

Annual Monitoring Report 2007–2008



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1 Introduction

The purpose of this document is to provide information and data on a range of issues relevant to planning, from 1st April 2007 to 31st March 2008.

The Annual Monitoring Report (AMR) examines the progress made in progressing the Local Development Framework, and its linked documents. Also covered are a multitude of other topics that are significant to planning in Rochford District today.

Among the topics covered, and information provided within the AMR, are those recommended by the Department for Communities and Local Government in the publication Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008.

2 District Characteristics

INTRODUCTION

Rochford District is situated within a peninsular on the south east coast of England. The District is bounded to the East by the North Sea and the River Crouch to the North. There are links with three Local Authorities which share land boundaries with Rochford District; namely Castle Point and Basildon District Councils, and Southend-On-Sea Borough Council. There are also marine boundaries with Maldon and Chelmsford Districts.

There are direct links to London with a train service running through the District direct to London Liverpool Street. The M25 can also be easily accessed via the A127 and the A13.

The landscape of the District is rich in biodiversity, heritage and natural beauty, with many miles of unspoilt coastline and attractive countryside. 12,763 hectares of the District are designated as Metropolitan Green Belt, connected to the predominantly rural nature seen in the area.

DEMOGRAPHIC PROFILE

The last National Census was carried out in 2001 and indicated that the population of Rochford District to be as shown below:

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

The population is predicted to increase in the future. Projected population figures have been published by the Office for National Statistics, which are based on observed levels of births, deaths and migration, over the previous five years. This will show a trend over the time period, and the projections show the population growth if these trends continue.

Figure 2.1 Percentage Population Change up to 2031

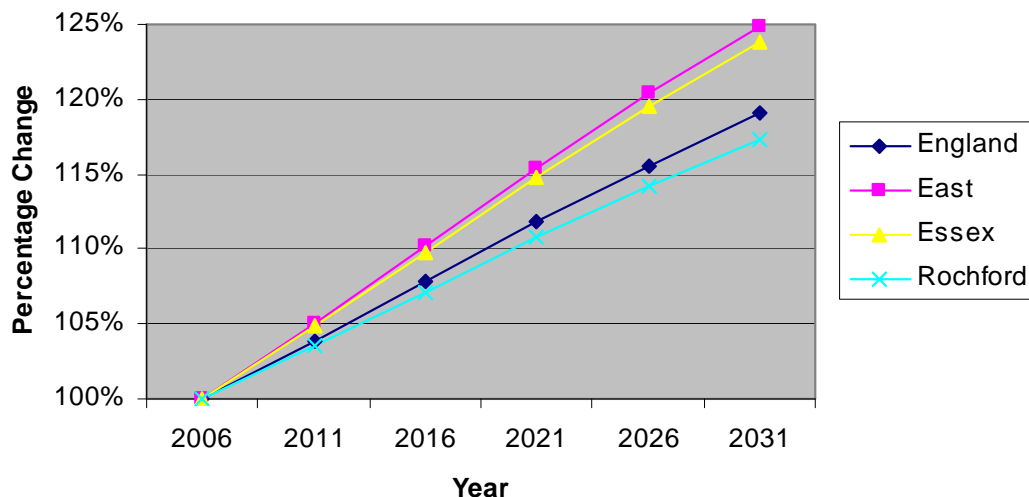


Figure 2.1 shows that the population of Rochford District is expected to increase significantly between now and 2031. The population increase will be higher in other areas of the country, for example in Essex as a whole, but the population increase in Rochford will need to be planned and accommodated for. The estimated population of the District in 2008 is 82,300 and a population of 89,800 is predicted by 2021.

The gender and composition of the District is also predicted to undergo change by 2021. Rochford has an ageing population and the percentage of the population living in the District that are aged 65 or over is expected to increase considerably by 2021. This is inline with regional and national trends. The ageing of the nation’s population is expected to continue as a result of high birth rates post World War II.

