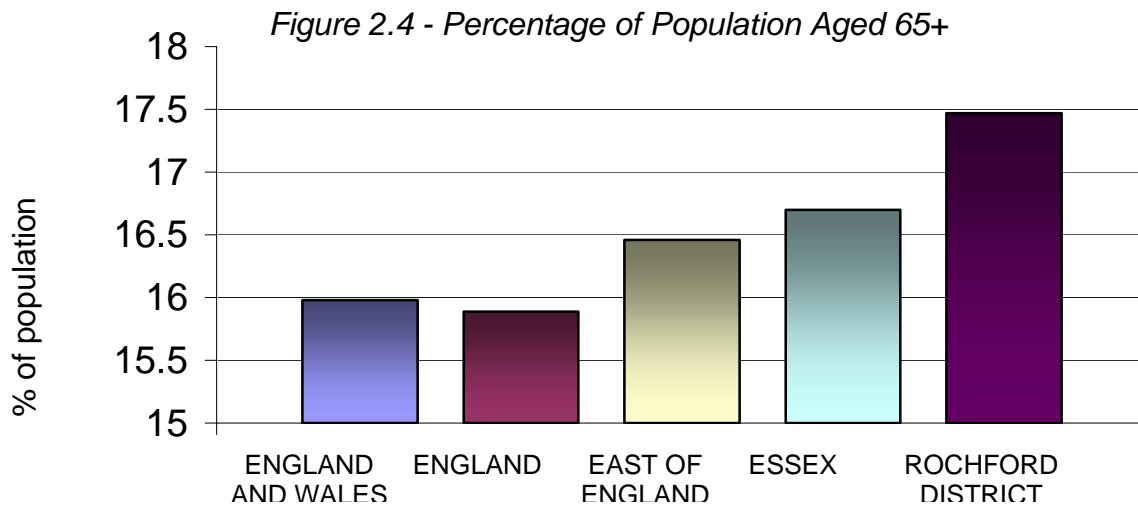


Figure 2.3 - Percentage of Population Aged 16-64





The proportion of 0 - 15 year-olds represents the proportion of the population that are likely to not yet be economically active, are still in full-time education and are considered dependent.

The proportion of 16-64 year-olds represents the proportion of the population considered to be of an economically active age and independent.

The proportion of 65 plus year-olds represents the proportion of the population that are likely to be no longer economically active.

Clearly not everyone within the above age groups will share such characteristics, but these generalisations based around age provide a guide to the demographic composition of the district.

The data collected from the 2001 census shows that Rochford district has a higher than average percentage of people aged 65 and over, with the proportion of people in the 0 - 15 and 16 - 64 age ranges lower than the county, region and national averages.

The demographic composition of the District in terms of age varies between wards, as shown in Figures 2.5, 2.6 and 2.7. These show that, although the population of the District as a whole is older than average, this is not the case in all areas of Rochford District.

Figure 2.5

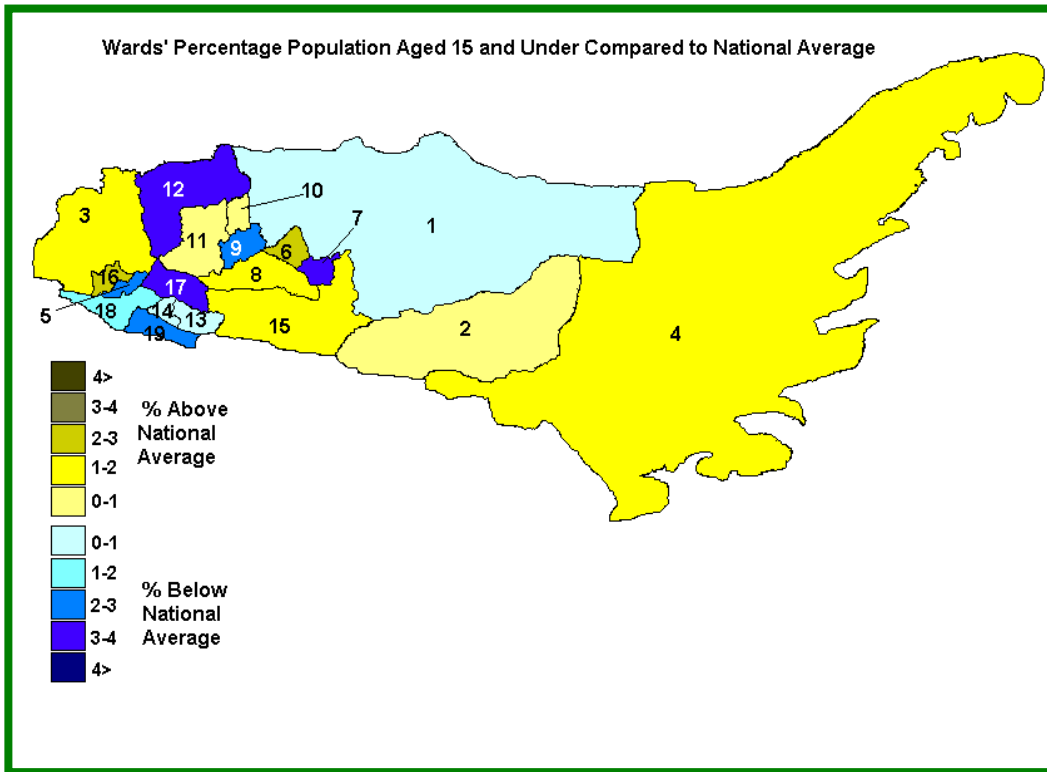


Figure 2.6

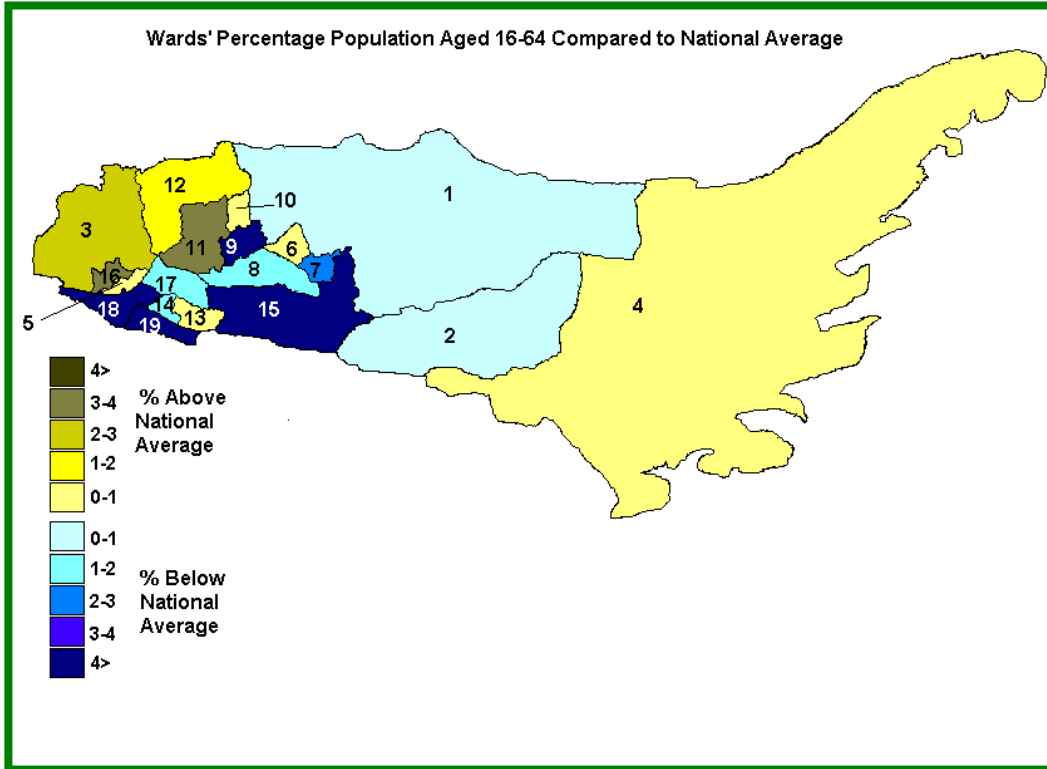
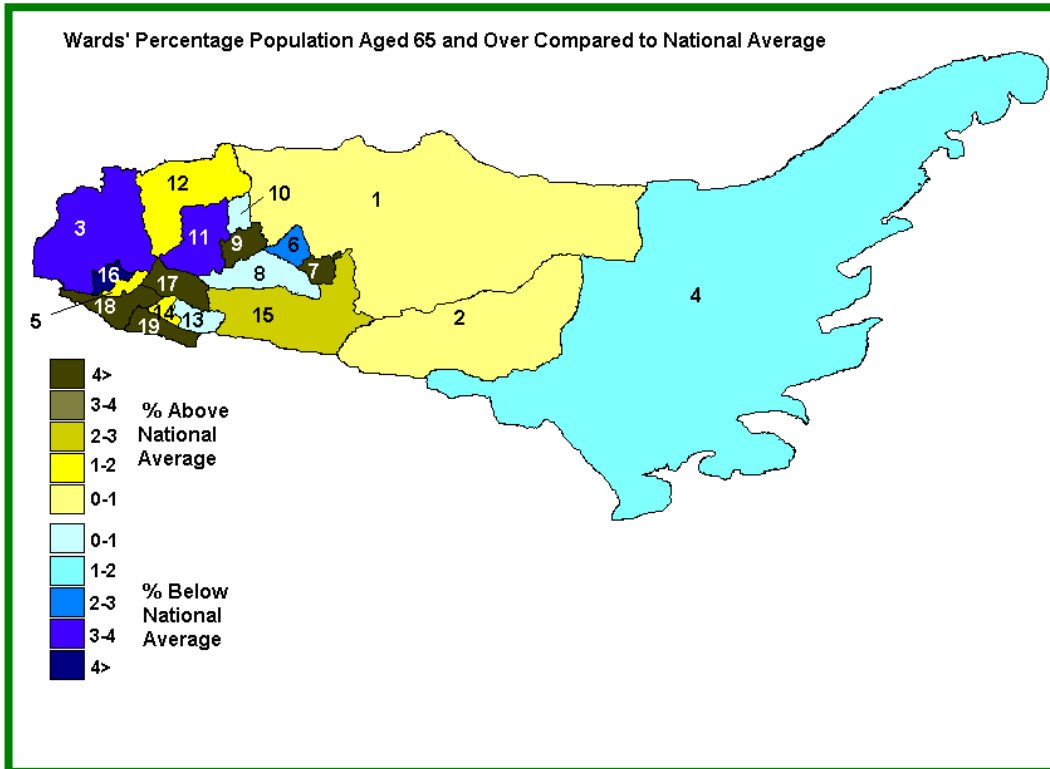


Figure 2.7



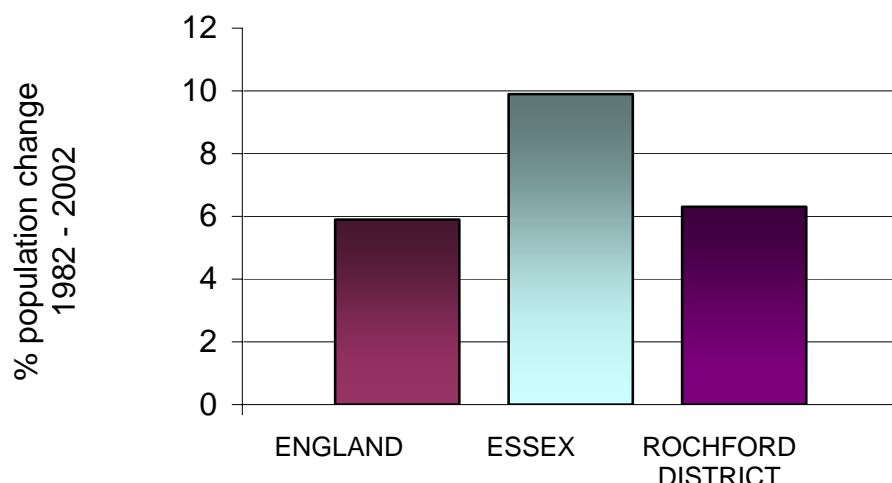
LIST OF WARDS

- | | |
|--------------------------------|-----------------|
| 1. Ashingdon and Canewdon | 15. Rochford |
| 2. Barling and Sutton | 16. Sweyne Park |
| 3. Downhall and Rawreth | 17. Trinity |
| 4. Foulness and Great Wakering | 18. Wheatley |
| 5. Grange | 19. Whitehouse |
| 6. Hawkwell North | |
| 7. Hawkwell South | |
| 8. Hawkwell West | |
| 9. Hockley Central | |
| 10. Hockley North | |
| 11. Hockley West | |
| 12. Hullbridge | |
| 13. Lodge | |
| 14. Rayleigh Central | |

POPULATION CHANGE

The population of Rochford district increased by 6.3% between 1982 and 2002. This was above the national average, but below the average for the county, as illustrated in Figure 2.8.

Figure 2.8 – Population change



HOUSEHOLDS

The district has one of the lowest proportions of single people (never married), and one of the lowest proportions of one-parent households in the UK. Relatively few of the district's households contain unmarried co-habiting couples, but there is a high proportion of married couple households. The average household size in the district is 2.44, which is marginally larger than the average for England and Wales of 2.36.

Of the 376 districts in England and Wales, only 3 have a higher proportion of owner-occupied households than Rochford. 27,400 of the 31,952 households with residents in the district are owner-occupied (85.75%).

EMPLOYMENT AND ECONOMY

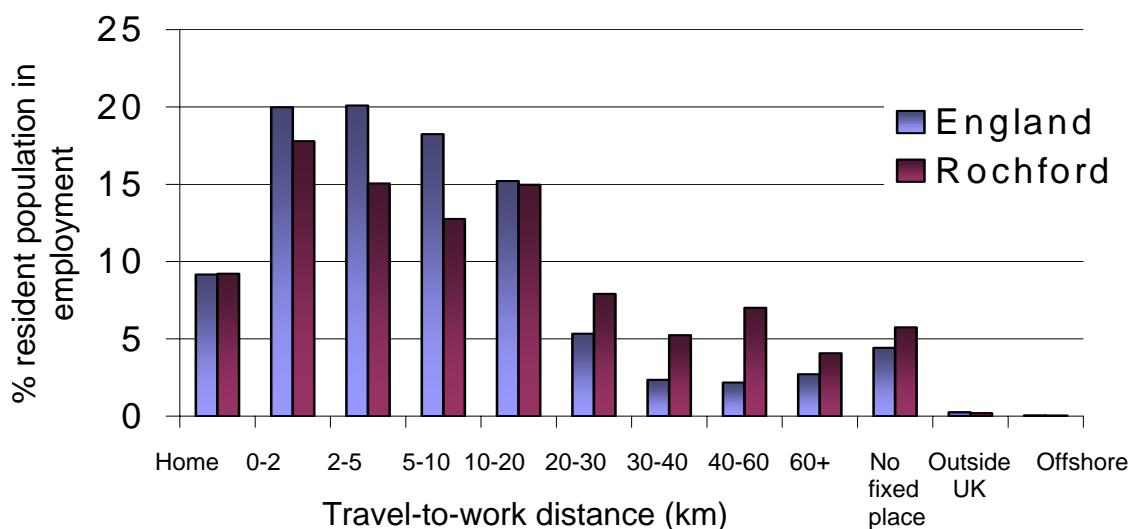
The district is relatively affluent. The Indices of Deprivation 2004, produced by the ODPM, ranked Rochford district as 316 out of 354 districts, making it one of the least deprived districts in England.

In 2004, of the people in Rochford of 'working age' (men aged 16-64, women aged 16-59), the employment rate was 79.2%. This compares with an average of 75% for Great Britain.¹

¹ Source: ONS, cited at www.national.statistics.gov.uk

A relatively high proportion of Rochford's residents in employment commute outside the district to work. The district has communication links with London by road and rail. Rochford, Rayleigh and Hockley have stations on the Liverpool Street line providing easy access to London. The district also has good communication links with the adjacent urban area of Southend. Figure 2.9 shows the distances that the resident population of Rochford district commute to work, compared to the average for England.

Figure 2.9 - Travel-to-work distances of resident Rochford District population in employment



PLANNING LAND USE DESIGNATIONS

The district is predominantly rural in character comprising 12,763 hectares of Metropolitan Green Belt. There are three main residential areas, together with a number of smaller settlements and dwellings located sporadically throughout the Metropolitan Green Belt. There are 331 Listed Buildings in the district and 10 Conservation Areas covering a total area of 98.5 hectares.

The district contains a number of sites of ecological importance reflected in the designation of 12,986 hectares as Sites of Special Scientific Interest, as well as a number of Wildlife Sites and Local Nature Reserves. 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.

Other designations in the district include land for industrial and retail purposes, public open space, as well as a Country Park, which is included as part of the adopted Rochford District Replacement Local Plan.





LOCAL PLAN

Rochford District Council's Replacement Local Plan was adopted on 16th June 2006.

LOCAL DEVELOPMENT FRAMEWORK (LDF)

LOCAL DEVELOPMENT SCHEME (LDS)

A revised LDS was adopted in January 2006. The LDS was revised due to changes in the external environment and from lessons learned in the early stages of the LDF. The reasons for the delay were laid out in a letter to GO-East in February 2006. This stated that:

“The main reason for the delays incurred is that there has been significant slippage within the RSS preparation process. The milestones that have been prepared are inline with the advice received from GO-East, which stated that we should not prepare key documents until the panel report into the Examination In Public. There are representations being made through the EIP process that could significantly affect the Council's housing allocation requirement and which would affect the green belt, leisure and infrastructure allocations for the district.”

Whilst work continued with the preparation of DPDs, it was not considered a risk worth taking to progress too far with them, given that there was still significant uncertainty in the process. It was the Council's view that a delay in the East of England Plan's production inevitably resulted in a consequential delay in the adoption of LDDs, but that in Rochford District Council's case there was a need for the delay to be factored in. The Council has undertaken a full and proper assessment of the impact of the East of England Plan's delay for the production of their LDF, and the delivery of key planning objectives in their areas and proposed delays only where it was absolutely necessary.

Secondly, the Council considered it was important to prioritise resources accrued because of the unexpected and extra workload caused by the local plan's timetable slippage. The Council believed, that given the Strategic Environmental Assessment Regulations, it was appropriate and reasonable to concentrate on the adoption of the local plan.

Finally, there was a slippage in preparing the SEA. This has been caused by capacity problems with the contractors employed by the Council to prepare the SEA. There remains limited capacity within the consultants, who are doing work for a number of Essex authorities. Whilst the Council will commission work to enable the process to move forward as swiftly as possible, it is not desirable to have to change the LDS again because of challenges that were foreseen. In this respect the timescale presents a worst case scenario and it is the Council's intention to enable work, wherever possible, to be completed in advance of the milestones.

STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

The SCI is scheduled in the LDS to be adopted in January 2007.

The LPA produced an initial, pre-consultation draft that was subject to public participation and consultation.

Following from the results of two rounds of public consultation and participation, the LPA prepared a draft of the SCI for submission to the Secretary of State.

This draft was examined, through written representations, by the Planning Inspectorate to determine if it complied with the tests of soundness.

Rochford District Council received the Inspector's report, setting out recommendations for the SCI, on 29th November 2006. The SCI was found to be sound, subject to seven minor alterations.

The Inspector's binding recommendations were reported back to Members on 12th December 2006 and the SCI was adopted.

CORE STRATEGY

The Core Strategy is scheduled in the LDS to be adopted in June 2008.

Progress of the Core Strategy was delayed in summer 2006 when Members formed a separate sub committee to discuss the issues and options in greater detail prior to the initial consultation period on the document.

The LPA is now six months behind schedule and although there will be some catching up, it is unlikely to meet the existing timetable for adoption for the Core Strategy in June 2008.

SUPPLEMENTARY PLANNING DOCUMENTS

The LPA planned to adopt eight Supplementary Documents by the end of the year; five by November and three by December. However, the production of Planning Policy Statements 3 and 25 in December 2006 has led to a minor delay. It is anticipated that the Council's own SPDs will be adopted by the full Council on 30th January 2007.

4 HOUSING



INTRODUCTION

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 Essex and Southend-on-Sea Replacement

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.

Finally, this section of the AMR includes the district's housing trajectory – the number of dwellings that are projected to be completed up to 2011.

BACKGROUND

The following documents have particular relevance to the calculation of residential land availability:

- Essex and Southend-on-Sea Replacement Structure Plan;
- Rochford District Local Plan First Review;
- Rochford District Replacement Local Plan Second Deposit
- Planning Policy Guidance Note 3 (Housing).

THE STRUCTURE PLAN

The Essex Structure Plan Second Alteration required that 4,400 net new dwellings be provided in Rochford District between 1986 and 2001 this has been achieved.

The Essex and Southend-on-Sea Replacement Structure Plan (April 2001) covers the period up to 2011. This provides the strategic framework for housing development in the County. Policy H1 requires that 3,050 net new dwellings be provided in Rochford District between 1996 and 2011.

The Replacement Structure Plan recognises that residential development within the District is constrained by a number of planning factors including limited economic potential, remoteness from the County's main strategic transport routes and the importance of safeguarding the Green Belt and other environmental designations. In response to the Replacement Structure Plan and PPG3, Rochford District Council commissioned an urban capacity study, which assessed whether there is sufficient capacity within the urban area of the District to accommodate the dwelling requirement for the period up to 2011.

The Structure Plan will shortly be superseded by the East of England Plan. However, as at 31st March 2006, the RSS was still in draft form and had not yet been adopted.

THE LOCAL PLAN

The distribution of new dwellings within the District is not the duty of the structure plan, but the local plan produced by the District Council. The local plan identifies suitable sites for residential development within an overall strategy for the development of the District. Rochford District's housing supply is primarily influenced by Green Belt policy that seeks to restrict further development to the existing built up areas.

PLANNING POLICY STATEMENT 3: HOUSING

In addition to allocating sufficient land to comply with the housing strategy of the Replacement Structure Plan, the Local Planning Authority is also required to ensure that adequate housing land is available in accordance with the provisions of Planning Policy Statement 3 (PPS3).

DEFINITION OF LAND AVAILABLE

For the purposes of this report it has been taken that residential land availability includes all sites with the benefit of a current planning permission for residential development, less any completed units within those sites, together with those vacant sites that do not have the benefit of a current planning permission but which have been identified for residential development in the Rochford District Local Plan First Review.

The total for sites without planning permission also includes sites where a valid planning permission has expired and the site is still available for residential development. The survey aims to arrive at net figures to show the change in housing stock. Net figures are calculated by subtracting the number of potential units lost (potential demolitions and possible dwelling losses from change of use) from the total number of outstanding dwellings on sites with permission and the total estimated capacity of sites without planning permission.

INTENSIFICATION

The general definition relating to land which is available for development within the District made no allowance for increasing densities within existing residential areas through the development of unidentified sites for housing including infilling and the development of private gardens. This "thickening up" of residential densities is normally referred to as intensification and has made a substantial contribution to the housing stock in the past.

Accordingly, the Essex Structure Plan accepted that it is important to include an allowance for intensification of built up areas in the housing strategy. Rochford District Council concurred with this opinion and considers that intensification will continue to contribute to the housing figures throughout the period of the development plan. In giving consent for development the Council will, however, take into account the provisions of policy HP3 of the Replacement Local Plan that any new residential development should be carried out at a net density appropriate to the character of the site and its surroundings.

THE BUILDING PROCESS

The building programme is an ongoing process with housing completions and new sites constantly coming forward for development. The land availability figures will thus fluctuate from day to day. In order to overcome this problem the schedule represents a 'snapshot' of house building in the District as at 31st April 2006.

RESULTS OF THE 2005/06 RESIDENTIAL LAND AVAILABILITY STUDY

Please see **Appendix A** for a breakdown of the sites that comprise the land availability study.

Table 4.1 Results of the 2005/06 Residential Land Availability Study

Area (Ward)	Completed 05/06 (gross)	Actual units lost	Completed 05/06 (net)	Outstanding units (gross)	Potential units lost	Outstanding units (net)
Ashingdon & Canewdon	6	0	6	25	4	21
Barling & Sutton	0	0	0	4	0	4
Foulness & Great Wakering	3	0	3	47	1	46
Hawkwell North	25	0	25	6	4	2
Hawkwell South	7	0	7	20	0	20
Hawkwell West	6	1	5	37	5	32
Hockley Central	4	0	4	19	2	17
Hockley North	5	3	2	8	0	8
Hockley West	0	2	-2	18	2	16
Hullbridge CP	18	1	17	33	3	30
Paglesham CP	0	0	0	0	0	0
Rochford CP	27	2	25	305	4	301
Stambridge CP	0	0	0	0	0	0
Sutton CP	0	0	0	0	0	0
Downhall & Rawreth	83	1	82	136	3	133
Grange Ward	0	0	0	13	3	10
Lodge Ward	6	0	6	17	1	16
Rayleigh Central Ward	4	1	3	7	2	5
Sweyne Park	10	0	10	9	1	8
Trinity Ward	2	0	2	87	0	87
Wheatley Ward	7	1	6	26	3	23
Whitehouse Ward	63	2	61	69	4	65
TOTAL	276	10	262	886	42	844

Table 4.2 – Sites without planning permission

Area (Ward)	Greenfield site	PDL	TOTAL
Ashingdon & Canewdon	0	2	2
Barling & Sutton	0	0	0
Foulness & Great Wakering	2	3	5
Hawkwell North	2	0	2
Hawkwell South	2	0	2
Hawkwell West	1	0	1
Hockley Central	3	0	3
Hockley North	0	0	0
Hockley West	0	0	0
Hullbridge CP	1	3	4
Paglesham CP	0	0	0
Rochford CP	4	0	4
Stambridge CP	0	0	0
Sutton CP	0	0	0
Downhall & Rawreth	1	0	1
Grange Ward	2	0	2
Lodge Ward	0	3	3
Rayleigh Central Ward	1	0	1
Sweyne Park	2	0	2
Trinity Ward	3	2	5
Wheatley Ward	1	6	7
Whitehouse Ward	9	0	9
TOTAL	34	19	53

Location of growth

Figure 4.1 shows the number and location in the district of units completed 2005-06 on sites with a capacity of 10 or more units.

