

Local Development Framework
Evidence Base

Annual Monitoring Report
2006 - 2007



LDF Evidence
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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 2006 to March 31st 2007.

The AMR examines the progress of the Local Development Framework, 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

The purpose of this document is to examine the issue of housing need and demand in Rochford District, to be used as part of Rochford District Council's Local Development Framework evidence base, particular in relation to the production of Development Plan Documents which examine the issue of residential development.

The Regional Spatial Strategy – the East of England Plan – sets the housing requirement for the District in terms of the overall numbers to be developed by 2021. The distribution, type and, to a degree, tenure of future housing will, however, be determined by the Local Planning Authority. This report is intended to highlight some of the issues that need to be considered by Rochford District Council in making such decisions.

This document examines current, and predicted future, demographic trends in the district; the issue of affordable housing; recent migration trends; the distribution of demand / need for housing across the District; and the relationship between recent residential development and identified need.

DEMOGRAPHIC PROFILE OF DISTRICT

In the last census carried out in 2001 the population of the District was as follows:

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

The population of the District is anticipated to grow over the coming years. Office for National Statistics has published projected population figures for the district based on mid-2004 population estimates and anticipated trends in births, deaths and migration. These projections for Rochford District, which estimate that the 2007 population of the District is 81,300 and anticipate a total population of 87,000 by 2021, are illustrated in Figure 2.1 below.

Figure 2.1 – Projected population growth

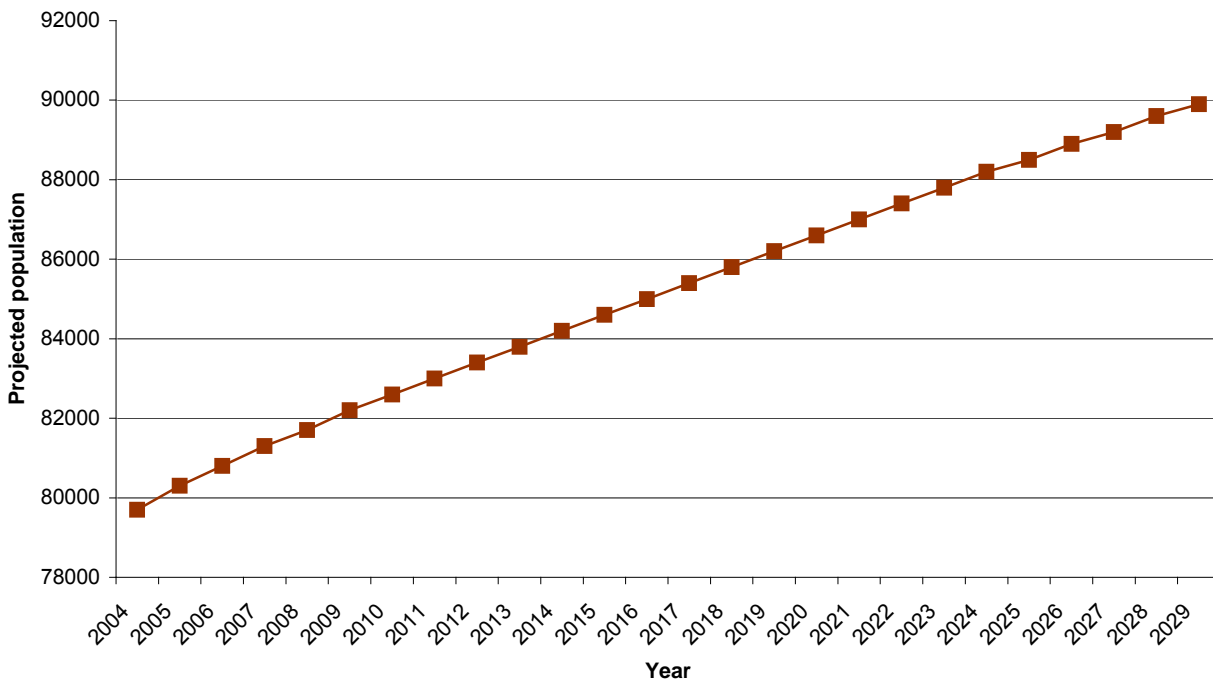


Figure 2.2 is a population pyramid that illustrates the demographic composition of the Rochford district’s population by sex and age. The figure also shows the UK average as a form of comparison.

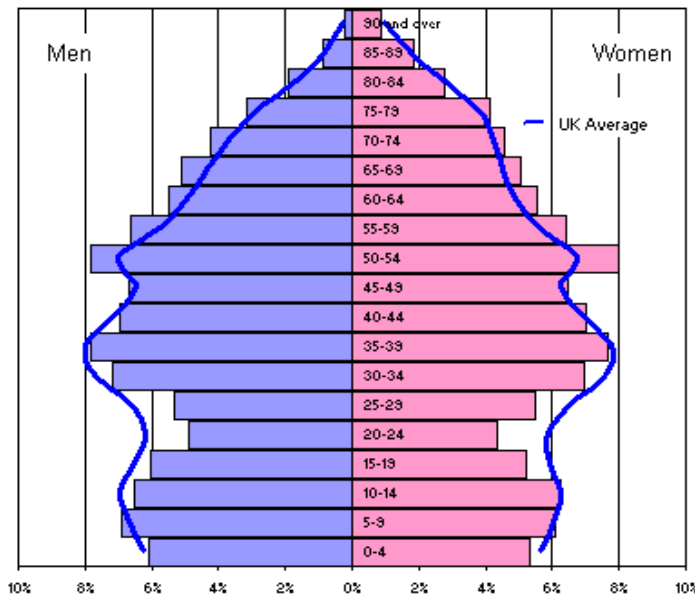
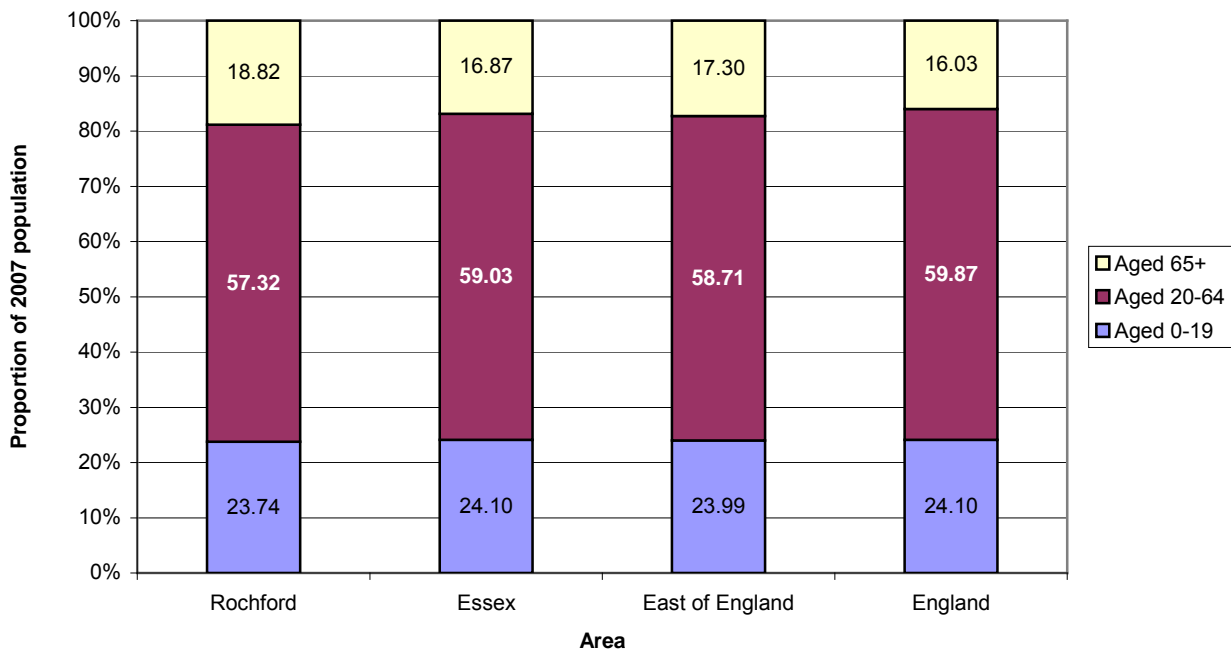


Figure 2.2 – Population pyramid for Rochford District from 2001 Census, with age on the vertical axis. Taken from Office for National Statistics (www.statistics.gov.uk). The narrow base and relatively wide top of the population pyramid for Rochford district are indicative of an ageing population.

The population pyramid for Rochford District is indicative of an ageing population, with a relatively narrow base and wide top. This is in line with national trends as the population of the UK is ageing. In the last 30 years, the proportion of the population aged over 65 has increased whilst the proportion aged under 16 has decreased. Population ageing is

expected to continue for the first half of the 21st century as the large numbers of people born after the Second World War and the during the 1960s baby boom become older.

Figure 2.3 – Age composition of District and comparison with regional and national figures



The District has a higher proportion of older people than regional and national averages, and relatively fewer young people. The population of the district is projected to continue to age for the foreseeable future. The over 65 age group is, as all age groups, a diverse one with diverse needs. An ageing population raises potential problems, but also opportunities - the increasing numbers of older people in the district will pose challenges to a number of public services, but an older population who are healthier and will live longer than previous generations will have the potential to contribute increasingly more to the local economy.

Figure 2.4 shows, from data from Office of National Statistics, how the number of residents in the district over 65 is expected to increase, whilst the numbers of those aged 0 to 19 decreases and the population of the 20 to 64 cohort remains relatively stable.

Figure 2.4 – Projected changes in the population of the District over time by age, from Office of National Statistics

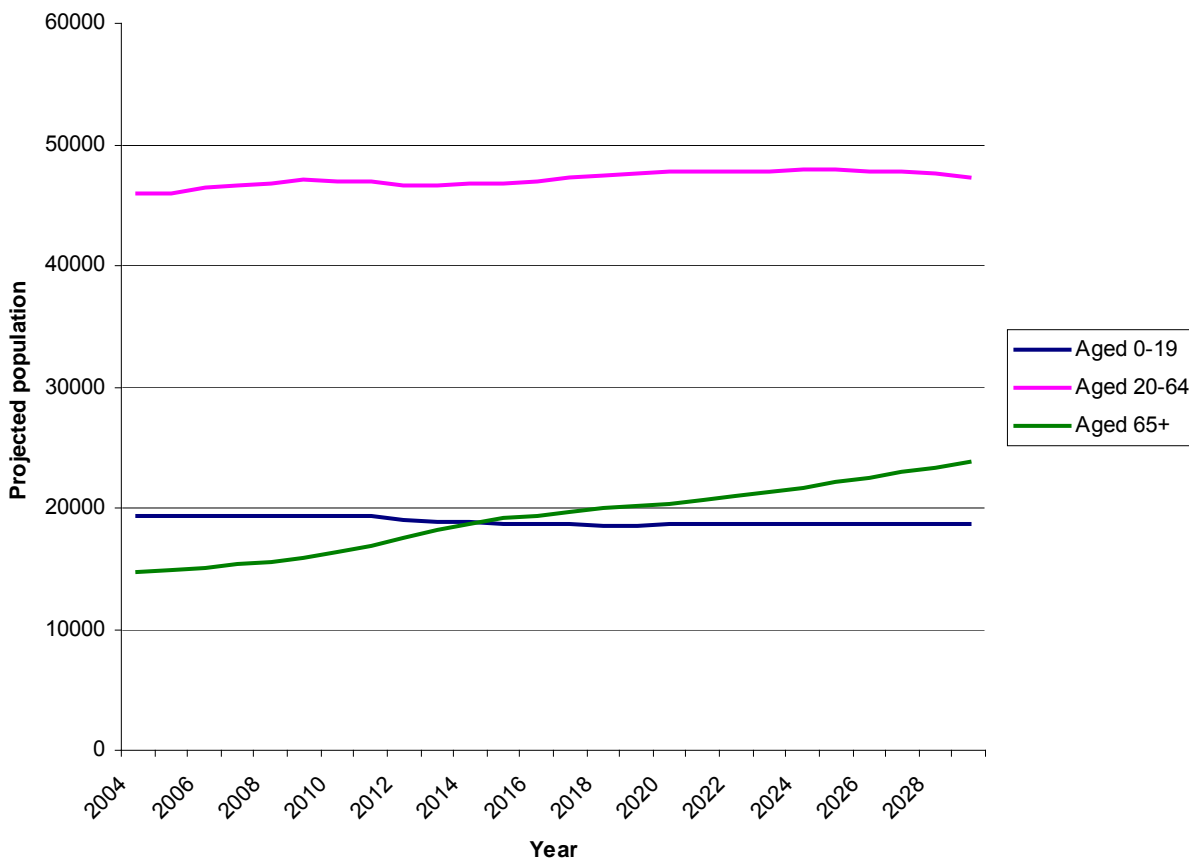
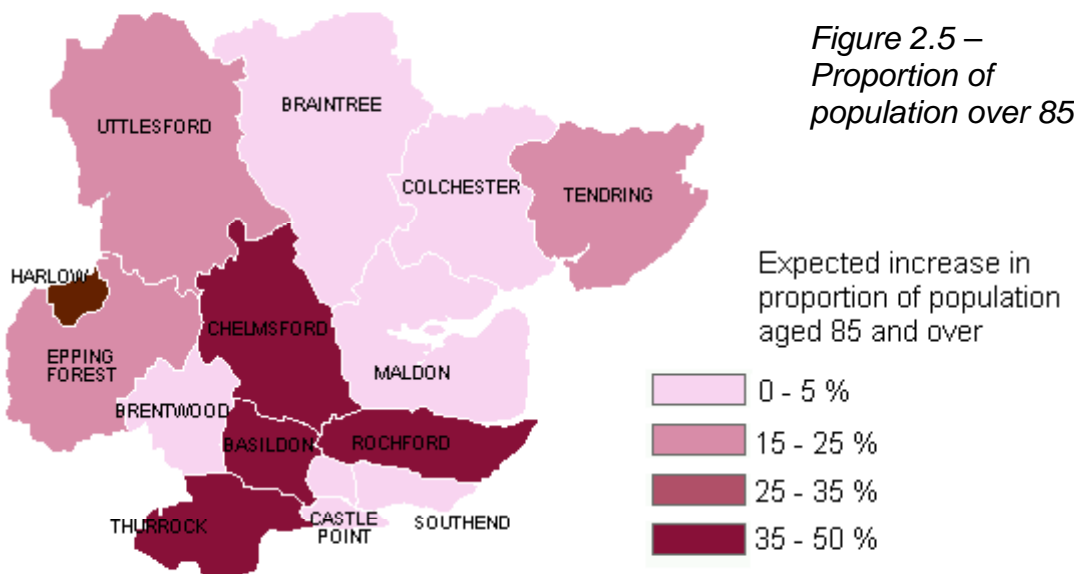


Figure 2.5 shows, from data from Office of National Statistics and Age Concern, how the proportion of the district’s population aged over 85 is anticipated to increase dramatically in the district, and compares this increase to other areas of Essex



SOCIETY

Local Futures Group were commissioned by Rochford District Council and the Local Strategic Partnership in September 2007 to produce an assessment of the state of the District.

The following is a summary of their findings on the social profile of the District.

Rochford is a generally prosperous part of the country, despite only a modest share of resident 'knowledge workers', the typically higher paid employees. This is reflected in reasonably low deprivation, excellent health conditions among the district's population (although some pockets of poorer health in the more urban areas are evident), and one of the lowest crime rates in the country.

The Rochford population is among the older local populations in Britain, perhaps ageing due to average population growth. There are some local variations in this pattern, with wards around Rochford town centre and to the north of the district recording older average ages than the coastline wards and those along the west border.

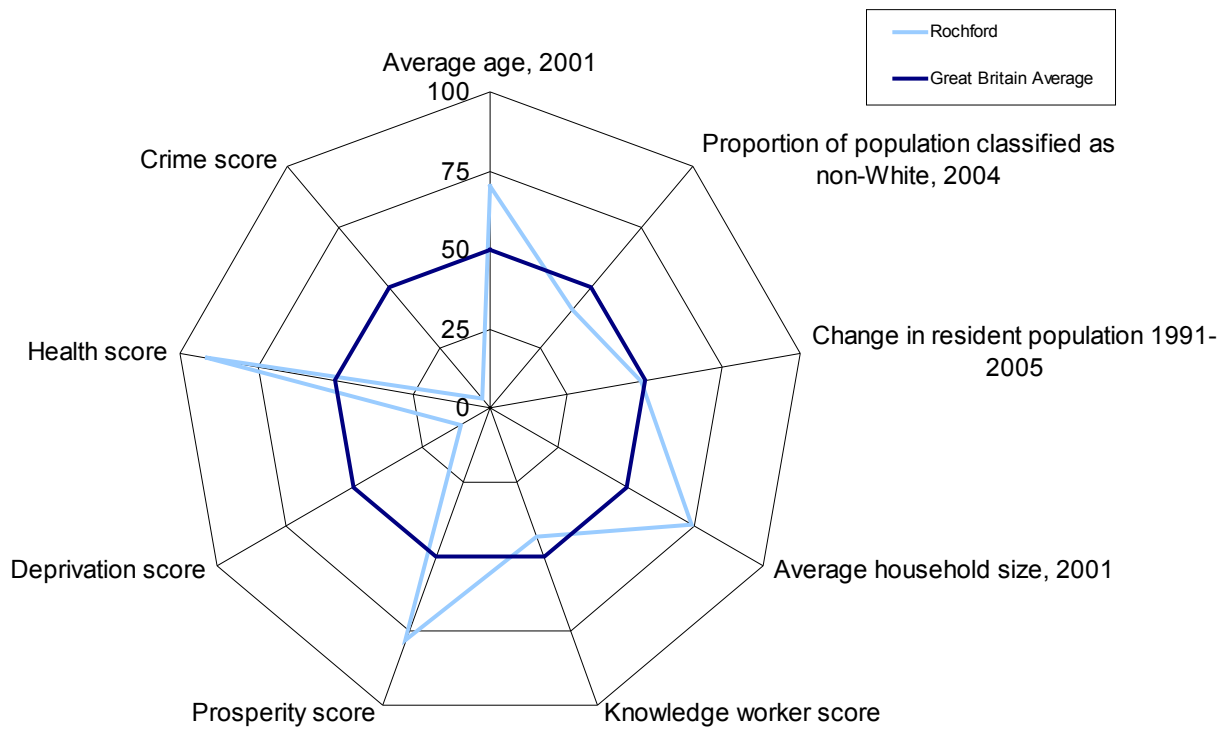
Ward dynamics of the modest population growth reveal higher rates of migration into the Foulness and Greater Wakering area, as well as areas along the border with Basildon. This could be due to a number of factors, such as employment, house prices and quality of life.

Rochford is home to a relatively large number of families, raising the average household size. This is particularly the case in the western part of the district, perhaps indicating that the higher levels of in-migration in these parts are due to parents seeking the quality of life and prosperity needed to support families.

The more highly paid knowledge workers (with higher weekly incomes) are found mainly along the borders of Basildon and around Rochford town centre – giving rise to another rural-urban divide in the district. Conversely, higher levels of deprivation are found in the more rural parts of Rochford.

Figure 2.6 below compares a number of social indicators for Rochford against the national average.

Figure 2.6 – Society composite indicators



Source: localknowledge, Local Futures

ENVIRONMENT

Local Futures Group's assessment of Rochford's environment produces mixed results. This is due in part to the conflict between environmental measures, with good transport connectivity (and the high levels of journeys made) often resulting in high levels of congestion (and poor air quality).

The district is well connected overall, largely due to its rail links and proximity to Southend airport. However, drilling down to lower spatial levels reveals a stark divide between the urban and rural use of public transport, perhaps reflecting unequal transport provision across Rochford. This divide is emphasised by data on access to services, which again results in a clear east-west, urban-rural divide.