Figure 2.2 – Age composition of Population of Rochford District

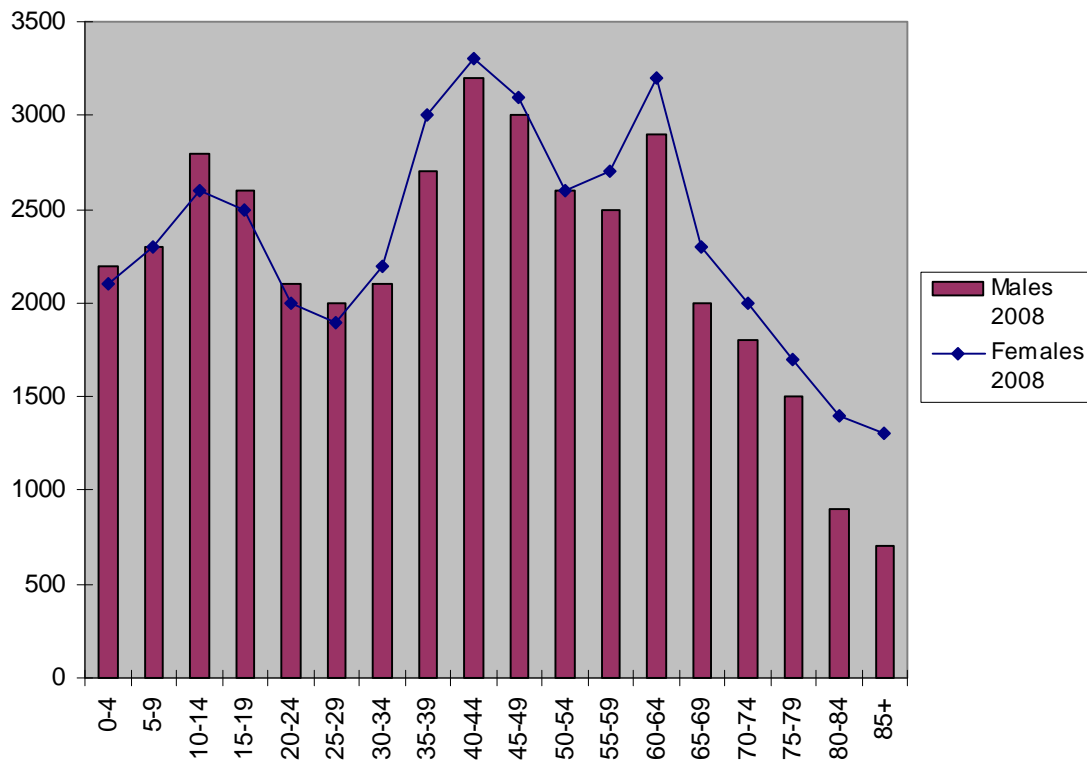
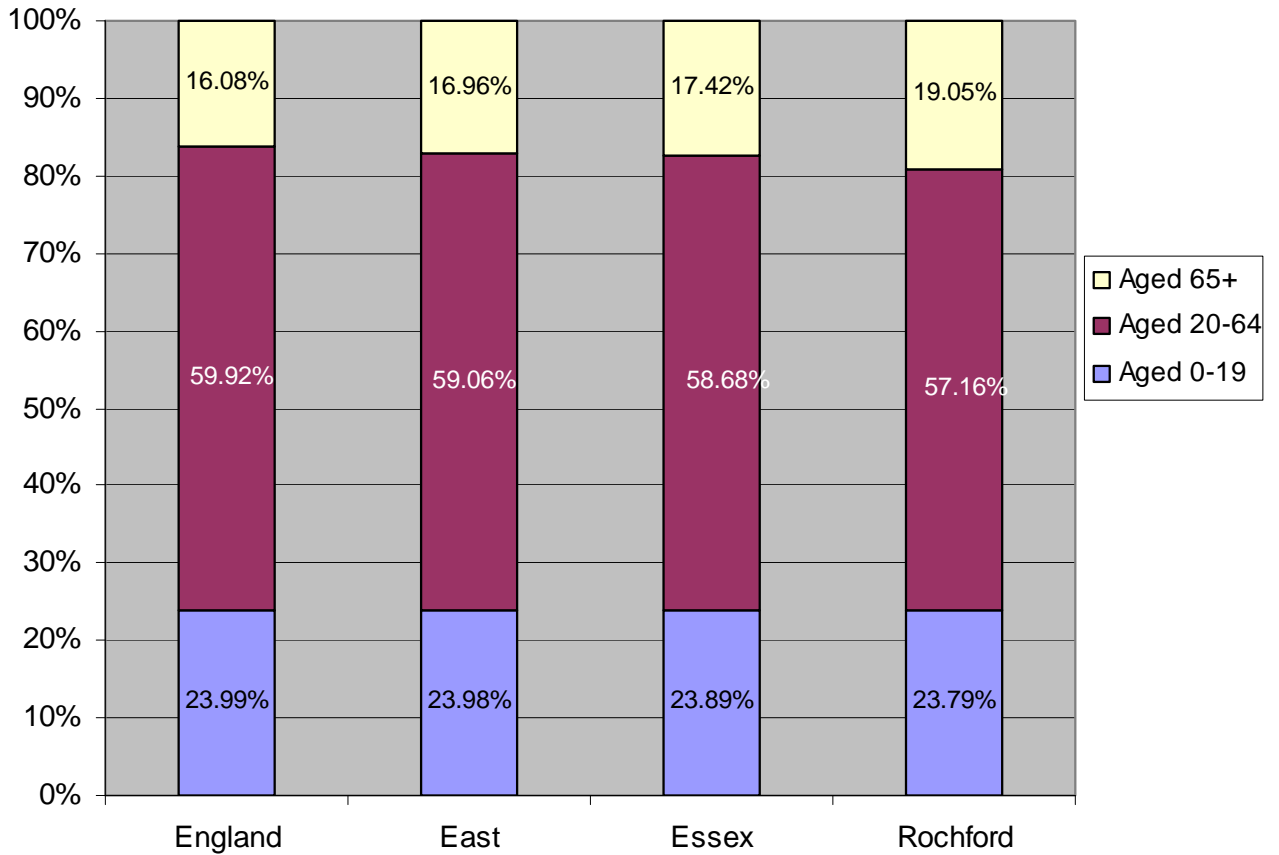