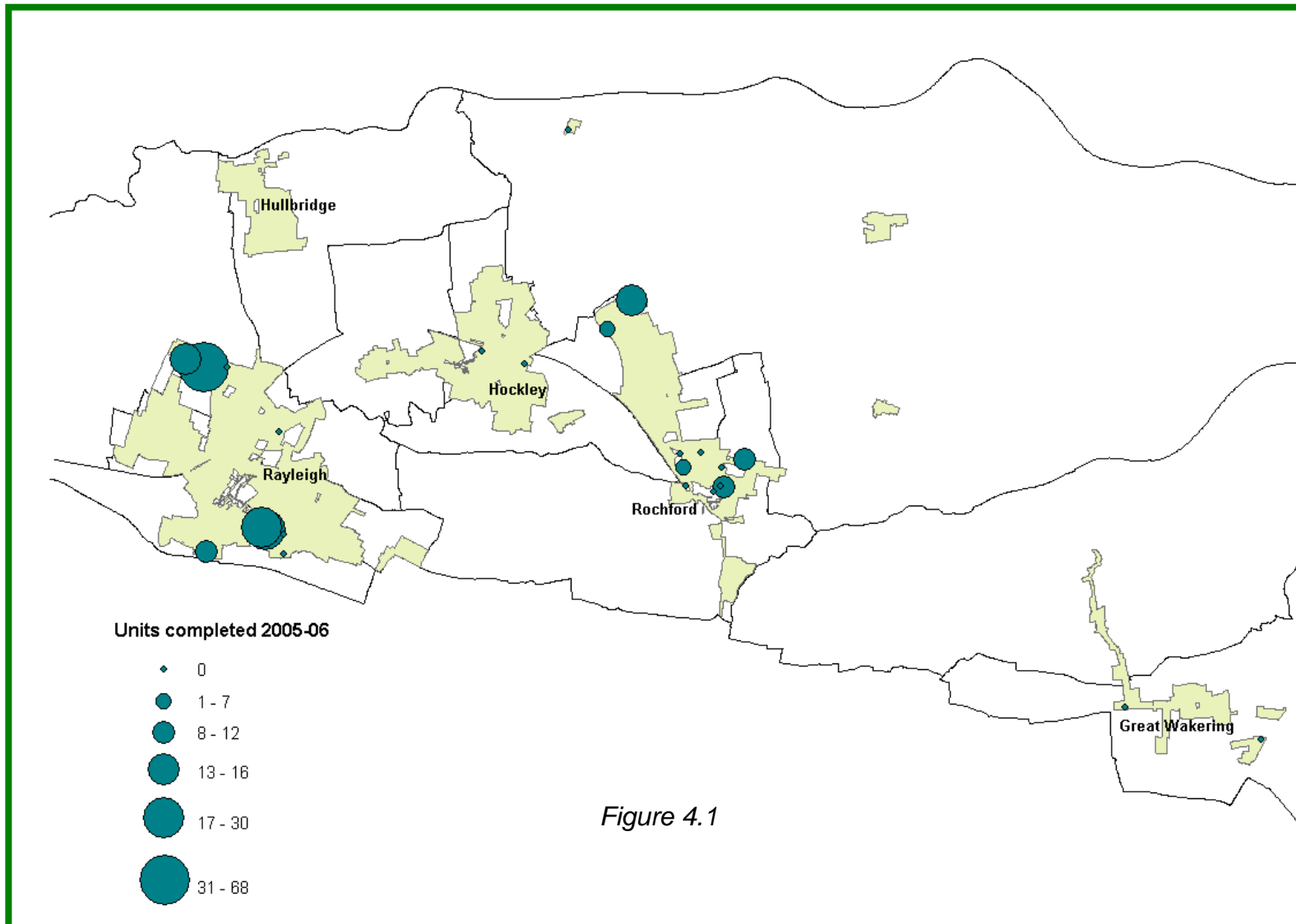
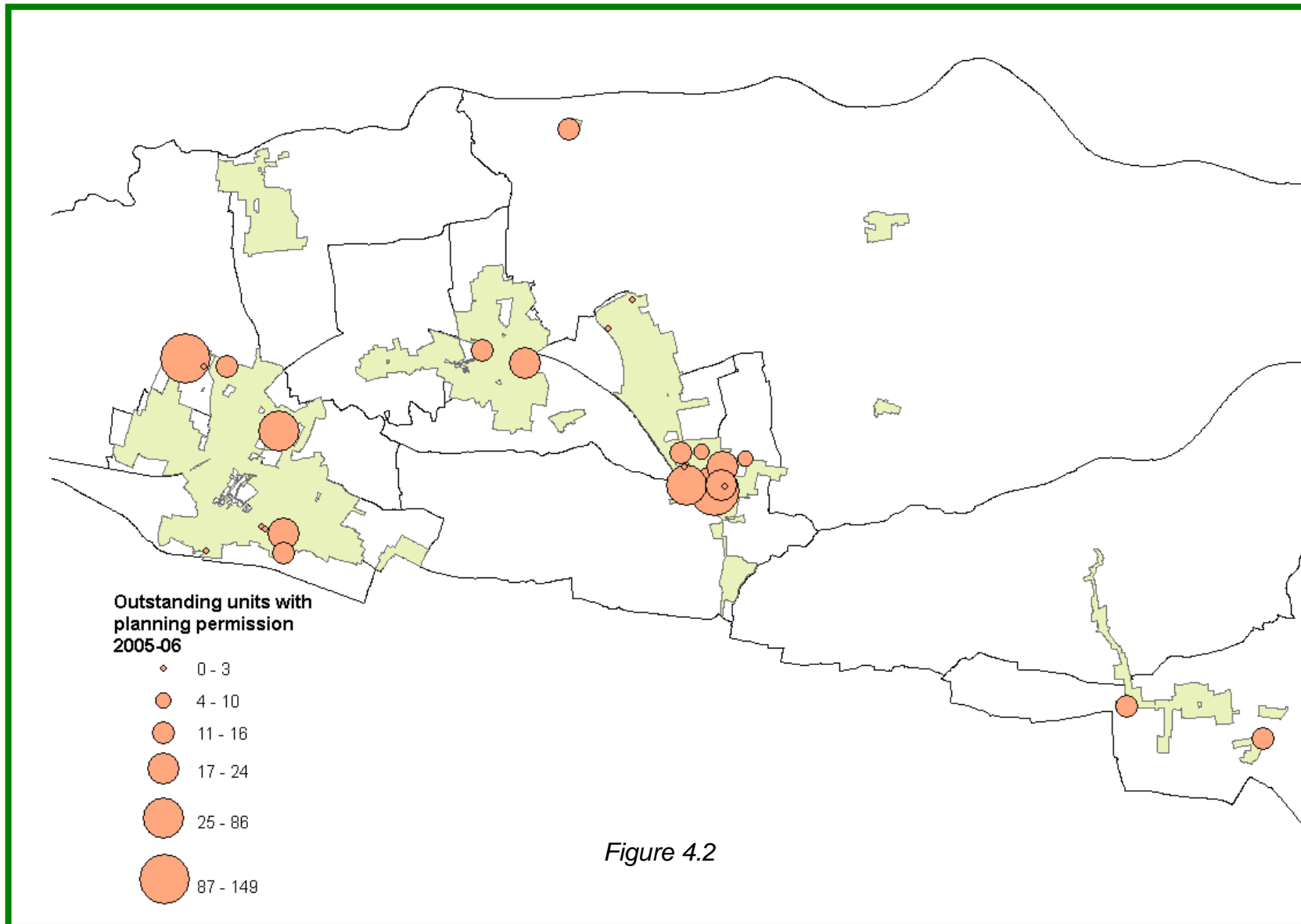


Figure 4.2 shows the location of outstanding residential units with planning permission on sites comprising 10 or more units.



COMPLETIONS IN PLAN PERIOD 1996-2006

The Replacement Structure Plan Policy H1 allocates a total of 3050 net dwelling units to be constructed within the District in the period April 1996 to March 2011.

Table 4.3 details the completions in the District since 1996:

Net housing provision	3050 dwellings
Less completions April 1996 - March 2006	2642
Remaining requirement	408 dwellings

Table 4.3 – Completions since 1996

COMPLETIONS SINCE 2001

The Regional Spatial Strategy will provide Rochford District with a housing target that will run retrospectively from 2001, until 2021.

Table 4.4 below shows completions since 2001.

Year	Net completions
2001-02	129
2002-03	165
2003-04	197
2004-05	58
2005-06	262
TOTAL 2001-2006	811

Table 4.4 – completions since 2001

LOSS OF RESIDENTIAL TO NON-RESIDENTIAL USES

Dwellings lost to non-residential uses 2005-06:	0
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WINDFALL SITES

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.

Windfall sites have been granted planning permission in accordance with adopted local plan 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.

Table 4.5 shows the contribution of windfall sites to the District's housing figures in 2005-06.

	Dwelling units (net) 2005-06
Windfall completions	1
Windfall units outstanding	142

Table 4.5

GREENFIELD AND PDL DEVELOPMENT

PPS3 states that it is preferred to locate residential development on previously developed land (PDL), as opposed to greenfield sites. Maximising the use of previously developed land contributes to more sustainable patterns of development (paragraph 21). The use of previously developed land aids regeneration and minimises the amount of greenfield land that needs to be taken for development (paragraph 22).

Figure 4.3 shows the proportion of completions undertaken on PDL and greenfield land in Rochford District in 2005-06.

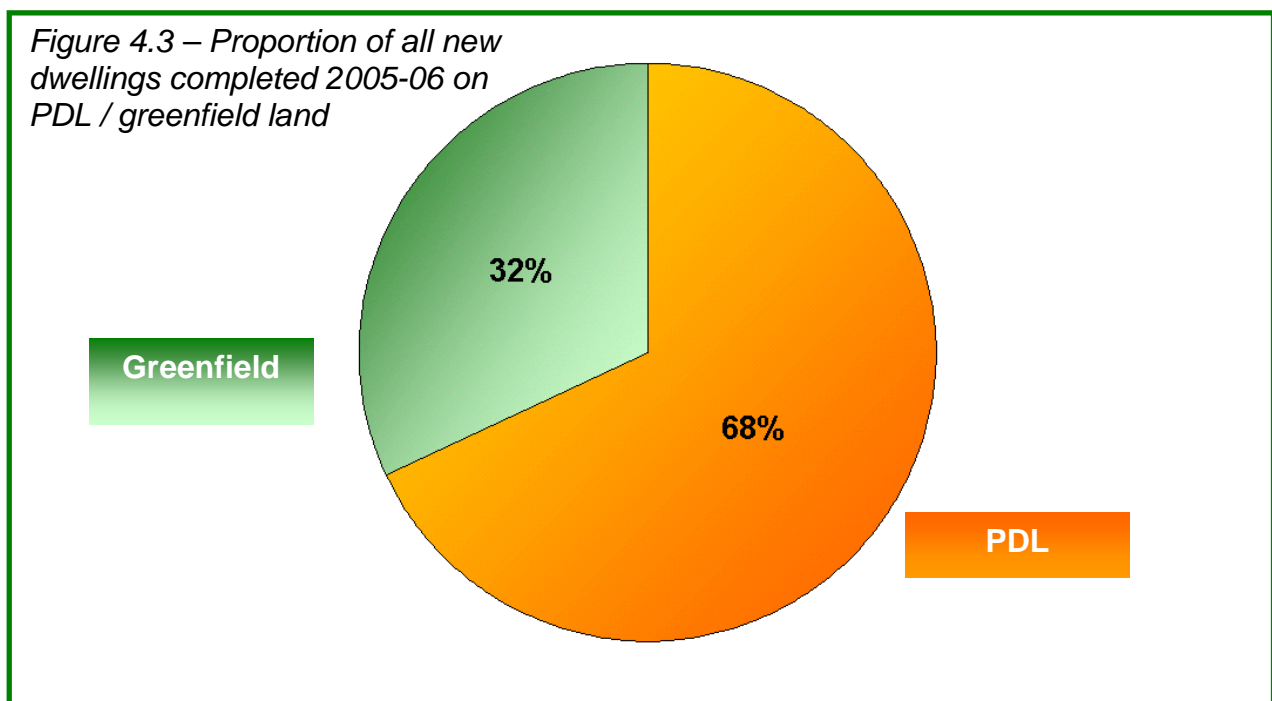


Figure 4. 4 – Proportion of outstanding dwellings with planning permission PDL / greenfield land

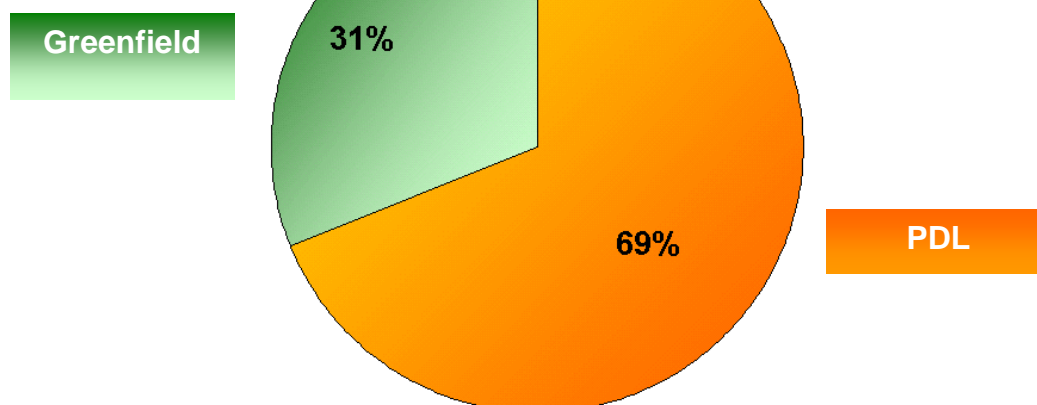


Figure 4.4 shows the proportion of new dwelling granted planning permission in 2005-06 that were sited on PDL and the proportion on greenfield land. The majority of new dwellings approved in 2005-06, as with those completed, were sited on PDL.

	% Dwellings completed on PDL 2005-06
TARGET	60
ACTUAL	68

Table 4.5 - Performance relative to PDL targets

AFFORDABLE HOUSING

PPG3 recognises that it may be desirable in planning terms for new housing development on a substantial scale to incorporate a reasonable mix and balance of house types and sizes to cater for a range of housing needs. This is intended to encourage the development of mixed and balanced communities, it is also intended to ensure that affordable housing is only required on sites which are large enough to accommodate a reasonable mix of types and sizes of housing.

Rochford District Council formally commissioned DCA in August 2004 to carry out a District-wide Housing Needs Study, as a joint survey with Basildon District Council, Castle Point Borough Council, Southend-on-Sea Borough Council and Thurrock Borough Council. The purpose of the study was to examine the housing requirements (needs, aspirations and demands) for the communities and households of the District.

The 2004 Housing Needs Survey identified an annual affordable housing shortfall of 291 units.

The majority of residential developments in the District are undertaken by private developers on private land. The primary mechanism for securing affordable housing is

likely to be through legal agreements between the Council and developer incorporated into planning permissions. Policy HP8 of the Rochford District Replacement Local Plan outlines the Council's planning policy towards affordable housing. Policy HP8 will require residential development schemes of more than 25 dwellings or on sites of 1 hectare or more to usually comprise no less than 15 percent affordable housing.

Table 4.6 - Affordable Housing

	Total	Affordable	% Affordable
Dwellings completed 05-06	262	57	22
Dwellings granted planning permission 05-06	351	54	15
Outstanding dwellings as at 31st March 2006	844	74	9
Outstanding + Completed 2005-06	1106	131	8
Number of sites with permission for residential development as at 31st March 2006	236	8*	3

[*Includes any site where at least 1 unit is to be affordable].

The above figures shows that 8 percent of new dwellings constructed, or with planning permission, are to be affordable. This 8 percent are accommodated within 3 percent of the sites in the District which have permission for residential development.

Table 4.7 shows the provision of affordable housing through the planning system compared to figures set in Policy HP8.

Table 4.7 - Performance relative to affordable housing targets

	Percentage of dwellings completed affordable
TARGET	15
ACTUAL	22

	Percentage of dwellings approved affordable
TARGET	15
ACTUAL	15

By using the data that is used to calculate the housing trajectory it is possible to estimate the number of future affordable houses that will be provided in the district between 2006 and 2011.

Table 4.8 Projected affordable housing provision to 2011

	Dwellings under construction	Dwellings approved but development not yet commenced	Dwellings with outline approval	Residential permissions subject to as yet unresolved s106 negotiations	Allocated for residential use where application submitted / discussions	Allocation only / estimated from small sites	TOTAL
Total residential units	473	186	38	21	70	89	877
Units on sites containing 25+ units	329	0	0	0	0	0	343
Estimated affordable dwellings to be provided through Policy H8	42	0	0	0	0	0	42
Affordable dwellings to be provided through other means*	0	12	0	0	0	0	12

*This includes where residential development is being provided but not necessarily as a result of the requirements of Policy H8 such as, for example, development by Housing Associations. The above can be used to predict the future provision of affordable housing, of the total housing projected.

Table 4.9 Proportion of known future housing likely to be affordable

	Percentage of dwellings on known possible future residential sites affordable
Target	15
Estimated	6

Relevant Policies: HP8 – Affordable Housing

Performance: The majority of expected development sites in the district comprise less than 25 units. HP8 will not deliver the required levels of affordable housing due to the combination of the threshold of 25 units and the requirement of 15% to be affordable on sites that exceed this threshold.

Possible action: The affordable housing policy could be revised in the Local Development Framework. Reducing the threshold or increasing the expected levels on sites would provide additional affordable housing. A combination of the two is likely to be most effective.

DWELLING TYPES

PPS3 stresses the need for Local Authorities to have regard to the changing composition of households and the housing needs of an area.

Rochford District Council's 2004 Housing Needs Survey identified 1717 concealed households – households living within an existing households planning to move in the next three years. These households represent a pent up and unmet demand for housing.

The Housing Needs Survey examined house sizes needed and house sizes preferred by concealed households. The results are shown in Table 4.10

	No. of bedrooms			
	1	2	3	4+
% needed by concealed households in district	46.5	41.8	11.7	0
% preferred by concealed households in district	14.5	50.7	29.6	5.2

Table 4.10 – Dwelling sizes required / preferred by concealed households

The above does not show the needs or aspirations of households moving into the district from other areas.

Table 4.11 provides a breakdown of the type of dwellings completed in the District in 2005-06.

Table 4.11 – Dwelling size

	Dwelling Size (no. of bedrooms)			
	1	2	3	4+
Percentage of units completed (gross) 05-06	24	41	16	19

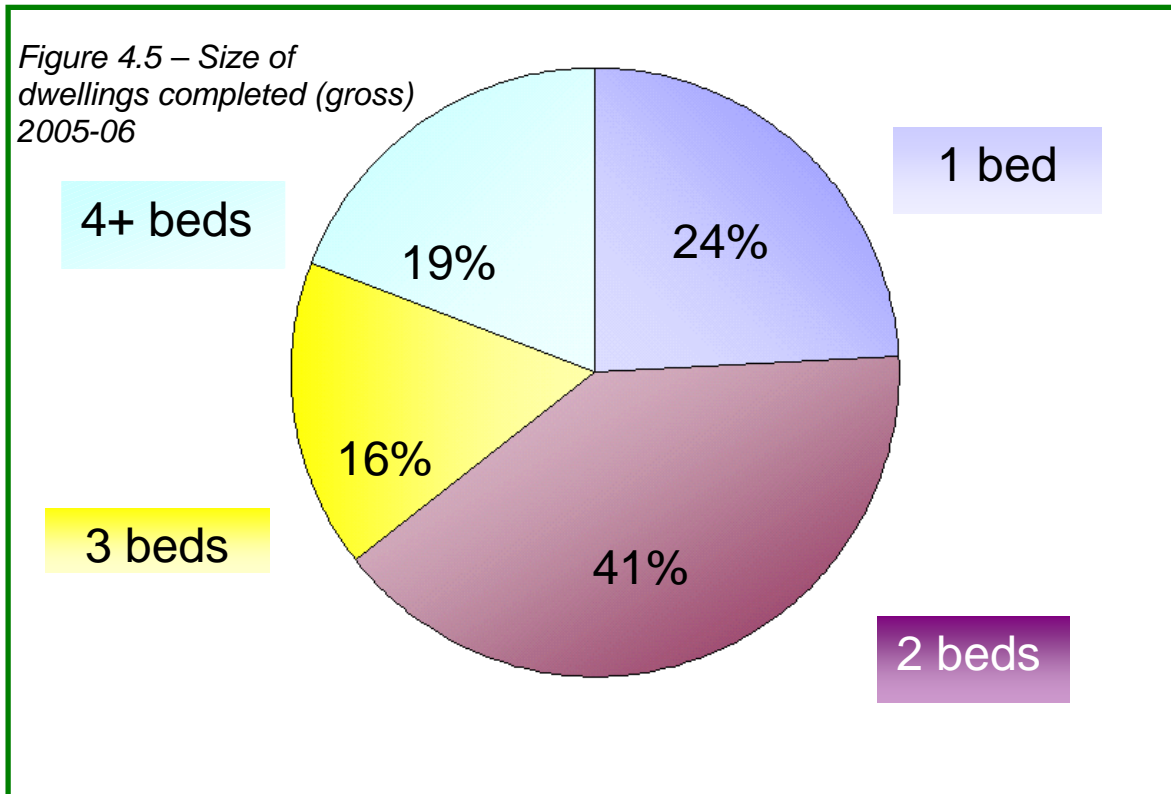


Figure 4.5 shows that a range of different dwelling sizes were completed in 2005-06, more in line with the needs and preferences of concealed households in the district, particularly when compared with 2004-05 when 46% of new dwellings completed had four or more bedrooms.



Redevelopment of the former Park School site – a variety of dwelling sizes

SMALL SITES AND LARGE SITES

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.

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.

Table 4.12 shows the breakdown of residential sites in the District between small and large sites.

	Small Sites	Large Sites
Net dwelling completions 05-06	85	177
Outstanding dwelling units with planning permission	241	603

Table 4.12 - Large and small sites



Intensification of a small site – one dwelling replaced with two in existing residential area

DENSITY

As stated earlier, 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.

Table 4.13 shows the density of residential development completed in 2005-06 on sites comprising a total of 10 units or more.

Density	Percentage of dwellings completed at this density
Less than 30 dwellings per hectare	28.40
Between 30 and 50 dwellings per hectare	0
Above 50 dwellings per hectare	71.60

Table 4.13 - Housing density

The total area committed to development in the district, containing outstanding units, is 34.73 hectares. This 34.73 hectares of land contains a gross total of 976 dwellings, including outstanding and completed units. The overall density of development in Rochford District is therefore 28 dwellings per hectare. As Table 4.13 illustrates, this low density is not the result of development on larger sites. The overall lower density of development is due to the contribution to the figures made by infill and intensification development where a lower density is appropriate for the site locality, in order for the development to complement the existing character of an area.

Relevant Policies: HP3 – Density of Development

Performance: Table 4.13 shows that the density of development on larger sites is greater than the 30-50 range set in the Replacement Local Plan, in some cases considerably so. This does not necessarily mean that the densities of such schemes are inappropriate, as policy HP3 does stipulate that in town centre locations and areas with good transport links higher densities may be acceptable.

Possible action: The Replacement Local Plan now defines the location of town centres, areas where higher density schemes may be appropriate. This was implemented subsequent to the determination of the above large site applications. Therefore, it is too soon to determine if the delineation of town centre boundaries is impacting upon the density of schemes.

PLAN, MONITOR AND MANAGE

There are a number of sites which are already committed for residential development. There are also a number of expired planning permissions for housing and other sites which are expected to come forward for housing development. These sites will also contribute towards providing the Structure Plan requirement. Table 4.11 compares the remaining provision of dwellings required with the supply.

Table 4.14 - Housing land supply as at 31st March 2006

Replacement Structure Plan remaining requirement:	408
Total outstanding units on sites with planning permission	844
Estimated yield from sites without planning permission	53
Total Outstanding Units	897
Remaining provision	-489

Table 4.14 shows that at 1st April 2006 the provision of dwellings in the District exceeded the requirements of the housing allocation in the Replacement Structure Plan. It should be noted that the Regional Spatial Strategy will set a revised house target for the district for the period 2001-2011.