Average housing affordability (by national standards) is another asset, although house ownership is concentrated around the urban/eastern parts of Rochford. This most likely indicates differences in incomes and affordability.

Overall, the combination of a reasonably attractive natural environment, access to some good transport links and affordable living indicates a good quality of life for local residents, although this is tempered by relatively poor access and provision of local services and amenities. Furthermore, the local environment may not be as attractive to businesses, given the very low floorspace change score by national standards.

Figure 2.7 below compares environmental indicators for Rochford against the national average

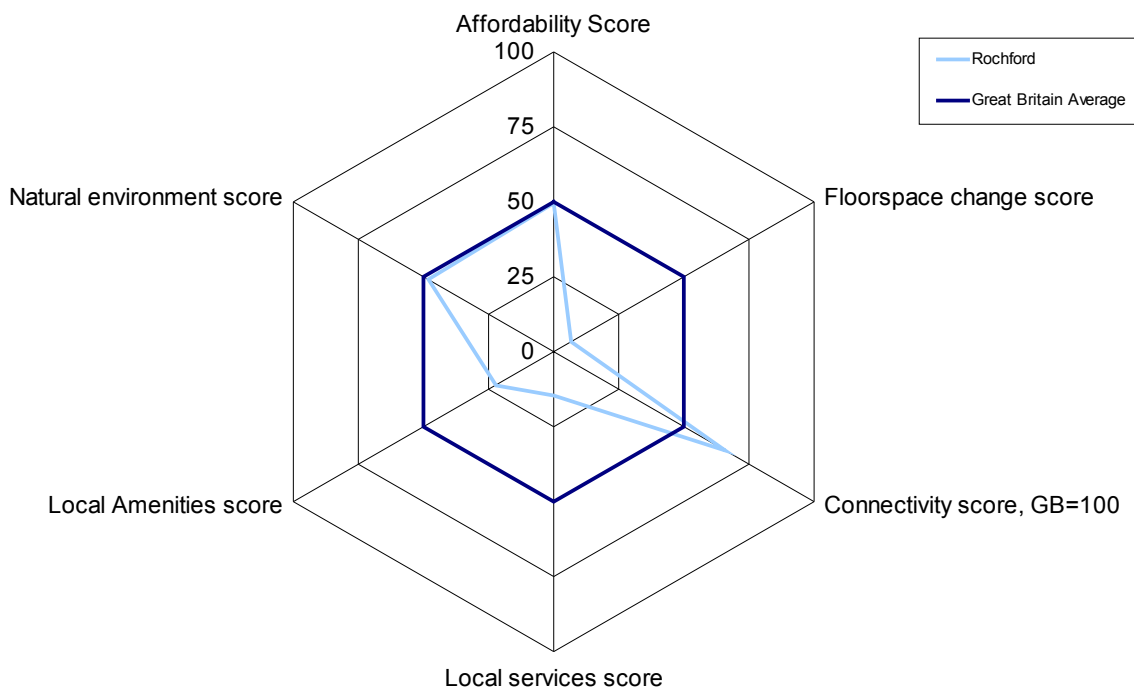


Figure 2.7 – Environmental indicators Source: localknowledge, Local Futures

ECONOMY

Rochford has a small, but reasonably productive, and enterprising economy. Although the district does not record significant levels of 'high skills', a solid foundation of basic and intermediate skills underpins the local economy, and supports a healthy share of knowledge-driven jobs. This is backed up by small-area data, which shows that very few of the knowledge workers in Rochford commute into the area. There are however, relatively high shares out-commuting to parts of Basildon and Chelmsford, as well as central London.

However, the small economic scale, modest levels of high skills and local competition may be undermining the sustainability of the Rochford economy; the direction of travel for the local economy is not as positive as many other local authorities in the UK, resulting in Rochford ranked within the lowest quartile of local districts by its economic change score. Furthermore, data at the ward level shows some evidence of an economic divide between urban and rural areas; this is particularly noticeable in levels of skills, where wards close to the coast have significantly lower levels of skills than wards close to the town centres.

Figure 2.8 below compares economic indicators for Rochford against the national average

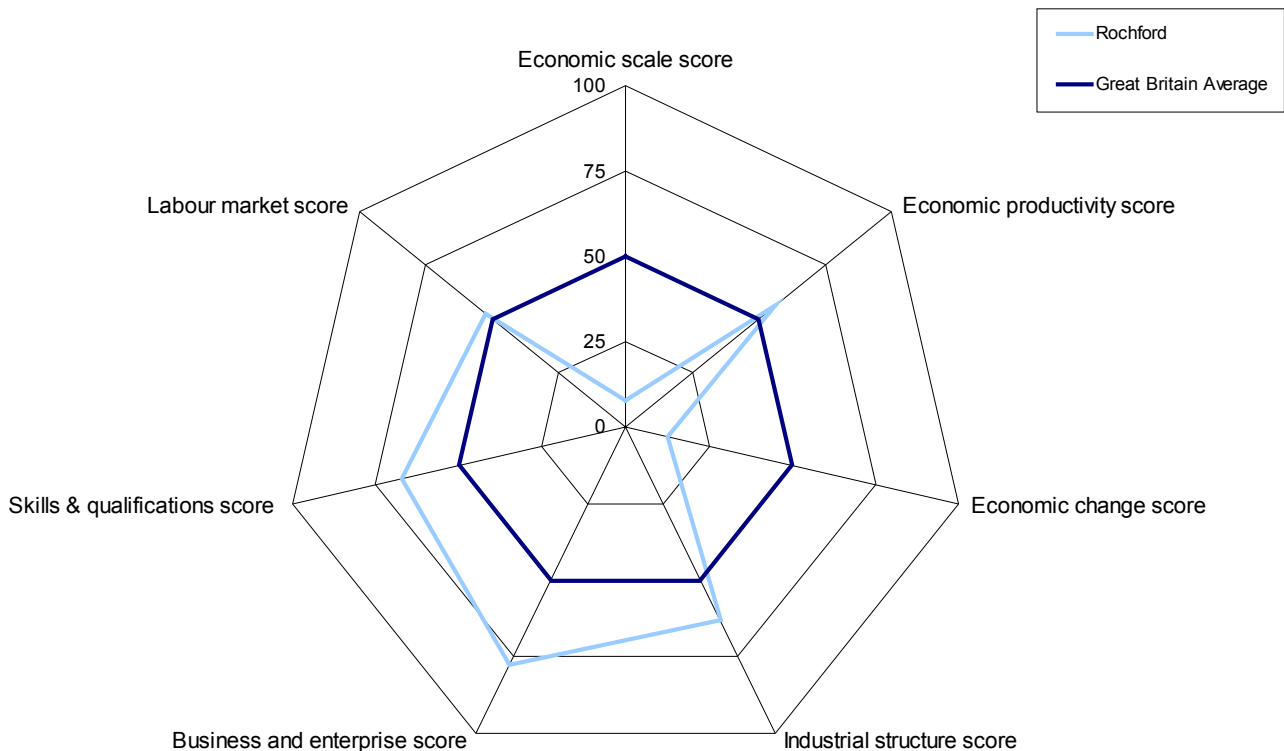


Figure 2.8 Economic indicators Source: localknowledge, Local Futures

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.

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 Rochford District, primarily in the eastern part 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.

There are 331 Listed Buildings in the district and 10 Conservation Areas covering a total area of 98.5 hectares.

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.

3 Local Development Framework progress

INTRODUCTION

The reporting of the Local Development Framework (LDF) progress relates to the period up until 1st December 2007. The Council has to prepare an LDF as part of the requirements of the Planning & Compulsory Purchase Act 2004. The LDF is made up of a number of documents including a Local Development Scheme (LDS), a Statement of Community Involvement (SCI) and various development plan documents (DPDs), including a Core Strategy amongst others.

LOCAL PLAN

Rochford District Council's Replacement Local Plan was adopted on 16th June 2006. Policies within the plan are saved until 16th June 2009, unless superseded by a policy within the emerging Local Development Framework.

LOCAL DEVELOPMENT SCHEME (LDS)

The current approved LDS at 1st December 2007 was the January 2006 Local Development Scheme (2nd Version). However, the Council have drafted a revised LDS and are awaiting GO East's approval of it.

The revised LDS was prepared having regard to issues that had arisen in relation to the Core Strategy (see below), and also includes the additional Supplementary Planning Documents and the Joint Area Action Plan with Southend Borough to be undertaken around Southend Airport.

STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

The SCI was adopted on the 18th January 2007, as per the timetable set out in the Local Development Scheme (2nd version).

CORE STRATEGY

LDS 2006 stated that the Core Strategy was scheduled to be adopted in June 2008.

Regulation 25 (Issues and Options) consultation was carried out in November and December 2006. This included mobile exhibitions across the district, workshops at schools, questionnaires in the Rochford District Matters newsletter, consultation of those on the LDF mailing list, and on-line surveys.

Public participation on the Regulation 26 (Preferred Options) draft was undertaken in May and June 2007 in accordance with the adopted SCI. Having regard to the results of community involvement the Council has agreed to revisit the Preferred Options stage. The Core Strategy is, as such, considerably behind the timetable as outlined in 2006 LDS.

Work continued on the evidence base during 2007, including a revised Urban Capacity Study and sustainability appraisals of possible options. Local Futures Group have been commissioned to look at the key drivers of change in the District and work has also begun on a joint strategic housing market assessment for Rochford, Southend, Thurrock, Castle Point and Basildon.

ALLOCATIONS

A 'call for sites' exercise was carried out in February 2007 where developers, landowners and agents were asked to put forward sites they consider would be appropriate development. This is being used as part of the evidence base for the Allocations Development Plan Document and the Core Strategy.

SUPPLEMENTARY PLANNING DOCUMENTS

The LPA adopted eight Supplementary Documents on 11th January 2007. These were as follows:

- SPD1 – Educational Contributions
- SPD2 – Housing Design
- SPD3 – Playing Pitches
- SPD4 – Shop Fronts – Security and Design
- SPD5 – Vehicle Parking Standards
- SPD6 – Design Guidelines for Conservation Areas
- SPD7 – Design, Landscaping and Access Statements
- SPD8 – Rural Settlement Areas

SPDs 1 - 4 were scheduled to be adopted in November 2006 and SPDs 5 -8 in January 2007 in the LDS (2nd version).

CONSERVATION AREA APPRAISALS AND MANAGEMENT PLANS

The Council is preparing appraisals and management plans for each of its ten Conservation Areas. These appraisals and management plans have been adopted and the Council has resolved to implement the changes that they propose, either through the Local Development Framework or by other mechanisms where necessary.

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 East of England Plan (Regional Spatial Strategy 14).

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.

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

- Regional Spatial Strategy 14: East of England Plan;
- Rochford District Replacement Local Plan
- Planning Policy Statement 3 (Housing)

REGIONAL SPATIAL STRATEGY 14: EAST OF ENGLAND PLAN

The Essex and Southend-on-Sea Replacement Structure Plan required that 3,050 net dwellings be provided in the district between 1996 and 2011. As demonstrated in previous Annual Monitoring Reports, the district was on course to meet this target. However, the Structure Plan allocation has subsequently been superseded by the requirements laid out in the East of England Plan.

The East of England Plan, though not yet adopted, has effectively superseded the Structure Plan and requires that a minimum of 4,600 net additional dwellings be developed in the district between 2001 and 2021. Since 2001 there have been 1260 net completions – leaving a remaining of balance of 3340 dwellings to be provided by 2021.

THE LOCAL PLAN

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. Rochford District Council has commenced work on the Local Development Framework, which will replace the Local Plan. The Local Development Framework will include policies on how the remaining dwellings required by the Regional Spatial Strategy will be distributed.

PLANNING POLICY STATEMENT 3: HOUSING

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). The key aspects that planning should deliver are:

- High quality housing that is well designed and built to a high standard.
- A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.
- A sufficient quantity of housing taking into account need and demand and seeking to improve choice.
- Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.
- A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate.

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.

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 2007.

RESULTS OF THE 2006/07 RESIDENTIAL LAND AVAILABILITY STUDY

Table 4.1 below shows the location of current residential developments by ward, whilst Table 4.2 relates to sites that have had planning permission for residential development that has subsequently expired, but where there is still potential.

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

Table 4.1 Results of the 2006/07 Residential Land Availability Study

Area (Ward)	Completed 06/07 (gross)	Actual units lost	Completed 06/07 (net)	Outstanding units (gross)	Potential units lost	Outstanding units (net)
Ashingdon & Canewdon	16	0	16	9	4	5
Barling & Sutton	1	1	1	3	1	2
Foulness & Great Wakering	7	0	7	57	2	55
Hawkwell North	2	1	1	9	5	4
Hawkwell South	4	0	4	20	2	18
Hawkwell West	6	3	3	30	4	26
Hockley Central	16	1	15	6	2	4
Hockley North	3	0	3	5	0	5
Hockley West	4	3	1	19	4	15
Hullbridge CP	7	1	6	41	7	34
Paglesham CP	0	0	0	0	0	0
Rochford CP	252	4	248	74	1	73
Stambridge CP	0	0	0	0	0	0
Sutton CP	0	0	0	0	0	0
Downhall & Rawreth	109	0	109	31	4	27
Grange Ward	3	2	1	10	1	9
Lodge Ward	5	0	5	12	1	11
Rayleigh Central Ward	3	1	2	4	2	2
Sweyne Park	5	0	5	6	1	5
Trinity Ward	0	0	0	90	1	89
Wheatley Ward	2	4	-2	86	6	80
Whitehouse Ward	28	3	25	41	1	40
TOTAL	473	24	449	553	49	504

Table 4.2 – Sites without planning permission

Area (Ward)	Greenfield site	PDL	TOTAL
Ashingdon & Canewdon	0	0	0
Barling & Sutton	3	0	3
Foulness & Great Wakering	3	3	6
Hawkwell North	0	2	2
Hawkwell South	0	2	2
Hawkwell West	0	1	1
Hockley Central	0	3	3
Hockley North	0	0	0
Hockley West	0	0	0
Hullbridge CP	3	1	4
Paglesham CP	0	0	0
Rochford CP	0	4	4
Stambridge CP	0	0	0
Sutton CP	0	0	0
Downhall & Rawreth	0	1	1
Grange Ward	0	2	2
Lodge Ward	3	0	3
Rayleigh Central Ward	0	1	1
Sweyne Park	0	0	0
Trinity Ward	2	3	5
Wheatley Ward	0	6	6
Whitehouse Ward	0	11	11
TOTAL	14	40	54

Location of growth

Figure 4.1 shows the number and location in the district of units completed 2006-07 on sites with a capacity of 10 or more units.

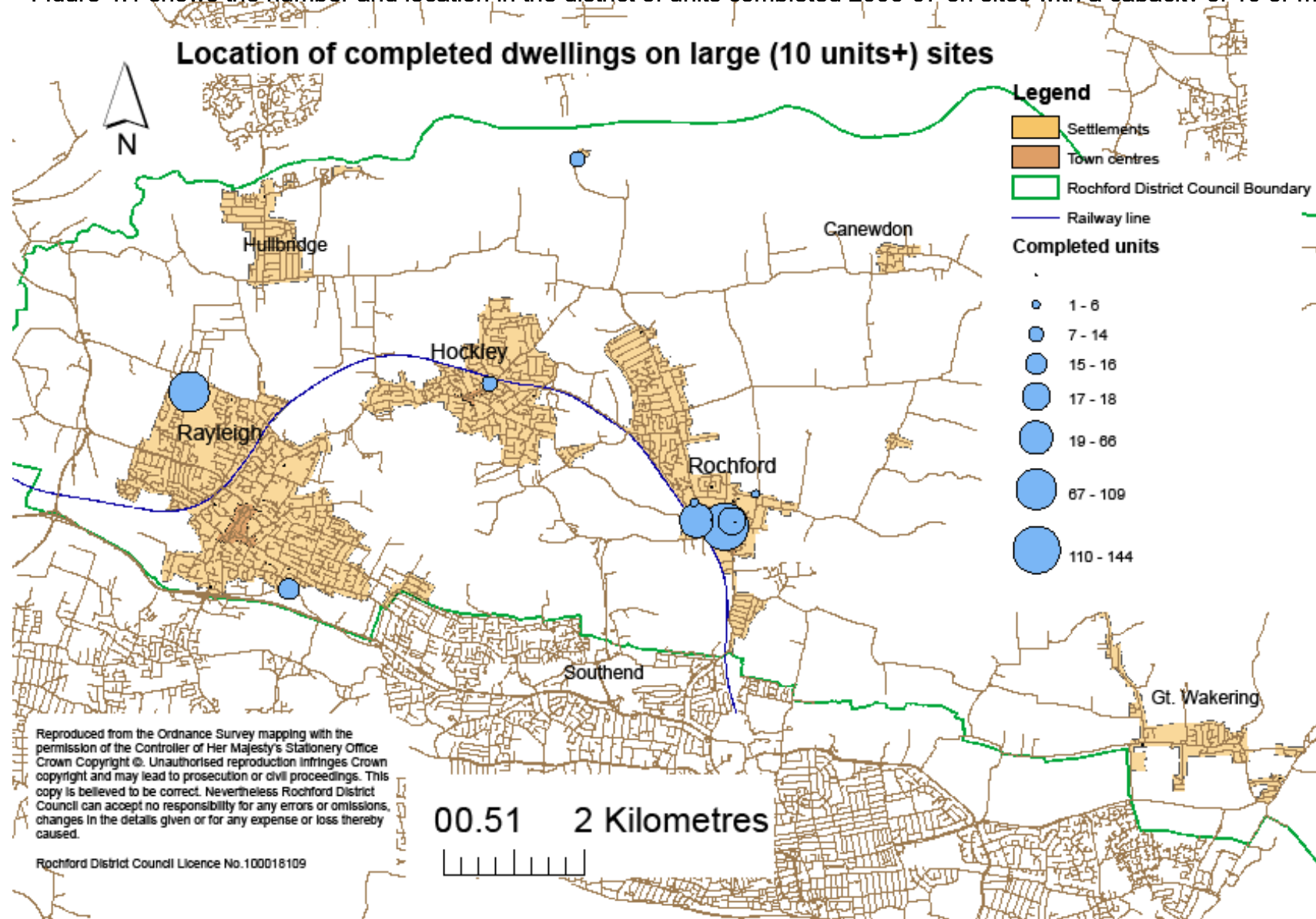
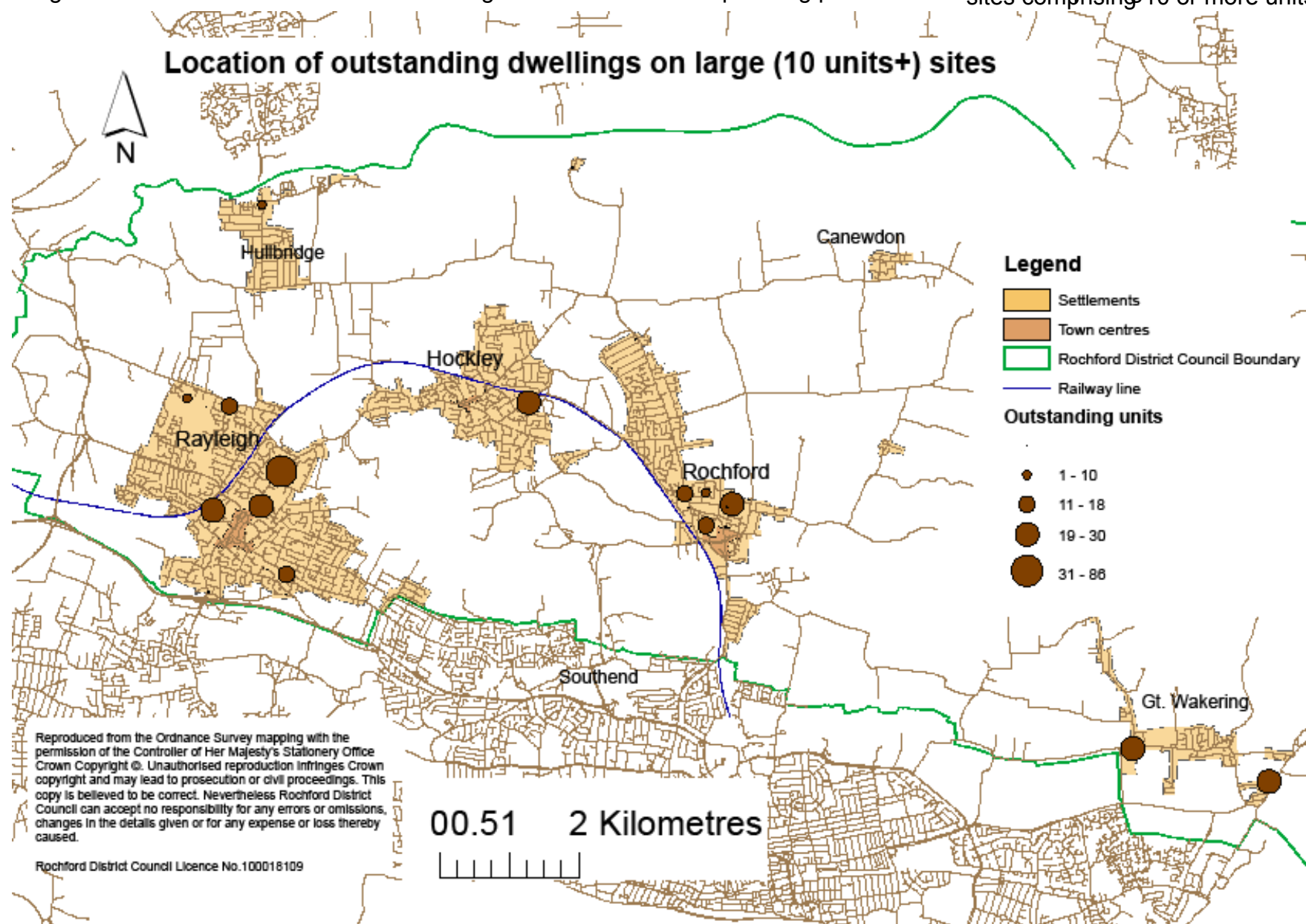


Figure 4.2 shows the location of outstanding residential units with planning permission on sites comprising 10 or more units.