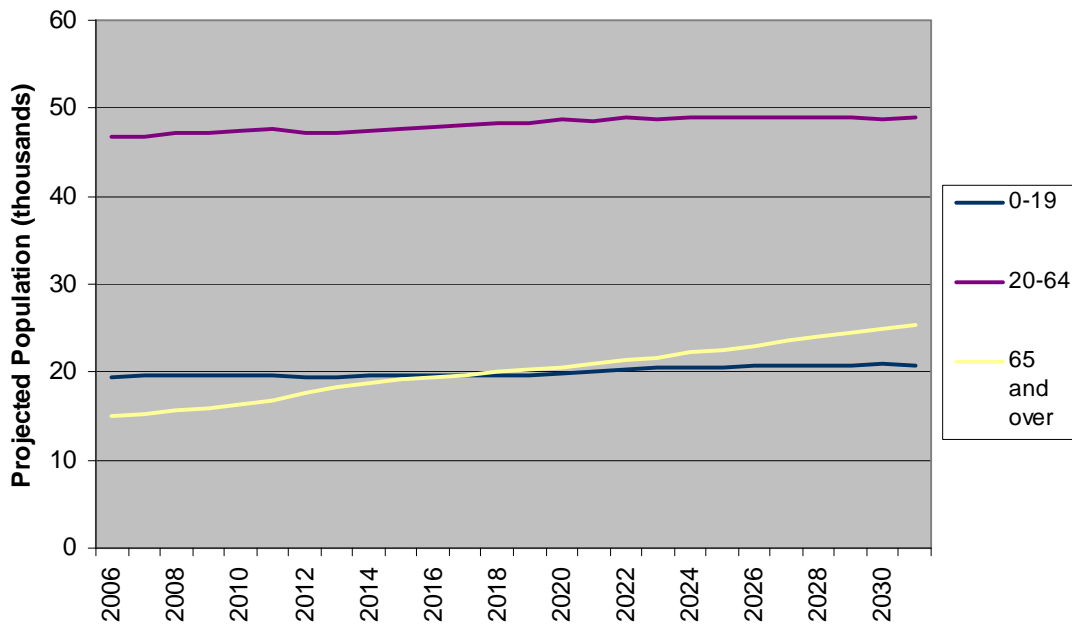
Figure 2.2 shows that the largest proportion of males within Rochford District is the 40 – 44 age group; likewise the 40 – 44 year age group contains the largest proportion of women.