HOUSING TRAJECTORY

A housing trajectory can be used to estimate the number of completions that will occur in the District up until 2011. 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, or pre-application discussions have taken place
- Land allocated for residential purposes
- Estimated additional units on small sites through 'intensification' of existing residential areas.

Based on known sites in the District and an estimated yield through 'intensification' coming through in future years, the following table (Table 4.15) outlines the estimated net completions in the years 2006 to 2011.

Please see **Appendix B** for a breakdown of the sites that comprise the housing trajectory.

Table 4.15 – Projected net completions

Type of estimated net gain	Year					
	06/07	07/08	08/09	09/10	10/11	TOTAL 2006-11
Units under construction	275	198	0	0	0	473
Units with planning permission	27	134	22	3	0	186
From sites currently with outline permission	0	3	21	14	0	38
From sites currently subject of 106 negotiations	0	0	21	0	0	21
From sites where application is currently under consideration / where pre-application discussions have taken place	0	0	0	70	0	70
From other land allocated for residential purposes	0	0	0	0	0	0
Other forms of additional 'intensification' of small residential areas in addition to sites currently known*	0	0	9	34	46	89
TOTAL	302	335	73	121	46	877

[*This figure is based on the average contribution of small sites to the net housing gain between 1996 and 2004, which was 46. In the case of 2008-09 and 2009-10 some small sites are already known and have been taken into account].

Table 4.15 shows that a net total of 877 dwellings are expected to be provided in the District between 2006 and 2011.

Table 4.16 demonstrates the relationship between the projected number of completions and the number of completions required by the Structure Plan.

Actual completions 1996-2006	2642
Projected completions-2006-2011	877
Total completions projected 1996-2011	3519
Structure Plan requirement	3050
Additional units required to be completed on top of those projected	-469

Table 4.16 - Relationship between projected housing and Structure Plan requirement

Relevant Policies: HP2 – Overall housing provision

Performance: Table 4.16 shows that the District is predicted to exceed the required number of dwelling completions by 469, based on the number of projected housing completions.

Possible action: The Regional Spatial Strategy will set the district a new housing target for the period 2001-2021. The Local Development Framework should, taking into account completions since 2001, contain policies that allow for this target to be met.

The housing trajectory for Rochford District is illustrated in Figure 4.6 on the following page.

The horizontal green line is the average annual number of completions required in order for the District to meeting its housing requirements (203).

The blue and purple bars indicate the actual and projected number of completions, respectively, each year.

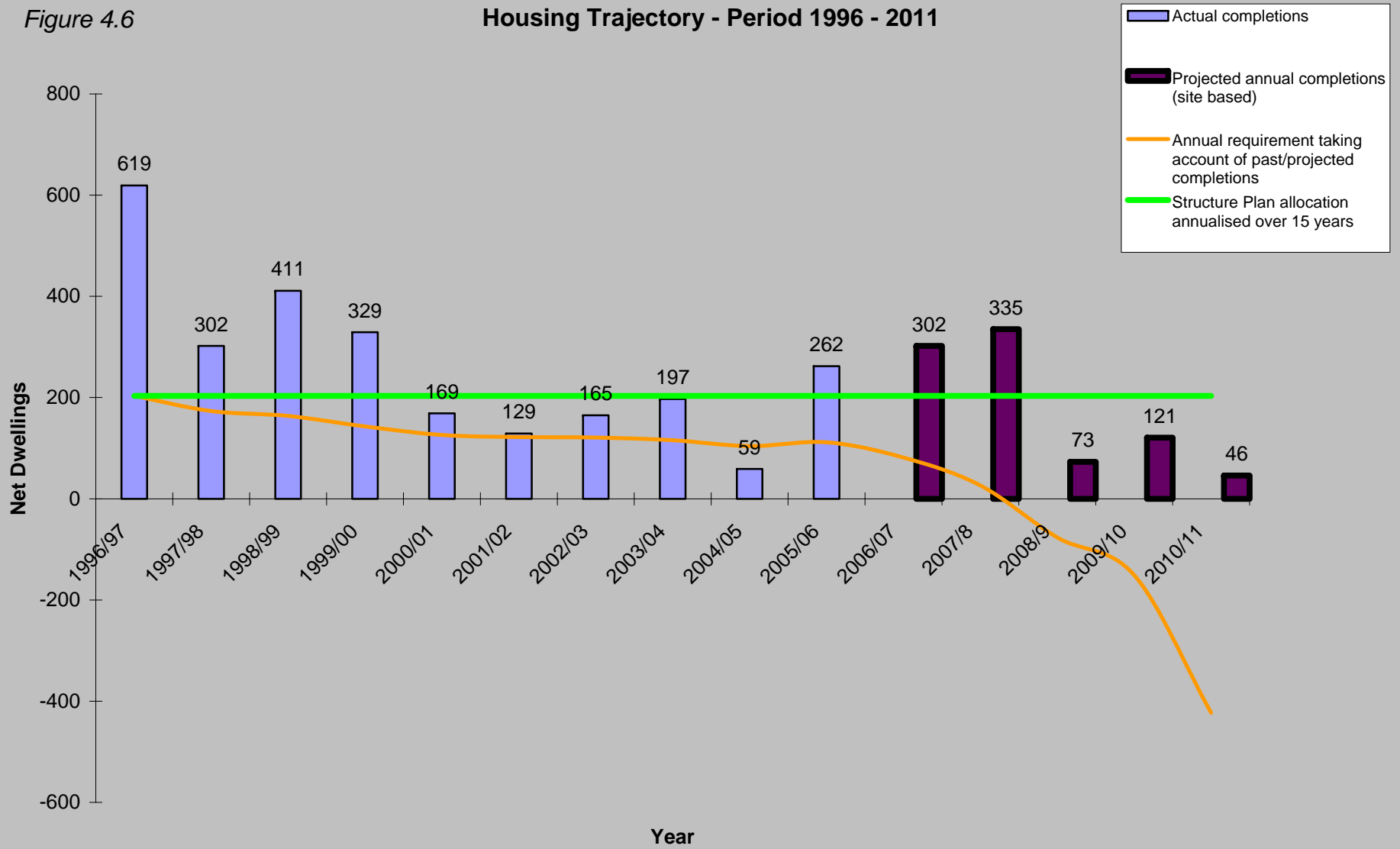
The orange line is the number of dwellings required to be completed annually in order to meet the Structure Plan requirements, calculated by taking into account past and projected completions.

Figure 4.6 shows how the level of residential development exceeds the annual requirement in every year except for 2004-05. The projected level of development exceeds the projected requirement by such an extent that the Structure Plan requirement for completions by 2011 is projected to have been met by 2008. After this point the annual requirement calculated is a negative value, as further net completions are projected.

The East of England Plan is due to be adopted in early 2007. This will set a revised housing target for Rochford district for the period 2001-2021. This is expected to be 4600 units, of which 811 dwellings were completed between 2001 and 2006 leaving a balance of 3789 units.

Figure 4.6

Housing Trajectory - Period 1996 - 2011



GYPSY AND TRAVELLER ISSUES

NEEDS ASSESSMENT

The Essex Planning Officers Association commissioned Salford Housing and Urban Studies Unit and Salford University to provide an independent survey and assessment of the accommodation needs of Gypsies and Travellers in the County of Essex (including the unitary areas of Southend-on-Sea and Thurrock). The Government Circular 01/2006 'Planning for Gypsy and Traveller Caravan Sites' requires local authorities to assess the accommodation needs of these communities and then use the information gathered to inform the preparation of Development Plan Documents. This research provides robust and credible information on Gypsy and Traveller needs in Essex.

The report, entitled *Looking Back, Moving Forward. Assessing the housing needs of Gypsies and Travellers in Essex*, drew a number of conclusions including that there was an under-provision of authorised sites in Essex which should be addressed immediately.

SITES

Table 4.17 shows the number of Gypsy and Traveller sites in the district, including private authorised, Council authorised and unauthorised sites as at July 2006.

	No. sites	No. caravans / movable dwellings
Authorised sites	3	3
Authorised Council sites	0	0
Unauthorised sites	6	20

Table 4.17

Table 4.17 shows that there are 6 unauthorised sites in the district containing a total of 20 caravans / movable dwellings.

Although this is an issue for the region as a whole and one that Rochford District Council should address through the Local Development Framework, the shortfall of authorised sites for Rochford District is not as severe as in other areas of Essex. For example, Basildon, Chelmsford and Epping Forest contain 172, 60, and 51 unauthorised caravans, respectively². The East of England Regional Assembly is committed to carrying out a single issue review of the East of England Plan to deal with Gypsy and Traveller site provision in accordance with the principles of DCLG Circular 1/2006

CONSULTATION

During the production of Rochford District Council's Statement of Community Involvement, the Council attempted to identify representative groups of those that may have been underrepresented in the planning process in the past. As a result, the Gypsy Council for Education, Welfare & Civil Rights were contacted and confirmed they wished to be consulted on the Local Development Framework. This organisation will now be consulted on various aspects of the Council's Local Development Framework.

² Looking Back, Moving Forward. Assessing the housing needs of Gypsies and Travellers in Essex

POLICIES, APPLICATIONS AND APPEALS

An application at Cherry Hill Farm, Rawreth for continuation of the use of the site for the stationing of eight touring caravans, five mobile homes that have been sub-divided into 6 residential plots for a further two years (ref. 04/00342/COU) was dismissed.

HP22 of the Second Deposit Draft Replacement Local Plan was considered as part of the appeal. This policy will be brought forward as HP20 in the Replacement Local Plan.

In his report on the appeal, the Inspector stated that he was concerned that the Council, in preparing policy HP22, had not followed the advice in paragraph 7 of Circular 1/94 which states that it will be important for local planning authorities to discuss Gypsies' accommodation needs with the Gypsies themselves, their representative bodies and local support groups.

The Inspector also criticised the policy on the grounds that, in his view, it was not based on an adequate quantitative needs assessment, in accordance with paragraph 11 of Circular 1/94, advice in PPS3 and the provisions of Policy H6 of the Essex and Southend-on-Sea Replacement Structure Plan. The Inspector noted that the Council, in conjunction with other districts, was in the process of carrying out a Needs Assessment for the County (*Looking Back, Moving Forward. Assessing the housing needs of Gypsies and Travellers in Essex*) but that the assessment would not be concluded in time to inform the Replacement Local Plan. The Inspector considered that this was a serious omission, and one which weighed in favour of the appellants in this case.

Paragraph 73 of Circular 01/06 *Planning for Gypsy and Traveller Caravan Sites* recommends that Local Planning Authorities monitor and critically analyse decisions on sites for Gypsies and Travellers compared to those for other types of residential development.

In 2005-06 one planning application for Gypsy or Traveller sites was submitted. This application (ref.05/00109/COU) sought permission to change the use of a wildflower cemetery located in the Metropolitan Green Belt to a 35 pitch Travellers site, including two ablution blocks and cemetery managers caravan. An application was submitted at the same site for a detached three bedroom cemetery managers dwelling, ground maintenance store and chapel of rest (ref.05/00108/FUL).

Both applications were refused for the same reasons, namely the proposed uses were inappropriate in the Green Belt, no special circumstances had been put forward that overrode the presumption against such development in the Green Belt, the proposals would rely on substandard access, and that the occupants of the proposals would have to rely on the use of the private car to access services and facilities.

Relevant Policies: HP20 – Gypsy sites

Performance: The Council's policy in the Replacement Local Plan has been criticised for not taking into account an adequate quantitative needs assessment, and for failing to follow government advice in its preparation.

Possible action: The Local Development Framework should contain a revised policy on Gypsy and Traveller sites that is produced having regard to adequate consultation, as to be agreed in the Council's Statement of Community Involvement, and taking into account the results of the needs assessment.



INTRODUCTION

Rochford District is a predominantly rural district, comprising 12,763 hectares of land designated as Metropolitan Green Belt.

There are a number of planning objectives in relation to the rural areas of the district that the Local Planning Authority is seeking to achieve. These include preventing the coalescence of the towns and villages within the district and adjacent districts, such as Southend-on-Sea, but at the same time allowing encouraging a thriving local community and economy through farm diversification, the re-use of agricultural buildings and outdoor sport and recreation.

The Council’s policies in relation to rural development in the district are set out in the Local Plan First Review. Other relevant documents include the government guidance on sustainable development in rural areas (PPS7) and planning guidance on Green Belts (PPG2), as well as policies contained within the Essex and Southend-on-Sea Replacement Structure Plan.

This section of the Annual Monitoring Report examines planning applications that involve diversification from agriculture as well as other development permitted in the Metropolitan Green Belt in the year 2005-06.

DIVERSIFICATION FROM AGRICULTURE

Table 5.1 details planning permissions where the reuse of buildings within the Green Belt was granted consent in 2005-06:

Table 5.1

Application no.	Use granted permission	Date of approval
05/00272/COU	Lubbards Lodge Farm, Hullbridge Road, Rayleigh	Change Use of Farm Building to Provide Office and Make Alterations to Doors and Windows.
05/00352/COU	Hampton Barns Farm, Stambridge Road, Stambridge	Change Of Use Of Redundant Agricultural Building to B1 Use to Provide Four Individual Units.

The majority of rural land within the district is designated as Metropolitan Green Belt and, as such, has been subject to stringent planning constraints as set out in PPG2. Nevertheless, policy R9 of the Replacement Local Plan sets out the circumstances in which the re-use and adaptation of existing buildings in the Green Belt will be permitted.

PPS7, *Sustainable Development in Rural Areas*, recognises and promotes diversification into non-agricultural activities is vital to the continuing viability of many farm enterprises. PPS7 also sets out circumstances in which diversification in the Green Belt may be appropriate, and includes the statement:

“Where farm diversification proposals in the Green Belt would result in inappropriate development in terms of PPG2, any wider benefits of the diversification may contribute to the ‘very special circumstances’ required by PPG2 for a development to be granted planning permission” (PPS7, paragraph 30iii)

Relevant Policies: R9 – the re-use and adaptation of existing rural buildings and farm diversification

Performance: The Council’s policy in the Replacement Local Plan attempts to provide a balance between preserving the openness and character of the Metropolitan Green Belt, and allowing for diversification of farming enterprises. Two applications that involved diversification from agriculture were approved in 2005-06.

Possible action: In consultation with stakeholders, the Local Planning Authority should examine the issue of farm diversification as part of the Local Development Framework process. The Council is currently looking at the promotion of tourism in the district and this is a possible avenue that farm diversification in the district may take. Future planning policies that allow for this must, however, have regard to PPG2 and sustainability objectives, as well as the economic needs of rural enterprises.

OTHER GREEN BELT DEVELOPMENT

Table 5.2 outlines planning permissions for development within the Green Belt in 2005-06.

Table 5.2 Development granted planning permission in the Metropolitan Green Belt 2005-06

Application	Address	Development
05/00123/FUL	390 Rectory Road, Hawkwell, Hockley	Create Vehicular Access
05/00124/FUL	The Beeches, Barling Road, Great Wakering	Single Storey Rear Extension
05/00129/FUL	Lion House, Creeksea Road, Canewdon	First Floor Pitched Roofed Rear Extension.
05/00133/FUL	257 Plumberow Avenue, Hockley	Demolish Existing Bungalow and Construct One Bedroomed Detached Bungalow.
05/00152/FUL	Old Rectory, 371 Rectory Road, Hawkwell, Hockley	Retention of Outbuildings to be Used for Storage and Stables.
05/00154/FUL	10 Temple Gate Cottages, Sutton Road, Sutton	Create Vehicular Access
05/00155/FUL	Land Adjoining Flagstaff Rise, Central Avenue, Hullbridge	Revised Application For Single Storey Pitched Roofed Building Extending Existing Stables to Provide 5 Additional Stables, 4 Haystores, 6 Tack Rooms Feed Room and Medical Room.
05/00180/FUL	Raymonds Farm House, Creeksea Road, Canewdon	First Floor Side and Rear Extension.
05/00190/FUL	Windmill Cottage, Apton Hall Road, Canewdon	Demolish Conservatory and Construct Single Storey Pitched Roofed Side and Rear Extension.
05/00195/FUL	Rawreth Hall, Rawreth Lane, Rawreth	Extension to Existing Grain Store (Steel Profile Sheeting Grey)
05/00197/FUL	1 Church Houses, Stambridge Road, Stambridge	Single Storey Side Extension to Form Pitched Roofed Double Garage.

Application	Address	Development
05/00202/FUL	5 Tudor Mews, Eastwood	Single Storey Garden Room Extension to Rear and New Doorway to Side Elevation
05/00205/FUL	Rochford Rugby Club, Magnolia Road, Rochford	Erect Front, Side and Rear Flat Roofed Single Storey Extensions to Existing Building and Carry Out Internal Alterations.
05/00218/FUL	1 Well House, Apton Hall Road, Canewdon	Single Storey Pitched Roofed Side Extension.
05/00224/COU	Unit 1, Crouchmans Yard, Poynters Lane, Great Wakering	Change of Use from B1 Office Use to D1 Non Residential Institution
05/00230/FUL	Rose Wood, Gardiners Lane, Canewdon	Single Storey Sloped Roofed Side Extension To Existing Feed Store.
05/00243/FUL	1 Potash Cottages, Barling Road, Barling Magna	Ground and First Floor Rear and Part Side Extension
05/00252/FUL	The Beeches, Western Road, Rayleigh	Part Two Storey Part Single Storey Rear and Side Extension (Amended Scheme)
05/00256/FUL	1 Beauchamps Cottages, Shopland Road, Sutton	Single Storey Side Extension
05/00260/FUL	Land At Lincoln Road, Rochford	Remove Existing 15 Metre High Mast and Construct 18 Metre High Monopole Mast with Relocated Antenna and Dish and 3 no. Additional Antennas and 2 no. Additional Dishes and Extension to Equipment Compound.
05/00269/FUL	3 New Cottages, East End, Paglesham	First Floor Extension to the Side (Renewal of 99/00699/FUL)
05/00270/FUL	12A Hockley Park, Lower Road, Hockley	Erect Detached Garage.

Application	Address	Development
05/00292/FUL	Plot 16, Kingsmans Farm Road, Hullbridge	Install Floating Pontoon With Access Over Seawall For Berthing of Private Yacht.
05/00330/FUL	Land At Hanover Farm, Central Avenue, Hullbridge	Construct Building Comprising 4 Stables and Tack Room/Store, Access Drive from Burlington Gardens With Parking Area for 4 Cars on Land Adjacent Pen-y-Bryn and Beechcroft and Construct Two Buildings Comprising 8 Stables and 2 Tack Room/Stores, Access Drive
05/00336/FUL	Nicholas House, Hall Road, Rochford	Proposed Single Storey Rear Extension with Pitched Roof. Construct New Roof Over Existing Garage by Raising the Ridge Height and Connecting to the House to Create Bedroom Over Garage with Front Dormer and Roof Lights.
05/00340/FUL	Lichfield, Bosworth Road, Eastwood	Erect Haybarn and Shed
05/00352/COU	Hampton Barns Farm, Stambridge Road, Stambridge	Change Of Use Of Redundant Agricultural Building to B1 Use to Provide Four Individual Units.
05/00369/FUL	Briardene, Ethelbert Road, Rochford	Demolish Existing Bungalow and Construct One Detached Three Bedroomed Bungalow with Attached Garage
05/00399/FUL	1 Pelhams Farm Cottages, Hall Road, Rochford	First Floor Rear Extension over Existing Single Storey Element
05/00401/ADV	Carpenters Arms Roundabout, London Road, Rawreth	Four Advertisement Signs 1m Wide and 0.5m High Sited on Roundabout Landscaped Area.
05/00404/CPO	King Edmund School, Vaughan Close, Rochford	Single Storey Extension to Provide Four Class Bases, ICT Room, Office, Store and Cleaners Cupboard.

Application	Address	Development
05/00425/FUL	Land Adjoining Flagstaff Rise, Central Avenue, Hullbridge	Holding of Horse Shows and Pony Club 30No. Events Between April and October Without Compliance to Condition 3 of Planning Consent 05/00155/FUL.
05/00427/COU	Brickhouse Farm, Fambridge Road, Ashingdon	Conversion Of Redundant Farm Building To A Dwelling.
05/00471/FUL	Stewards Elm Farm, Stewards Elm Farm Lane, Stambridge	Demolish Utility Room Extension and Existing Canopy and Erect a New Rear Extension in the Location of the Canopy.
05/00476/FUL	2 London Road, Rawreth	Demolish Existing Dwelling and Construct One Detached Three Bedroomed Bungalow With Integral Garage and Construct Vehicular Crossing.
05/00492/LBC	Cherry Orchard Farm, Cherry Orchard Lane, Rochford	Extension to Existing Garage Including Storage at First Floor and Garage and Garden Store at Ground Floor
05/00497/FUL	5 New Cottages, East End, Paglesham	Revised Application for First Floor Balcony and External Staircase to Rear Incorporating Willow Panel Screens to Side.
05/00500/FUL	View Gardens Ltd, Chelmsford Road, Rawreth	Single Storey Pitched Roofed Side Extension to Existing Retail Building.
05/00507/FUL	Potash Cottage, Hall Road, Rochford	Single Storey Rear Extension
05/00516/FUL	363 And 365 Little Wakering Road, Great Wakering	Create Vehicular Access to no.s 363 and 365 Little Wakering Road

Application	Address	Development
05/00517/CPO	Land At South Side Junction Of Purdeys Way, Sutton Road, Rochford, Essex	Bridge Reconstruction and Junction Improvements - Sutton Ford Bridge and Realignment of Prittlewell Brook
05/00527/FUL	Broomhills Cricket Ground, Stambridge Road, Rochford	Single Storey Flat Roofed Rear Extension.
05/00528/FUL	10 Kingsmans Farm Road, Hullbridge	Demolish Existing Dwelling and Construct Three Storey 4 Bedroomed House.
05/00529/FUL	Land Rear Of Timberwharf Cottages, Beeches Road, Battlesbridge	Construct Menage All Weather Horse Riding and Exercise Area.
05/00545/FUL	2 Disraeli Road, Rayleigh	Re-Build Existing Single Storey Rear Extension
05/00561/FUL	225 Greensward Lane, Ashingdon, Hockley	First Floor Flat Roofed Extension Over Existing to Form Bedroom.
05/00591/FUL	Rookwood, Hall Road, Rochford	Single Storey Rear Extension. Single Storey Front Porch Extension
05/00622/FUL	192 Rectory Road, Hawkwell	Two Storey Side Extension with Pitched Roof. Rear Dormer at Second Floor Level and Front Rooflight.
05/00635/FUL	Coppins, Barrow Hall Road, Little Wakering	Demolish Existing Rear, Side and Front Extensions. Rebuild Front Single Storey Extension with Canopy and Pillars. Erect Single Storey Rear Extension.
05/00640/FUL	Turret Farm, High Road, Hockley	Two Storey Side/Rear Extension, Creation of Second Floor Accommodation all to Provide Enlarged Dwellinghouse and 3 Guest Suites for Clients to Albon Engineering

Application	Address	Development
05/00644/COU	Shangri-La West Caravan Park, Kingsmans Farm Road, Hullbridge	Use of Land for the Stationing of Mobile Homes for Permanent Residence (Retrospective Application)
05/00671/FUL	Hanover House, Hullbridge Road, Rayleigh	Construct Vehicular Crossing.
05/00673/FUL	Cherry Orchard Farm, Cherry Orchard Lane, Rochford	Extension to Existing Garage Including Storage at First Floor and Garage and Garden Store at Ground Floor
05/00685/FUL	The Vicarage, High Street, Canewdon	Construct Replacement Coach House Building, Single Storey Sloped Roofed Rear Extension, Reconstruct Bay, Reconstruct Garden Wall and Construct Detached Shed.
05/00686/LBC	The Vicarage, High Street, Canewdon	Construct Replacement Coach House Building, Single Storey Sloped Roofed Rear Extension, Reconstruct Bay, Reconstruct Garden Wall and Construct Detached Shed.
05/00721/LBC	Apton Hall Farm, Apton Hall, Canewdon	Shore up Building With Scaffold Frame, Remove Roof Structure Including 'Cupola', Repair and Restoration Works to the Walls, Floor Structure and Window/Door Openings. Replace the Roof Structure Including 'Cupola'. All Repairs/Restoration to Match Existing
05/00722/CPO	St Nicholas Church Of England Primary School, Church Road, Rawreth	Retention of 2 Relocatable Classrooms Until 31st December 2006 Without Compliance with Condition 1 (Time Limit) Attached to Planning Permission CC/ROC/39/00. ECC Ref CC/ROC/121/05
05/00728/FUL	Cedar Lodge, Kingsmans Farm Road, Hullbridge	Demolish Existing Dwelling and Construct New Three Bedroomed Detached House.