COMPLETIONS IN PLAN PERIOD 2001-2021

The East of England Plan requires a minimum of 4600 net dwelling units be constructed within the District in the period April 2001 to March 2021.

Table 4.3 details the completions in the District since 2001:

Net housing provision	4600 dwellings
Less completions April 2001 - March 2007	1260 dwellings
Remaining requirement	3340 dwellings

Table 4.3 – Completions since 2001

LOSS OF RESIDENTIAL TO NON-RESIDENTIAL USES

Dwellings lost to non-residential uses 2006-07:	1 dwelling
---	------------

Table 4.4 – Dwellings lost to non-residential uses

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 2006-07.

	Dwelling units (net) 2006-07
Windfall completions	-5
Windfall units outstanding	109

Table 4.5 Windfall development

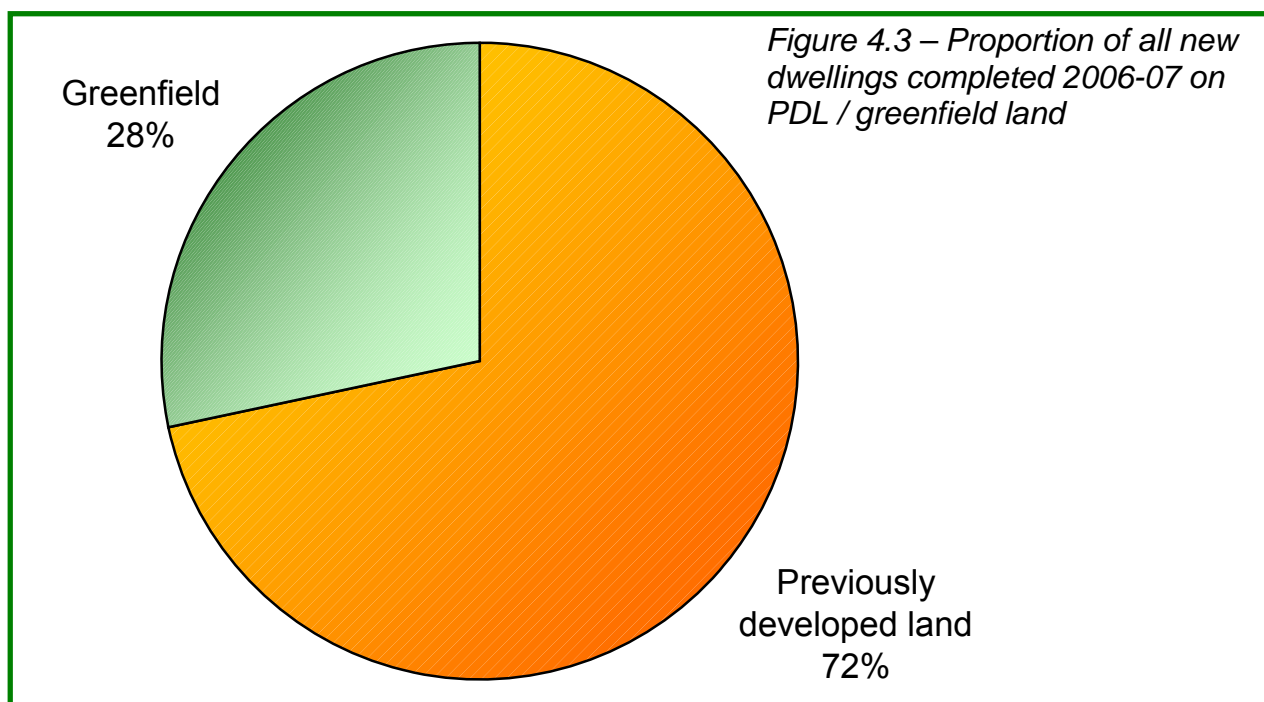
AFFORDABLE HOUSING

There were 44 net affordable housing completions in 2006-2007. The issue of affordable housing is considered of such significance for the District as to warrant further examination and is explored in detail in Chapter 5.

GREENFIELD AND PDL DEVELOPMENT

PPS3 states that 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 2006-07.



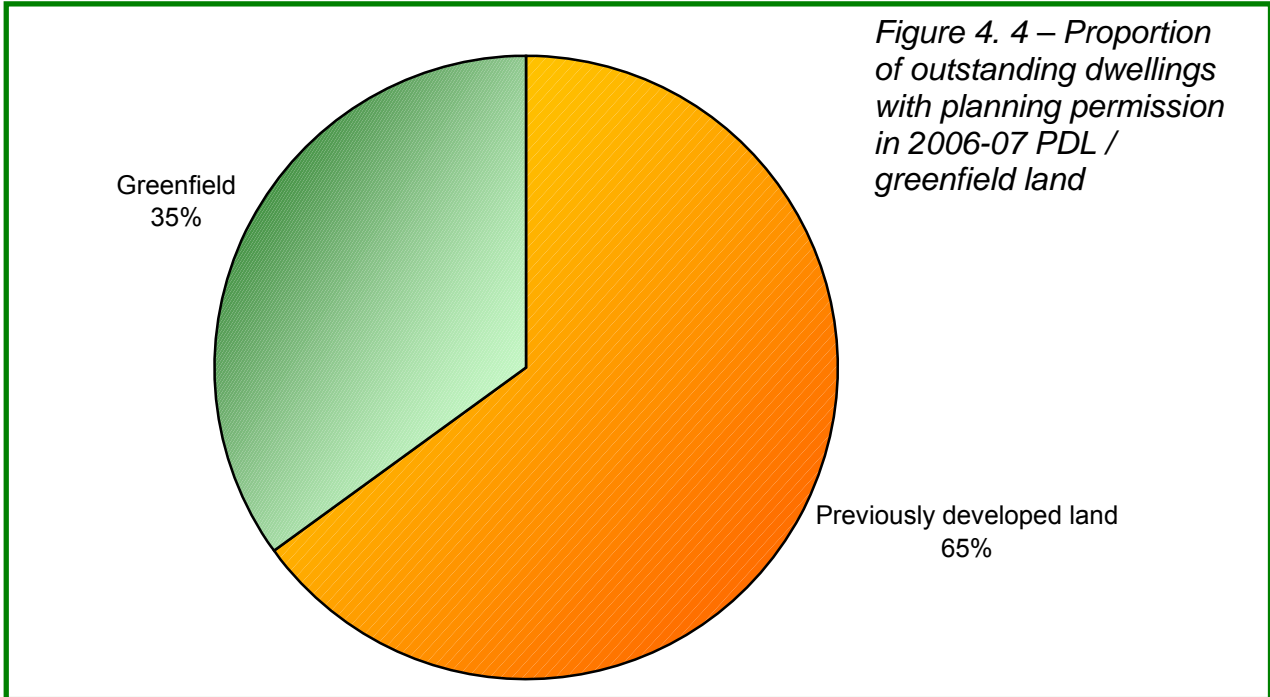


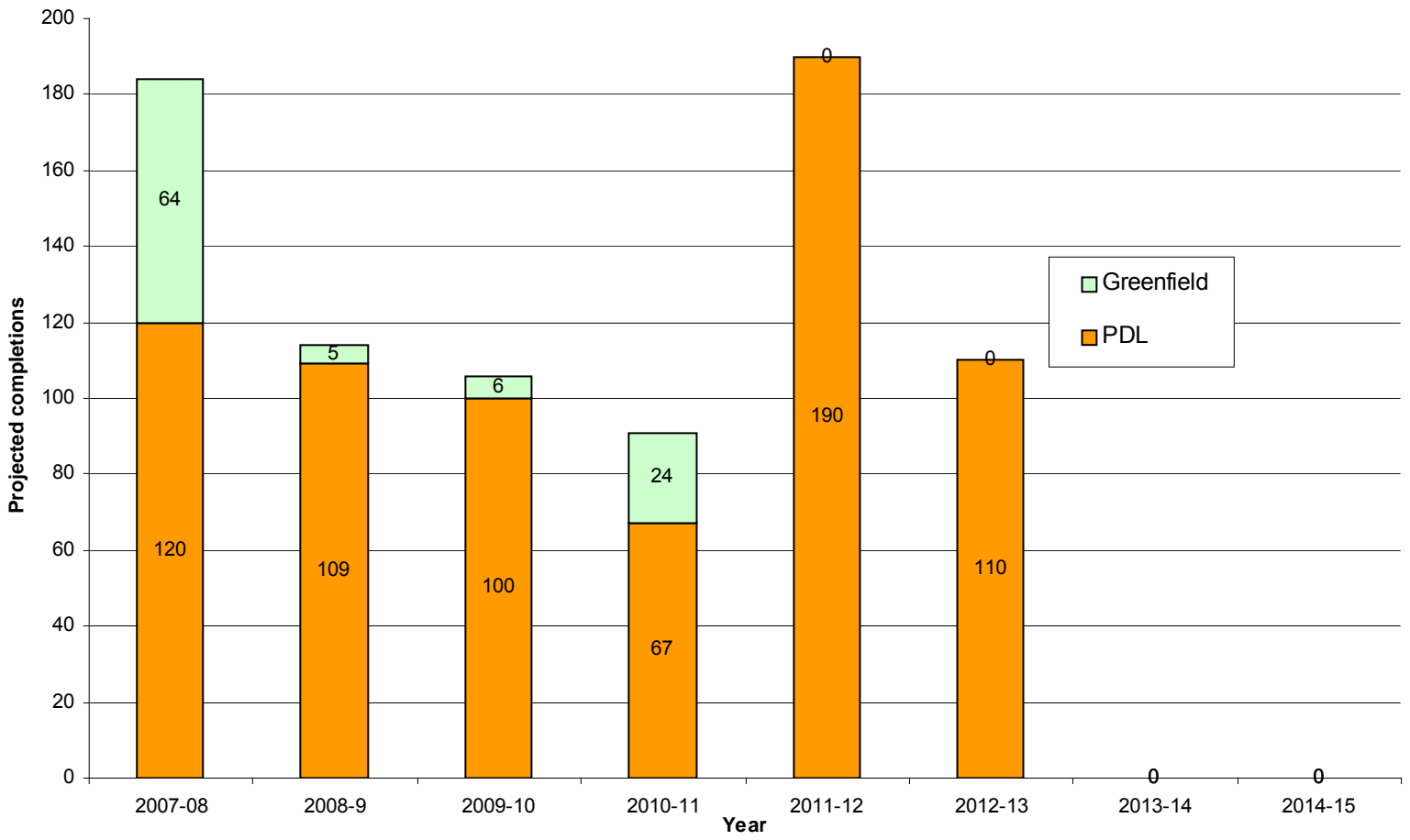
Figure 4.4 shows the proportion of new dwelling granted planning permission in 2006-07 that were sited on PDL and the proportion on greenfield land. The majority of new dwellings approved in 2006-07, as with those completed, were sited on PDL.

	% Dwellings completed on PDL 2006-07
TARGET	60
ACTUAL	72

Table 4.6 - Performance relative to PDL targets

Figure 4.5 shows the anticipated PDL completions for the District in the form of a housing trajectory for the District split into projected PDL and greenfield completions.

Figure 4.5 - Projected PDL / greenfield completions



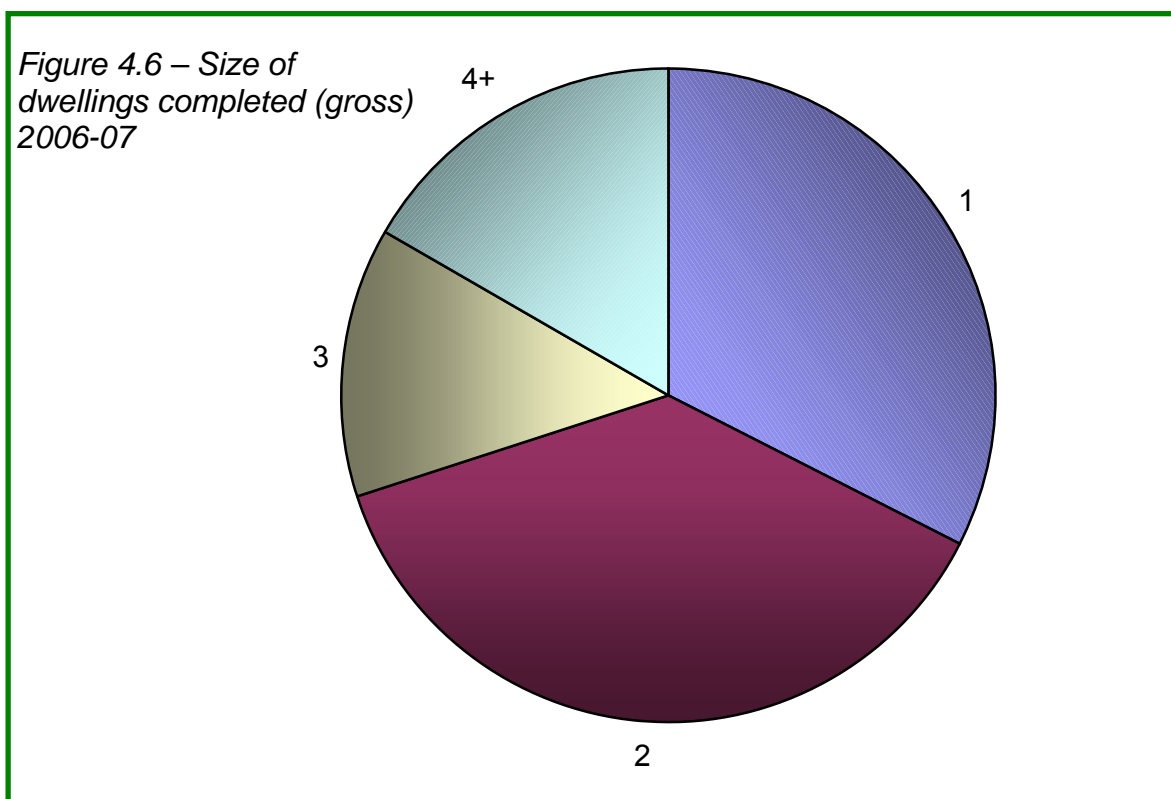
Dwelling types

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

Table 4.7 provides a breakdown of the type of dwellings completed in the District in 2006-07.

Table 4.7 – Dwelling size

	Dwelling Size (no. of bedrooms)			
	1	2	3	4+
Percentage of units completed (gross) 06-07	32.5	37.4	13.4	16.7



As in recent years, one and two bedroom properties have constituted the majority of completions. This has the potential to address the shortage of these properties that was identified in the 2004 Housing Needs Survey, although type of tenure is also a significant factor.

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

	Small Sites	Large Sites
Net dwelling completions 06-07	67	383
Outstanding dwelling units with planning permission	187	317

Table 4.8 - Large and small sites

The majority of dwellings being completed, and those with extant planning permissions, are on larger sites.

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 4.9 shows the density of residential development completed in 2006-07 on sites comprising a total of 10 units or more.

Density	Number of dwellings (gross) completed at this density
Less than 30 dwellings per hectare	0
Between 30 and 50 dwellings per hectare	131
Above 50 dwellings per hectare	258

Table 4.9 - Housing density

No completed units on larger sites in 2006-2007 were completed at densities below 30 dwellings per hectare, demonstrating that efficient use of land is being made available. There were a high number of completions on densities above 50 dwellings per hectare, raising some concern that densities may be too high on some development. However, on closer inspection, this figure has been influenced by the large numbers of town centre completions (144 at land adjacent to the Market Square in Rochford) and development within close proximity to train stations where high densities are more appropriate, together with completions on specialist schemes such as assisted living apartments that are, by their nature, high density.

HOUSING TRAJECTORY AND FIVE-YEAR HOUSING SUPPLY

A housing trajectory can be used to estimate the number of completions that will occur in the District up until 2012. 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, pre-application discussions have taken place, or where potentially appropriate sites have been otherwise identified.
- Land allocated for residential purposes

Based on known sites in the District and an estimated yield through 'intensification' coming through in future years, the following table (Table 4.9) outlines the estimated net completions in the years 2007 to 2012.

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

Table 4.10 – Projected net completions

Type of estimated net gain	Year						TOTAL
	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	
Units under construction	177	29	7	24	0	0	237
Units with planning permission	4	67	73	0	0	0	144
From sites currently with outline permission	3	8	26	0	0	0	37
From sites currently subject of 106 negotiations	0	0	0	0	0	0	0
From sites where application is currently under consideration / where pre-application discussions have taken place / otherwise identified sites	0	10	0	67	244	20	341
From other land allocated for residential purposes	0	0	0	0	36	0	36
TOTAL	184	114	106	91	280	20	795

Table 4.9 shows that a net total of 795 dwellings are expected to be provided in the District between 2007 and 2013, 775 of these in the five-year period between 2007 and 2012.