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



The District has a higher proportion of people aged 64 or over than can be seen in Essex, in the East of England or in England. This is forecast to continue in the future, meaning that Rochford District has an ageing population. As with any population sector, an ageing population will have diverse needs which must be catered for. Potential problems are raised with an ageing population, with issues such as suitable housing, health care facilities and accessibility issues, but an ageing population that is healthier and with a longer lifespan than previous generations may be able to positively contribute to the local economy.

Figure 2.4: Projected changes in the District's population over time by age



SOCIETY

In October 2007 the Local Futures Group published a document assessing the state of the District.

The main findings from this report are as follows:

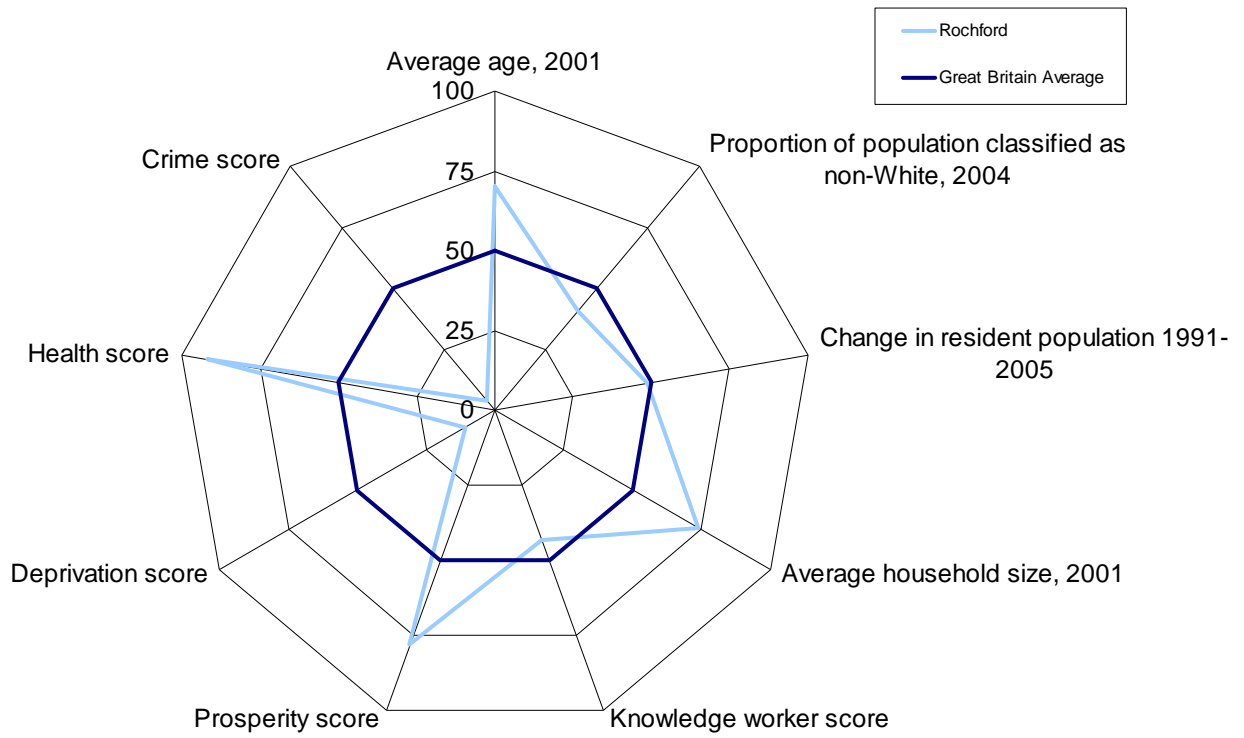
Rochford is a generally prosperous part of the country, despite only a modest share of resident 'knowledge workers', the typically higher paid employees. This is reflected in reasonably low deprivation, excellent health conditions among the district's population (although some pockets of poorer health 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.