Application	Address	Development
05/00735/GD	Land At Landwick Gate, Bridge Road, Foulness	Erection of Mobile Building
05/00737/LBC	2 Old Worlds End, Church End, Paglesham	Replacement of Three Ground Floor Windows.
05/00738/FUL	Ashingdon School, Fambridge Road, Ashingdon	Removal of Existing Container and Erection of Two Precast Garages Used as Field Equipment Storage.
05/00739/FUL	Ashingdon School, Fambridge Road, Ashingdon	Single Storey Rear Extension (Materials to Match the Existing Property)
05/00740/FUL	Colwood, The Chase, Ashingdon	Demolish Existing Property And Build New Timber Frame Two Storey Four Bedroomed House.
05/00742/FUL	The Bungalow, Fambridge Road, Ashingdon	Single Storey Rear Extension, Single Storey Side Extension, Complete First Floor Over Majority of Extended Property to Create Two Storey Five Bedroomed Property.
05/00747/FUL	93A New Road, Great Wakering	Two Storey Rear Extension. Side Dormers. First Floor Balcony at Side (West Facing).
05/00756/FUL	Eastgate, Church Road, Hockley	Replacement Detached 5 Bedroom House. (Remodelled Footprint and External Appearance)
05/00777/FUL	Potash Cottage, Hall Road, Rochford	Single Storey Rear Extension
05/00808/CM	Barling Landfill, Church Road, Barling Magna	Permanent Installation of a LFG Flare with The Existing LFG Generation Plant (ESS/36/05/ROC)

Application	Address	Development
05/00809/FUL	Budleigh Cottage, Arundel Road, Ashingdon	Demolish Existing Conservatory and Construct Pitched Roofed Conservatory to Rear.
05/00832/COU	2 Wedds Way, Great Wakering	Enclosure of Land to Form Part of Private Residential Garden
05/00834/FUL	326 Plumberow Avenue, Hockley	Single Storey Flat Roofed Rear Extension.
05/00852/FUL	43 Shoebury Road, Great Wakering	Two Storey Rear Extension. Single Storey Side and Rear Extension with Part Pitched and Part Flat Roof. Detached Garage.
05/00867/ADV	Stambridge Meadows, Stambridge Road, Stambridge	Non-Illuminated Angle Sign Mounted Between 3m High Tubular Poles.
05/00924/FUL	Eastgate, Church Road, Hockley	Replacement Detached 5 Bedroom House. (Revised Application to 05/00756/FUL)
05/00938/FUL	Greenways, Hall Road, Rochford	Single Storey Rear Extension. Dormers to Front and Rear to Create Rooms in Roofspace. Extension to Garage with Additional Dormer.
05/00944/FUL	14 Barling Road, Great Wakering	Retain Existing Tree House in Rear Garden
05/00956/FUL	Pond To The East Of Smithers Chase, Sutton Road, Rochford	Proposed Drainage Works to Provide a Surface Water Attenuation Pond Serving North/South Section of New Fossett's Farm Link Road and Proposed Adjoining Developments, Together With Associated Drainage Connections.
05/00960/FUL	Greenacre, Hydewood Lane, Canewdon	Demolish Existing Buildings and Construct Illuminated Exercise Menage.

Application	Address	Development
05/00964/FUL	Land Adjacent Recreation Ground, Rawreth Lane, Rayleigh	Temporary Use of Cricket Pavilion For Use as a Childrens Pre-School.
05/00972/FUL	Foxhunters, Main Road, Hawkwell	Demolish Existing Garages and Erect Two Storey Side Extension
05/00973/FUL	4 Potash Cottages, Barling Road, Barling Magna	Single Storey Front and Side Extension
05/00988/FUL	Rivernook, Kingsmans Farm Road, Hullbridge	Demolish Side Extension and Construct Single Storey Side Extension With Mock Pitch to Front and Extend Ground Floor Beneath Existing Deck.
05/00998/FUL	Ashingdon Riding Centre, Canewdon Road, Rochford	Renewal of Permission for Mobile Home
05/01001/FUL	Ashingdon School, Fambridge Road, Ashingdon	Erection of Three Precast Garages Used as Field Equipment Storage.
05/01022/COU	Childcare House, Little Wheatley Chase, Rayleigh	Change Use of First Floor of Former Convent to Offices.
05/01030/FUL	Moons Farm, Canewdon Road, Ashingdon	Retrospective Application for Agricultural Building
05/01042/FUL	Crouch Valley Fish Farm & Fishery, Mccalmont Drive, Rayleigh	Construct Extension to Fishing Lake and Form Raised Landscaped Banks.
05/01043/COU	Land At Old London Road, Rawreth, Rayleigh	Change Of Use From Agriculture to Provision of Two Junior and One Full Size Football Pitches, Access and Parking Areas.
06/00005/FUL	Knaresboro, Hall Road, Rochford	New Roof and Raise Ridge to Form Hipped Roof to Gable Ends. Insertion of Front and Rear Dormers to Create Rooms in Roof.

Application	Address	Development
06/00006/FUL	Rivernook, Kingsmans Farm Road, Hullbridge	Revised Application for Two Storey Pitched Roofed Front Extension.
06/00020/FUL	Ashendene, Canewdon Road, Rochford	Demolish Existing Single Storey Rear Extension and Construct New Two Storey Rear Extension.
06/00034/CM	Stewards Yard, Wakering Road, Shoeburyness	Retrospective Application for the Installation of an In vessel System For an Existing Green Waste Composting Facility with a Maximum Throughput of 15,000 Tonnes of Material Per Annum. i) The Erection of 4 x In vessel Composting Clamps ii) Replacement Hardstanding Area iii) The Erection of a 3 Metre Retaining Wall on Inside of Existing 3 Metre Amenity Bunds
06/00041/FUL	Hockley Community Centre Association, Westminster Drive, Hockley	Single Storey Extension to Provide Toilet, Changing and Showering Facilities for the Rochford and District Disability Playscheme.
06/00071/FUL	226 Greensward Lane, Ashingdon, Hockley, Essex	Single Storey Pitched Roofed Rear Extension.
06/00084/FUL	326 Plumberow Avenue, Hockley, Essex	Single Storey Pitched Roofed Rear Extension (Revised Application)
06/00089/FUL	Greenacre, Hydewood Lane, Canewdon	Construction of New Farm Access Road
06/00091/CM	Land At, Barling Hall, Church Road, Barling Magna	Variation of Condition 4 of Permission ESS/20/02/ROC to Allow for the Importation of up to 7000 Tonnes in Any One Year of Aggregates for the Purpose of bagging in Accordance with Permission ESS/20/02/ROC

6 INDUSTRIAL



INTRODUCTION

Rochford District presents an accessible and attractive location for businesses either starting up or aiming to expand into the South East and Europe. Recent improvements to transport infrastructure have created a range of new opportunities in the District.

The district not only provides a range of commercial opportunities but also high quality residential areas, attractive countryside, extensive public woodland, and excellent leisure facilities. When these features are combined with a progressive and dynamic Council, working in close partnership with both local firms and economic development organisations to implement schemes at all levels, Rochford certainly becomes a location worth considering.

Rochford District has a population of 78,489 (2001 Census) and is approximately 65 sq. miles (16,835 hectares) in area. Situated in South-East Essex immediately north of Southend, the District is bounded by the River Crouch to the north and the sea to the east. Largely rural in character and containing much high quality agricultural land, the District comprises the major settlement of Rayleigh as well as smaller settlements including Hockley and Rochford. Rayleigh and Rochford are important historic centres.

The Thames Gateway project is the largest regeneration project in the UK and encompasses parts of East London, North Kent and the north Thames corridor. In 2001 the government decided to extend the Gateway across South Essex to Thurrock, Basildon, Southend and parts of Rochford. The regeneration of this area is both a national and regional priority. The initiative is not about economic growth for its own sake but improving the quality of life and range of opportunities for residents.

Although physically 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 in the partnership. The Council has determined that it has a significant role to play not only with regard to the arts and culture role initially accepted, but also in providing leisure and recreation opportunities. This role is to be taken forward of the coming years and examples of this approach can be found in this plan relating to tourist accommodation, farm diversification and conservation of the historic and natural environment. The desire to reduce out-commuting, by attracting new businesses and jobs to the area, will also involve investment in transport infrastructure and facilities.

Today a number of specialist engineering and maintenance jobs are clustered around London Southend Airport. Creating a large and integrated facility for business and industry. The airport can now function as centre for all of the requirements of aircraft maintenance. Throughout the rest of the District other forms of employment including components manufacturing, engineering, plastics, printing and public service industries complement the aviation based employment.

There are a number of industrial areas within the District including:

- Aviation Way Industrial Estate, Eastwood
- Brook Road Industrial Estate, Rayleigh
- Eldon Way / Hockley Foundry Industrial Estates, Hockley
- Imperial Park Industrial Estate
- Purdeys Industrial Estate, Rochford
- Rawreth Industrial Estate, Rawreth
- Star Lane Industrial Estate, Great Wakering
- Sutton Wharf, Rochford
- Swaines Industrial Estate, Ashingdon

COMMUNICATIONS

The main routes from the District are the A127 and A130 roads. The A127 gives a fast dual carriageway link with the M25 and the Dartford crossing. Another option in reaching the M25 is the A13 (to London) which is linked to the southern end of the A130. The A130 cuts through the western part of the District and provides the South East Essex link to the A12 north of the District. The recent A130 improvements now provide better north/south accessibility across the County, helping ease congestion and improve journey times. The B1013 (Cherry Orchard Way) was opened near Rochford in 1996. This road has relieved areas of local congestion around Rochford and Hawkwell, providing significantly improved access between the District and the A127.

There is a fast and frequent rail service that connects the three main stations in the District to London Liverpool Street in less than an hour. There are plans to build a new Euroterminal at Stratford which would improve the District's accessibility via the rail network.

Another transport asset is London Southend Airport. Located adjacent to the southern boundary of the District with Southend, it has a large industrial estate at Aviation Way and can cater for all flying needs. There is a substantial contingent of air based industry with Air taxi, helicopter hire, charter services, aircraft spares and important servicing facilities. There are also Customs and freight forwarding facilities as well as several flying clubs. The Airport, therefore, offers considerable benefits to executive aviation including:

- access to 1,500 airfields in Europe, whereas only 300 airfields are served by scheduled airlines from the whole of the United Kingdom.
- modern facilities ensuring short check-in times and fast Customs and Immigration clearance.
- regular train services to Liverpool Street, or a short helicopter transfer to the heart of London.

A study commissioned by the National Air Traffic Survey forecasted that there will be tremendous growth opportunities for London Southend Airport in the coming years bringing much needed regeneration and inward investment. A major boost to the potential of the Airport is likely to come from the proposed new passenger terminal and railway station on the eastern boundary of the airfield. The new station would give a direct, fast and frequent train service to London Liverpool Street Station with lower overall journey times to the centre of the capital than from most of the other airports in the London area, and the shortest and fastest `plane-to-train` time in the country.

The Rivers Roach and Crouch both have port facilities. There is a large wharf located on Wallasea Island with 179 metres of quays and 19,974 square metres of warehousing.

ROCHFORD DISTRICT REPLACEMENT LOCAL PLAN

Policy EB1 of the Replacement Local Plan relates to existing sites and the allocation of new industrial sites. Policy EB2 sets out the criteria by which applications to use or develop land for employment purposes will be considered. Copies of the Replacement Local Plan are available to view on the Council's website www.rochford.gov.uk, at the Council's Offices, Rochford, and at the Civic Suite in Rayleigh.

STRUCTURE PLAN REQUIREMENTS

The Replacement Essex & Southend-on-Sea Structure Plan (RSP), as adopted in April 2001, allocates land for business, industry and warehousing uses, within classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987. The RSP contains strategic policies that seek to provide land for businesses within the B1, B2 & B8 use classes, to safeguard existing allocated and developed land and aims to significantly improve the economic prosperity and competitiveness within the plan area in the period up until 2011. The planning system is able to assist businesses by facilitating that appropriate employment land and developments are made available through the plan period. It is also able to impact on this by promoting supporting transport infrastructure and the provision of high quality living and working environments.

The plan allocates 35 hectares of employment land to the district in policy BIW1 for the period between 1996 and 2011. This is a reduction in allocation from the 40 hectares of provision required in the Rochford District Local Plan (RDLP) First Review. The provision of 35 hectares of land for business uses, industry and warehousing between 1996 and 2011 can be met by existing identified sites or recycled land within urban areas.

ALLOCATIONS IN THE STRUCTURE PLAN

Replacement Structure Plan provision 1996-2011 35.0 Hectares

The Replacement Structure Plan also states that any employment land (for business, industry and warehousing purposes) in use at the 1st October 1996 and which has subsequently been re-used for other land uses should be added onto the future development provision figure. An exercise carried out by the Council revealed that there have been no changes to this effect and therefore the provisional figure remained at 35 hectares.

EAST OF ENGLAND PLAN

The East of England Plan (Regional Spatial Strategy 14) is due to be adopted in early 2007 when it will supersede the Replacement Essex & Southend-on-Sea Structure Plan. At the time of writing the East of England plan was at an advanced stage having completed its Examination in Public (EiP). The EiP panel report was published in June 2006. This gives some indication as to the likely requirements for job and employment land provision in the Rochford District. In the EiP report, it is recommended that Policy E2 (Jobs Growth 2001 – 2021) of the plan require a net growth of 25,000 jobs to be provided across the 'Rest of Essex' region (Harlow, Uttlesford, Chelmsford, Braintree, Maldon, and Rochford). The provision of land for employment is covered in Policy E3 of the plan. The EiP report recommends this policy be worded as follows:

Policy E3: Provision of land for employment

Local development documents will ensure that an adequate range of sites/premises (including dedicated land/sites and sites within mixed-use areas and town/district centres) is identified and then subsequently allocated, safeguarded and/or protected to meet the full range of sectoral requirements needing to be accommodated to meet the job growth targets of Policy E2 and the needs of the local economy as revealed by up-to-date employment land reviews. EERA will take a leading role in coordinating a consistent regional evidence base for, and approach to, future employment land reviews.

Where development proposals and issues cross local authority boundaries this approach will be developed and applied across the whole urban or development area. Sites of sufficient range, quantity and quality to cater for all relevant employment sectors will be provided at appropriate scales in urban areas, market towns and key rural centres. These will be at locations which:

- minimise commuting and promote more sustainable communities by achieving a closer local relationship between jobs and homes;
- maximise potential use of public transport;
- minimise loss of, or damage to, environmental and social capital, and where necessary substitute for any losses and secure positive enhancements. This will often mean giving precedence to the re-use of previously developed land and, wherever possible, the intensification of use on existing sites over the release of greenfield land;
- meet the needs of the region's significant clusters as set out in the Regional Economic Strategy; and
- provide appropriately for identified needs for skills-training and education purposes.

EXISTING INDUSTRIAL DEVELOPMENT

Much of the District's existing industry is located on purpose built industrial estates at Rochford, Hockley, Rayleigh, Rawreth and Great Wakering. Whilst these estates are generally fully developed, the following sections show there is still a substantial amount of vacant land available for immediate industrial development. Monitoring information for Industrial development within the last year is shown below.

EMPLOYMENT FLOORSPACE CHANGE IN THE 2005/2006

Industrial site completions, outstanding capacity and losses are only included if they are above the threshold of 100 sq m

Gross completed floorspace (m ²)	Actual floorspace loss non-residential to non-residential Use (m ²)	Actual floorspace loss non-residential to residential (m ²)	Net completed floorspace (m ²)	Floorspace (gross) previously developed land (m ² / %)	Floor space (gross) greenfield (m ² / %)
5359	0	0	5359	4245 / 79.21%	1114 / 20.79%

Table 6.1 Completed industrial (use class orders B1 – B8 industrial) floorspace change

OUTSTANDING EMPLOYMENT PERMISSIONS AT THE END OF THE 2005/2006

Gross outstanding floorspace (m ²)	Potential floorspace loss non-residential to non-residential use (m ²)	Potential floorspace loss non-residential to residential (m ²)	Net Outstanding floorspace (m ²)	Floorspace (gross) previously developed land (m ² / %)	Floorspace (gross) greenfield (m ² / %)
17565	7128	0	10437	3920 / 22.32%	13645 / 77.68%

Table 6.2 Outstanding industrial (use class orders B1 – B8 industrial) floorspace change

LOSS OF EMPLOYMENT LAND TO RESIDENTIAL

Application no.	Actual loss 2005-06 (hectares)	Potential loss 2005 – 06 (hectares)	Designation of land in Local Plan / LDF	Previous use	Proposed use
ROC/0491/05	0	0.34	Residential	Industrial	Residential
TOTAL	0	0.34	-	-	-

DETAILED BREAKDOWN OF THE OUTSTANDING INDUSTRIAL PERMISSIONS (B1-B8)

Outstanding Permissions on Land Allocated for Industrial Use

Table 6.3 below lists industrial land where planning permission has been granted but where work has not commenced or is not complete.

Address	Application Ref.	Notes	Hectares	Sq m
Aviation Way Industrial Estate				
Plot D (also known as Plot F)	05/00641/FUL	Erection of 3 Industrial Units	0.35	3495
Plot E, Land R/O Leisure Centre	02/00510/FUL	Two Storey Extension. Layout Parking Area	0.24	2400
18 – 19 Aviation Way, Rochford	04/00934/FUL	New Office/Warehouse	0.03	280
Eldon Way Industrial Estate				
7-12 Eldon Way Hockley	01/00345/COU	Change of Use from Light/General Industry (B1/B2) to Storage/Distribution (B8)	.24	2415
33 Eldon Way Hockley	05/01010/FUL	Single Storey Extension to Provide Powder Coating Unit	0.01	117

Address	Application Ref.	Notes	Hectares	Sq m
Purdeys Industrial Estate				
Plot B	02/00200/FUL	Erect 6 Industrial Units Layout Parking and Access	0.14	1423
Site G3	02/01122/FUL	Erect Three Industrial Units with Mezzanine Floors (Part completed)	0.26 total 0.17 outstanding	2606 total 1707 outstanding
Site G2	02/00949/FUL	4 Factory Units	0.04	428
Land North Of Rochehall Way Rochford (Part of Plot D)	04/00599/FUL	Three New Buildings (4 Independent Units)	0.18	1830
Land North Of BSG Ltd Purdeys Way	03/00076/FUL	Two 'Single Span' Storage Buildings	0.10	1040
Cottis Yard Purdeys Way	01/00709/FUL	Light Industrial Unit	0.03	250
Adj 31 Purdeys Industrial Estate Purdeys Way	04/01062/FUL	Extension for Class B2 and B8	0.01	140
Rawreth Industrial Estate				
Land Adjacent 34 Rawreth Industrial Estate	04/00240/FUL	8 Industrial Units	0.06	600
Brook Road Industrial Estate				
32 Brook Road	04/00620/OUT 05/00405/REM	Three Storey Office Building B1 Use	0.15	1548

Table 6.3 - Industrial land where planning permission has been granted but where work has not commenced or is not complete.

Potential Loss of Allocated Industrial Land for Non-Industrial Use

Address	Application Ref.	Notes	Hectares	Sq m
Plot E, Purdeys Industrial Estate (formerly F), Land West of Millhead Way	02/00865/OUT 04/00851/REM	Retail Store with Car Parking	0.19	1858
Plot A, Land West of Cherry Orchard Way	00/00005/OUT 03/00496/REM 05/00536/REM	Motor Park Development	1.74	17400

Table 6.4 – Industrial sites which may be lost

Outstanding Industrial Permissions in other Locations

Table 6.5 below lists industrial permissions in locations other than the district's industrial estates or specified industrial land.

Address	Application Ref.	Notes	Hectares	Sq m
1 Brook Close Rochford	02/01139/COU	Class B1 (Light Industrial) Use	0.02	172
34 Eastwood Road Rayleigh	03/00956/FUL	New Workshop and Showroom Building	0.03	305
Rochford Hundred Golf Club, Hall Road, Rochford	04/00721/FUL	Greenkeepers Compound and Workshop	0.04	379
Units 1,2,3,4,5 Hawk Lane, Beeches Road Battlesbridge	03/00865/FUL	Warehouse Building Light Industrial Building	0.11	1075
Greenacre, Hyde Wood Lane	98/00770/COU	Change of Use of Existing Agricultural Building to Light Industrial Workshop (Class B1)	0.02	215
The Mousery Beeches Road Battlesbridge	04/01004/COU	Change Use From Animal Research to Light Industrial (B1) and Storage (B8)	0.17	1713
Auto Plas International Ltd, Main Road, Hawkwell	05/00563/COU	Change of Use of Existing Warehouse to Manufacturing and Retention of Dust Extraction Unit	0.15	1472
156-158 High Street Rayleigh	05/00899/FUL	Demolition of Existing A1 Unit and Stores, Erection of A1 and A3 Unit incorporating General Storage Warehouse.	0.03	343

Table 6.5 - Industrial permissions in locations other than the district's industrial estates or specified industrial land.

AVAILABLE INDUSTRIAL LAND ALLOCATIONS WITHOUT CURRENT PLANNING PERMISSION

Industrial land allocations available for development within the district are listed in the Table 6.6 below. More detailed information on each of these sites is included in the Industrial Land Availability Statement 2006.

Address	Hectares	Sq m
Aviation Way Industrial Estate		
Plot B, Land East of B1013	1.38	13800
Plot C, Land West of Aviation Way	1.08	10800
Plot G, Land South of Aviation Way	0.57	5700
Plot H, Land South of Old Museum Building	0.57	5700
Purdeys Industrial Estate		
Plot G(b) (formerly B), Land West of Brickfields Way	1.02	10200
Rawreth Industrial Estate		
Plot A, Land East of Estate Road	0.09	900
Plot D, Land Adj Macro's	0.44	4400
Sutton Wharf		
Plot B, Sutton Wharf	1.40	14000
Total	6.55	65500

Table 6.6 – Industrial Land Allocations from the Rochford District Replacement Local Plan

INDUSTRIAL LAND AVAILABILITY AND ADEQUACY OF SUPPLY

The figure below shows that the industrial land supply exceeds the Replacement Structure Plan requirements in terms of area to the year 2011.

Industrial Land Supply Requirements for Rochford District 1996 – 2011	Hectares
Industrial land take-up/ completions 1995 (04/96) - 2006	10.90
Industrial land commitments/ undeveloped land (as at 31/03/06)	19.57
Land allocations without permission	6.55
TOTAL	37.02
Comparison to Replacement Structure Plan Provision (35 ha)	+2.02

When considering industrial land available for development it should be noted there is an 'Area of Special Restraint' affecting certain areas close to London Southend Airport. Within this safety zone development is restricted to open storage or low employment generating uses. Policy TP11 of the Replacement Local Plan gives more details on this area, its extent is also shown on the proposals maps.



This chapter includes information on retail, industry and leisure, including the Green Flag award scheme.

RETAIL

In 2005-06 retail development completed was as outlined in Table 7.1 below:

	Retail floor space completed 05-06 (m ²)	Of which on previously developed land (m ² / %)
Town centre	0	-
Edge of centre	0	-
Out of centre	1862	1862 / 100%
Out of town	0	0
TOTAL	1862	1862 / 100%

Table 7.1 – Retail development

Outstanding retail development yet to be completed in 2005-06 was as outlined in Table 7.2 below:

	Outstanding retail floor space 05-06 (m ²)	Of which on previously developed land (m ² / %)
TOTAL	3972	3972 / 100%

Table 7.2 – Outstanding retail development

PRIMARY AND SECONDARY SHOPPING FRONTAGE AREAS

The RDRLP outlines the council's aims in terms of retail frontage within the district's towns of Rayleigh, Rochford and Hockley. Policies SAT3 and SAT4 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.

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. The aims of the local authority for retail within the shopping frontage areas are shown overleaf.

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

A survey of the Primary and Secondary Shopping Frontage Areas within the Rochford District was conducted during the end of July and August 2006. This has formed the basis of the information used in this report.

The land use within both the Primary (PSFA) and Secondary Shopping Frontage Areas (SSFA) was studied for each of the three main towns within the district: Rayleigh, Rochford and Hockley.

RAYLEIGH

Primary Shopping Frontage Area

Rayleigh Primary Shopping Frontage Area (PSFA) is split into three separate locations: High Street (West); High Street (East) and Eastwood Road (North); and Eastwood Road (South). The proportions of these areas' frontages that were in use as retail, together with the total for the whole PSFA as at 3rd August are as shown in Figure 7.1.