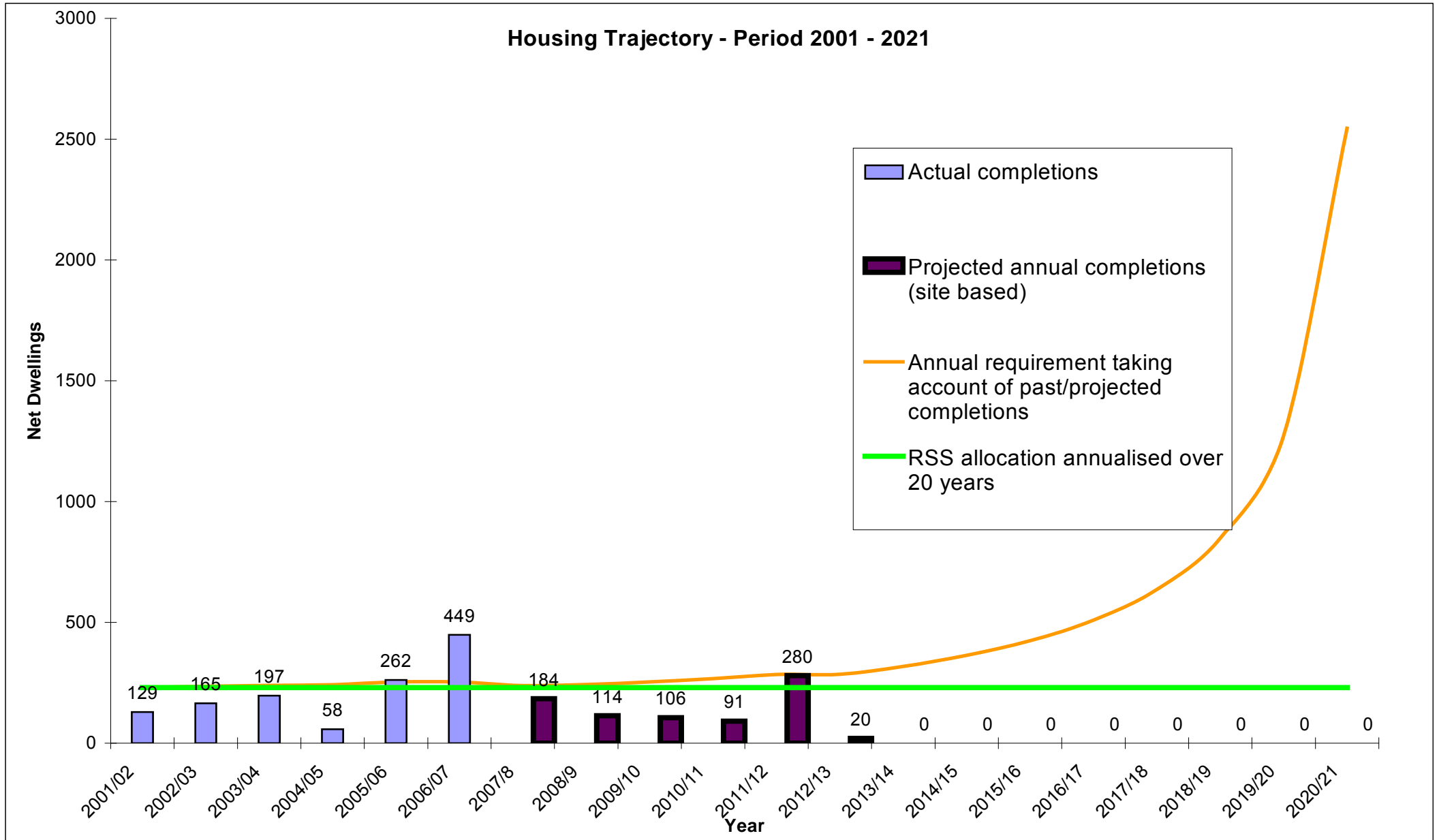
The housing trajectory for Rochford District is illustrated in Figure 4.7 on the following page.

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

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 4.7 – Housing trajectory



In 2007 the Council produced an updated Urban Capacity Study. This study set out a number of potential yields of residential development based on different possible scenarios. The Council has determined that Scenario K is the most accurate assessment of potential capacity. This scenario includes only brownfield sites with a high probability of being deliverable within the plan period; potential development from sub-division and living-above-the-shop based on current supply and recent trends; allocated sites; and extant permissions. This scenario therefore does not allow for intensification, as this is considered too unpredictable and non-site specific.

A number of the sites that were included in the Urban Capacity Study were also accounted for in the above housing trajectory, however there are sites that were not included in the trajectory, as current policies restrict their deliverability at this current time, yet are still considered to have a high probability of being developed for residential use within the plan period. In addition, the Urban Capacity Study identifies other sources of housing supply that are considered likely to come forward in the plan period, including the development of dwellings above shops and subdivision. Table 4.10 demonstrates the relationship between the projected number of completions, sites and sources identified in the Urban Capacity Study, and the number of completions to be required by the East of England Plan.

Actual completions 2001-2007	1260
Outstanding permissions	504
Projected completions 2007-2013 (including outstanding permissions)	795
Sites identified in Urban Capacity Study not accounted for in projected completions (high probability sites)	280
Other sources included within Scenario K of Urban Capacity Study	22
East of England Plan requirement	4600
Additional units required	2243

Table 4.11 - Relationship between projected housing and RSS requirement

Relevant Policies: HP2 – Overall housing provision

Performance: Table 4.10 shows that 2055 net additional dwellings have been completed / are projected to be completed in the District between 2001 and 2013. There is a deliverable five-year housing supply of 775 dwellings. Annualising the District's housing requirement between 2007 and 2021 shows that the District will, on average, need to allow the development of 239 dwellings per year, 1195 dwellings per five-year period. The current five-year housing supply and housing trajectory demonstrate that there is not an adequate allocation of land for residential development in order to meet the RSS requirement.

Possible action: The emerging documents in the Local Development Framework should have regard to the housing trajectory, Urban Capacity Study and RSS requirement and allocate additional land for residential development accordingly. It is recognised that to fail to do so would engender a situation whereby the District could become vulnerable to ad hoc planning applications which may not be sustainable and would compromise efforts to ensure a planned approach to the development of the District.

5 Affordable housing

INTRODUCTION

Planning Policy Statement 3 – Housing (PPS3) defines affordable housing as follows:

Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

The levels of affordable and social housing in the District have historically been low.

HOUSING NEEDS SURVEY 2004

One of the key factors in housing needs assessments is the issue of affordability and access to the housing market of concealed households. A concealed household is someone living within a household wanting to move to their own accommodation and form a separate household (e.g. adult children living with their parents).

The Housing Needs Survey (2004) found that 75% of concealed households were unable to afford to enter the local housing market.

OTHER DATA AND CHANGES SINCE 2004

The housing market is subject to constant change dependent on economic and social factors, as such it is possible that data can be rendered obsolete within a relatively short period of time. It is therefore necessary to keep data pertinent to the issue of housing needs under constant review.

Housing markets operate more widely than within local authority boundaries. As such it is necessary to examine housing needs at a sub-regional level. The Thames Gateway South Essex Housing Assessment (2004) (TGSEHA, 2004) analysed housing need across the districts and boroughs of Rochford, Basildon, Castle Point, Southend-on-Sea and Thurrock.

The dominant factors in migration are generally employment, family and education. TGSEHA (2004) found, however, that the scale of households migrating out of their district due to a lack of affordable housing is high in the sub-region, and that this was the second most important reason for leaving a district after employment.

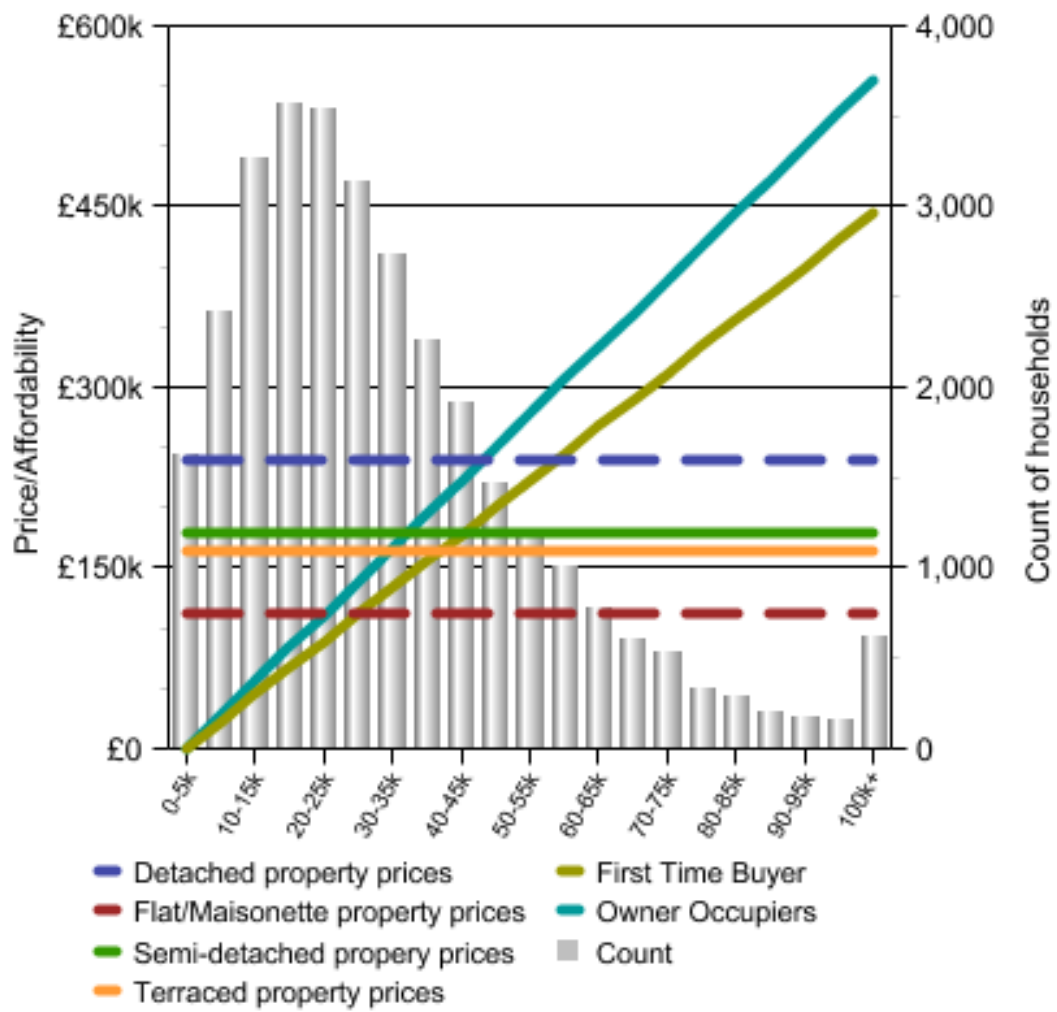
TGSEHA (2004) survey found that 1038 households were planning to migrate out of Rochford District. 125 households from elsewhere in the sub-region (101 from Castle Point and 24 in Thurrock) were planning to migrate into Rochford District.

Thames Gateway South Essex is in the process of producing a sub-regional strategic housing market assessment for the area. This will examine the need for affordable housing to inform affordable housing policies.

Initial results have found a number of issues with regards to affordable housing in the area, summarised as follows:

- House prices continued to rise in 2006/2007 and more and more households were put in a position where they are unable to enter the housing market.
- There is a slow build rate in the sub-region which is failing to keep supply up with demand.
- The chart below (Figure 5.1) shows the number of households in different household income bands in Rochford (vertical bars) compared to the minimum price for different property types in the District (horizontal lines). The diagonal lines rising from left to right show the value of property that can be afforded at an income multiple of 4 for a first time buyer and former owner occupier. The affordability calculations are based on a multiple of the average household income adjusted by the average loan to value for the different types of buyer. The house price data is based on data from the Hometrack Automated Valuation Model and the incomes data is supplied by CACI. Any household on the left of where the diagonal lines cross the property lines would not be able to afford to purchase the cheapest type of these properties. For example, a first time buyer householder would need to be in the income bracket of £25-30k to be able to afford a flat / maisonette (where the red dotted line intersects the brown diagonal line) and a number of households have an income less than this. The chart shows that a large proportion of households in the District are unable to afford property in the District.

Figure 5.1 Dwelling affordability in Rochford District



© Hometrack

DCLG calculates the proportion of households unable to enter owner-occupation on the basis of the relationship between their income and the price of appropriate sized dwellings in their district. House prices are considered based on the lower quartile of all sales within size groups. An appropriate house size is based on household composition. In January 2006, by DCLG's calculations, 77.25% of households in Rochford District could not afford to enter owner-occupation. More information on the methodology behind this assessment is available at www.neighbourhood.statistics.gov.uk.

In addition to various sources of empirical, quantitative data available on the issue of housing need for the District, anecdotal evidence on the subject has been provided through community involvement exercises the Council has staged. In December 2006 and again in May / June 2007 the Council staged a number of exhibitions in various locations throughout the District. A number of members of the public attending these expressed to Planning Officers concern over issues such as their adult children being unable to afford to move into their own accommodation, or being forced to leave their community due to lack of affordable housing.

DEVELOPMENT OF AFFORDABLE HOUSING

In 2006-2007 there were 44 affordable dwellings completed in the District. Table 5.1 provides a breakdown of these completions.

Total affordable housing completions 2006-2007	44
Affordable housing funded through Local Authority	0
Affordable housing funded through Registered Social Landlord	2
Affordable housing funded through developer contribution	42
Other forms of affordable housing	0

The Regional Spatial Strategy will require Rochford District Council to accommodate a minimum of 4600 dwellings in the District between 2001 and 2021.

Since 2001, and up to 31st March 2007, a net total of 1260 dwellings were completed in Rochford District.

Table 5.2 provides a breakdown of their tenure.

Table 5.2 Breakdown of completions since 2001 by tenure

Total completions	Market housing	Affordable housing
1260	1148	112

At 31st March there were a net total of 504 outstanding dwellings (dwellings with planning permission, but not yet completed). Breakdown of their tenure is shown in Table 5.3 below.

Table 5.3 – Breakdown of outstanding dwellings at 31st March 2007

Total outstanding	Market outstanding	Affordable outstanding
504	446	58

The previous chapter on residential included a housing trajectory showing the projected number of completions based on known sites. The same principal can be applied to calculate a projected figure for affordable housing provision. Table 5.4 below outlines projected affordable housing development based on outstanding permissions and other known sites, assuming that the threshold at which affordable housing provision is required from developers is 15 units (as per PPS3) and that the proportion of affordable units to be provided once this threshold is reached is 15% (as per Replacement Local Plan policy).

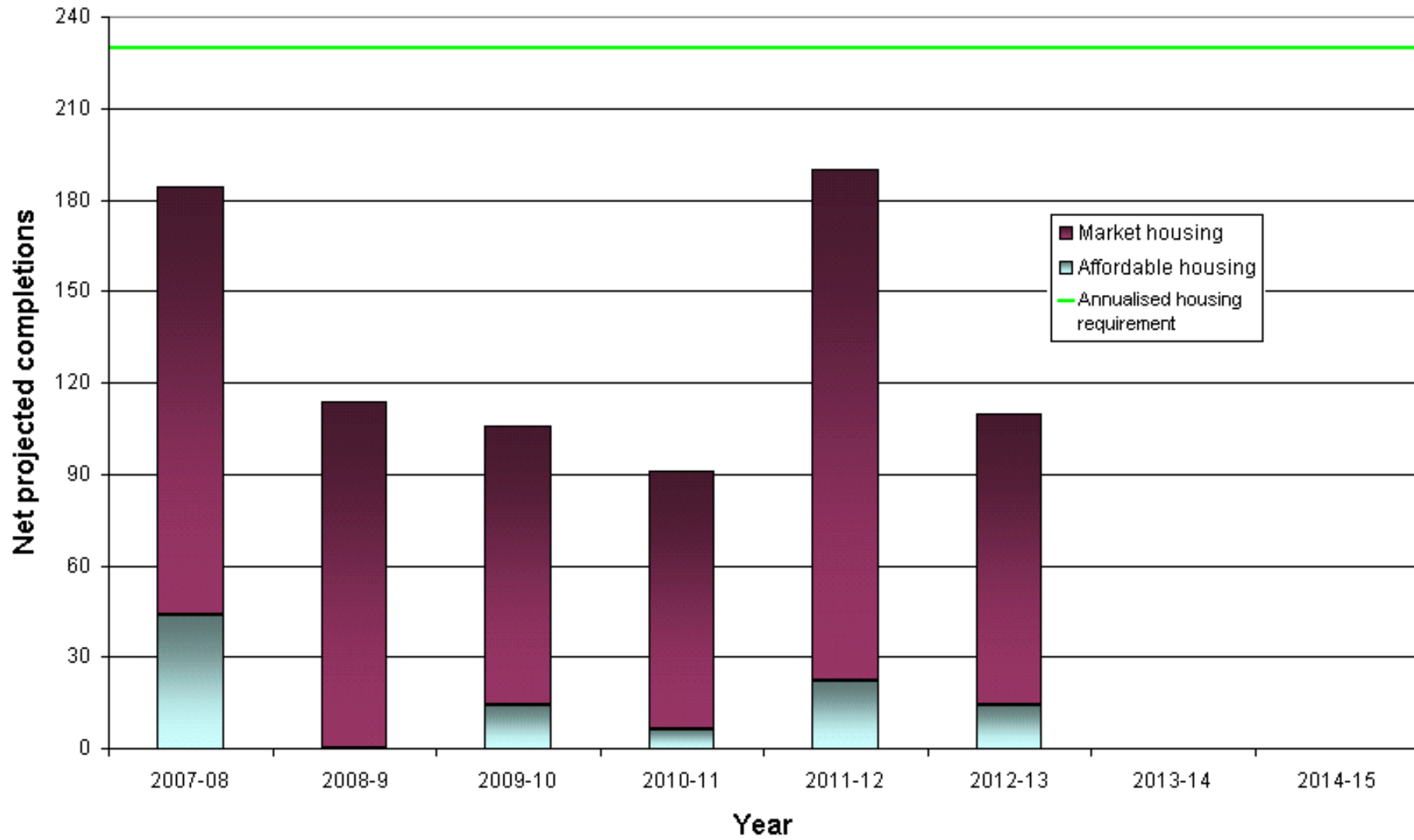
Table 5.4 – Projected affordable housing provision

Year	Projected net affordable housing completions
2007-2008	44
2008-2009	0
2009-2010	14
2010-2011	6
2011-2012	22
2012-2013	14
2013-2014	0
2014-2015	0

Figure 5.2 on the following page shows the projected level of affordable and market housing completions, and compares these to the annualised housing requirement for the District.

In addition to these projections, it is envisaged that the new Rochford Housing Association will provide 50 additional affordable units per year.

Figure 5.2 – Projected completions by tenure



CONCLUSIONS AND RECOMMENDATIONS

The number of concealed households and the demand for affordable housing, together with the lack of provision of affordable housing and the levels of out-migration from the district that this causes demonstrate that, notwithstanding the future provision of additional affordable housing units through Rochford Housing Association, there is still a pressing and immediate need to ensure greater affordable housing provision. Failure to do so may be significantly detrimental to the vitality of the District's communities.

6 Employment

INTRODUCTION

Rochford District is located on the periphery of the Thames Gateway and the Council has embraced the key concepts of the Thames Gateway initiative and is a fully active partner. Growth associated with the Thames Gateway and in particular London Southend Airport will provide a key source of employment in coming years. The airport and nearby Aviation Way industrial estate provides a base for a number of specialist engineering and maintenance jobs. A motor park development is also currently under construction on the Cherry Orchard way link road providing significant numbers of jobs. The Council has commenced work on a Joint Area Action Plan with Southend-on-Sea Borough Council to bring forward future employment surrounding the airport.

The district also has a number of industrial estates allocated primarily for B1 (Business), B2 (General Industrial) and B8 (Storage) uses by the Rochford District Replacement Local Plan (2006).

Table 6.1 – District's employment land allocations

Allocated Employment Land in the Rochford District
<ul style="list-style-type: none">• 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 (adj. Purdeys Industrial Estate), Rochford• Swaines Industrial Estate, Ashingdon

STRUCTURE PLAN ALLOCATION

The Replacement Essex & Southend-on-Sea Structure Plan (RSP) benefited from 'saved' status until 27 September 2007 in accordance with the transitional arrangements of the Planning and Compulsory Purchase Act 2004. After this date, only policies saved by direction remain valid. The policies relating to employment floorspace have not been saved and therefore it is important to look towards the targets contained in the draft East of England Plan (RSS14).