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 a rural-urban divide in the district. Conversely, higher levels of deprivation are found in the more rural parts of Rochford.

Figure 2.5: Society composite indicators



Source: *localknowledge*, Local Futures

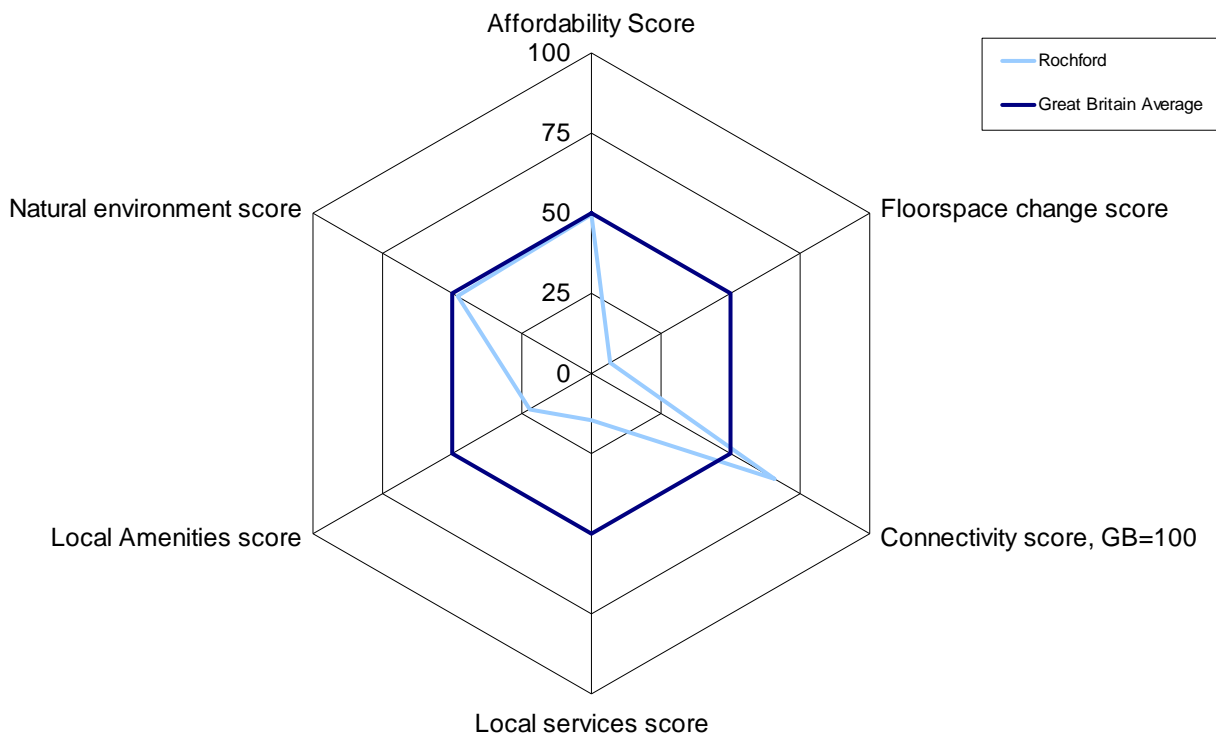
ENVIRONMENT

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. 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.