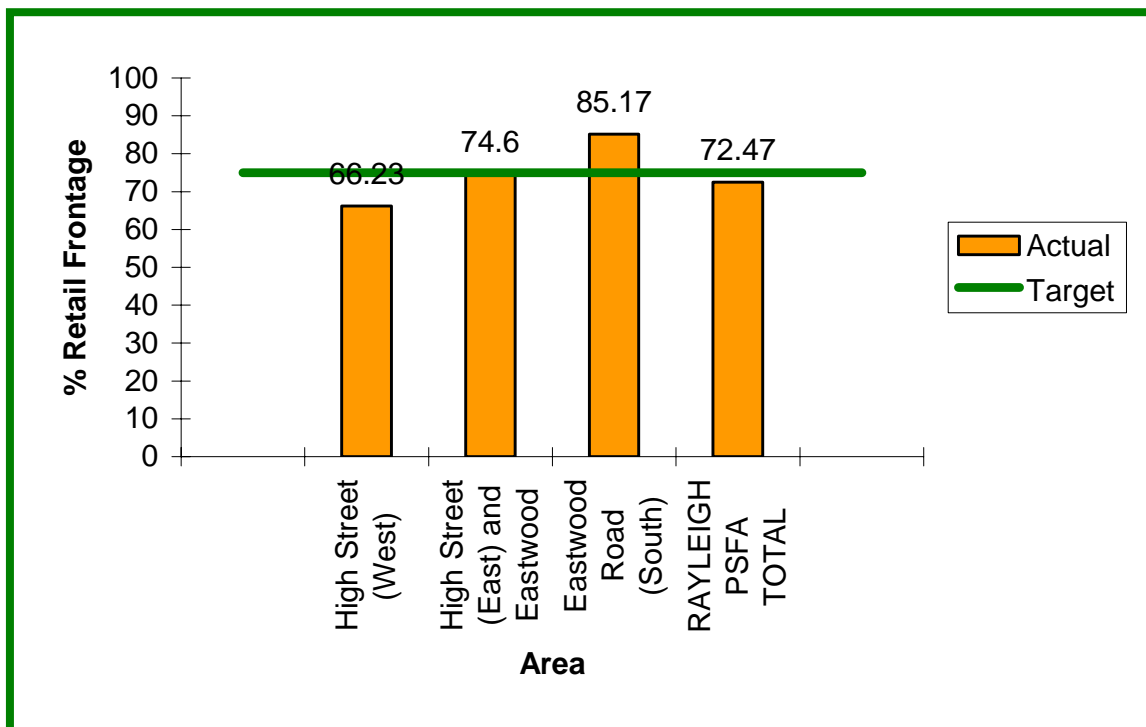


Figure 7.1 – Rayleigh PSFA

Secondary Shopping Frontage Area

Rayleigh Secondary Shopping Frontage Area SSFA is divided into four separate areas: Rayleigh – North; Rayleigh – South East 1; Rayleigh – South East 2; and Rayleigh– South West. The proportions of these areas' frontages that were in use as retail, together with the total for the whole PSFA as at 3rd August 2006 are as shown in Figure 7.2.

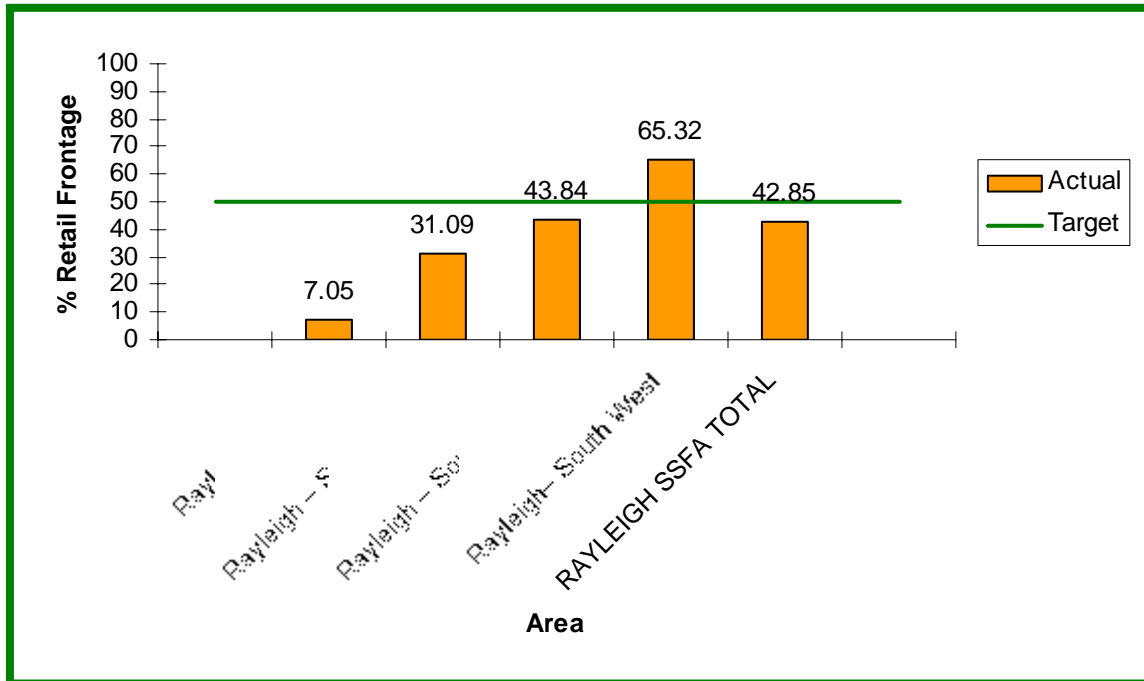


Figure 7.2 – Rayleigh SSFA

ROCHFORD

Primary Shopping Frontage Area

Rochford Primary Shopping Frontage Area is split into three zones: North Street; West Street (South); and Market Place and West Street (North). The proportions of these areas' frontages that were in use as retail, together with the total for the whole PSFA as at 3rd July 2006 are as shown in Figure 7.3.

Secondary Shopping Frontage Area

Rochford Secondary Shopping Frontage Area is, as the Primary Shopping Frontage Area, divided into three separate zones: East Street and North Street (East); North Street (West); West Street. The proportions of these areas' frontages that were in use as retail, together with the total for the whole PSFA as at 3rd July 2006 are as shown in Figure 7.4.

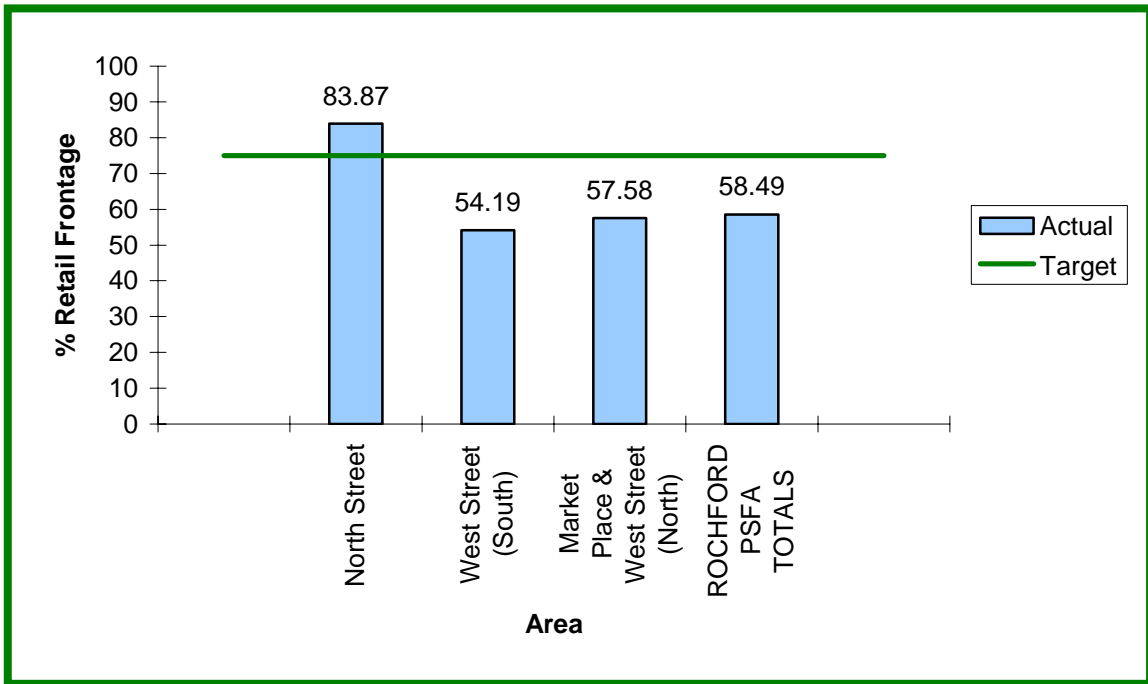


Figure 7.3 – Rochford PSFA

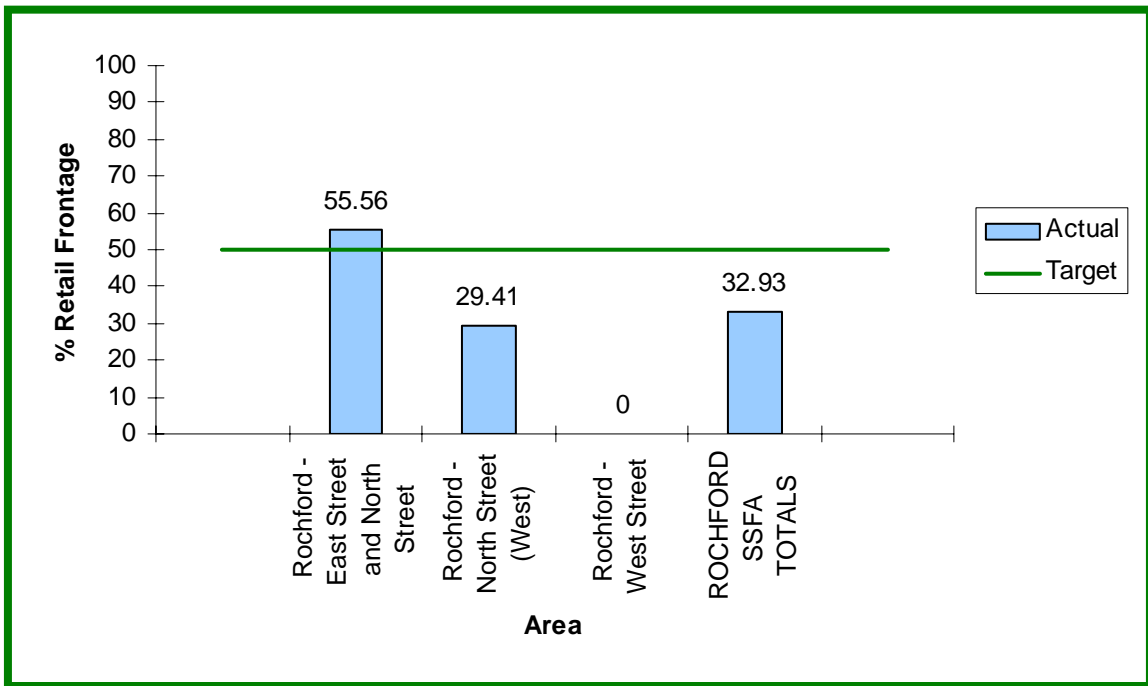


Figure 7.4 – Rochford SSFA

HOCKLEY

Primary Shopping Frontage Area

Hockley Primary Shopping Frontage Area consists of simply one zone. The proportion of this area's frontages that were in use as retail as at 3rd August 2006 is as outlined in Figure 7.5.

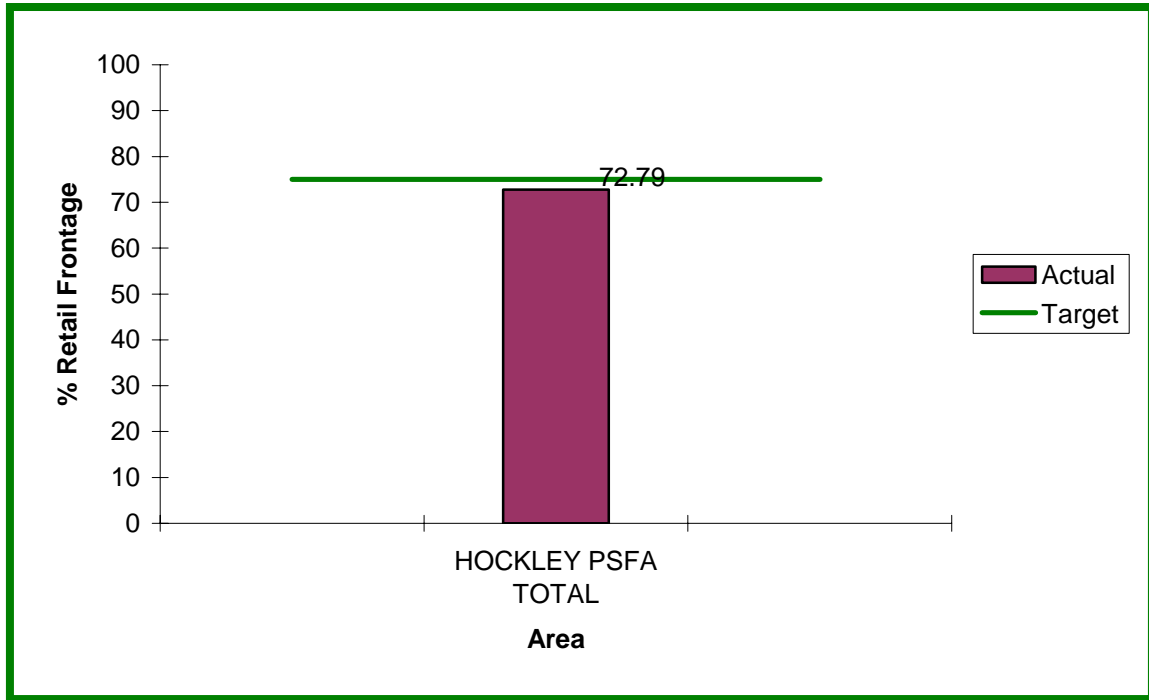


Figure 7.5 – Hockley PSFA

Secondary Shopping Frontage Area

Hockley Secondary Shopping Frontage Area contains two areas referred to as Hockley West and Hockley East. The proportion of this area's frontages that were in use as retail as at 3rd August 2006 is as outlined in Figure 7.6.

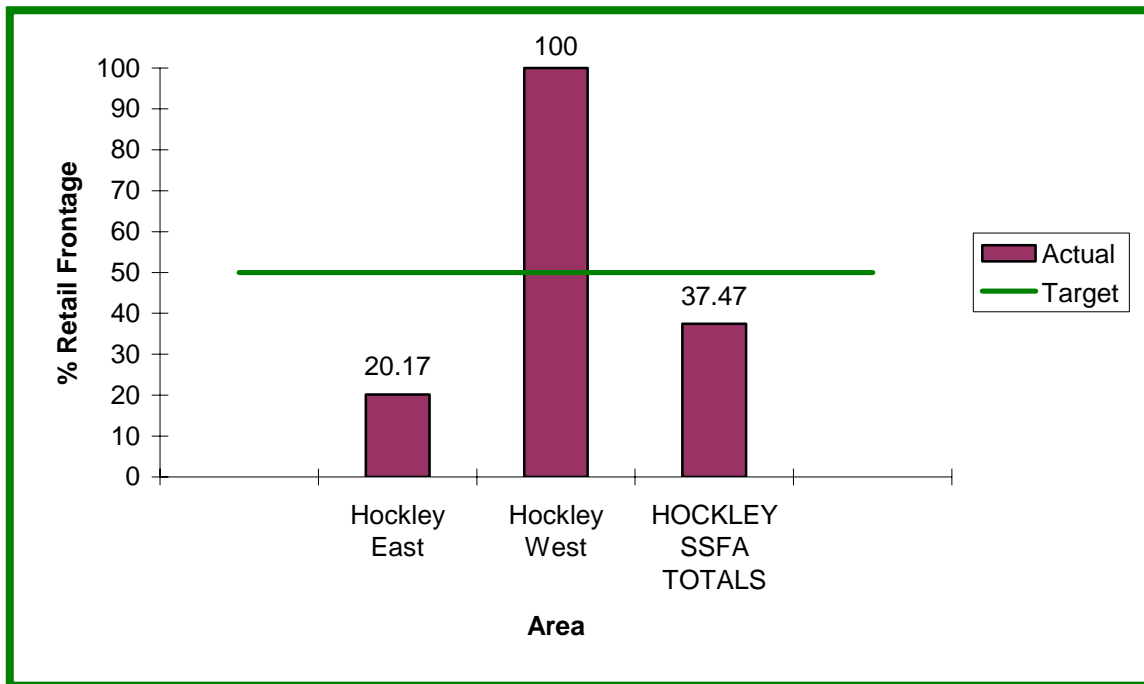


Figure 7.6 – Hockley SSFA

Relevant Policies: *SAT4 – non-retail uses within primary shopping frontage areas; and SAT5 – non-retail uses within secondary shopping frontage areas*

Performance: The Council’s policy of restricting retail uses within the primary and secondary shopping frontage areas is intended to ensure the vitality and long-term viability of the town centres in the district. The policy of restricting the granting of planning permission for non-retail uses has had mixed success in ensuring that the proportion of retail units in the primary and secondary shopping frontage areas remains above 75% and 50%, respectively. Measuring the vitality and long-term viability of the district’s town centres is, however, something which cannot be so easily quantified.

Possible action: The Council, as part of the Local Development Framework, should review the policies in place to ensure that the vitality and long-term viability of the town centres of the district.

FINANCIAL AND PROFESSIONAL SERVICES (A2 OF USE CLASS ORDER)

In 2005-06 financial and professional service development completed, overall and in town centres, was as outlined in Table 7.3 below:

Financial and professional floor space completed in town centres 05-06 (m ²)	Total financial and professional floor space completed 05-06 (m ²)
0	0

Table 7.3 – Financial and professional services

OFFICES (B1a OF USE CLASS ORDER)

In 2005-06 office development completed, overall and in town centres, was as outlined in Table 7.4 below:

Office floor space completed in town centres 05-06 (m ²)	Total office floor space completed 05-06 (m ²)
0	0

Table 7.4 – Office development

RECREATION AND LEISURE

INTRODUCTION

The predominantly rural district contains opportunities for both formal and informal recreational and leisure activities.

The Rochford District Replacement Local Plan outlines the Council's planning objectives for leisure and tourism.

SUPPLY AND DEMAND

The District contains both private and public sports facilities. Sport England note the following leisure facilities available in Rochford District, as outlined in Table 7.5.

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.

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.

Table 7.5 compares the demand for leisure and recreational uses in the district, as calculated using Sport England's Sports Facility Calculator, with the facilities provided.

Facility	Supply	Estimated Demand	Shortfall of supply from demand
Swimming pools	814.5 m ²	784.46 m ²	0
Sports Courts	28 courts	21.74 courts	0
Indoor bowls	0	5.24 rinks	5.24

Table 7.5 – Existing leisure and recreational uses

The data in Table 7.5 suggests that there is currently no shortfall of swimming pools or sports courts in the district. There is a shortfall of indoor bowls rinks for the year 2005-06. However, Rayleigh Leisure Centre has recently been completed and the figures for this facility will be in the 2006-07 AMR. This includes an indoor bowls area. Based on Sport England's recommended dimensions and the area designated for indoor bowls on the approved planning application (ref. 04/766/REM) the leisure centre will be able to provide 4 rinks.

HEALTH AND FITNESS

Name	Location	Number of stations	Owner type
ATHENAEUM CLUB	Southend	44	Commercial
CLEMENTS HALL LEISURE CENTRE	Hockley	120	Local Authority
CULLYS ACCESS TO FITNESS	Hockley	32	Commercial
FITZWIMARC SCHOOL SPORTS HALL	Rayleigh	6	Foundation School
FLIGHTS LEISURE	Southend	40	Commercial
FUNGI FITNESS	Rayleigh	29	Commercial
GREENSWARD COLLEGE SPORTS FACILITIES	Hockley	27	Foundation school
WAREHOUSE CENTRE	Rayleigh	14	Unknown
TOTAL		312	

SPORTS HALLS

Name	Location	Number of courts	Owner type
CLEMENTS HALL LEISURE CENTRE	Hockley	7	Local Authority
FITZWIMARC SCHOOL SPORTS HALL	Rayleigh	5	Foundation School
GREAT WAKERING SPORTS CENTRE	Great Wakering	3	Local Authority
GREENSWARD COLLEGE SPORTS FACILITIES	Hockley	5	Foundation school
SWEYNE PARK SCHOOL SPORTS HALL	Rayleigh	5	Community school
WAREHOUSE CENTRE	Rayleigh	3	Unknown
TOTAL		27	

SWIMMING POOLS

Name	Location	Swimming pool area (m ²)	Owner type
ATHENAEUM CLUB	Southend	Unknown	Commercial
CLEMENTS HALL LEISURE CENTRE	Hockley	425	Local Authority
GREENSWARD COLLEGE SPORTS FACILITIES	Hockley	142.5	Foundation school
SWEYNE PARK SCHOOL SPORTS HALL	Rayleigh	247	Community school
TOTAL		814.5	

GOLF COURSES

Name	Location	Holes	Owner type
BALLARDS GORE GOLF CLUB	Rochford	18	Sports club
HANNOVER GOLF AND COUNTRY CLUB	Rayleigh	36	Commercial
RAYLEIGH GOLF RANGE	Rayleigh	0 (Driving range)	Commercial
ROCHFORD HUNDRED GOLF CLUB	Rochford	18	Sports club
TOTAL		72	

PLAYING PITCHES

In October 2002 an assessment of playing pitches was carried out in the district.

Details are available in Local Plan Supplementary Planning Guidance 10: Playing Pitch Strategy.

The results of the assessment are outlined in Table 7.6 overleaf.

Pitch Type	No. considered to be in community use	No. not thought to be available for community use	TOTAL
Adult football	46	0	46
Junior football	29	11	40
Mini-soccer	18	0	18
Cricket	13	4	17
Rugby	9	3	12
Hockey (grass)	4	3	7
Artificial turf pitches	0	0	0

Table 7.6 – Playing pitch provision

A updated assessment of the levels of playing pitch provision in the district is recommended by Sport England, who recommend that one is undertaken every three years in order to provide a credible and robust evidence base for the Local Development Framework.

COMPLETED LEISURE DEVELOPMENT 2005-06

In 2005-06 leisure development completed, overall and in town centres, was as outlined in Table 7.7 below:

Leisure floor space completed in town centres 05-06 (m ²)	Total leisure floor space completed 05-06 (m ²)
0	0

Table 7.7 - Leisure development

GREEN FLAG AWARD

The Green Flag Award is a marker of quality in the management of publicly accessible open spaces. There is currently no publicly accessible open space that has been awarded the Green Flag Award, or is known to be at the requisite standard, in the District.

Area of open space managed to Green Flag Award standard	Percentage of open space managed to Green Flag Award standard
0 ha	0%

Table 7.8 - Open space managed to Green Flag Award standard



8 TRANSPORT



INTRODUCTION

The level of car parking provision for new developments has a significant impact on the goal of achieving sustainable development. This report examines parking provision for non-residential development and how accessible facilities and services are via public transport from new residential development in Rochford District between 1st April 2005 and 31st March 2006.

PPG13, the Government's planning guidance on transport, states that levels of parking provision have a significant influence on the form of transport people choose to undertake journeys. PPG13 also notes that car parking also takes up large amounts of space in development, is costly to businesses and reduces densities.

Limits set on car parking provision can therefore encourage the use of more sustainable transport and allow for greater densities of development, thereby making more efficient use of land.

PPG13 advocates that Local Plan Authorities have policies in place which impose maximum parking standards for development.

Car parking standards for Rochford District are outlined in Local Plan Supplementary Planning Guidance 2 (LPSPG2). The policy does not seek a blanket parking standard for all development in all parts of the district, but acknowledges different requirements for different uses in different areas. LPSPG 2 also notes potential problems that can occur due to an inadequate level of car parking, such as on-street parking leading to highway safety issues, and impact on living conditions. For these reasons, LPSPG 2 warns against the overly rigid application of maximum parking standards in existing residential areas.

RESIDENTIAL DEVELOPMENT

This section of the AMR examines the accessibility of services from new residential development by looking at the proportion of new residential dwellings within 30 minutes public transport time of the following: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre.

	Net dwelling completed (2005-06)	% of total
Total	262	N/a
Within 30 minutes public transport time of employment area (500+)	258	98.47
Within 30 minutes public transport time of a secondary school	255	97.33
Within 30 minutes public transport time of a primary school	261	99.62
Within 30 minutes public transport time of a hospital	121	46.18
Within 30 minutes public transport time of a GP	262	100

The majority of new dwellings completed in 2005-06 were within 30 minutes public transport time of services, other than a hospital. However, these figures do not show the quality or frequency of the public transport services that are provided for the residents of the new dwellings completed, which are important elements in determining the accessibility of services from new development.

NON-RESIDENTIAL DEVELOPMENT

The parking provision was examined against the requirements outlined in Local Plan Supplementary Planning Guidance 2 (LPSPG2). LPSPG2 outlines the maximum parking standards for each type of land use. The non-residential applications completed or permitted in 2005-06 fell into the following use categories:

- A1 Retail
- A2 Financial and professional services
- B1 Offices other than financial or professional services;
Research and Development;
Light Industry
- B2 General Industrial
- B8 Storage or distribution centres
- B1, B2, B8 Combination of general industries and storage

Table 8.1 outlines the maximum parking standards for the above uses.

Table 8.1 – Car Parking Standards

Use	Maximum car parking provision (Spaces per m2 floorspace)
A1	1/20
B1	1/30
B2	1/50
B8	1/150

CAR PARKING PROVISION – NON-RESIDENTIAL USES COMPLETED 2005-06

In 2005-06 floorspace for non-residential use was completed at 5 sites. The type of development completed and parking provision is outlined in Table 8.2 below.

Reference	Use	Floorspace completed 05-06 / total floorspace	Required maximum parking provision	Actual parking provision
98/00770/COU	B1	215/215	7.2	5
02/01122/FUL	B1	899/2606	86.9	54
04/00599/FUL	A1/B1/B2/B8	1830/1830	36	20
01/00345/COU	B8	2415/2415	16	30
05/00611/COU	B2	250/250	5	8
05/00562/FUL	A1	1862/1862	93	0

Table 8.2 – Non-residential car parking provision

Two thirds (66.7%) of sites where non-residential development was completed in 2005-06 complied with maximum parking standards outlined in LPSPG2.