EAST OF ENGLAND PLAN (REGIONAL SPATIAL STRATEGY 14)

The draft East of England Plan (Regional Spatial Strategy 14) sets a target of 3000 new jobs in the Rochford District between 2001 and 2021. This job-based target differs from the previous floorspace-based targets contained in the structure plan.

East of England Employment Land Review Guidance (October 2007) produced by Roger Tym & Partners on behalf of the East of England Development Agency (EEDA), the East of England Regional Assembly (EERA) and the Government Office for the East of England (Go-East) suggests that, in the absence of better local evidence, the following employment densities as outlined in Table 6.2 should be used in translating B space jobs into B floorspace.

Table 6.2 Average employment densities default assumptions

Land Use	Square metres per worker
Offices	18
General industrial - Manufacturing and non-strategic warehousing	32
Strategic warehousing - Purpose-built high-bay warehouses of around 10,000 sq. m and more	90

Source: ODPM, Roger Tym & Partners

EMPLOYMENT LAND AND FLOORSPACE

Tables showing completed development, losses of employment development, net change of employment development, and outstanding employment permissions are detailed on the following pages. For each of these tables employment has been listed by type as defined by Use Class Orders (UCOs) B1 (a), (b) and (c), B2 and B8. In some cases, particularly where there are a number of uses on one site or where a site has permission for a number of uses, the split of B1 (a), (b) and (c), B2 and B8 development is unclear. In this case the development is listed as 'split unknown'.

The tables show floorspace (in sq. metres), land area (in hectares) and an indication of the potential number of jobs (based on floorspace). In calculating the potential numbers of jobs the default assumptions in the East of England Employment Land Review Guidance (October 2007) have been used. Where the development is listed as 'split unknown' the most similar default assumption has been used. In the case of 'B1 Split Unknown' the job figures are based on 18 sq. metres per worker. In the case of 'B1-B8 Split Unknown' a median figure of 32 sq. metres per worker has been used.

Table 6.3 - Completed employment generating development in 2006-07

	Total completed in Rochford District		Completed in employment areas		Completed on previously developed land (PDL)	
	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)
B1 (a) Offices	0	0	0	0	0	0
B1 (b) Research and development + (c) Light industry	0	0	0	0	0	0
B1 Split Unknown	3860 sq. m 0.92 ha	214	2740 sq. m. (71%) 0.48 ha (52%)	152	3006 sq. m. (78%) 0.08 ha (9%)	167
B2 General Industrial	0	0	0	0	0	0
B8 Storage & Distribution	0	0	0	0	0	0
B1 – B8 Split Unknown	1713 sq. m 2.74 ha	54	0	0	1713 sq. m (100%) 2.74 ha	54
Total B1-B8	5573 sq. m 3.66 ha	268	2740 sq. m (49%) 0.48 ha (13%)	152	4719 sq. m (85%) 2.82 ha (77%)	221
A1 Retail	1131 sq. m	N/A	N/A	N/A	1131 sq. m (100%)	N/A
D2 Assembly and Leisure	3100 sq. m	N/A	N/A	N/A	0 (0%)	N/A
Total A1,B1-B8, D2	9804 sq. m	N/A	N/A	N/A	5850 sq. m (60%)	N/A

Table 6.4 - Loss of employment generating development in 2006-07

	Total loss in Rochford District		Lost in employment areas		Lost to residential development	
	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)
B1 (a) Offices	0	0	0	0	0	0
B1 (b) Research and development + (c) Light industry	2277 sq. m. 0 ha	127	0	0	0	0
B1 Split Unknown	1584 sq. m. 0 ha	88	1584 sq. m (100%) 0 ha	88	0	0
B2 General Industrial	0	0	0	0	0	0
B8 Storage & Distribution	0	0	0	0	0	0
B1 – B8 Split Unknown	792 sq. m. 0 ha	25	792 sq. m (100%) 0 ha	25	0	0
Total B1-B8	4653 sq. m 0 ha	240	2376 sq. m (51%) 0 ha	113	0	0
A1 Retail	0	N/A	N/A	N/A	0	N/A
D2 Assembly and Leisure	0	N/A	N/A	N/A	0	N/A
Total A1,B1-B8, D2	4653 sq. m	N/A	N/A	N/A	0	N/A

Table 6.5 - Net change in employment development in 2006-07

	Net development in Rochford District		Net in employment areas		Percentage on previously developed land (PDL)
	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	%
B1 (a) Offices	0	0	0	0	0
B1 (b) Research and development + (c) Light industry	-2277 sq. m 0 ha	-127	0	0	0
B1 Split Unknown	2276 sq. m 0.92 ha	126	1156 sq. m 0.48 ha	64	77.88% (based on floorspace) 8.7% (based on allocated site area)
B2 General Industrial	0	0	0	0	0
B8 Storage & Distribution	0	0	0	0	0
B1 – B8 Split Unknown	921 sq. m 2.74 ha	29	-792 sq. m 0 ha	25	100% (based on floorspace) 100% (based on allocated site area)
Total B1-B8	920 sq. m 3.66 ha	28	364 sq. m (40%) 0.48 ha (13%)	89	84.68% (based on floorspace) 77.05% (based on allocated site area)
A1 Retail	1131 sq. m	N/A	N/A	N/A	100%
D2 Assembly and Leisure	3100 sq. m	N/A	N/A	N/A	0
Total A1,B1-B8, D2	5151 sq. m	N/A	N/A	N/A	N/A

Table 6.6 - Potential future employment: Outstanding permissions as of 31st March 2007

	Total outstanding permissions in Rochford District		Outstanding permissions on previously developed land (PDL)	
	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)
B1 (a) Offices	1548 sq. m 0.19 ha	86	1548 sq. m (100%) 0.19 ha (100%)	86
B1 (b) Research and development + (c) Light industry	0	0	0	0
B1 Split Unknown	4209 sq. m 1.54 ha	234	1126 sq. m (27%) 0.6 ha (39%)	63
B2 General Industrial	1745 sq. m 1.14 ha	55	1745 (100%) 1.14 ha (100%)	55
B8 Storage & Distribution	280 sq. m 0.15 ha	3	280 sq. m (100%) 0.15 ha	3
B1 – B8 Split Unknown	4300 sq. m 1.11 ha	134	805 sq. m (19%) 0.13 ha (12%)	25
Total B1-B8	12082 sq. m 4.13 ha	512	5504 sq. m (46%) 2.21 ha (54%)	232
A1 Retail	2690 sq. m	N/A	2690 sq. m (100%)	N/A
D2 Assembly and Leisure	1000 sq. m	N/A	1000 sq. m (100%)	N/A
Total A1, B1-B8, D2	15772 sq. m	N/A	9194 sq. m (58%)	N/A

Table 6.7 - Potential future net change in employment

	Potential future floorspace loss in Rochford District		Potential net future change in employment floorspace	
	Floorspace (sq. m)	Estimated jobs (based on floorspace)	Floorspace (sq. m)	Estimated jobs (based on floorspace)
Total B1-B8	2391 sq. m	75	9691 sq. m	303
Total A1, B1-B8, D2	2391 sq. m	N/A	13381 sq. m	N/A
<i>In calculating the estimated numbers of jobs in this table a median figure of 32 has been used. As suggested for Use Class B2 in the East of England Employment Land Review Guidance (October 2007).</i>				

AVAILABLE ALLOCATED EMPLOYMENT LAND

Policy EB1 of the Rochford District Replacement Local Plan encourages B1, B2 and B8 uses on land allocated for employment. Available employment land for B1-B8 uses without planning permission is shown in Table 6.8 below:

Table 6.8 – Available employment land without planning permission

Site address	Site area (ha)
Land Adjacent Superstore, Rawreth Industrial Estate	0.44
Rawreth Industrial Estate. Opposite Stirling Close	0.09
Plot B, East of B1013, Aviation Way Industrial Estate	1.38
Plot C, Aviation Way Industrial Estate	1.08
Plot G, Aviation Way Industrial Estate	0.57
Plot H, Aviation Way Industrial Estate	0.57
Plot Gb, Purdeys Industrial Estate	1.02
Plot B, Sutton Wharf	1.4
Total land available	6.55

Loss of employment floorspace during the monitoring year is shown the table on page 4. The table indicates that 2376 sq. metres of employment floorspace was lost from allocated employment land in the district. However, 2740 sq. metres of new employment floorspace was provided on allocated employment land giving a net change of +364 sq. metres. In all of these cases the allocated land area remained available for employment use so there was no loss of available employment land during the monitoring year.

7 Local services

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

TOWN CENTRES

Rochford District has three main town centres which are identified in the Replacement Local Plan (2006).

Rayleigh is the only settlement in the District classified as a principal town centre. Hockley and Rochford are classed as smaller town centres catering for local need.

Hockley, Rayleigh and Rochford each contain areas designated as Primary and Secondary Shopping Frontage Areas. These are included in the Replacement Local Plan which was adopted in June 2006 and were last subject to a thorough survey in July and August 2006. The size of the Shopping Frontages areas gives an indication of the size of the town centres, and is detailed in Figure 7.1 below.

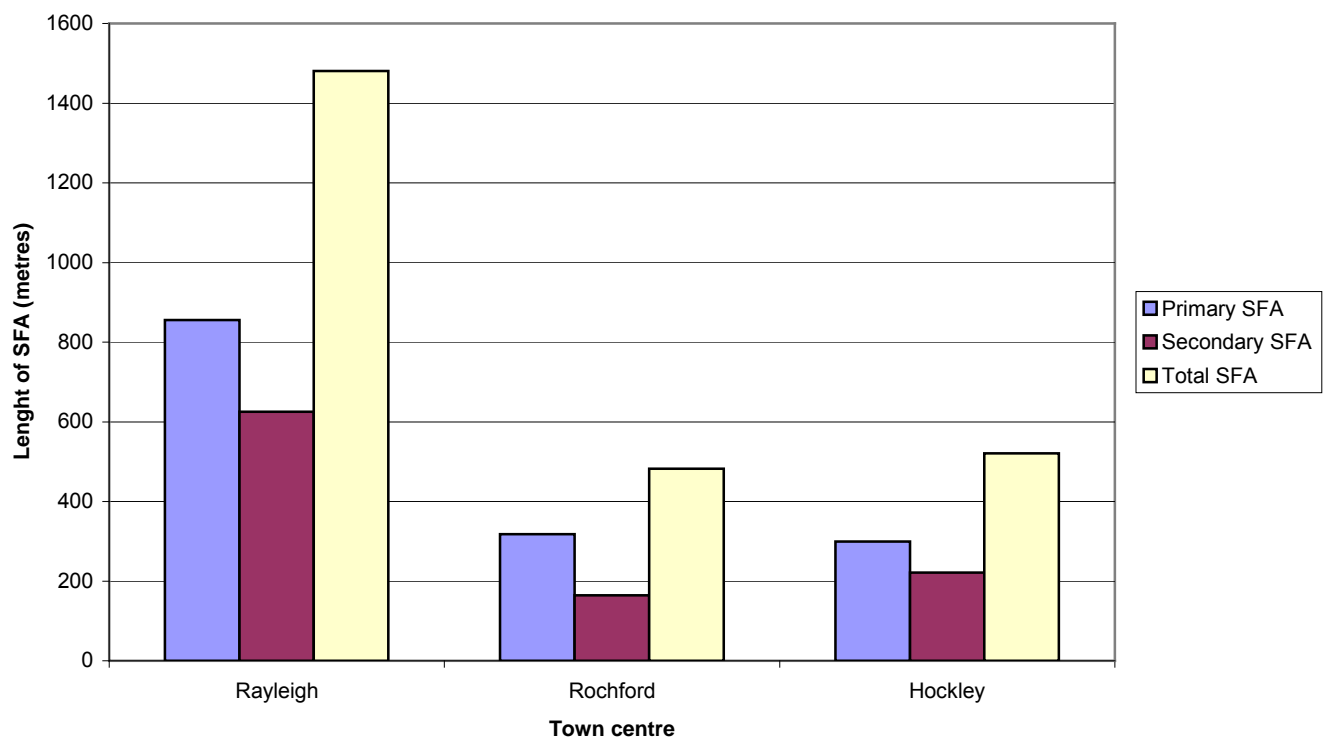
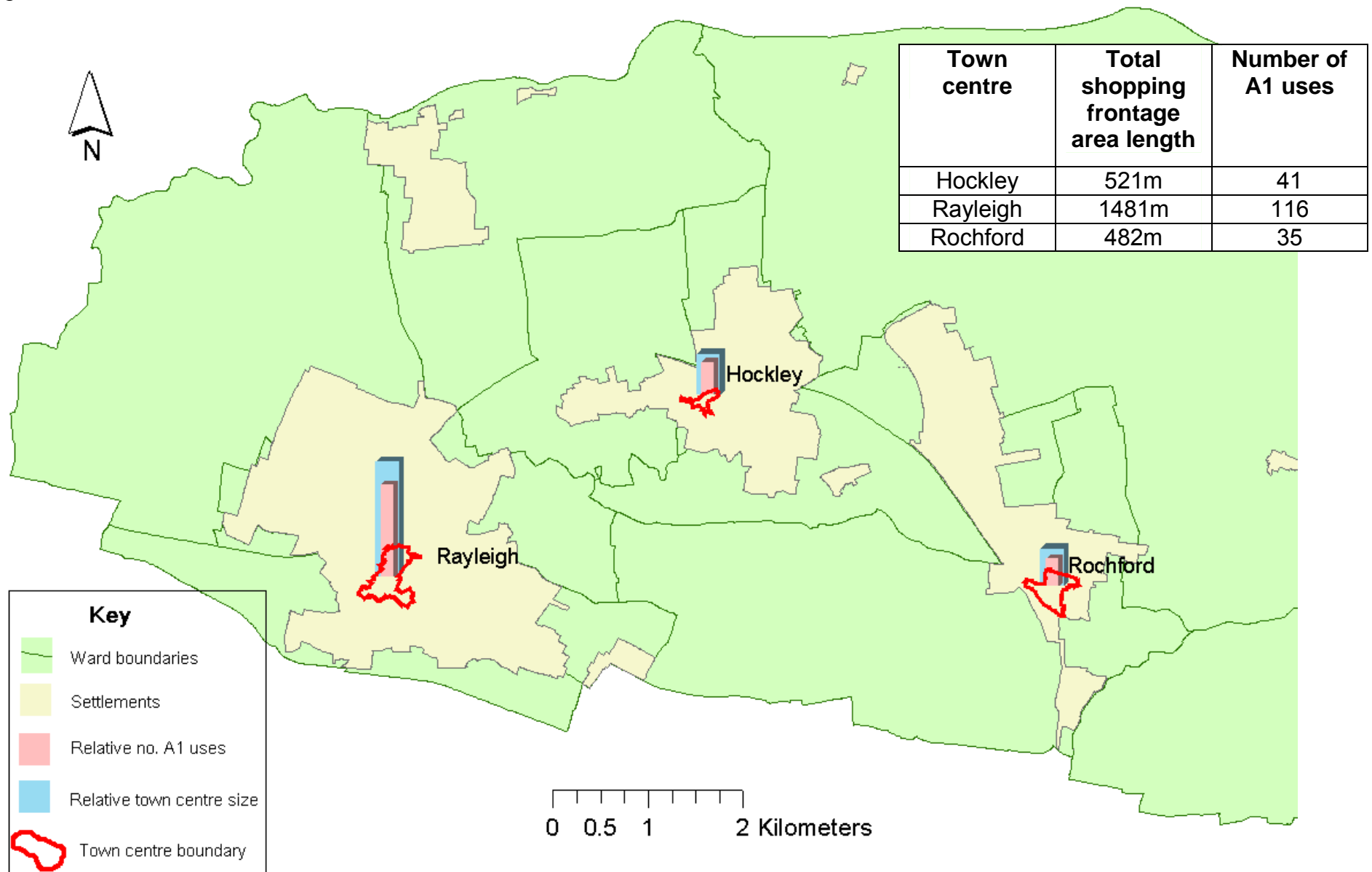


Figure 7.2 on the following page shows the location of the town centres in the District, their size in terms of frontage length, and the relative number of A1 (retail) uses contained within them.

Figure 7.2 – Town centre locations and size



ACCESS TO SERVICES

The distribution of services across the District is uneven and consequently the access to services for people varies dependent on where in the District they live.

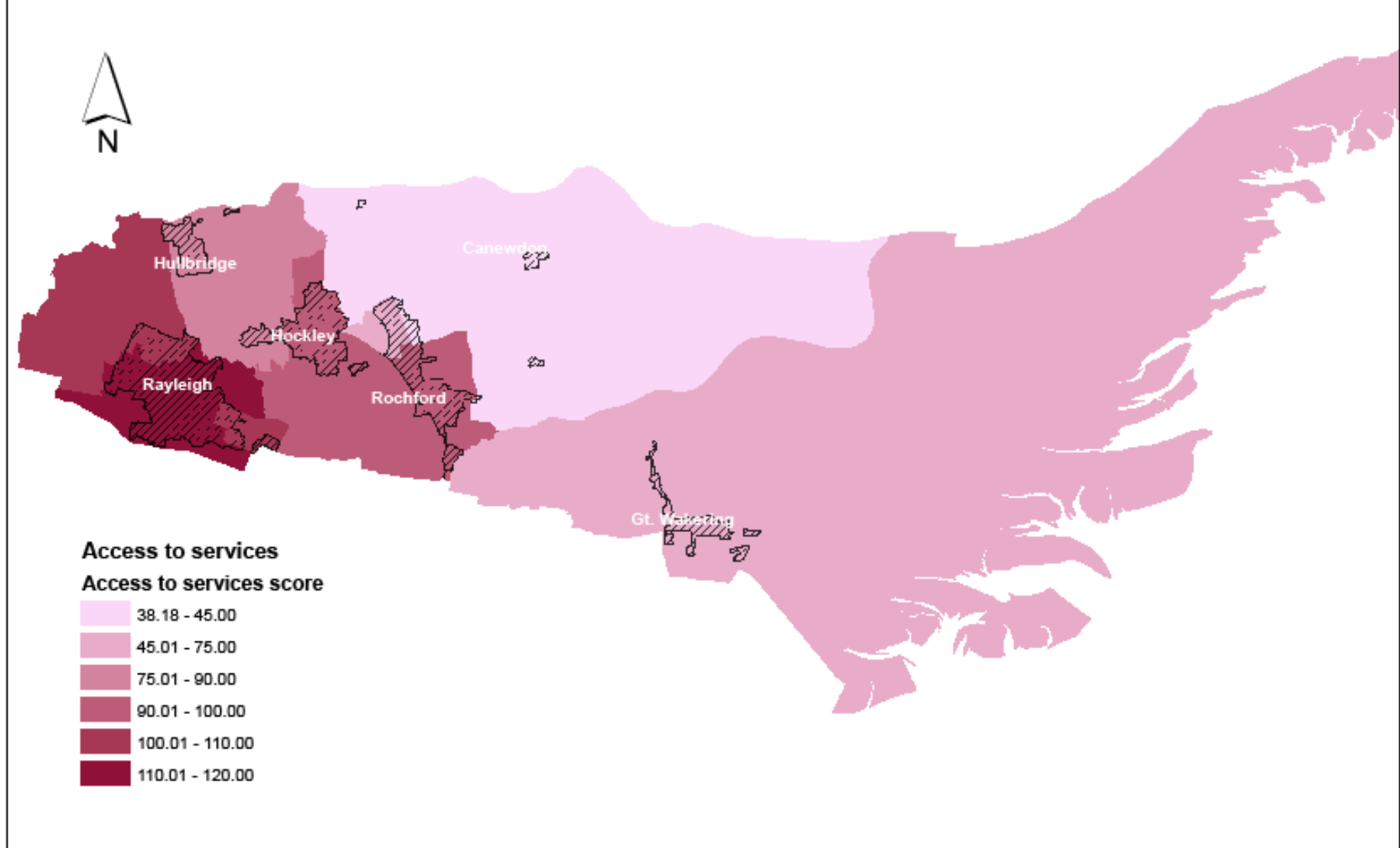
Table 7.1 below shows the access to services scores for the various Wards that make up the District (Source: Local Futures Group).