INTRODUCTION

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 PPG 25, the Council will consult the Environment Agency on any applications submitted for development.

The Environment Agency are also consulted on applications where there is a potential impact on water quality.

The Council will only approve planning applications contrary to Environment Agency recommendation on flood risk or water quality in exceptional circumstances.

In 2005-06 the Environment Agency objected to 5 applications submitted to Rochford District Council on the grounds of flood risk.

Of the 5 applications objected to, the Council approved 4. See also tables 9.1 and 9.2.

Details of the applications approved are as follows:

Reference:	05/00536/REM
Address:	Rochford Business Park Cherry Orchard Way Rochford
Development:	Motor Park Development Comprising 7 No. Car Dealerships, Petrol Filling Station and Valeting Centre, with Associated Access, Parking, Vehicle Display and Landscaping.
Environment Agency Comments:	<ul style="list-style-type: none"> • Adverse Impact on Surface Water Run-Off • Unsatisfactory FRA Submitted
Reason for approval contrary to Environment Agency advice:	Applicant demonstrated that the development would not cause localised flooding

Reference:	05/00665/FUL
Address:	Rochford Hospital, Union Lane, Rochford.
Development:	Reprovision of Mental Health Services Comprising Single Storey and Two Storey Buildings and Extensions and Refurbishment of Existing Buildings, Car Parking and Landscaping
Environment Agency Comments:	<ul style="list-style-type: none"> • Adverse Impact on Surface Water Run-Off • PPG25/TAN15 - Request for FRA
Reason for approval contrary to Environment Agency advice:	Environment Agency withdrew objection and replaced it with request for conditions to be imposed

Reference:	05/00332/FUL
Address:	Land North Of Market Square / West Street And West Of North Street Rochford
Development:	Revised Application For; Block A: Two and Three Storey Building Containing Supermarket, Library, 3 No. Shops, 42 Flats (24 Two Bedroomed and 18 One Bedroomed) and Involving Re-Siting, Provision of Two Electrical Sub-Stations, Provision of Sliding Gate, Revised Car Parking Layout. Block B: Two and Three Storey Building Containing 34 Sheltered Flats (17 Two Bedroomed and 17 One Bedroomed) and 3 No. Shops and Involving Revised Elevations and Revised Car Parking Layout. Block C: Two, Three and Four Storey Building Containing 73 No. Flats (44 Two Bedroomed and 29 One Bedroomed) and Involving Revised Elevations, Revised Car Parking Layout, Increase in Height by 0.6m to Building Previously Approved; and Variation to Condition 23 of Consent 03/00947/FUL to Allow Revised Design of Turning Head and Variation to Condition 27 of Consent 03/00947/FUL to Allow Revised Layout of Car Parking Area for the Supermarket and Revised Arrangements for Dedication of Residents Car Parking.
Environment Agency Comments:	<ul style="list-style-type: none"> • Adverse Impact on Surface Water Run-Off • PPG25/TAN15 - Request for FRA
Reason for approval contrary to Environment Agency advice:	Environment Agency withdrew objection and replaced it with request for conditions to be imposed

Reference:	05/00255/REM
Address:	Park School Rawreth Lane Rayleigh
Development:	Details of 128 Dwellings Comprising 38 No.Four Bedroomed Houses, 33 No.Three Bedroomed Houses, 11 No.Two Bedroomed Houses, 4 No.Two Bedroomed Apartments; And 29 No.Two Bedroomed Apartments and 13 No.One Bedroomed Apartments for Key Workers in a Mixed Development of Two, Two and a Half and Three Storey Form With Estate Roads.
Environment Agency Comments:	<ul style="list-style-type: none"> • Adverse Impact on Surface Water Run-Off • PPG25/TAN15 - Request for FRA
Reason for approval contrary to Environment Agency advice:	Environment Agency withdrew objection and replaced it with request for conditions to be imposed

Table 9.1 – Performance relative to flood protection targets

	Applications approved contrary to Environment Agency advice on flooding
TARGET	0
ACTUAL	4

In all four cases where applications were refused despite the Environment Agency’s initial objection, the Local Planning Authority had sound reasons for approving the scheme.

WATER QUALITY

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.

During 2005-06 the Environment Agency objected to two planning applications submitted to Rochford District Council on the grounds of impact on water quality, one of which was approved.

Table 9.2 – Performance relative to water quality targets

	Applications approved contrary to Environment Agency advice on water quality
TARGET	0
ACTUAL	1

Details of the application approved are as follows:

Reference:	05/00641/FUL
Address:	Plot F Aviation Way Rochford
Development:	Erection of 3 Industrial Units for B1/B2/B8 Use. Electricity Sub Station. Modified Access Road onto Aviation Way.
Environment Agency Comments:	Risk of Pollution to Surface Water
Reason for approval contrary to Environment Agency advice:	Environment Agency objected unless a condition were attached. The requisite condition was imposed on the approval issued, therefore the objection was overcome.

SUMMARY

The Council has taken on board comments made by the Environment Agency and has determined planning applications having regard to issues of flood protection and water quality.





INTRODUCTION

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.

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 emerging Local Plan contains policies that will act to enhance and protect the biodiversity through the planning system.

There are a number of sites in the District that have been designated for their biodiversity importance.

INTERNATIONAL SITES

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

RAMSAR SITES

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.

There are two listed Ramsar sites in Rochford District: Foulness; and the Crouch and Roach Estuaries.

SPECIAL PROTECTION AREAS (SPAs)

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 (*Recurvirostera avosetta*).

SPECIAL AREAS OF CONSERVATION (SACs)

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

THE ESSEX ESTUARIES EUROPEAN MARINE SITE

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.

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.

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

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

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.

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)

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

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								
1745.98	Littoral sediment; grassland; standing open water; canals; coastal lagoon	23.50%	23.50%	0.00%	0.67%	75.83%*	0.00%	Coastal squeeze; water pollution - agriculture/run off; overgrazing
Foulness								
10946.14	Littoral sediment; grassland; coastal lagoon	77.94%	77.94%	0.00%	0.98%	21.08%	0.00%	Coastal squeeze; inappropriate scrub control; agriculture.
Hockley Woods								
92.12	Broadleaved, mixed and yew woodland - lowland	100.00%	100.00%	0.00%	0.00%	0.00%	0.00%	N/A
TOTAL								
12784.24	-	70.66%	70.66%	0.00%	0.93%	28.41%	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, but Natural England are unable to provide a district level breakdown for this site].

LOCAL NATURE RESERVES AND WILDLIFE SITES

Local Nature Reserves (LNR's) support wildlife and natural features that are important at the local level. These sites provide opportunities for learning and enjoyment to local communities and are a valuable element of the hierarchical network of protective nature conservation designations across the district. The Council, under the provisions of the National Parks and Access to the Countryside Act 1949, will declare further Local Nature Reserves where considered appropriate. To date four LNR's have been declared:

- Kendall Park (Hullbridge Foreshore). Declared by the Council in 1995. Managed by Hullbridge Parish Council.
- Hockley Woods. Declared by the Council in 1995. Managed by the District Council.
- Marylands Local Nature Reserve. Declared by the Council in January 2000. Managed by Hockley Parish Council
- Magnolia Nature Reserve. Declared by the Council in March 1999. Managed by Hawkwell Parish Council.

An extension of the Southend-on-Sea Foreshore Local Nature Reserve into the Rochford District to include the Maplin Bund is due to be declared.

In addition to these statutory sites Essex Wildlife Trust owns nature reserves at Lion Creek and Lower Raypits, Canewdon.

Wildlife Sites (previously referred to as SINC's) are non-statutory sites of local nature conservation importance. They will be given protection by their inclusion in the emerging Replacement Local Plan. The following sites will be designated as Wildlife Sites with the adoption of the Replacement Local Plan:

<p><i>Woodland sites:</i></p> <ul style="list-style-type: none"> • Bartonhall Grove • Beckney Wood • Belchamps Camp (Hockley Woods) • Bett's Wood • Blounts Wood • Buller's Grove • Cottons Wood • The Finches EWT Nature Conservation Area, • Folly Wood • Great Hawkwell New Wood • Great Hawkwell Plantation • Grove Woods • Gustedhall Wood • Hambro Hill Wood • Hockley Woods SSSI • Hockleyhall New Wood • Hockleyhall / Crabtree Woods • Hullbridge Wood • Hyde Wood • Kingley Wood • Marylands Wood • New England Wood • Plumberow Wood • Potash Wood • Primrose Wood • Rawreth-Hall Wood • Sloppy Wood • The Scrubs • Trinity Wood • Whitbred's Wood • Winks Wood Complex 	<p><i>Grassland sites:</i></p> <ul style="list-style-type: none"> • A127 Special Roadside Verge • Butler's Farm Field • The Dome Grasslands • Edwards Hall Fields • Great Wakering Common • Mucking Hall Marsh • Sutton Ford Bridge Pasture <p><i>Mosaic sites:</i></p> <ul style="list-style-type: none"> • Blounts Mosaic • Creeksea Road Pits • Doggetts Pond • Eastwood Rise Lake • Rouncefall and Magnolia Fields • Star Lane Pits <p><i>Freshwater Aquatic Sites:</i></p> <ul style="list-style-type: none"> • Butts Hill Pond EWT Nature Conservation Area • Stannetts Lake and Creek <p><i>Coastal Sites:</i></p> <ul style="list-style-type: none"> • Brandy Hole Marsh Extension • Canewdon Special Roadside Verge • Foulness SSSI • Lion Creek Seawall EWT Reserve • Lower Raypits Farm Seawall/Saltings part of EWT Reserve • Paglesham Seawall • River Crouch Marshes SSSI • Wallasea Seawall
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WALLASEA WETLAND CREATION SCHEME

The Wallasea Wetland Creation Scheme is likely to have a significant impact on wildlife habitats in the District.

On 22nd February 2005 Rochford District Council approved a planning application submitted by Wallasea Farms Ltd for the creation of wetlands habitat at Wallasea through the construction of a secondary seawall and breaching of the existing sea wall (ref. 04/00976/FUL). 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 backed by a new higher sea wall.

In 1997, after receiving an opinion from the European Court of Justice, decreed that an area of marine wetlands, mudflat and saltmarsh should be created to replace the loss of a similar coastal habitat to port development at Lappel Bank in the Kent Medway Estuary and Fagbury Flats in the River Orwell Estuary, Suffolk.

Following three years of study, the realignment of the Wallasea Island North Bank was the Government's approach to compensating for the loss of habitat.

A large wetland habitat was created when the seawall was breached in July 2006 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.

In determining the planning application, Rochford District Council considered the impact the proposal would have on the following areas:

- Essex Estuaries Special Area for Conservation (SAC)
- Crouch and Roach Estuaries Special Protection Area (SPA)
- Crouch and Roach Estuaries Ramsar site
- Foulness SPA
- Foulness Ramsar site

Essex Estuaries SAC impact:

English Nature considered that the scheme would be likely to have a significant effect on the SAC because of the change to intertidal habitats associated with the breach and breach channels and the influence of the breach and realignment area on the hydrodynamics of the Estuary.

English Nature considered the scheme to be directly connected with or necessary to the management of the SAC. This judgement was based on the effects of those elements of the proposal that will be felt within the designated site such as the breach, breach channels and wall tie-in. The advice went on to state that the minor adverse impact highlighted by the Environment Statement concerning minimal impacts on short-term erosional patterns and downstream widening and deepening should be considered necessary rather than unacceptable damage. English Nature concluded that in this case an appropriate assessment would not be required.

Crouch and Roach Estuaries Special Protection Area (SPA) site impact:

English Nature considered the scheme to be likely to have a significant effect on the SPA because of changes to the intertidal habitats associated with the breach and breach channels, the influence of the breach and realignment area on the hydrodynamics of the estuary and potential bird disturbance.

The realignment area outside the designated site supports roosting and feeding wintering SPA birds. The post breach changes to this area were not considered to be significant for the SPA birds as they will broadly utilise created intertidal habitat for feeding and the new saltmarsh and island areas for roosting and there is significant arable land beyond the SPA both on and off Wallasea Island.

English Nature considered on balance the scheme to be directly connected with or necessary to the management of the SPA, basing the judgement on the effects of those elements of the proposal that will be left within the designated site such as the breach, breach channels and new wall tie-in.

The habitat outside the designated site was not considered in the judgement. The breach was considered to be required as a contribution to the improved functionality and longer-term sustainability of the Estuary as a whole and its features and better ability of the Estuary to cope with sea level rise. The minor adverse impact highlighted by the Environmental Statement such as minimal impact on short-term erosional patterns and downstream widening and deepening should be considered necessary change rather than unacceptable damage. Change in habitat characteristics within the designated site as a result of this breach will continue to maintain and enhance the designated bird populations. English Nature conclude that in this case an appropriate assessment would not therefore be required.

Crouch and Roach Estuaries Ramsar site:

English Nature considered the scheme to be likely to have a significant effect on the Ramsar site because of intertidal habitats associated with the breach and breach channels, the influence of the breach and realignment area on the hydrodynamics of the Estuary, potential bird disturbance, loss of sea wall and sea wall berm habitats at the breaches and change in sea wall berm and borrow dyke habitats for the plant and invertebrate assemblages.

English Nature considered on balance the scheme not to be directly connected with or necessary to the management of the Ramsar site English Nature advised that the breaching of the sea wall with associated inundation of the sea wall berm and borrow dyke does not support the maintenance or enhancement of the plant and invertebrate assemblage species associated with these areas, therefore it could not be argued that this scheme is directly connected with or necessary to the management of the Ramsar Site. It was advised that an appropriate assessment is required to address the impacts on the designated site and that this should focus on the impacts of post breach inundation on the sea wall berm and more particularly the borrow dyke.

English Nature considered that the Environmental Statement submitted with the application contained the necessary information to make the appropriate assessment required and accordingly on that basis concluded that the proposal would not have an adverse effect on the integrity of the Crouch and Roach Estuaries Ramsar site.

The proposal was considered to improve the overall ability of the estuary to adapt to coastal squeeze and furthermore there would be significant adverse effects if the realignment was not managed and the walls were allowed to breach naturally.

Foulness SPA and Ramsar site:

English Nature considered that the scheme would be unlikely to have a significant effect on the SPA or Ramsar site because of the absence of saltmarsh and narrow extent of intertidal bird habitats of Foulness within the Crouch Estuary.

FUTURE BIODIVERSITY MONITORING

Rochford District Council is currently in discussions with EECOS, Essex Wildlife Trust's consultancy company, with regards to a review of Rochford District's Wildlife Sites network. This is expected to involve a review of the following:

- A review of the existing sites, testing them against the latest criteria, checking boundaries and updating other information
- A consultation process designed to produce a list of candidate sites, involving Council officers, Essex Wildlife Trust's local group, Essex Field Club, Essex Birdwatching Society and other local interest groups
- Surveys of the candidate sites, using the criteria as a guide
- Production of a digitised layer of site boundaries, linked to a database for additional information
- Production of an updated sites register.

The survey is expected to be undertaken between the latter part of 2006 and the first half of 2007.



11

RENEWABLE ENERGY



INTRODUCTION

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.

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.

The government's target is for 10% of energy to be provided by renewable sources by 2010.

RENEWABLE ENERGY IN THE DISTRICT

In the year 2005-06 there were no large-scale renewable energy producing facilities, such as wind farms, developed in the district.

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. Rochford District Council has produced a householder guidance note on domestic renewable energy installations in an attempt to promote this issue.

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. Therefore, this section will focus on known large-scale renewable energy projects implemented and approved, or where renewable energy generation has been designed in with new development.

Planning permissions for installations of renewable energy sources granted 2005-06:	0
Known renewable energy sources implemented 2005-6:	0

Relevant Policies: CS10 – Energy and water consumption

Performance: The Council's core strategy policy 10 (CS10) aims to promote the reduction of water and energy consumption and the development of environmentally efficient buildings. As a core strategy policy in the Replacement Local Plan, it is one of the themes that run throughout the plan. However, there are no adopted policies that require specific energy efficiency measures or means of generating renewable energy to be incorporated into development.

Possible action: If Rochford District Council is to contribute towards the production of energy via renewable energy sources it will be necessary to have a policy framework in place that requires developments to make a contribution.

12 APPEALS



INTRODUCTION

The applicant for a planning application has the right to appeal against the decision of the Local Planning Authority to refuse a planning application, the serving of an Enforcement Notice, or to appeal against conditions, which have been imposed on an approval. Appeal applications are determined by the Secretary of State through the Planning Inspectorate.

Between 1st April 2005 and 31st March 2006 54 appeals were determined. The analysis of the results of appeals demonstrates how well planning policy is being implemented in the determination of planning applications, and whether such policies are in accordance with national planning policy.

APPEAL OUTCOMES

Of the 54 appeal applications determined in 2005/06, 48 were against refusals of planning applications or conditions imposed on approvals, with 3 against Enforcement Notices and 3 claiming for costs.

Planning applications can be divided into those which were determined under Delegated Powers and those which were determined by Members.

Applications for domestic extensions are usually determined under delegated powers granted by the Council to the Head of Planning Services. Applications for other forms of development in the Metropolitan Green Belt can also be refused in this fashion. In the case of delegated applications, officers rather than Members make the decision.

Applications which are not determined under delegated powers are determined either by the Planning Services Committee or by being placed on the Weekly List. The Weekly List comprises applications which cannot be dealt with under delegated powers but which are not felt to be so contentious or to have such a large scale impact as to warrant going to Planning Services Committee. In the case of applications on the Weekly List, a recommendation is made by Officers and Members have the opportunity to call the application in to Committee or, alternatively, if the application is not called in it will be determined in accordance with the recommendation.

Table 12.1 breaks down the appeals determined in 2005-06 against refusals of planning permission / conditions by their outcomes. Figure 12.1 illustrates the proportion of appeals dismissed, allowed and allowed in part.

Table 12.1 - Outcome of appeals

DETERMINED 05/06	48
ALLOWED	6
ALLOWED IN PART	1
DISMISSED	41

Figure 12.1 Breakdown of appeal outcomes

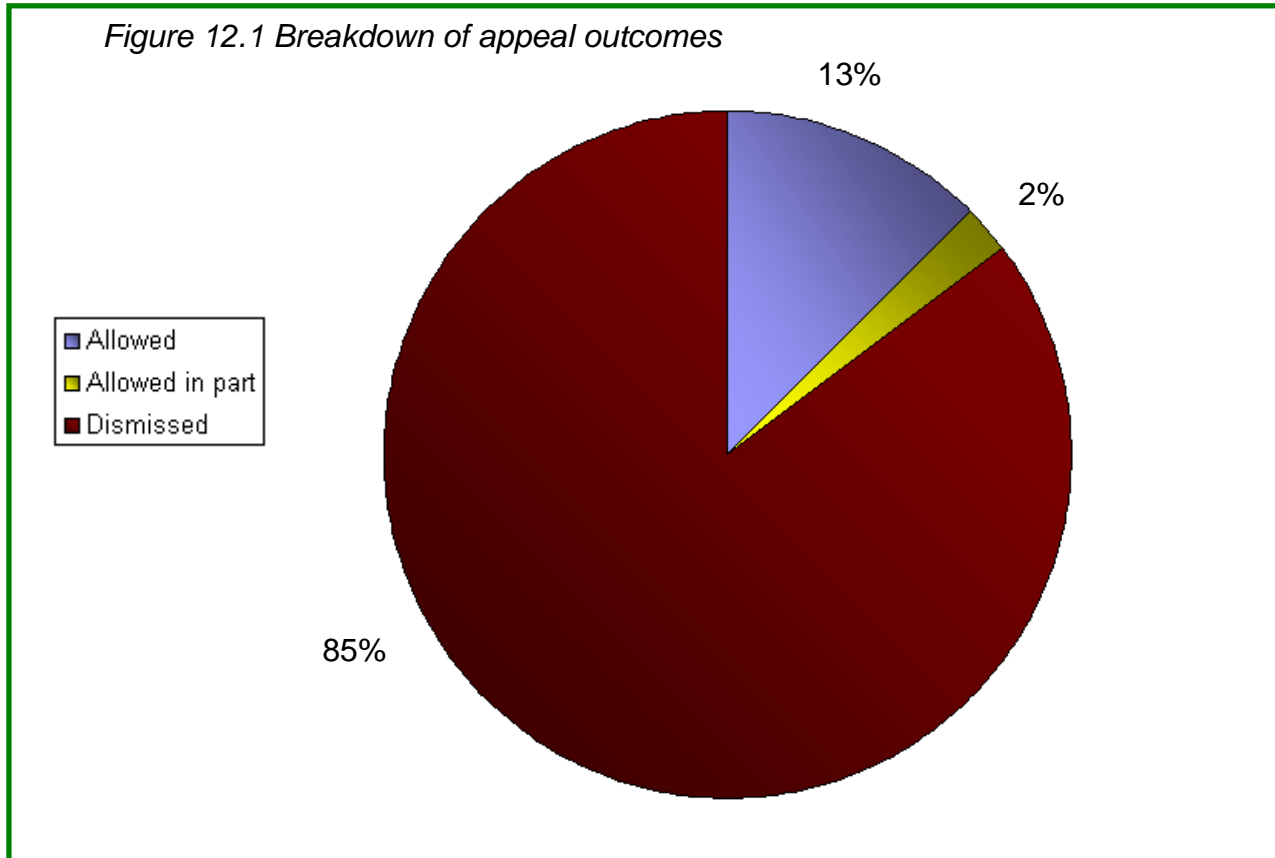


Table 12.2 compares the outcome of planning applications determined by Delegated Powers (Delegated Items) and those by Members (Scheduled Items).

Table 12.2 – Comparison of planning application outcomes

	DELEGATED ITEMS	SCHEDULED ITEMS
DETERMINED 05/06	20	28
ALLOWED	1	5
ALLOWED IN PART	0	1
DISMISSED	18	22

Figures 12.2 and 12.3 illustrate the information contained in Table 12.2.

Figure 12.2 Appeal outcomes, 2005-06, of delegated items

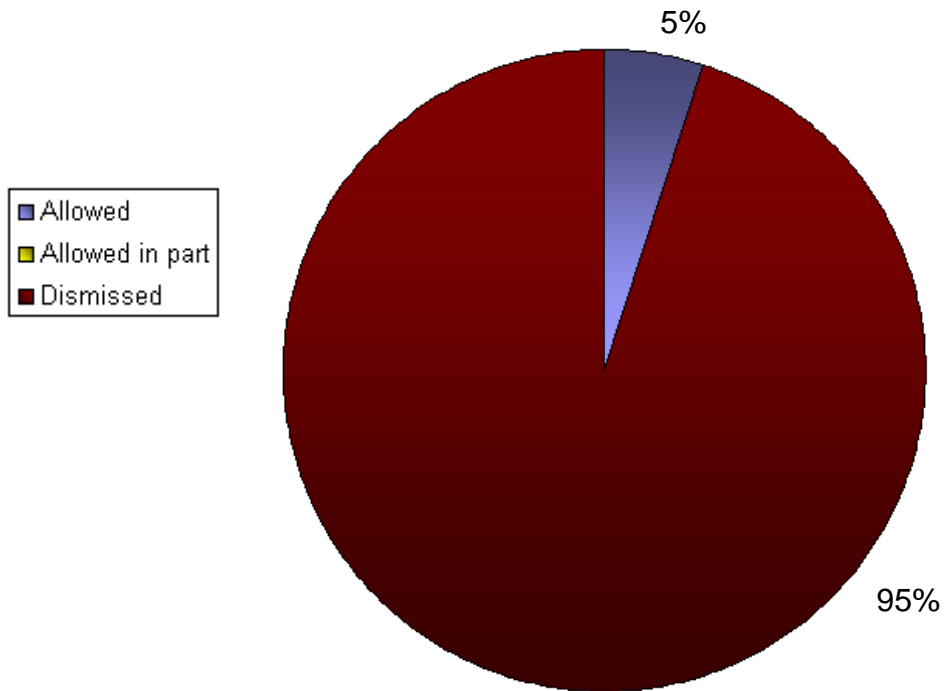
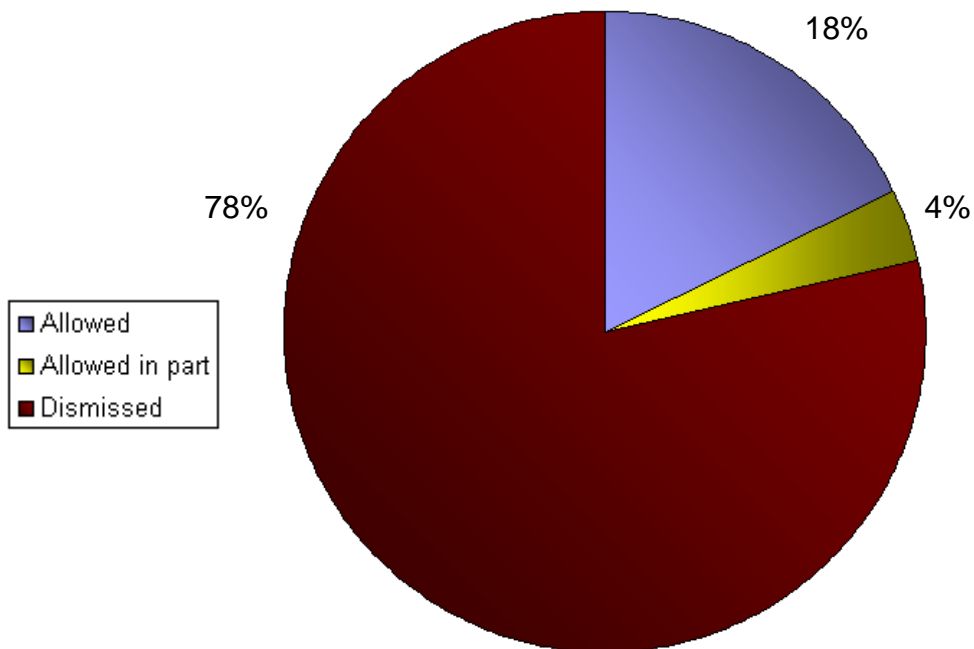


Figure 12.3 Appeal outcomes, 2005-06, of scheduled items



In the case of applications which are scheduled items, Officers make a recommendation on how the application should be determined to Members. Members can overturn the recommendation

Of the 28 scheduled items that were appealed, 8 were applications for which the Officer’s recommendation was overturned. Table 12.3 compares the outcomes of appeals on applications where the Officer’s recommendation was agreed to those where it was overturned.