Ward	Proportion of households, in 2005, within 2km of:							Access to services	Access to services rank (out of 8850)
	Bank or building society	Post office	Cash point	Doctor	Primary School	Secondary School	Supermarket		
Grange	100	100	100	100	100	100	100	113.08	1
Rayleigh Central	100	100	100	100	100	100	100	113.08	1
Trinity	100	100	100	100	100	100	100	113.08	1
Wheatley	100	100	100	100	100	100	100	113.08	1
Sweyne Park	100	100	100	100	100	100	97.93	112.83	984
Whitehouse	100	100	100	100	100	98.79	100	112.05	1226
Lodge	100	100	100	95.21	100	87.91	100	103.86	2234
Downhall and Rawreth	76.51	96.85	100	96.91	99.10	91.06	86.49	100.30	2561
Hockley Central	100	100	100	100	100	100	100	96.67	3027
Hawkwell West	98.53	100	100	99.87	100	100	100	96.46	3613
Hawkwell South	97.74	100	100	100	100	99.33	98.46	96.10	3757
Hockley North	98.86	100	100	100	100	97.60	98.86	95.93	3799
Rochford	99.64	100	100	100	100	77.32	81.28	91.40	4384
Hockley West	99.07	100	100	50.40	100	68.17	99.73	87.09	4683
Hullbridge	21.22	99.50	100	99.89	100	20.72	97.26	75.11	5342
Hawkwell North	3.55	99.02	100	100	100	100	100	72.93	5419
Foulness and Great Wakering	1.29	97.12	96.56	96.48	96.65	3.78	92.91	67.11	5639
Barling and Sutton	2.47	64.38	44.79	73.42	96.71	5.62	43.84	45.28	6236
Ashingdon and Canewdon	9.09	82.36	49.17	47.74	91.39	43.47	39.31	38.18	6470
Rochford District	73.55	97.88	95.97	95.01	99.21	77.63	92.36	111.64	154 out of 354

From the above it is clear that access to services is best in Rayleigh, with the eight Wards that constitute Rayleigh being ranked the eight highest ranked. In addition, since the calculation of figures in 2005 a new leisure centre and a retail foodstore have opened in Downhall and Rawreth Ward. In general terms, there is a decline in access to services from west to east.

Figure 7.3 on the following page maps access to services scores across the District.

Figure 7.3 – Access to services



RETAIL

In 2006-07 retail development completed was as outlined in Table 7.1 below:

	Retail floor space completed 06-07 (m ²)	Of which on previously developed land (m ² / %)
Town centre	1131	1131 / 100%
Edge of centre	0	0
Out of centre	0	0
Out of town	0	0
TOTAL	1131	1131 / 100%

Table 7.2 – Retail development

Outstanding retail development yet to be completed in 2006-2007 was as outlined in Table 7.2 below:

	Outstanding retail floor space 06-07 (m ²)	Of which on previously developed land (m ² / %)
Town centre	287 / 11%	287 / 100%
Edge of centre	0	0
Out of centre	0	0
Out of town	2403 / 89%	2403 / 100%
TOTAL	2690	2690 / 100%

Table 7.3 – Outstanding retail development

PRIMARY AND SECONDARY SHOPPING FRONTAGE AREAS

Rochford District Replacement Local Plan 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

The most recent survey of the Primary and Secondary Shopping Frontage Areas within the Rochford District was conducted during the end of July and August 2006. Information was included on this study in the last AMR, please refer to AMR 2005-2006 for further details.

FINANCIAL AND PROFESSIONAL SERVICES (A2 OF USE CLASS ORDER)

In 2006-2007 financial and professional service development completed, overall and in town centres, was as outlined in Table 7.4 below:

Total financial and professional floor space completed 06-07 (m ²)	0
Total financial and professional floor space outstanding 06-07 (m ²)	0
Financial and professional floor space completed in town centres 06-07 (m ²)	0
Financial and professional floor space outstanding in town centres 06-07 (m ²)	0

Table 7.4 – Financial and professional services

OFFICES (B1a OF USE CLASS ORDER)

In 2006-2007 office development completed, overall and in town centres, was as outlined in Table 7.5 below:

Total office floor space completed 06-07 (m ²)	0
Total office floor space outstanding 06-07 (m ²)	1548
Office floor space completed in town centres 06-07 (m ²)	0
Office floor space outstanding in town centres 06-07 (m ²)	0

Table 7.5 – Office development

LEISURE DEVELOPMENT

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.

In 2006-07 leisure development completed and outstanding, in town centres and overall, was as outlined in Table 7.6 below:

Total leisure floor space completed 06-07 (m ²)	3100
Total leisure floor space outstanding 06-07 (m ²)	1000
Leisure floor space completed in town centres 06-07 (m ²)	0
Leisure floor space outstanding in town centres 06-07 (m ²)	0

Table 7.6 - 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 7.7 - Open space managed to Green Flag Award standard

8 Transport

VEHICLE PARKING STANDARDS

Policy TP8 of the Rochford District Replacement Local Plan (adopted June 2006) sets out the Council's policy on Car Parking Standards. This is supported by Supplementary Planning Document (SPD) 5 – Vehicle Parking Standards (adopted January 2007). The SPD provides more detail on the parking requirements for different use classes, and provides additional information on the design of parking, standards for cycles, powered-two-wheelers (PTWs) and disabled parking provision. The provision of vehicle parking on new developments during the monitoring year is shown below.

Provision of car parking on new non-residential development sites (Use classes A, B and D)

Table 8.1 – Provision of car parking on completed development

	Car Parking Provided	PPG13 Maximum Standard / Rochford District Replacement Local Plan and SPD5 Standard	PPG13 Rigorous Standard
B1 Business			
ROC/0482/06 Convert existing building into 10 units 8x industrial 2x offices 34 Star Lane Ind Estate Star Lane Gt Wakering	57	62.9	44.9
ROC/0567/06 Change of use agricultural to industrial Redundant Farm Building Pond Chase Nursery Folly Lane	38	37.33	26.7
B1 – B8 use			
ROC/1004/04 Light industrial and storage The Mousery, Beeches Road	67	B1-B8 use - no standard available as not specific use	B1-B8 use - no standard available as not specific use
A1 Retail			
ROC/0332/05 Mixed Development consisting 3 Blocks: A) Supermarket, library, 3 shops and 42 flats	225	Below EERA Threshold 25,000 population	Below EERA Threshold 25,000 population

B) 34 Sheltered flats and 3 shops C) 73 flats Land North of Market Square/West Street Rochford			
D2 Assembly and Leisure			
ROC/0677/04/REM New Sports Centre Park School, Rawreth Lane	100	141	100

ACCESSIBILITY

Planning Policy Statement 1 states that development should be planned in a sustainable manner helping to address the causes of climate change through the location and design of development, reducing the need to travel by private car. Locating development so that local shops and services and employment opportunities can be accessed through sustainable modes of travel is key to achieving this. The amount of new residential development during the monitoring years that is within 30 minutes public transport time of essential services is shown below in Table 8.2.

Table 8.2 – Accessibility of services from new development

	Total Net Residential Completions	Number within 30 minutes public transport time	Percentage within 30 minutes public transport time
General Practitioner (GP)	449	430	95.77
Hospital	449	282	62.81
Primary school	449	282	62.81
Secondary school	449	430	95.77
Areas of employment	449	429	95.55
Major retail centre	449	422	93.99

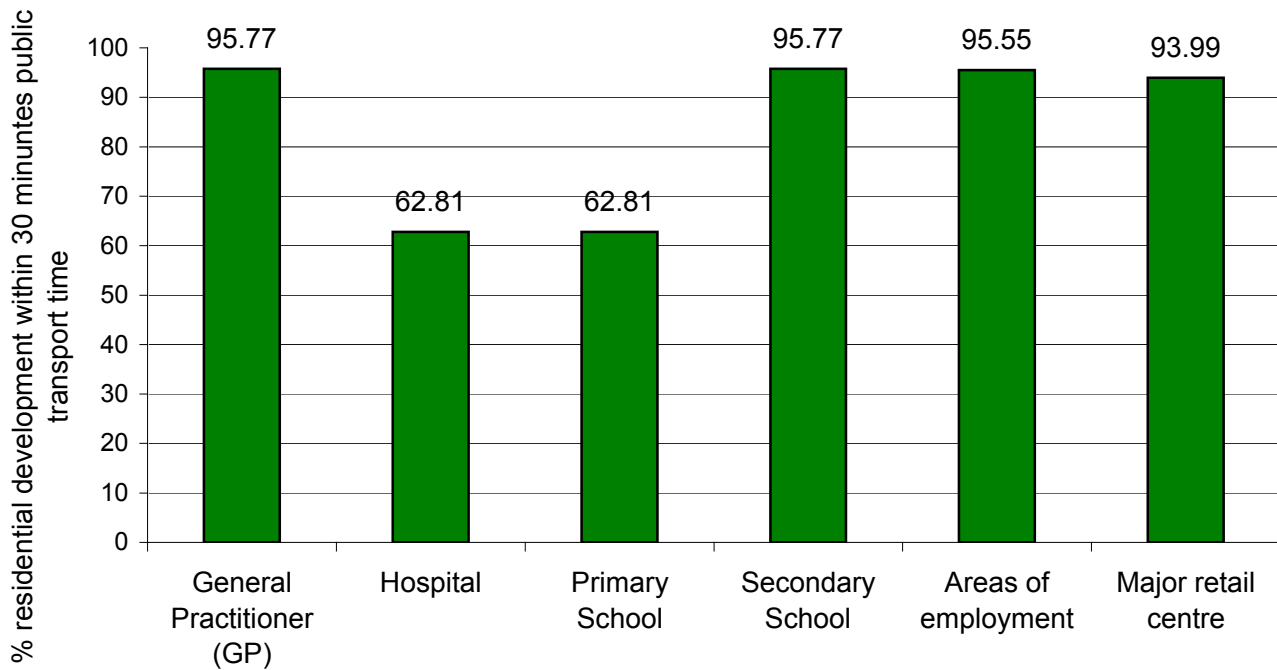


Figure 8.1 Accessibility of services from new development

The majority of development is within 30 minutes public transport time of the majority of services. However, this is a relatively simplistic method of measuring the accessibility of services by forms of transport other than the private car. It is important that the accessibility of services from new development, along with enabling people to reduce the need to travel by private car in general, is given considerable consideration in the planning process. This presents a particular challenge to Rochford District with its rural areas and high-levels of car ownership.

9 Flood protection and water quality

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

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

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

FLOOD RISK

The Thames Gateway South Essex Strategic Flood Risk Assessment produced in November 2006 aims to identify and address flooding issues from a high-level viewpoint. The study is of significant use in strategic planning, assisting with the application of the sequential test, and outlining the main hazard zones within the district. The report forms part of the Local Development Framework evidence base.

In 2006-2007 the Environment Agency objected to 8 planning applications and 1 application for a Lawful Development Certificate submitted to Rochford District Council on the grounds of flood risk.

Of the 8 planning applications objected to, the Council approved 4 and resolved to approve 1. The Lawful Development Certificate was accepted. See also Table 9.1.

Details of the applications approved / accepted are as follows:

Reference:	06/00375/COU
Address:	Land Opposite Homestead Southend Road Great Wakering
Development:	Change of Use from Agricultural Land to Recreational Uses.(this land to form part of an 18 Hole Golf Course with ancillary development the majority of which is located within Southend Borough Council SOS/06/00520/FUL).
Environment Agency Comments:	<ul style="list-style-type: none">• Adverse Impact on Surface Water Run-Off
Reason for approval contrary to Environment Agency advice:	EA objection withdrawn

Reference:	06/00520/FUL
Address:	Land North Of 71 - 89 Seaview Drive Great Wakering
Development:	Erection of 23 Dwellings 8 x 4 - Bed, 15 x 3 - Bed. All Dwellings are Detached some have Linked Garages and All are Two Storey. (This Application Proposes Alternative House Types to Those Approved Under ROC/178/85 which gave Consent on 03/07/85 for 31 Houses and Access Road. Some of the Dwellings and the Road Layout of ROC/178/85 have been Implemented at the Site, the Remainder of the Plots are to be Built Out in Accordance with the Details of this Submission).
Environment Agency Comments:	<ul style="list-style-type: none"> • Unsatisfactory FRA Submitted
Reason for approval contrary to Environment Agency advice:	Existing extant permission for similar development on site.

Reference:	06/00943/FUL
Address:	Land North Of Smithers Chase Sutton Road Rochford
Development:	Creation of Three Training Pitches, One All Weather Floodlit Training Pitch (8 x 12m Columns) A Flood Attenuation Pond and Surface Car Park of 454 Spaces 34 x 8m Columns
Environment Agency Comments:	<ul style="list-style-type: none"> • Loss of Flood Storage
Reason for approval contrary to Environment Agency advice:	Application is part of the proposed new football stadium development. The Council have resolved to approve the application and it has been deferred to the Secretary of State to determine. The Council have requested that a condition is imposed on any approval requiring details of flood attenuation measures to be submitted to the Council and for such measures, as agreed by the Council in consultation with the Environment Agency, to be implemented.

Reference:	06/00970/FUL
Address:	Pickerels Farm Highlands Road Rawreth
Development:	Internal and External Alterations to Convert Existing Barn Into Agricultural Workers Dwelling
Environment Agency Comments:	<ul style="list-style-type: none"> • Insufficient Info - Flood Risk
Reason for approval contrary to Environment Agency advice:	Conditions imposed on approval to overcome EA objections

Reference:	07/00108/FUL
Address:	37 Sutton Court Drive Rochford
Development:	Extend Roof Half Hip to Gable For Rooms in Roof With Dormers Front and Rear
Environment Agency Comments:	<ul style="list-style-type: none"> • Insufficient Info - Flood Risk • Unsatisfactory FRA/FCA Submitted
Reason for approval contrary to Environment Agency advice:	EA objection withdrawn

Reference:	07/00153/LDC
Address:	Riverside Village Holiday Park Creeksea Road Canewdon
Development:	Application for Certificate of Lawfulness for use of one Unit for Manager/Warden Accommodation
Environment Agency Comments:	<ul style="list-style-type: none"> • Risk to the Development
Reason for approval contrary to Environment Agency advice:	Application sought a Lawful Development Certificate (LDC) on the basis that use had been in place for 10 or more years. The Local Planning Authority is not able to have regard to planning considerations when determining LDCs

Table 9.1 – Performance relative to flood protection targets

	Applications approved / resolved to be approved / accepted contrary to Environment Agency advice on flooding
TARGET	0
ACTUAL	6

In all cases where applications were approved / accepted despite the Environment Agency's initial objection, the Local Planning Authority had sound reasons for allowing 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 2006-2007 the EA objected to no planning applications submitted to Rochford District Council on the grounds of impact on water quality.

Table 9.2 – Performance relative to water quality targets

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

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. There were no objections to planning applications on the grounds of water quality in the year on which to make an assessment on how such objections are handled.

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%	-

Table 10.1 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.

WALLASEA WETLANDS

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 through the construction of a secondary seawall and breaching of the existing sea wall.

In July 2006 a large wetland habitat was created when the seawall was breached 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. For further information please refer to Rochford District Council's 2005-2006 Annual Monitoring Report.

LOCAL WILDLIFE SITES REVIEW

Essex Ecology Services Ltd (EECOS) was commissioned by Rochford District Council to review the Local Wildlife Site network for the District. EECOS produced a report which summarises the results of the review and presents a proposed Local Wildlife Sites Register. This was subjected to public consultation. A more detailed report is expected at the end of 2007 / early 2008. This will explain the methodologies and processes that have been followed and will consider broader ecological issues affecting the district, including the possibility of identifying green corridors and links between Local Wildlife Sites and other key conservation and landscape areas within and around the District. The reports from EECOS will be used as the evidence base for a Supplementary Planning Document on Local Wildlife Sites that the Council intend to produce and adopt.

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.

RENEWABLE ENERGY IN THE DISTRICT

In the year 2006-07 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.

Table 11.1 – Renewable energy development

Planning permissions for installations of renewable energy sources granted 2006-07:	0
Known renewable energy sources implemented 2006-07:	0

Relevant Policies: UT3 – Renewable Energy

Performance: Policy UT3 of the Replacement Local Plan aims to promote the development of renewable sources of energy. This issue is also included as a core strategy policy in the Replacement Local Plan, and as such 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. This may, for example, involve the adopted of a 'Merton Rule' style policy whereby new developments are required to reduce carbon dioxide emissions by ensuring a promotion of the energy they use is from on-site renewable sources.

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 2006 and 31st March 2007 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 being found by the Planning Inspectorate to be in accordance with national planning policy.

APPEAL OUTCOMES

Of the 55 appeal applications determined in 2006-2007, 44 were against refusals of planning applications or conditions imposed on approvals and 11 against Enforcement Notices.

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 are not felt to be so contentious or to have such a large scale impact as to warrant being reported to Development Control 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, else the decision is issued in accordance with the recommendation.

Table 12.1 breaks down the appeals determined in 2006-2007 against refusals of planning permission / conditions by their outcomes. Figure 12.1 illustrates the proportion of appeals dismissed, allowed and withdrawn.

Table 12.1 - Outcome of development control appeals

Appeals against development control decisions	44
Allowed	12
Dismissed	28
Withdrawn	4

Figure 12.1 Breakdown of appeal outcomes

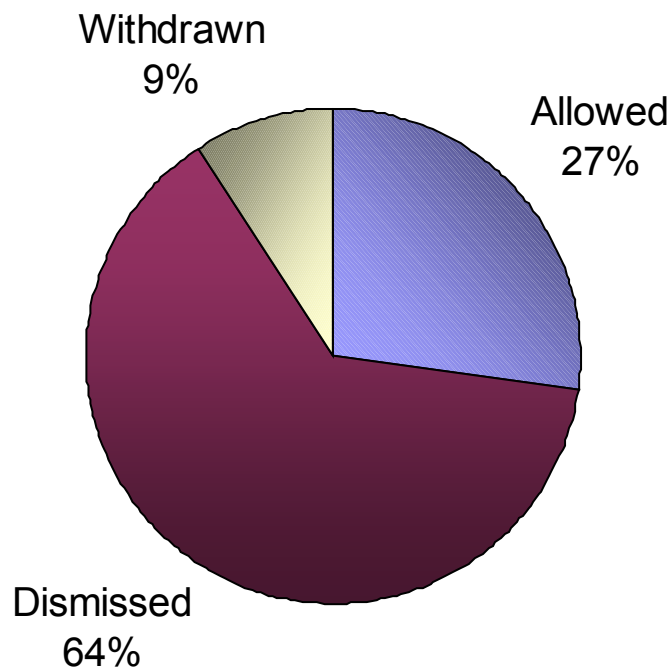


Table 12.2 compares the outcome of planning applications determined by Delegated Powers (Delegated Items) and those by Members (Scheduled Items).

Table 12.2 – Comparison of planning application outcomes

	Delegated Items	Scheduled Items
Determined 2006/07	21	23
Allowed	6	6
Dismissed	12	16
Withdrawn	3	1

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

Figure 12.2 Appeal outcomes, 2006-07, of delegated items

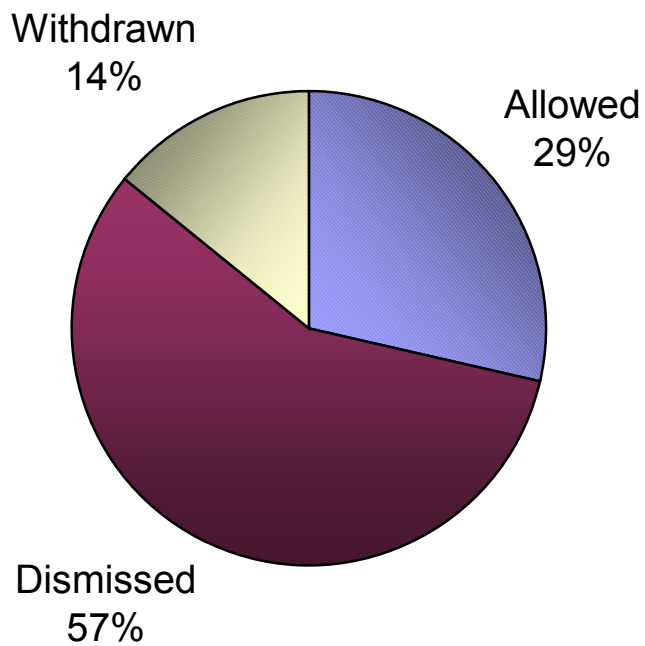
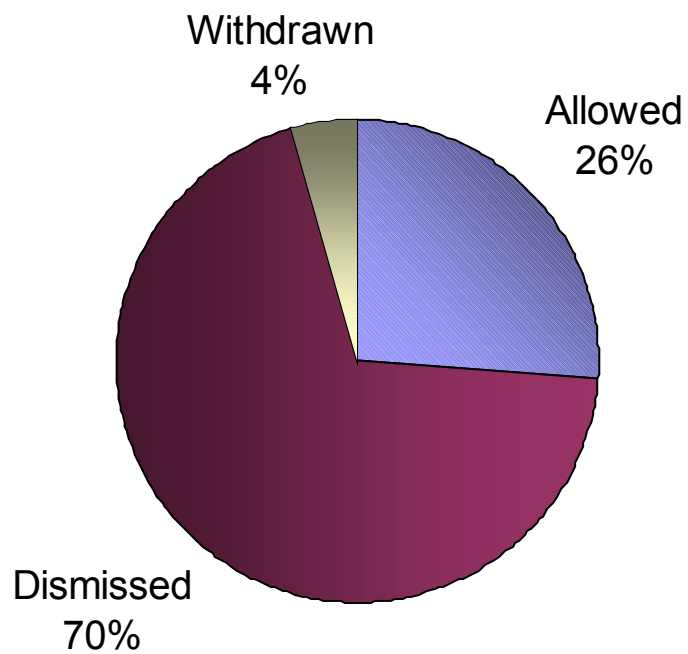


Figure 12.3 Appeal outcomes, 2006-07, of scheduled items



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 23 scheduled items that were appealed, 7 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	2	4
Dismissed	14	2
Withdrawn	0	1

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.

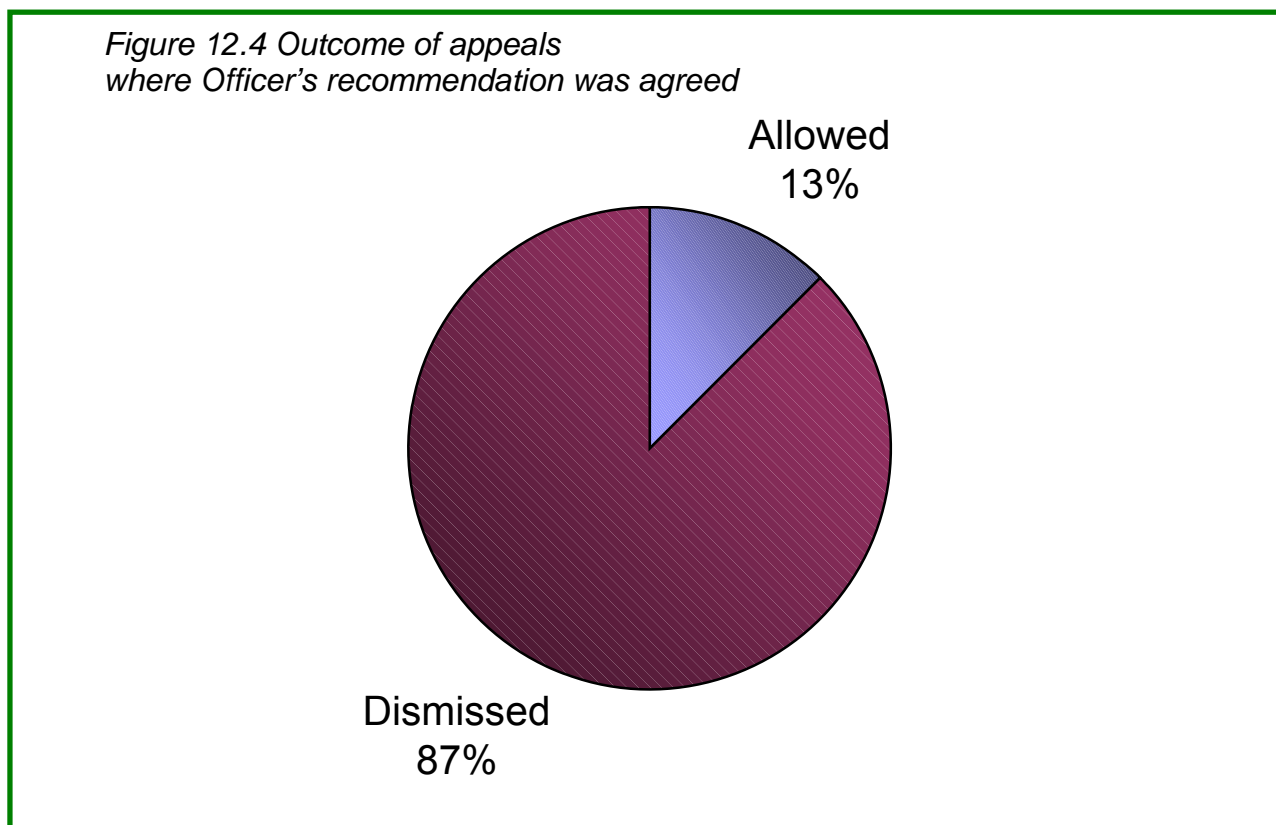
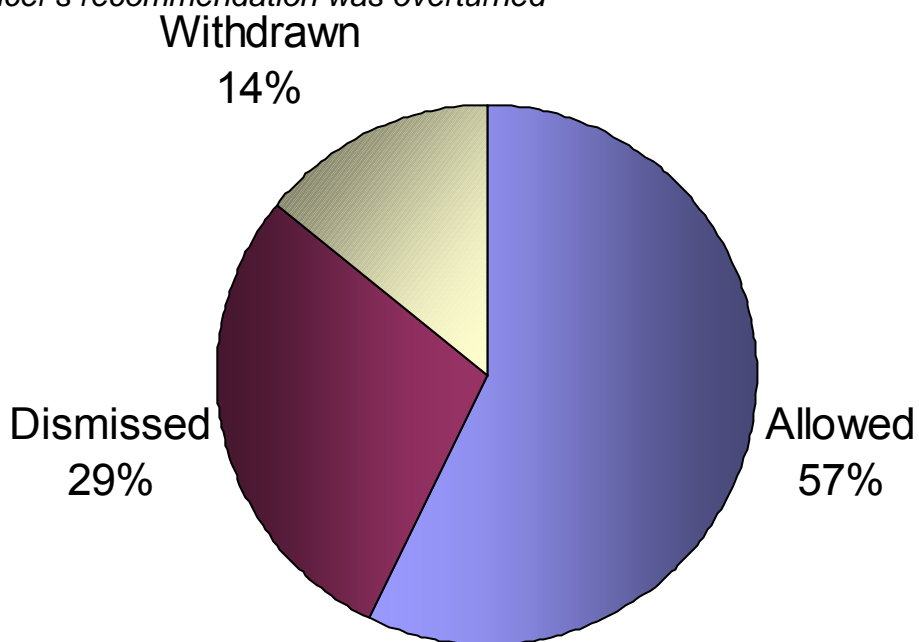


Figure 12.5 Outcome of appeals where Officer's recommendation was overturned



APPEAL OUTCOMES ANALYSIS

In the case of appeals that were determined in the year 2006-2007, the majority of the decisions made by Rochford District Council were upheld.

The proportion of delegated refusals allowed on appeal this year (29%) represents a significant increase on 2004-5 and 2005-06 figures of 18% and 5%, respectively.

Issues that arose as part of the appeals process that caused applications to be allowed included the following:

- The Planning Inspectorate cited the lack of alternative sites available for Gypsy and Traveller needs in allowing an appeal for the stationing of a caravan in the Green Belt.
- On occasions the Planning Inspectorate was prepared to allow an application for a vehicular crossing despite objections on the grounds of safety and highway efficiency from Essex County Council Highways.
- Most planning applications allowed on appeal were allowed due to the Planning Inspectorate giving different weight to the issues involved, rather than the Local Planning Authority's policies being found to be flawed.

Applications appealed which were recommended for approval by Officers but refused by Members were more likely to be allowed than any other type of application.

POLICY IMPLICATIONS

The appeal applications determined in 2006-2007 comprised a variety of development on a number of different land allocations. Therefore, a number of the Local Planning Authority's policies contained within the Replacement Local Plan were tested.

As stated above, appeals that were allowed tended to be those where the Planning Inspectorate decided to give a different weight to one of the issues involved, for example, the setting of a listed building over the openness of the Green Belt. However, one issue that was highlighted through the appeals process that is relevant to the Council's planning policies is the need to have a revised policy on Gypsy and Traveller sites that has regard to need.

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

Appendix A – Housing development site list

Reference	Location	Total capacity (gross)	Completions in year (gross)	Outstanding units (gross)	Actual losses	Potential losses
ROC/0268/95	Rochelles Farm Lower Road	1	0	0	1	0
ROC/0364/95	Longfield Goat Centre Lower Road	1	1	1	0	0
ROC/0468/96	Glazebrook Farm Canewdon Road	1	0	0	1	0
ROC/0439/97	Gusli Lower Road	1	0	0	1	0
ROC/0046/03	Lillyville Granville Road	1	0	0	1	0
ROC/0163/01	Pudsey Hall Cottage Pudsey Hall lane	1	1	1	0	0
ROC/1133/02	Luxway Ulverston Road	1	1	1	0	0
ROC/0688/03	Streamside Radnor Road Ashington	1	0	0	1	0
ROC/0427/05	Brickhouse Farm Fambridge Road Ashington	1	0	0	1	0
ROC/0369/05	Briardene Ethelbert Road Rochford	1	0	0	1	0
ROC/0397/06	Orchard Cottage The Chase East End Paglesham	1	0	0	1	0
ROC/0193/06	Lion House Creeksea Road	1	0	0	1	0

Reference	Location	Total capacity (gross)	Completions in year (gross)	Outstanding units (gross)	Actual losses	Potential losses
	Canewdon					
ROC/0039/04	The Anchor Fambridge Road	13	13	13	0	0
	Ashingdon					
ROC/0797/03	Mission Hall, Little Wakering Road	1	1	1	0	0
ROC/0305/06	204 Little Wakering Rd Gt Wakering	1	0	0	1	0
ROC/0249/06	Land adj 47 Church Rd Barling Magna	1	0	0	1	0
ROC/0009/07	Burtons Farm Barling Road	1	0	0	1	0
ROC/0165/06	The Forge Nurseries Church Road Rawreth	1	0	0	1	0
ROC/0970/06	Pickerels Farm Highlands Road Rawreth	1	0	0	1	0
ROC/0157/01	Brookfields, Church Road	1	0	0	1	0
ROC/0242/03	4 Old London Road Rawreth	1	0	0	1	0
ROC/0476/05	2 London Road Rawreth	1	0	0	1	0
ROC/0082/06	Land adj 76 Hullbridge Road Rayleigh	1	0	0	1	0
ROC/0403/06	4 Hooley Drive Rayleigh	1	0	0	1	0
ROC/0082/07	40 Hambro Ave Rayleigh	1	0	0	1	0
ROC/0693/05	Land rear of 50 & 56 Hullbridge Road Rayleigh	2	0	0	2	0

Reference	Location	Total capacity (gross)	Completions in year (gross)	Outstanding units (gross)	Actual losses	Potential losses
ROC/0692/05	Land rear of 50-56 Hullbridge Road Rayleigh	3	0	0	3	0
ROC/0255/05	Park School Rawreth Lane Rayleigh	42	42	42	0	0
ROC/0491/05	Quest End 37 Rawreth Lane Rayleigh	13	0	0	13	0
ROC/0255/05	Park School Rawreth Lane Rayleigh	86	67	81	5	0
ROC/0124/91	Adj 60 High Street Great Wakering	1	0	0	1	0
ROC/0635/03	6 Barling Road	1	1	1	0	0
ROC/0172/04	2 Barling Road Great Wakering	1	1	1	0	0
ROC/0632/04	18 Barling Road Great Wakering	1	1	1	0	0
ROC/0274/05	land between 42 & 44 Little Wakering Road Great Wakering	1	0	0	1	0
ROC/0126/06	Rear of 132-134 New Rd Great Wakering	1	0	0	1	0
ROC/0431/06	16 White Hall lane Great Wakering	1	0	0	1	0
ROC/0294/06	4 Barling Rd Great Wakering	1	0	0	1	0
ROC/0681/06	52A Alexandra Road Great Wakering	1	0	0	1	0
ROC/0748/04	Homeliagh	2	2	2	0	0

Reference	Location	Total capacity (gross)	Completions in year (gross)	Outstanding units (gross)	Actual losses	Potential losses
	Chapel Lane Great Wakering					
ROC/0134/04	254 High Street Great Wakering	5	0	0	5	0
ROC/0992/05	Land east side junction of Twyford Ave & Mercer Ave Great Wakering	2	2	2	0	0
ROC/0685/04	Service Garage Southend Road Great Wakering	23	0	0	23	0
ROC/0520/06	Land north 71-89 Seaview Drive Great Wakering	23	0	0	23	0
ROC/0953/02	13 Cheapside East Rayleigh	2	2	2	0	1
ROC/1087/02	11 Marina Avenue Rayleigh	1	1	1	0	0
ROC/0473/03	14 The Approach Rayleigh	4	0	0	4	1
ROC/0869/05	1 Lansdowne Drive Rayleigh	4	0	0	4	0
ROC/0817/05	26 Station Avenue Rayleigh	1	0	0	1	0
ROC/0121/05	99 London Road Rayleigh	1	0	0	1	0
ROC/0444/01	Adj 15 Clifton road Ashingdon	1	1	1	0	0
ROC/0372/04	Magnolia Farm Magnolia Road Hawkwell	1	0	0	1	1
ROC/0358/05	8 Albert Road Ashingdon	1	0	0	1	0

Reference	Location	Total capacity (gross)	Completions in year (gross)	Outstanding units (gross)	Actual losses	Potential losses
ROC/1012/05	25 York Rd Ashingdon	2	1	1	1	0
ROC/0740/05	Colwood The Chase Ashingdon	1	0	0	1	0
ROC/0394/06	23 Albert Road Ashingdon	2	0	0	2	0
ROC/0744/06	23 Albert Road Rochford	2	0	0	2	0
ROC/0686/06	122 Rectory Road Hawkwell	1	0	0	1	0
ROC/0411/06	Land between 46A & 48 Oxford Road Rochford	1	1	1	0	0
ROC/0750/06	41-43 Rectory Road Hawkwell	1	0	0	1	0
ROC/0791/06	35 Eatsbury Avenue Rochford	1	0	0	1	0
ROC/0584/05	Land adj Meadway Wendon Close Rochford	2	0	0	2	0
ROC/0518/06	279-277 Ashingdon Road Rochford	2	0	0	2	0
ROC/1049/03	79 Ashingdon Road Rochford	10	3	10	0	0
ROC/0849/04	111 Ashingdon Road Rochford	14	0	0	14	0
ROC/0521/93	Glencroft, White Hart Lane, Hawkwell	43	0	7	24	0
ROC/0893/02	Adj 63 Hawkwell Park Drive Hawkwell	1	0	0	1	0
ROC/0055/03	87 Victor Gardens Hawkwell	1	1	1	0	0

Reference	Location	Total capacity (gross)	Completions in year (gross)	Outstanding units (gross)	Actual losses	Potential losses
ROC/0335/03	21 High Mead Hawkwell	1	0	0	1	0
ROC/0891/05	7-9 Polplars Avenue Hawkwell	2	2	2	0	2
ROC/0589/05	6 Tudor Way Hawkwell	2	0	0	2	0
ROC/0028/06	Land adj 4 The Westerings Hawkwell	1	1	1	0	0
ROC/0499/06	28 White Hart Lane Hawkwell	1	1	1	0	1
ROC/0968/06	3 The Westerings Hawkwell	1	0	0	1	0
ROC/0407/06	Land r/o 15-17 The Westerings Hawkwell	1	1	1	0	0
ROC/0022/07	Elmdene Ironwell Lane Hawkwell	1	0	0	1	0
ROC/0639/03	R/O 29 Great Eastern Road Hockley	1	0	0	1	0
ROC/0664/03	R/O 2 and 4 Southend Road Plot 4 Hockley	1	1	1	0	0
ROC/0663/04	37 Hawkwell Road Hockley	1	0	0	1	0
ROC/1063/04	20 Southend Road Hockley	1	0	0	1	0
ROC/0355/06	Land adj 66 Woodlands Rd Hockley	1	0	0	1	0
ROC/0528/06	3 Althorpe Close Hockley	1	0	0	1	0
ROC/0477/06	Land R/O 54 Main Rd Hockley	1	0	0	1	0

Reference	Location	Total capacity (gross)	Completions in year (gross)	Outstanding units (gross)	Actual losses	Potential losses
ROC/0659/06	7 Evelyn Rd Hockley	1	1	1	0	1
ROC/0749/04	Land at junction Spa Road Station Approach Hockley	14	14	14	0	0
ROC/0683/87	25 Branksome Avenue Hockley	4	0	3	1	0
ROC/0594/01	Adj Underwood, Etheldore Avenue Hockley	1	1	1	0	0
ROC/0026/03	Adj 46 Malvern Road Hockley	1	1	1	0	0
ROC/0903/03	Waverley, Wood Avenue Hockley	1	1	1	0	0
ROC/1021/02	117 Greensward Lane Hockley	1	0	0	1	0
ROC/0050/05	Aucklands Wood Avenue Hockley	2	0	0	2	0
ROC/0133/05	257 Plumberow Ave Hockley	1	0	0	1	0
ROC/0319/98	Plumberow Cottage, Lower Road Hockley	1	0	0	1	0
ROC/0466/95	74 Folly Lane Hockley	1	0	0	1	0
ROC/0825/03	10 Aldermans Hill Hockley	3	0	0	3	0
ROC/0668/04	Valley View Church Road Hockley	1	0	0	1	0
ROC/0752/04	60 High Road Hockley	1	1	1	0	0

Reference	Location	Total capacity (gross)	Completions in year (gross)	Outstanding units (gross)	Actual losses	Potential losses
ROC/0971/04	58 High Road Hockley	1	0	0	1	0
ROC/0924/05	Eastgate Church Road Hockley	1	1	1	0	0
ROC/0957/05	Land adj Rustlings Folly Chase Hockley	1	0	0	1	0
ROC/0243/06	54 High Rd Hockley	1	0	0	1	0
ROC/0435/06	Goodwood Woodside Road Hockley	1	0	0	1	0
ROC/0397/06	Orchard Cottage Folly Chase Hockley	2	2	2	0	1
ROC/0646/06	Oakfield St Peters Road Hockley	1	0	0	1	1
ROC/1095/06	Westview & Oakhurst Church Road Hockley	8	0	0	8	1
ROC/0412/04	30 Creek View Avenue Hullbridge	1	1	1	0	0
ROC/0573/04	Land adjacent 20 Kingsmans Farm Road Hullbridge	1	0	0	1	0
ROC/0791/04	Land r/o 175-181 Lower Rd Hullbridge	3	0	0	3	0
ROC/0412/06	Willow Pond Farm Lower Road Hockley	1	0	0	1	0