Table 12.3 – Comparison of outcome of appeals of scheduled items where recommendation agreed and those where recommendation disagreed

	Where recommendation was agreed	Where recommendation was overturned
Allowed	1	4
Allowed in part	1	0
Dismissed	18	4

Figures 12.4 and 12.5 illustrate the proportion of appeals allowed and dismissed for applications where the Officer’s recommendation was agreed and where it was overturned, respectively.

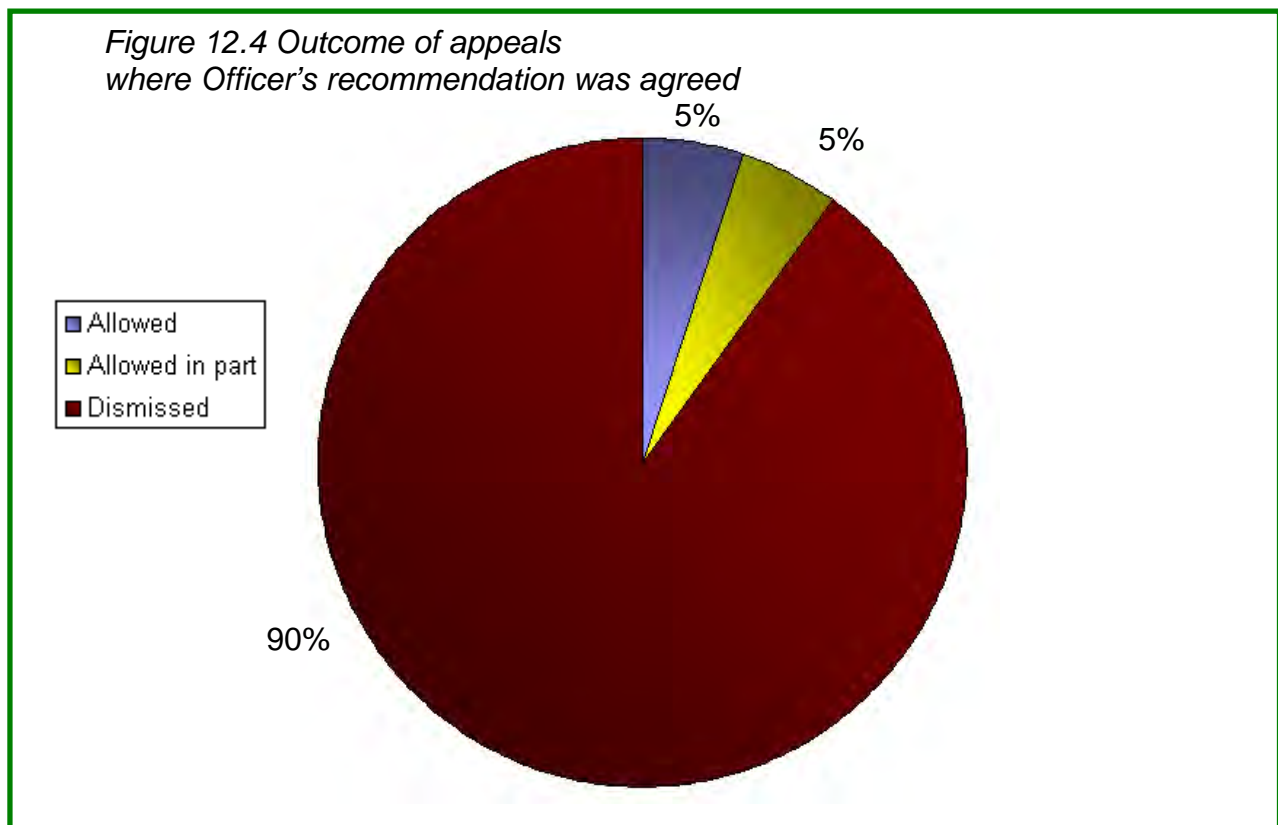
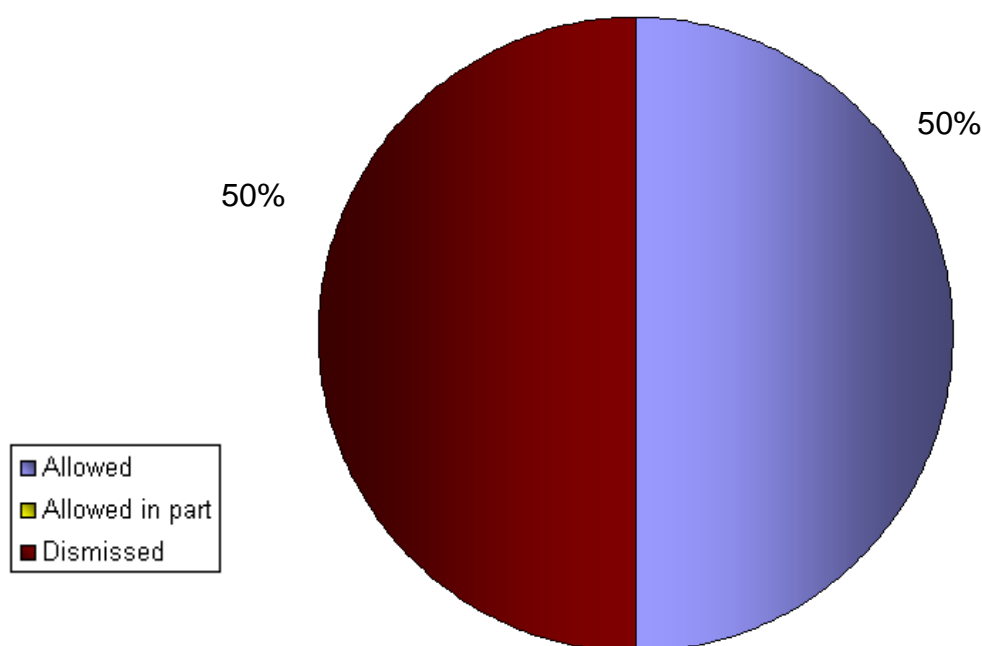


Figure 12.5 Outcome of appeals where Officer's recommendation was overturned



APPEAL OUTCOMES ANALYSIS

In the case of appeals that were determined in the year 2005-06, the majority of the decisions made by Rochford District Council were upheld.

Applications which were recommended for approval by Officers, but refused by Members, and subsequently went to appeal, were more likely to be allowed than any other type of application.

POLICY IMPLICATIONS

The appeal applications determined in 2005-06 comprised a variety of development on a number of different land allocations. Therefore, a number of the Local Planning Authority's policies have been tested at appeal. Policies in both the adopted Local Plan First Review and the Second Deposit Draft Replacement Local Plan were cited in appeals determined in 2005-06.

The following policies were cited in appeals determined in 2005-06:

Rochford District Local Plan First Review 1995:

- GB1 - Development within the Green Belt
- GB3 - Agricultural dwellings
- GB5 - Conservation of unlisted redundant buildings
- GB7 - Extensions of dwellings in the Green Belt
- H2 - Density of development
- H11 - Housing development – Design and Layout
- H16 - Purpose built flats

- H20 - Backland development
- H24 - Safeguarding of residential amenity
- H26 - Enclosure of grass verges
- LT3 - Indoor sports and leisure facilities
- LT4 - Snooker / pool halls
- LT5 - Dual use of facilities
- TP15 - Car parking on new development schemes
- UC7 - Listed buildings
- UC9 - Change of use of listed buildings

Details of appeals are available on-line at www.rochford.gov.uk.

OTHER POLICIES IMPLICATIONS FROM APPEALS

HP20 – Gypsy Sites

An application at Cherry Hill Farm, Rawreth for continuation of the use of the site for the stationing of eight touring caravans, five mobile homes that have been sub-divided into 6 residential plots for a further two years (ref. 04/00342/COU) was dismissed.

HP22 of the Second Deposit Draft Replacement Local Plan was considered as part of the appeal. This policy will be brought forward as HP20 in the Replacement Local Plan.

In his report on the appeal, the Inspector stated that he was concerned that the Council, in preparing policy HP22, had not followed the advice in paragraph 7 of Circular 1/94 which states that it will be important for local planning authorities to discuss Gypsies' accommodation needs with the Gypsies themselves, their representative bodies and local support groups.

The Inspector also criticised the policy on the grounds that, in his view, it was not based on an adequate quantitative needs assessment, in accordance with paragraph 11 of Circular 1/94, advice in PPG3 and the provisions of Policy H6 of the Essex and Southend-on-Sea Replacement Structure Plan. The Inspector noted that the Council, in conjunction with other districts, was in the process of carrying out a Needs Assessment for the County but that the assessment would not be concluded in time to inform the Replacement Local Plan. The Inspector considered that this was a serious omission, and one that weighed in favour of the appellants in this case.

Please see Chapter 4 *Housing* of the AMR for further information.

APPENDIX A – HOUSING SITE DETAILS

Application ref.	Site	Site capacity	Total completions (net)	Completions 2005-06 (net)	Outstanding units (net)
ROC/0947/03	Land north of market square West Street Rochford	149	0	0	149
ROC/0255/05	Park School Rawreth Lane Rayleigh	86	14	14	72
ROC/0048/79	Fairview and Homestead Hockley Road Rayleigh	86	0	0	86
ROC/0029/04	Land Adj. 21 Ashingdon Road Rochford	66	0	0	66
ROC/0391/86/o	Rectory Avenue Ashingdon	64	3	64	0
ROC/0468/03	Former Reads Nursery Rawreth Lane Rayleigh	54	41	54	0
ROC/0521/93	Glencroft White Hart Lane Hawkwell	43	0	7	24
ROC/0255/05	Park School Rawreth Lane Rayleigh	42	0	0	42
ROC/0393/93	South of St Clare Meadow Bobbing Close Rochford	32	0	12	20

Application ref.	Site	Site capacity	Total completions (net)	Completions 2005-06 (net)	Outstanding units (net)
ROC/0178/85	Land in Sea View Drive Great Wakering	31	0	16	15
ROC/1024/03	End of Dobsons Close	30	30	30	0
ROC/0468/03	Former Reads Nursery Rawreth Lane, Rayleigh	27	27	27	0
ROC/1089/03	Hardwick House, Whitehouse Chase	22	22	22	0
ROC/0926/04	5 Weir Pond Road Rochford	18	0	0	18
ROC/0522/05	Land East of 154 Eastwood Road Rayleigh	18	0	0	18
ROC/0302/03	Q8 Service Station, 543 Ashingdon Road	16	16	16	0
ROC/0732/04	Albert Jones Court Doggetts Close, Rochford	16	10	10	6
ROC/0028/05	178 Daws Heath Road 7 land R/O 76 Wyburns Avenue, Rayleigh SS6 7NS	16	0	0	16
ROC/0685/04	Service Garage, Southend Road Gt Wakering SS3 0PF	15	0	0	15
ROC/0849/04	111 Ashingdon Road Rochford	14	0	0	14
ROC/0749/04	Land at junction Spa Road Station Approach, Hockley	14	0	0	14
ROC/0039/04	The Anchor, Fambridge Road Ashingdon	13	0	0	13
ROC/0491/05	Quest End, 37 Rawreth Lane Rayleigh	13	0	0	13
ROC/1084/02	17 Weir Pond Road	12	12	12	0

Application ref.	Site	Site capacity	Total completions (net)	Completions 2005-06 (net)	Outstanding units (net)
ROC/1049/03	79 Ashingdon Road	10	7	7	3
ROC/0995/05	Playground Tilney Ave Rochford	10	0	0	10
ROC/0931/03	119 and 121 High Road	10	10	10	0
ROC/0899/05	156-158 High Street Rayleigh	9	0	0	9
ROC/0825/72	192-204 Little Wakering Road	8	0	7	1
ROC/0496/05	283 Ferry Road Hullbridge	8	0	0	8
ROC/0813/02	50-54 West Street	8	0	0	8
ROC/0418/04	Land rear of 4 & 6 Eastwood Road Rayleigh	8	0	0	8
ROC/0324/03	Westview, Church Road	6	0	0	6
ROC/0077/05	5 Daws Heath Road Rayleigh	6	0	0	6
ROC/0514/05	154 Eastwood Road Rayleigh	6	0	0	6
ROC/0134/04	254 High Street Great Wakering	5	0	0	5
ROC/0905/02	236 Ferry Road	5	5	5	0
ROC/1126/03	234 Ferry Road	5	0	0	5
ROC/0033/01	61 Rayleigh Avenue	5	0	2	3
ROC/0511/05	The Maltings, Weir Pond Road Rochford	5	0	0	5
ROC/1112/03	Former Playing Field, Tendring Avenue	5	5	5	0
ROC/0473/03	14 The Approach Rayleigh	4	0	0	4

Application ref.	Site	Site capacity	Total completions (net)	Completions 2005-06 (net)	Outstanding units (net)
ROC/0869/05	1 Lansdowne Drive Rayleigh	4	0	0	4
ROC/0196/04	66 Lascelles Gardens Rochford	4	4	4	0
ROC/0683/87	25 Branksome Avenue	4	0	3	1
ROC/0820/04	Roseneath, Broom Road Hullbridge	4	4	4	0
ROC/0420/05	181 Lower Road Hullbridge	4	2	2	2
ROC/0839/02	End of Gloucester Avenue	4	1	3	1
ROC/0170/05	land between 53 & 65 Victoria Ave Rayleigh	4	0	0	4
ROC/0999/04	Land Adjacent 58 Victoria Avenue Rayleigh	4	0	0	4
ROC/0387/04	24 High Road Rayleigh	4	0	0	4
ROC/0692/05	land rear of 50-56 Hullbridge Road Rayleigh	3	0	0	3
ROC/0599/03	87 Plumberow Avenue	3	1	3	0
ROC/0825/03	10 Aldermans Hill	3	0	0	3
ROC/0791/04	Land r/o 175-181 Lower Rd Hullbridge	3	0	0	3
ROC/0463/03	Rochford Lofts, Pillards Close	3	3	3	0
ROC/0049/05	Rochford & District Conservative Association Back Lane, Rochford	3	0	0	3
ROC/1119/03	Adj 49 Bardfield Way	3	3	3	0

Application ref.	Site	Site capacity	Total completions (net)	Completions 2005-06 (net)	Outstanding units (net)
ROC/0765/04	36 High Street Road Rayleigh	3	0	0	3
ROC/0551/04	erect 3 dwellings	3	0	0	3
ROC/0080/06	9 Castle Road Rayleigh	3	0	0	3
ROC/0693/05	land rear of 50 & 56 Hullbridge Rd Rayleigh	2	0	0	2
ROC/0992/05	Land east side junction of Twyford Ave & Mercer Ave, Gt Wakering	2	0	0	2
ROC/0748/04	Homeleigh, Chapel Lane Great Wakering	2	0	0	2
ROC/0953/02	13 Cheapside East	2	0	0	2
ROC/0780/03	40 Clifton Road	2	2	2	0
ROC/1012/05	25 York Rd Ashingdon, Rochford	2	0	0	2
ROC/0584/05	Land adj Meadway Wendon Close, Rochford	2	0	0	2
ROC/0348/03	8 Tudor Way	2	0	0	2
ROC/1053/04	29 Victor Gardens, Hawkwell	2	2	2	0
ROC/0891/05	7-9 Poplars Avenue Hawkwell	2	0	0	2
ROC/0589/05	6 Tudor Way Hawkwell	2	0	0	2
ROC/0223/05	19 Woodside Chase Hawkwell	2	2	2	0
ROC/0050/05	Aucklands Wood Avenue, Hockley	2	0	0	2

Application ref.	Site	Site capacity	Total completions (net)	Completions 2005-06 (net)	Outstanding units (net)
ROC/0623/05	51 Branksome Avenue Hockley	2	2	2	0
ROC/0849/05	Orchard Cottage Folly Chase, Hockley	2	0	0	2
ROC/0389/04	15 Riverview Gardens Hullbridge	2	2	2	0
ROC/0419/05	181 Lower Road Hullbridge	2	0	0	2
ROC/1113/04	43 & 45 Rayleigh Ave Eastwood	2	2	2	0
ROC/0956/74	Adj. The Birches, Sandhill Road	2	0	1	1
ROC/1050/04	Land adj Ramblers Lodge Hillside Road, Eastwood	2	0	0	2
ROC/0407/05	15 Sandhill Road Eastwood	2	0	0	2
ROC/0209/02	Ramblers Lodge 39 Hillside Road, Eastwood	2	0	0	2
ROC/0395/00	Adj Mansfield Nurseries, Nore Road	2	1	1	1
ROC/0349/04	Land rear of 90 and 92, Warwick Road Rayleigh	2	2	2	0
ROC/0534/04	1 The Chase, Rayleigh	2	2	2	0
ROC/0551/05	133 Eastwood Road Rayleigh	2	0	0	2
ROC/0078/06	18 Trinity Close Rayleigh	2	0	0	2
ROC/0729/03	17 North Street	2	0	0	2
ROC/0117/04	24 Ashingdon Road Rochford	2	0	0	2

Application ref.	Site	Site capacity	Total completions (net)	Completions 2005-06 (net)	Outstanding units (net)
ROC/0589/04	35-39 West Street Rochford	2	0	0	2
ROC/0995/04	41 Oak Road Rochford	2	0	0	2
ROC/0752/05	26 East Street Rochford	2	0	0	2
ROC/0075/06	54 Ashingdon Road Rochford	2	0	0	2
ROC/0926/05	45 High Mead Rayleigh	2	1	1	1
ROC/0167/03	28 Western Road	2	2	2	0
ROC/0105/01	Ashingdon Hall Nursing Home, Ashingdon Road	2	0	0	2
ROC/1013/05	Rear of 5 Daws Heath Rd Rayleigh	2	0	0	2
ROC/0268/95	Rochelles Farm, Lower Road	1	0	0	1
ROC/0364/95	Longfield Goat Centre, Lower Road	1	0	0	1
ROC/0468/96	Glazebrook Farm, Canewdon Road	1	0	0	1
ROC/0563/02	Scotts Hall Farm, Scotts Hall Road	1	1	1	0
ROC/0439/97	Gusli, Lower Road	1	0	0	1
ROC/0040/99	Montem, Lark Hill Road	1	1	1	0
ROC/0245/00	Adj 21 Canute Close	1	1	1	0
ROC/0640/01	Highsteppers, Canewdon Road	1	0	0	1
ROC/0191/01	Lion House, Creeksea Road	1	0	0	1
ROC/0046/03	Lillyville, Granville Road	1	0	0	1
ROC/0163/01	Pudsey Hall Cottage, Pudsey Hall lane	1	0	0	1
ROC/1133/02	Luxway, Ulverston Road	1	0	0	1

Application ref.	Site	Site capacity	Total completions (net)	Completions 2005-06 (net)	Outstanding units (net)
ROC/0115/04	The Bungalow, Fambridge Road, Ashingdon	1	1	1	0
ROC/0290/04	Land between 454 and 456, Ashingdon Road, Ashingdon	1	1	1	0
ROC/0509/04	Riverside Nurseries Lower Road, Hockley	1	1	1	0
ROC/0688/03	Streamside Radnor Road, Ashington	1	0	0	1
ROC/0427/05	Brickhouse Farm Fambridge Road, Ashingdon	1	0	0	1
ROC/0369/05	Briardene Ethelbert Road, Rochford	1	0	0	1
ROC/1048/03	R/O The Evergreens, Kimberley Road	1	0	0	1
ROC/0303/01	Adj 47 Church Road	1	0	0	1
ROC/0797/03	Mission Hall, Little Wakering Road	1	0	0	1
ROC/0616/00	Crouch Valley Fish Farm, McCalmont Drive	1	1	1	0
ROC/0157/01	Brookfields, Church Road	1	0	0	1
ROC/0242/03	4 Old London Road	1	0	0	1
ROC/0476/05	2 London Road Rawreth	1	0	0	1
ROC/0082/06	Land adj 76 Hullbridge Road Rayleigh	1	0	0	1
ROC/0124/91	Adj 60 High Street	1	0	0	1
ROC/0794/01	Adj The Manse, Chapel Lane	1	0	0	1
ROC/0160/02	Adj 47 High Street	1	1	1	0
ROC/0635/03	6 Barling Road	1	0	0	1
ROC/0494/03	Adj 16 White Hall Road	1	0	0	1
ROC/0925/03	Adj York Bungalow, Little Wakering Hall Lane	1	1	1	0

Application ref.	Site	Site capacity	Total completions (net)	Completions 2005-06 (net)	Outstanding units (net)
ROC/0858/03	Anchor Inn, High Street	1	1	1	0
ROC/0172/04	2 Barling Road Great Wakering	1	0	0	1
ROC/0632/04	18 Barling Road Great Wakering	1	0	0	1
ROC/0274/05	Land between 42 & 44 Little Wakering Rd Gt Wakering	1	0	0	1
ROC/0055/06	52A Alexandra Ave Gt Wakering	1	0	0	1
ROC/1087/02	11 Marina Avenue	1	0	0	1
ROC/0817/05	26 Station Avenue Rayleigh	1	0	0	1
ROC/0121/05	99 London Road Rayleigh	1	0	0	1
ROC/0444/01	Adj 15 Clifton road	1	0	0	1
ROC/0372/04	Magnolia Farm Magnolia Road, Hawkwell	1	0	0	1
ROC/0358/05	8 Albert Road Ashingdon, Rochford	1	0	0	1
ROC/0740/05	Colwood The Chase, Ashingdon	1	0	0	1
ROC/0724/01	Between 46A and 48 Oxford Road	1	0	0	1
ROC/0809/01	5 High Mead	1	0	0	1
ROC/0071/03	22 The Westerings	1	1	1	0
ROC/0893/02	Adj 63 Hawkwell Park Drive	1	0	0	1
ROC/0055/03	87 Victor Gardens	1	0	0	1
ROC/0441/03	30 Thorpe Road	1	1	1	0

Application ref.	Site	Site capacity	Total completions (net)	Completions 2005-06 (net)	Outstanding units (net)
ROC/0335/03	21 High Mead	1	0	0	1
ROC/0785/05	Rear of 15-17 The Westerings Hawkwell	1	0	0	1
ROC/1033/05	3 The Westerings Hawkwell	1	0	0	1
ROC/0028/06	Land adj 4 The Westerings Hawkwell	1	0	0	1
ROC/1068/02	Adj 25 The Hylands	1	1	1	0
ROC/0639/03	R/O 29 Great Eastern Road	1	0	0	1
ROC/0664/03	R/O 2 and 4 Southend Road Plot 4	1	0	0	1
ROC/0104/04	26 Highams Road	1	1	1	0
ROC/0083/05	Land rear of 11 Chestnut Close Hockley	1	1	1	0
ROC/0663/04	37 Hawkwell Road Hockley	1	0	0	1
ROC/1063/04	20 Southend Road Hockley	1	0	0	1
ROC/0249/05	54 Main Road Hockley	1	0	0	1
ROC/0594/01	Adj Underwood, Etheldore Avenue	1	0	0	1
ROC/0026/03	Adj 46 Malvern Road	1	0	0	1
ROC/0903/03	Waverley, Wood Avenue	1	0	0	1
ROC/1021/02	117 Greensward Lane	1	0	0	1
ROC/1066/03	Sunbridge, Beckney Avenue	1	1	1	0
ROC/0755/04	127 Plumberow Avenue Hockley	1	1	1	0
ROC/0925/05	3 Leamington road Hockley	1	1	1	0

Application ref.	Site	Site capacity	Total completions (net)	Completions 2005-06 (net)	Outstanding units (net)
ROC/0133/05	257 Plumberow Ave Hockley	1	0	0	1
ROC/0319/98	Plumberow Cottage, Lower Road	1	0	0	1
ROC/0466/95	74 Folly Lane	1	0	0	1
ROC/0668/04	Valley View Church Road, Hockley	1	0	0	1
ROC/0752/04	60 High Road Hockley	1	0	0	1
ROC/0971/04	58 High Road Hockley	1	0	0	1
ROC/0924/05	Eastgate Church Road, Hockley	1	0	0	1
ROC/0957/05	Land adj Rustlings Folly Chase Hockley	1	0	0	1
ROC/0090/01	Willow Pond Farm, Lower Road	1	0	0	1
ROC/0957/02	Adj 15 Kingsmans Farm Road	1	1	1	0
ROC/0412/04	30 Creek View Avenue Hullbridge	1	0	0	1
ROC/0573/04	Land adjacent 20 Kingsmans Farm Road Hullbridge	1	0	0	1
ROC/0686/02	Autumn Tide, Pooles Lane	1	0	0	1
ROC/1102/02	76 Ferry Road	1	0	0	1
ROC/0447/03	Torwood, Kingsway	1	0	0	1
ROC/1060/03	25 Grasmere Avenue	1	1	1	0
ROC/0011/04	Browhead, Kingsmans Farm Road	1	0	0	1
ROC/0644/03	45 Hilltop Avenue Plot 2	1	1	1	0
ROC/0646/03	45 Hilltop Avenue Plot 1	1	1	1	0
ROC/0932/03	18 Kingsmans Farm Road	1	0	0	1

Application ref.	Site	Site capacity	Total completions (net)	Completions 2005-06 (net)	Outstanding units (net)
ROC/0109/04	130 Ferry Road	1	0	0	1
ROC/0847/05	11 Hilltop Avenue Hullbridge	1	0	0	1
ROC/0728/05	Cedar Lodge Kingsmans Farm Road, Hullbridge	1	0	0	1
ROC/0528/05	10 Kingsmans Farm Road Hullbridge	1	0	0	1
ROC/0268/05	30 Creek View Avenue	1	1	1	0
ROC/0145/05	37 Grasmere Ave Hullbridge	1	0	0	1
ROC/0771/05	Mansfield Nurseries Eastwood Rise, Eastwood	1	0	0	1
ROC/0087/05	Mansfield Nurseries Eastwood Rise, Eastwood	1	0	0	1
ROC/0916/05	Mansfield Nurseries Eastwood Rise, Eastwood	1	0	0	1
ROC/0800/03	46 Clarence Road	1	0	0	1
ROC/0443/04	51 Rayleigh Avenue Eastwood	1	1	1	0
ROC/0444/04	51 Rayleigh Avenue Eastwood	1	1	1	0
ROC/0636/04	Plot 6 61 Rayleigh Avenue, Eastwood	1	0	0	1
ROC/0759/04	8 Trinity Road (plot 1) Rayleigh	1	0	0	1
ROC/0760/04	8 Trinity Road (plot 2) Rayleigh	1	0	0	1

Application ref.	Site	Site capacity	Total completions (net)	Completions 2005-06 (net)	Outstanding units (net)
ROC/1128/03	Land rear of 7 The Chase, Rayleigh	1	0	0	1
ROC/0015/02	Potash Garden Centre, 9 Main Road	1	0	0	1
ROC/0024/03	8 South Street	1	0	0	1
ROC/0510/03	Greenways, Hall Road	1	1	1	0
ROC/0497/03	R/O 73 Sutton Court Road	1	0	0	1
ROC/0187/04	Land adjacent 115 Southend Road Rochford	1	0	0	1
ROC/0414/04	3 St Andrews Road Rochford	1	0	0	1
ROC/0684/04	26 Dalys Road Rochford	1	0	0	1
ROC/0546/05	3 St Andrews Road Rochford	1	1	1	0
ROC/0534/05	73 Sutton Court Drive Rochford	1	0	0	1
ROC/0050/06	r/o 26- 28 East Street Rochford	1	0	0	1
ROC/0871/02	107 Victoria Avenue	1	1	1	0
ROC/0372/03	79A Louis Drive	1	1	1	0
ROC/0171/05	Land rear of 42 Pearsons Ave Rayleigh	1	0	0	1
ROC/0834/03	27 Uplands Road	1	0	0	1
ROC/0310/03	33 Helena Road	1	1	1	0
ROC/0578/03	18 Nelson Road	1	1	1	0
ROC/0428/01	152-154 High Street	1	0	0	1
ROC/0065/03	Adj 9 Highfield Crescent	1	1	1	0
ROC/0083/03	36 High Road	1	0	0	1

Application ref.	Site	Site capacity	Total completions (net)	Completions 2005-06 (net)	Outstanding units (net)
ROC/0738/04	46 Western Road Rayleigh	1	1	1	0
ROC/0142/04	1 Mount Avenue Rayleigh	1	1	1	0
ROC/0441/04	7 London Hill Rayleigh	1	1	1	0
ROC/0768/04	Land adj 20 Hockley Road, Rayleigh	1	0	0	1
ROC/1059/04	Rosedale, Gladstone Gardens Rayleigh	1	0	0	1
ROC/0720/03	Land at rear of 32 Crown Hill Adj to 4 The Bailey, Rayleigh	1	0	0	1
ROC/0985/05	1 Love Lane Rayleigh	1	0	0	1
ROC/0914/05	Gladstone Villa Gladstone Gardens, Rayleigh	1	0	0	1
ROC/0033/06	Rosedale Gladstone Gardens, Rayleigh	1	0	0	1
ROC/0077/06	34 Station Road Rayleigh	1	0	0	1
ROC/0030/01	Highfield, Greensward Lane	1	0	0	1
ROC/0867/03	Between 63-73 Nevern Road	1	0	0	1
ROC/0013/05	154 Eastwood Road Rayleigh	1	0	0	1
ROC/0765/05	Rear of 41-43 Daws Heath Road Rayleigh	1	0	0	1
ROC/0746/05	Rear of 8 Woodlands Close Rayleigh	1	0	0	1

Application ref.	Site	Site capacity	Total completions (net)	Completions 2005-06 (net)	Outstanding units (net)
ROC/0357/05	Land rear of 44-46 Castle Road Rayleigh	1	1	1	0



APPENDIX B – HOUSING TRAJECTORY SITE DETAILS

The below is a list of sites which form the housing trajectory, and the net dwellings which they are estimated to be able to accommodate. Some sites listed here have not yet obtained planning permission. Their inclusion in this list, and the units they have been assigned, is simply an estimate and does not prejudice the determination of any planning application by the Local Planning Authority.

Application ref.	Site	Estimated no. dwellings	Stage	Estimated Completions					
				2006-07	2007-08	2008-09	2009-10	2010-11	Post 2011
ROC/0947/03	Land north of market square, West Street, Rochford	149	Under construction		149				
ROC/0255/05	Park School, Rawreth Lane, Rayleigh	86	Under construction	72					
ROC/0048/79	Fairview and Homestead, Hockley Road	86	Under construction						86
ROC/0029/04	Land Adj. 21, Ashingdon Road, Rochford	66	Under construction	66					
ROC/0521/93	Glencroft, White Hart Lane, Hawkwell	43	Under construction						24
ROC/0255/05	Park School, Rawreth Lane, Rayleigh (affordable housing element)	42	Under construction		42				
ROC/0393/93	South of St Clare Meadow, Bobbing Close	32	Under construction						20
ROC/0178/85	Land in Sea View Drive, Great Wakering	31	Under construction						15

Application ref.	Site	Estimated no. dwellings	Stage	Estimated Completions					
				2006-07	2007-08	2008-09	2009-10	2010-11	Post 2011
ROC/0926/04	5 Weir Pond Road, Rochford	18	Under construction	18					
ROC/0028/05	178 Daws Heath Road 7 land R/O 76 Wyburns Avenue, Rayleigh	16	Under construction	15					
ROC/0732/04	Albert Jones Court, Doggetts Close, Rochford	16	Under construction	6					
ROC/0749/04	Land at junction Spa Road, Station Approach, Hockley	14	Under construction	14					
ROC/0039/04	The Anchor, Fambridge Road, Ashingdon	13	Under construction	13					
ROC/1049/03	79 Ashingdon Road, Rochford	10	Under construction	3					
ROC/0825/72	192-204 Little Wakering Road	8	Under construction						1
ROC/0077/05	5 Daws Heath Road, Rayleigh	6	Under construction	6					
ROC/0511/05	The Maltings, Weir Pond Road, Rochford	5	Under construction	5					
ROC/0473/03	14 The Approach, Rayleigh	4	Under construction	3					
ROC/0683/87	25 Branksome Avenue	4	Under construction	1					
ROC/0839/02	End of Gloucester Avenue	4	Under construction	1					

Application ref.	Site	Estimated no. dwellings	Stage	Estimated Completions					
				2006-07	2007-08	2008-09	2009-10	2010-11	Post 2011
ROC/0170/05	land between 53 & 65, Victoria Ave, Rayleigh	4	Under construction	4					
ROC/0420/05	181 Lower Road, Hullbridge	4	Under construction	1					
ROC/0551/04	Land between 170-178 Daws Heath Road, Rayleigh	3	Under construction	2					
ROC/0825/03	10 Aldermans Hill	3	Under construction	3					
ROC/0050/05	Aucklands, Wood Avenue, Hockley	2	Under construction	1					
ROC/0849/05	Orchard Cottage, Folly Chase, Hockley	2	Under construction	1					
ROC/0953/02	13 Cheapside East, Rayleigh	2	Under construction	1					
ROC/1012/05	25 York Rd, Ashingdon	2	Under construction	1					
ROC/0589/04	35-39 West Street, Rochford	2	Under construction	2					
ROC/0419/05	181 Lower Road, Hullbridge	2	Under construction	2					
ROC/0752/05	26 East Street, Rochford	2	Under construction	2					
ROC/0395/00	Adj Mansfield Nurseries, Nore Road	2	Under construction	1					
ROC/0748/04	Homeliagh, Chapel Lane, Great Wakering	2	Under construction	2					
ROC/1013/05	Rear of 5 Daws Heath Rd,	2	Under	2					

Application ref.	Site	Estimated no. dwellings	Stage	Estimated Completions					
				2006-07	2007-08	2008-09	2009-10	2010-11	Post 2011
	Rayleigh		construction						
ROC/0956/74	Adj. The Birches, Sandhill Road	2	Under construction						1
ROC/0684/04	26 Dalys Road, Rochford	1	Under construction	0					
ROC/0242/03	4 Old London Road, Rayleigh	1	Under construction	0					
ROC/0760/04	8 Trinity Road (plot 2), Rayleigh	1	Under construction	0					
ROC/0924/05	Eastgate, Church Road, Hockley	1	Under construction	0					
ROC/0414/04	3 St Andrews Road, Rochford	1	Under construction	1					
ROC/0046/03	Lillyville, Granville Road	1	Under construction		1				
ROC/0372/04	Magnolia Farm, Magnolia Road, Hawkwell	1	Under construction		0				
ROC/0847/05	11 Hilltop Avenue, Hullbridge	1	Under construction	1					
ROC/1087/02	11 Marina Avenue, Rayleigh	1	Under construction	1					
ROC/1021/02	117 Greensward Lane, Ashingdon, Hockley	1	Under construction	1					
ROC/0632/04	18 Barling Road, Great Wakering	1	Under construction	1					
ROC/0172/04	2 Barling Road, Great Wakering	1	Under construction	1					

Application ref.	Site	Estimated no. dwellings	Stage	Estimated Completions					
				2006-07	2007-08	2008-09	2009-10	2010-11	Post 2011
ROC/0834/03	27 Uplands Road, Rayleigh	1	Under construction	1					
ROC/0145/05	37 Grasmere Avenue, Hullbridge	1	Under construction	1					
ROC/0800/03	46 Clarence Road, Rayleigh	1	Under construction	1					
ROC/0635/03	6 Barling Road, Great Wakering	1	Under construction	1					
ROC/0534/05	73 Sutton Court Drive, Rochford	1	Under construction	1		0			
ROC/0466/95	74 Folly Lane,	1	Under construction	1					
ROC/0759/04	8 Trinity Road (plot 1), Rayleigh	1	Under construction	1					
ROC/0055/03	87 Victor Gardens, Hawkwell	1	Under construction	1					
ROC/0444/01	Adj 15 Clifton road, Ashingdon	1	Under construction	1	0				
ROC/0594/01	Adj Underwood, Etheldore Avenue, Hockley	1	Under construction	1					
ROC/0011/04	Browhead, Kingsmans Farm Road, Hullbridge	1	Under construction	1					
ROC/0439/97	Gusli, Lower Road, Hockley	1	Under construction		1				
ROC/0028/06	Land adj 4 The Westerings, Hawkwell	1	Under construction	1					
ROC/1133/02	Luxway, Ulverston Road. Ashinadon	1	Under		1				

Application ref.	Site	Estimated no. dwellings	Stage	Estimated Completions					
				2006-07	2007-08	2008-09	2009-10	2010-11	Post 2011
	Road, Ashingdon		Construction						
ROC/0797/03	Mission Hall, Little Wakering Road	1	Under Construction		1				
ROC/0636/04	Plot 6, 61 Rayleigh Avenue, Eastwood	1	Under Construction	1					
ROC/0319/98	Plumberow Cottage, Lower Road, Hockley	1	Under Construction	1					
ROC/0664/03	R/O 2 and 4 Southend Road Plot 4, Hockley	1	Under Construction	1					
ROC/0639/03	R/O 29 Great Eastern Road, Hockley	1	Under Construction	1					
ROC/0903/03	Waverley, Wood Avenue, Hockley	1	Under Construction	1					
ROC/0412/04	30 Creek View Avenue Hullbridge	1	Under Construction	1					
ROC/0124/91	Adj 60 High Street, Great Wakering	1	Under Construction	1					
ROC/0468/96	Glazebrook Farm, Canewdon Road	1	Under Construction		1				
ROC/0364/95	Longfield Goat Centre, Lower Road, Hockley	1	Under Construction		1				
ROC/0771/05	Mansfield Nurseries, Eastwood Rise, Eastwood	1	Under Construction	1					
ROC/0087/05	Mansfield Nurseries, Eastwood Rise, Eastwood	1	Under Construction	1					

Application ref.	Site	Estimated no. dwellings	Stage	Estimated Completions					
				2006-07	2007-08	2008-09	2009-10	2010-11	Post 2011
ROC/0268/95	Rochelles Farm, Lower Road, Hockley	1	Under Construction		1				
05/00590/FUL	46 to 52 Crown Hill, Rayleigh	21	Subject to legal agreement			21			
N/a	247 London Road, Rayleigh	22	Pre-application discussions				22		
N/a	68-72 West Street, Rochford	18	Pre-application discussions				18		
N/a	58 Victoria Avenue, Rayleigh	18	Pre-application discussions				18		
N/a	79 West Street, Rochford	8	Pre-application discussions				8		
N/a	36 The Approach, Rayleigh	4	Pre-application discussions				4		
ROC/0849/04	111 Ashingdon Road, Rochford	14	Outline permission				14		
ROC/0387/04	24 High Road, Rayleigh	4	Outline permission			3			
ROC/0999/04	Land Adjacent 58 Victoria Avenue, Rayleigh	4	Outline permission			3			
ROC/0791/04	land r/o 175-181 Lower Rd, Hullbridge	3	Outline permission		3				
ROC/0407/05	15 Sandhill Road, Eastwood	2	Outline permission			1			
ROC/0995/04	41 Oak Road, Rochford	2	Outline permission			1			
ROC/0348/03	8 Tudor Way, Hawkwell	2	Outline			2			

Application ref.	Site	Estimated no. dwellings	Stage	Estimated Completions					
				2006-07	2007-08	2008-09	2009-10	2010-11	Post 2011
			permission						
ROC/0209/02	Ramblers Lodge, 39 Hillside Road, Eastwood	2	Outline permission			2			
ROC/0055/06	52A Alexandra Ave, Gt Wakering	1	Outline permission			1			
ROC/0494/03	Adj 16 White Hall Road	1	Outline permission			1			
ROC/0082/06	land adj 76 Hullbridge Road, Rayleigh	1	Outline permission			1			
ROC/0720/03	Land at rear of 32 Crown Hill, Adj to 4 The Bailey, Rayleigh	1	Outline permission			1			
ROC/0497/03	R/O 73 Sutton Court Road, Rochford	1	Outline permission		0	1			
ROC/1059/04	Rosedale, Gladstone Gardens, Rayleigh	1	Outline permission			1			
ROC/0573/04	Land adjacent 20, Kingsmans Farm Road, Hullbridge	1	Outline permission			1			
ROC/1048/03	R/O The Evergreens, Kimberley Road	1	Outline permission			1			
ROC/0090/01	Willow Pond Farm, Lower Road, Hockley	1	Outline permission			1			
ROC/0522/05	Land East of 154 Eastwood Road, Rayleigh	18	Application approved		16	2			
ROC/0685/04	Service Garage, Southend Road, Greatt Wakering	15	Application approved			15			

Application ref.	Site	Estimated no. dwellings	Stage	Estimated Completions					
				2006-07	2007-08	2008-09	2009-10	2010-11	Post 2011
ROC/0491/05	Quest End, 37 Rawreth Lane, Rayleigh	13	Application approved	13					
ROC/0995/05	Playground, Tilney Ave, Rochford	10	Application approved		10				
ROC/0899/05	156-158 High Street, Rayleigh	9	Application approved		9				
ROC/0496/05	283 Ferry Road, Hullbridge	8	Application approved		7				
ROC/0813/02	50-54 West Street, Rochford	8	Application approved		8				
ROC/0418/04	Land rear of 4 & 6 Eastwood Road, Rayleigh	8	Application approved		8				
ROC/0324/03	Westview, Church Road, Hockley	6	Application approved		5				
ROC/0514/05	154 Eastwood Road, Rayleigh	6	Application approved		6				
ROC/0134/04	254 High Street, Great Wakering	5	Application approved		4				
ROC/1126/03	234 Ferry Road, Hullbridge	5	Application approved		5				
ROC/0033/01	61 Rayleigh Avenue	5	Application approved	3					
ROC/0869/05	1 Lansdowne Drive, Rayleigh	4	Application approved		3				
ROC/0080/06	9 Castle Road, Rayleigh	3	Application approved		2				

Application ref.	Site	Estimated no. dwellings	Stage	Estimated Completions					
				2006-07	2007-08	2008-09	2009-10	2010-11	Post 2011
ROC/0765/04	36 High Street Road, Rayleigh	3	Application approved				3		
ROC/0692/05	land rear of 50-56 Hullbridge Road, Rayleigh	3	Application approved		3				
ROC/0049/05	Rochford & District Conservative Association, Back Lane, Rochford	3	Application approved	3					
ROC/0551/05	133 Eastwood Road, Rayleigh	2	Application approved			1			
ROC/0729/03	17 North Street, Rochford	2	Application approved		1				
ROC/0078/06	18 Trinity Close, Rayleigh	2	Application approved		1				
ROC/0075/06	54 Ashingdon Road, Rochford	2	Application approved		1				
ROC/0589/05	6 Tudor Way, Hawkwell	2	Application approved		1				
ROC/0891/05	7-9 Polplars Avenue, Hawkwell	2	Application approved	0					
ROC/0105/01	Ashingdon Hall Nursing Home, Ashingdon Road	2	Application approved		1				
ROC/0117/04	24 Ashingdon Road, Rochford	2	Application approved		2				
ROC/0584/05	Land adj Meadway, Wendon Close, Rochford	2	Application approved		2				
ROC/0693/05	Land rear of 50 & 56 Hullbridge	2	Application		2				

Application ref.	Site	Estimated no. dwellings	Stage	Estimated Completions					
				2006-07	2007-08	2008-09	2009-10	2010-11	Post 2011
	Rd, Rayleigh		approved						
ROC/1050/04	Land adj Ramblers Lodge, Hillside Road, Eastwood	2	Application approved		2				
ROC/0992/05	Land east side junction of Twyford Ave & Mercer Ave, Greatt Wakering	2	Application approved		2				
ROC/0528/05	10 Kingsmans Farm Road, Hullbridge	1	Application approved	0					
ROC/0476/05	2 London Road, Rawreth	1	Application approved	1					
ROC/0335/03	21 High Mead, Hawkwell	1	Application approved	1					
ROC/1033/05	3 The Westerings, Hawkwell	1	Application approved	1					
ROC/0077/06	34 Station Road, Rayleigh	1	Application approved		0				
ROC/0663/04	37 Hawkwell Road, Hockley	1	Application approved	0					
ROC/0249/05	54 Main Road, Hockley	1	Application approved	1					
ROC/0358/05	8 Albert Road, Ashingdon, Rochford	1	Application approved	0					
ROC/0157/01	Brookfields, Church Road, Rawreth	1	Application approved	0					
ROC/0728/05	Cedar Lodge, Kingsmans Farm Road, Hullbridge	1	Application approved	0					
ROC/0740/05	Colwood, The Chase,	1	Application	0					

Application ref.	Site	Estimated no. dwellings	Stage	Estimated Completions					
				2006-07	2007-08	2008-09	2009-10	2010-11	Post 2011
	Ashington		approved						
ROC/0914/05	Gladstone Villa, Gladstone Gardens, Rayleigh	1	Application approved		0				
ROC/0640/01	Highsteppers, Canewdon Road, Ashington	1	Application approved		0				
ROC/0191/01	Lion House, Creeksea Road, Canewdon	1	Application approved		1				
ROC/0688/03	Streamside, Radnor Road, Ashington	1	Application approved		1				
ROC/0668/04	Valley View, Church Road, Hockley	1	Application approved		1				
ROC/0985/05	1 Love Lane, Rayleigh	1	Application approved			1			
ROC/0109/04	130 Ferry Road, Hullbridge	1	Application approved			1			
ROC/0428/01	152-154 High Street, Rayleigh	1	Application approved		1				
ROC/0013/05	154 Eastwood Road, Rayleigh	1	Application approved		1				
ROC/0932/03	18 Kingsmans Farm Road, Hullbridge	1	Application approved			1			
ROC/1063/04	20 Southend Road, Hockley	1	Application approved	1					
ROC/0133/05	257 Plumberow Ave, Hockley	1	Application approved	1					
ROC/0817/05	26 Station Avenue, Rayleigh	1	Application approved		1				

Application ref.	Site	Estimated no. dwellings	Stage	Estimated Completions					
				2006-07	2007-08	2008-09	2009-10	2010-11	Post 2011
ROC/0083/03	36 High Road, Rayleigh	1	Application approved		1				
ROC/0809/01	5 High Mead, Rayleigh	1	Application approved		1				
ROC/0971/04	58 High Road, Hockley	1	Application approved	1					
ROC/1102/02	76 Ferry Road, Hullbridge	1	Application approved		1				
ROC/0024/03	8 South Street, Rochford	1	Application approved		1				
ROC/0121/05	99 London Road, Rayleigh	1	Application approved		1				
ROC/0026/03	Adj 46 Malvern Road, Ashingdon	1	Application approved	0	1				
ROC/0303/01	Adj 47 Church Road, Barling Magna	1	Application approved			1			
ROC/0893/02	Adj 63 Hawkwell Park Drive, Hockley	1	Application approved		1				
ROC/0794/01	Adj The Manse, Chapel Lane, Great Wakering	1	Application approved		1				
ROC/0686/02	Autumn Tide, Pooles Lane, Hullbridge	1	Application approved		1				
ROC/0867/03	Between 63-73 Nevern Road, Rayleigh	1	Application approved		1				
ROC/0369/05	Briardene, Ethelbert Road, Rochford	1	Application approved		1				

Application ref.	Site	Estimated no. dwellings	Stage	Estimated Completions					
				2006-07	2007-08	2008-09	2009-10	2010-11	Post 2011
ROC/0427/05	Brickhouse Farm, Fambridge Road, Ashingdon	1	Application approved		1				
ROC/0030/01	Highfield, Greensward Lane, Hockley	1	Application approved		1				
ROC/0768/04	Land adj 20, Hockley Road, Rayleigh	1	Application approved		1				
ROC/0957/05	Land adj Rustlings Folly, Chase, Hockley	1	Application approved		1				
ROC/0187/04	Land adjacent 115, Southend Road, Rochford	1	Application approved		1				
ROC/0274/05	Land between 42 & 44 Little Wakering Road, Great Wakering	1	Application approved		1				
ROC/1128/03	Land rear of 7, The Chase, Rayleigh	1	Application approved		1				
ROC/0171/05	Land rear of 42 Pearsons Ave, Rayleigh	1	Application approved		1				
ROC/0015/02	Potash Garden Centre, 9 Main Road, Hawkwell	1	Application approved		1				
ROC/0050/06	Rear of 26-28 East Street, Rochford	1	Application approved		1				
ROC/0785/05	Rear of 15-17 The Westerings, Hawkwell	1	Application approved		1				
ROC/0765/05	Rear of 41-43 Daws Heath Road, Rayleigh	1	Application approved		1				
ROC/0746/05	Rear of 8 Woodlands Close,	1	Application		1				

Application ref.	Site	Estimated no. dwellings	Stage	Estimated Completions					
				2006-07	2007-08	2008-09	2009-10	2010-11	Post 2011
	Rayleigh		approved						
ROC/0033/06	Rosedale, Gladstone Gardens, Rayleigh	1	Application approved		1				
ROC/0447/03	Torwood, Kingsway, Hullbridge	1	Application approved		1				
ROC/0724/01	Between 46A and 48 Oxford Road, Rochford	1	Application approved		1				
ROC/0916/05	Mansfield Nurseries, Eastwood Rise, Eastwood	1	Application approved	1					
Other forms of intensification						9	34	46	



**PREPARED BY THE ROCHFORD DISTRICT COUNCIL
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