Reference	Location	Total capacity (gross)	Completions in year (gross)	Outstanding units (gross)	Actual losses	Potential losses
ROC/0686/02	Autumn Tide, Pooles Lane Hullbridge	1	0	0	1	0
ROC/1102/02	76 Ferry Road Hullbridge	1	0	0	1	0
ROC/0447/03	Torwood, Kingsway Hullbridge	1	0	0	1	0
ROC/0011/04	Browhead, Kingsmans Farm Road Hullbridge	1	1	1	0	0
ROC/1126/03	234 Ferry Road Hullbridge	5	0	0	5	0
ROC/0932/03	18 Kingsmans Farm Road Hullbridge	1	0	0	1	0
ROC/0109/04	130 Ferry Road Hullbridge	1	0	0	1	0
ROC/0847/05	11 Hilltop Avenue Hullbridge	1	1	1	0	0
ROC/0528/05	10 Kingsmans Farm Road Hullbridge	1	0	0	1	0
ROC/0420/05	181 Lower Road Hullbridge	4	1	3	1	0
ROC/0145/05	37 Grasmere Avenue Hullbridge	1	1	1	0	0
ROC/0419/05	181 Lower Road Hullbridge	2	2	2	0	0
ROC/0388/06	Cedar Lodge Kingsmans Farm Road Hullbridge	1	0	0	1	0
ROC/0609/06	267 Ferry Road Hullbridge	10	0	0	10	0
ROC/0672/06	283 Ferry Road Hullbridge	8	0	0	8	0

Reference	Location	Total capacity (gross)	Completions in year (gross)	Outstanding units (gross)	Actual losses	Potential losses
ROC/1055/06	21 The Drive Hullbridge	2	0	0	2	1
ROC/0982/06	The Groves Wellington Avenue Hullbridge	1	0	0	1	0
ROC/1089/06	101 Ferry Rd Hullbridge	2	0	0	2	0
ROC/0956/74	Adj. The Birches, Sandhill Road	2	0	1	1	0
ROC/0395/00	Adj Mansfield Nurseries, Nore Road	2	1	1	1	0
ROC/1050/04	Land adj Ramblers Lodge Hillside Road Eastwood	2	0	0	2	0
ROC/0771/05	Mansfield Nurseries Eastwood Rise Eastwood	1	1	1	0	0
ROC/0289/06	Mansfield Nurseries Eastwood Rise Eastwood	1	1	1	0	0
ROC/0826/06	Land adjoining Dudulah Eastwood Rise Eastwood	1	0	0	1	0
ROC/0839/02	End of Gloucester Avenue	4	1	3	1	0
ROC/0033/01	61 Rayleigh Avenue	5	0	2	3	0
ROC/0800/03	46 Clarence Road	1	0	0	1	0
ROC/0636/04	Plot 6 61 Rayleigh Avenue Eastwood	1	1	1	0	0
ROC/0407/05	15 Sandhill Road Eastwood	2	0	0	2	0
ROC/0759/04	8 Trinity Road (plot 1)	1	1	1	0	0

Reference	Location	Total capacity (gross)	Completions in year (gross)	Outstanding units (gross)	Actual losses	Potential losses
	Rayleigh					
ROC/0760/04	8 Trinity Road (plot 2) Rayleigh	1	0	0	1	0
ROC/1128/03	Land rear of 7 The Chase Rayleigh	1	0	0	1	0
ROC/0551/05	133 Eastwood Road Rayleigh	2	0	0	2	0
ROC/0078/06	18 Trinity Close Rayleigh	2	2	2	0	1
ROC/0015/02	Potash Garden Centre, 9 Main Road	1	0	0	1	0
ROC/0024/03	8 South Street Rochford	1	0	0	1	0
ROC/0187/04	Land adjacent 115 Southend Road Rochford	1	0	0	1	0
ROC/0684/04	26 Dalys Road Rochford	1	1	1	0	1
ROC/0534/05	73 Sutton Court Drive Rochford	1	1	1	0	0
ROC/0050/06	R/o 26- 28 East Street Rochford	1	1	1	0	0
ROC/0729/03	17 North Street Rochford	2	0	0	2	0
ROC/0117/04	24 Ashingdon Road Rochford	2	2	2	0	1
ROC/0589/04	35-39 West Street Rochford	2	2	2	0	0
ROC/0995/04	41 Oak Road Rochford	2	2	2	0	1
ROC/0752/05	26 East Street Rochford	2	2	2	0	0

Reference	Location	Total capacity (gross)	Completions in year (gross)	Outstanding units (gross)	Actual losses	Potential losses
ROC/0075/06	54 Ashingdon Road Rochford	2	2	2	0	1
ROC/0049/05	Rochford & District Conservative Association Back Lane Rochford	3	0	0	3	0
ROC/0511/05	The Maltings Wier Pond Road Rochford	5	5	5	0	0
ROC/0813/02	50-54 West Street Rochford	8	0	0	8	0
ROC/0995/05	Playground Tilney Ave Rochford	10	0	0	10	0
ROC/0719/06	Land north of Johnson Court North Street Rochford	4	0	0	4	0
ROC/0718/06	Land west of Pollards Close Rochford	14	0	0	14	0
ROC/0219/06	Land adj recreation ground St Marks Field Rochford	30	0	0	30	0
ROC/0732/04	Albert Jones Court Doggetts Close Rochford	16	6	16	0	0
ROC/0926/04	5 Weir Pond Road Rochford	18	18	18	0	0
ROC/0679/05	North of Market Square & west of north Street Rochford	29	29	29	0	0
ROC/0029/04	Land Adj. 21 Ashingdon Road	66	66	66	0	0

Reference	Location	Total capacity (gross)	Completions in year (gross)	Outstanding units (gross)	Actual losses	Potential losses
	Rochford					
ROC/0332/05	Land North of Market Square/West Street West of North Street Rochford	144	115	115	0	0
ROC/0999/04	Land Adjacent 58 Victoria Avenue Rayleigh	4	0	0	4	0
ROC/0170/05	Land between 53 & 65 Victoria Ave Rayleigh	4	4	4	0	0
ROC/0312/06	206 London road Rayleigh	2	0	0	2	0
ROC/0649/06	Land rear of 42 Pearsons Avenue Rayleigh	1	1	1	0	0
ROC/0048/79	Fairview and Homestead, Hockley Road Rayleigh	86	0	0	86	0
ROC/0834/03	27 Uplands Road Rayleigh	1	0	0	1	0
ROC/0371/06	Land adj 4 Byford Close Rayleigh	1	0	0	1	0
ROC/0952/06	44 Helena Road Rayleigh	2	0	0	2	0
ROC/0083/03	36 High Road Rayleigh	1	0	0	1	0
ROC/0768/04	Land adj 20 Hockley Road Rayleigh	1	0	0	1	0
ROC/0720/03	Land at rear of 32 Crown Hill Adj to 4 The Bailey Rayleigh	1	0	0	1	0
ROC/0033/06	Rosedale Gladstone Gardens Rayleigh	1	0	0	1	0

Reference	Location	Total capacity (gross)	Completions in year (gross)	Outstanding units (gross)	Actual losses	Potential losses
ROC/0077/06	34 Station Road Rayleigh	1	0	0	1	0
ROC/0182/06	Gladstone Villa Gladstone Gardens Rayleigh	1	0	0	1	0
ROC/0137/06	44 Great Wheatley Road Rayleigh	1	1	1	0	1
ROC/0395/06	45 High Mead Rayleigh	1	1	1	0	0
ROC/0414/06	28 Station Crescent Rayleigh	2	0	0	2	0
ROC/0765/04	36 High Road Rayleigh	3	0	0	3	0
ROC/0083/07	Treetops Hillview Road Rayleigh	3	0	0	3	0
ROC/0387/04	24 High Road Rayleigh	4	0	0	4	0
ROC/0899/05	156-158 High Street Rayleigh	9	0	0	9	0
ROC/0446/05	Land rear of 91 High St Rayleigh	15	0	0	15	0
ROC/0206/06	36 Hockley Road Rayleigh	20	0	0	20	0
ROC/0590/05	46 to 52 Crown Hill Rayleigh	24	0	0	24	3
ROC/0867/03	Between 63-73 Nevern Road Rayleigh	1	0	0	1	0
ROC/0013/05	154 Eastwood Road Rayleigh	1	0	0	1	0

Reference	Location	Total capacity (gross)	Completions in year (gross)	Outstanding units (gross)	Actual losses	Potential losses
ROC/0765/05	Rear of 41-43 Daws Heath Road Rayleigh	1	0	0	1	0
ROC/0746/05	Rear of 8 Woodlands Close Rayleigh	1	1	1	0	0
ROC/0056/06	42-46 Eastwood Road Rayleigh	1	0	0	1	0
ROC/0279/06	Rear of 5 Daws Heath Road Rayleigh	2	2	2	0	0
roc/1114/06	174 Eastwood Road Rayleigh	2	0	0	2	0
ROC/0551/04	170 Daws Heath Road Rayleigh	3	0	0	3	1
ROC/0080/06	9 Castle Road Rayleigh	3	3	3	0	1
ROC/0077/05	5 Daws Heath Road Rayleigh	6	6	6	0	0
ROC/0779/06	Land R/O 4-6 Eastwood Rd Rayleigh	8	0	0	8	0
ROC/0514/05	154 Eastwood Road Rayleigh	6	0	0	6	0
ROC/0028/05	178 Daws Heath Road 7 land R/O 76 Wyburns Avenue Rayleigh	16	16	16	0	1
ROC/0522/05	Land East of 154 Eastwood Road Rayleigh	18	0	0	18	0
ROC/0701/04	64 Little Wakering Road	0	0	0	0	1

Appendix B – Housing trajectory site list

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.

Reference	Location	Status	Projected Year and Number of Completions								
			2007-08	2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Post 2015
ROC/0491/05	Quest End 37 Rawreth Lane Rayleigh	Under Construction	12								
ROC/0473/03	14 The Approach Rayliegh	Under Construction	4								
ROC/0551/04	170 Daws Heath Road	Under Construction	3								
ROC/0242/03	4 Old London Road	Under Construction	1								
ROC/0372/04	Magnolia Farm Magnolia Road Hawkwell	Under Construction	1								
ROC/0048/79	Fairview and Homestead, Hockley Road	Under Construction									
ROC/0219/06	Land adj recreation ground St Marks Field Rochford	Under Construction	30								
ROC/0521/93	Glencroft, White Hart Lane, Hawkwell	Under Construction				24					

			Projected Year and Number of Completions								
			2007-08	2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Post 2015
ROC/0970/06	Pickerels Farm Highlands Rd Rawreth	Under Construction	1								
ROC/0124/91	Adj 60 High Street	Under Construction			1						
ROC/0121/05	99 London Road Rayleigh	Under Construction	1								
ROC/0639/03	R/O 29 Great Eastern Road	Under Construction	1								
ROC/0683/87	25 Branksome Avenue	Under Construction			1						
ROC/1021/02	117 Greensward Lane	Under Construction		1							
ROC/0133/05	257 Plumberow Ave Hockley	Under Construction	1								
ROC/0319/98	Plumberow Cottage, Lower Road	Under Construction		1							
ROC/0466/95	74 Folly Lane	Under Construction	1								
ROC/0957/05	Land adj Rustlings Folly Chase Hockley	Under Construction		1							
ROC/1102/02	76 Ferry Road Hullbridge	Under Construction		1							
ROC/0420/05	181 Lower Road Hullbridge	Under Construction	1								
ROC/0956/74	Adj. The Birches, Sandhill Road	Under Construction			1						

			Projected Year and Number of Completions								
			2007-08	2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Post 2015
ROC/0395/00	Adj Mansfield Nurseries, Nore Road	Under Construction			1						
ROC/0839/02	End of Gloucester Avenue	Under Construction		1							
ROC/0800/03	46 Clarence Road	Under Construction		1							
ROC/0834/03	27 Uplands Road	Under Construction		1							
ROC/0013/05	154 Eastwood Road Rayleigh	Under Construction	1								
ROC/0765/05	rear of 41-43 Daws Heath Road Rayleigh	Under Construction	1								
ROC/0825/03	10 Aldermans Hill	Under Construction	3								
ROC/0685/04	Service Garage Southend Road Gt Wakering	Full permission		23							
ROC/0206/06	36 Hockley Road Rayleigh	Full permission		19							
ROC/0446/05	Land rear of 91 High St Rayleigh	Full permission			15						
ROC/0718/06	Land west of Pollards Close rochford	Full permission			14						
ROC/0899/05	156-158 High Street Rayleigh	Full permission			9						

			Projected Year and Number of Completions								
			2007-08	2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Post 2015
ROC/0672/06	283 Ferry Road Hullbridge	Full permission			7						
ROC/0134/04	254 High Street Great Wakering	Full permission			4						
ROC/1126/03	234 Ferry Road Hullbridge	Full permission			5						
ROC/0869/05	1 Lansdowne Drive Rayleigh	Full permission		3							
ROC/0033/01	61 Rayleigh Avenue	Full permission	3								
ROC/0049/05	Rochford & District Conservative Association Back Lane Rochford	Full permission		3							
ROC/0765/04	36 High Road Rayliegh	Full permission			3						
ROC/0394/06	23 Albert Road Ashingdon	Full permission			1						
ROC/0744/06	23 Albert Road Rochford	Full permission			1						
ROC/0589/05	6 Tudor Way Hawkwell	Full permission			1						
ROC/1089/06	101 Ferry Rd Hullbridge	Full permission		1							
ROC/1050/04	Land adj Ramblers Lodge Hillside Road Eastwood	Full permission		2							

			Projected Year and Number of Completions								
			2007-08	2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Post 2015
ROC/0729/03	17 North Street	Full permission			1						
ROC/0414/06	28 Station Crescent Rayleigh	Full permission			1						
roc/1114/06	174 Eastwood Rd Rayleigh	Full permission			1						
ROC/0249/06	Land adj 47 Church Rd Barling Magna	Full permission		1							
ROC/0165/06	The Forge Nurseries Church Rd Rawreth	Full permission		1							
ROC/0403/06	4 Hooley Drive Rayleigh	Full permission		1							
ROC/0274/05	Land between 42 & 44 Little Waking Rd Gt Waking	Full permission	1								
ROC/0126/06	Rear of 132-134 New Rd Gt Waking	Full permission		1							
ROC/0431/06	16 White Hall lane Gt Waking	Full permission		1							
ROC/0817/05	26 Station Avenue Rayleigh	Full permission		1							
ROC/0686/06	122 Rectory Road Hawkwell	Full permission		1							
ROC/0893/02	Adj 63 Hawkwell Park Drive	Full permission			1						
ROC/1063/04	20 Southend Road Hockley	Full permission			1						

			Projected Year and Number of Completions								
			2007-08	2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Post 2015
ROC/0477/06	Land R/O 54 Main Rd Hockley	Full permission		1							
ROC/0971/04	58 High Road Hockley	Full permission			1						
ROC/0412/06	Willow Pond Farm Lower Rd Hockley	Full permission			1						
ROC/0686/02	Autumn Tide, Pooles Lane	Full permission			1						
ROC/0447/03	Torwood, Kingsway	Full permission			1						
ROC/0932/03	18 Kingsmans Farm Road	Full permission			1						
ROC/0109/04	130 Ferry Road	Full permission			1						
ROC/0826/06	Land adjoining Dudulah Eastwood Rise Eastwood	Full permission		1							
ROC/1128/03	Land rear of 7 The Chase Rayliegh	Full permission			1						
ROC/0015/02	Potash Garden Centre, 9 Main Road	Full permission			1						
ROC/0024/03	8 South Street	Full permission		1							
ROC/0187/04	Land adjacent 115 Southend Road Rochford	Full permission		1							

			Projected Year and Number of Completions								
			2007-08	2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Post 2015
ROC/0083/03	36 High Road	Full permission		1							
ROC/0768/04	Land adj 20 Hockley Road Rayleigh	Full permission		1							
ROC/0033/06	Rosedale Gladstone Gardens Rayleigh	Full permission		1							
ROC/0867/03	Between 63-73 Nevern Road	Full permission		1							
ROC/0056/06	42-46 Eastwood Rd Rayleigh	Full permission		1							
ROC/0849/04	111 Ashingdon Road Rochford	Outline permission			14						
ROC/0999/04	Land Adjacent 58 Victoria Avenue Rayleigh	Outline permission	3								
ROC/0387/04	24 High Road Rayleigh	Outline permission			3						
ROC/0791/04	Land r/o 175-181 Lower Rd Hullbridge	Outline permission		3							
ROC/0083/07	Treetops Hillview Road Rayleigh	Outline permission			2						
ROC/0584/05	Land adj Meadway Wendon Close Rochford	Outline permission			2						
ROC/0407/05	15 Sandhill Road Eastwood	Outline permission		1							

			Projected Year and Number of Completions								
			2007-08	2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Post 2015
ROC/0312/06	206 London road Rayleigh	Outline permission			2						
ROC/0305/06	204 Little Wakering Rd Gt Wakering	Outline permission		1							
ROC/0082/06	Land adj 76 Hullbridge Road Rayleigh	Outline permission		1							
ROC/0681/06	52A Alexandra Road Gt Wakering	Outline permission			1						
ROC/0355/06	Land adj 66 Woodlands Rd Hockley	Outline permission		1							
ROC/0573/04	Land adjacent 20 Kingsmans Farm Road Hullbridge	Outline permission		1							
ROC/0371/06	Land adj 4 Byford Close Rayleigh	Outline permission			1						
ROC/0720/03	Land at rear of 32 Crown Hill Adj to 4 The Bailey Rayleigh	Outline permission			1						
N/A	289 Ferry Road, Hullbridge	Pre-app / under consideration				13					
N/A	Plumberow Avenue, Hockley	Pre-app / under consideration				5					
N/A	Greensward Lane, Hockley	Pre-app / under consideration / UCS				3					
N/A	Weir Gardens, Rayleigh	Pre-app / under consideration / UCS					12				
N/A	1 Southend Road, Hockley	Pre-app / under consideration / UCS		10							

			Projected Year and Number of Completions								
			2007-08	2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Post 2015
N/A	Timber Grove, London Road, Rayleigh	Pre-app / under consideration / UCS				23					
N/A	162-168 High Street, Rayleigh	Pre-app / under consideration / UCS				23					
N/A	145 Ferry Road, Hullbridge	Pre-app / under consideration / UCS					15				
N/A	43 Ashingdon Road, Rochford	Pre-app / under consideration / UCS					24				
N/A	1 The Approach, Rayleigh	Pre-app / under consideration / UCS					8				
N/A	26 Stambridge Road	Pre-app / under consideration / UCS					8				
N/A	Hockley Road, Rayleigh	Pre-app / under consideration / UCS					90				
N/A	Rawreth Industrial Estate	Pre-app / under consideration / UCS									
N/A	Lower Lambricks, Rayleigh	Pre-app / under consideration / UCS						12			
N/A	Stambridge Mills	Pre-app / under consideration / UCS									
N/A	2-4 Aldermans Hill, Hockley	Pre-app / under consideration / UCS						8			
N/A	68-72 West Street, Rochford	Pre-app / under consideration / UCS					18				
N/A	Land adjacent Hockley Train Station	Pre-app / under consideration / UCS					55				

			Projected Year and Number of Completions								
			2007-08	2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Post 2015
N/A	247 London Road, Rayleigh	Pre-app / under consideration / UCS					14				
N/A	Allocated land, South Hawkwell	Pre-app / under consideration / UCS					36				



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