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 2.6: Environmental indicators for Rochford District compared against the national average



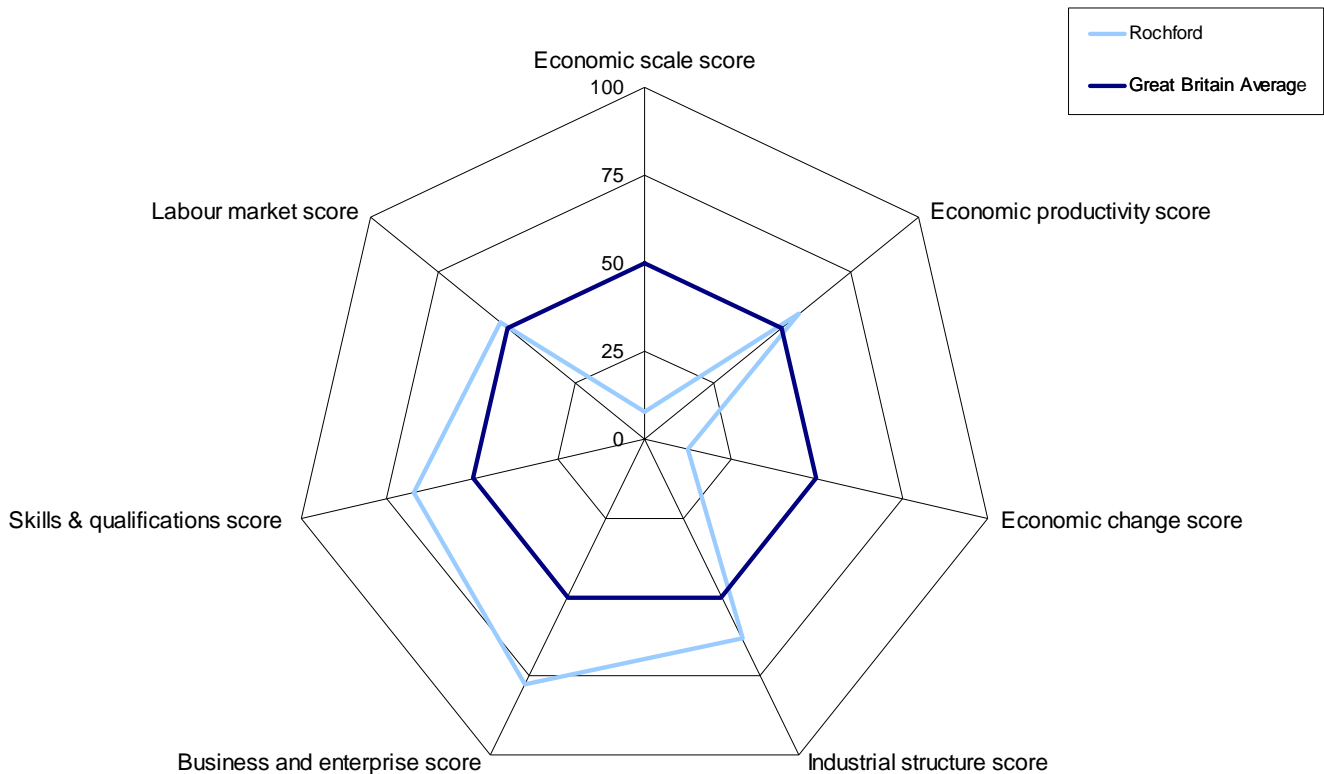
Source: Localknowledge, Local Futures

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 levels of 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 centre.

Figure 2.7: Economic indicators for Rochford compared to the national average



Source: localknowledge, Local Futures

PLANNING LAND USE DESIGNATIONS

The District is predominantly rural in character, as evidenced in the 12, 763 hectares of Metropolitan Green Belt within the district. Settlements and dwellings are located sporadically throughout the district, although there are three main residential areas, namely Rochford, Hockley and Rayleigh.

There are two areas within the District that are designated as Ramsar sites (Foulness and the Crouch and Roach Estuaries), and these sites are also designated as SPAs under the Natura 2000 network. There are three SSSIs in the district, namely the Foulness and Crouch and Roach estuaries, and Hockley Woods. These sites cover 12,986 hectares.

There are also four Local Nature Reserves in the district; Hockley Woods, Hullbridge Foreshore, Marylands and Magnolia Fields. 7,071 hectares of the district, primarily to the eastern part, 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.

Designations in the district also cover employment, industrial and retail uses, public open space, and a Country Park.

3 Local Development Framework Progress

INTRODUCTION

The reporting of progress towards the preparation of the Local Development Framework (LDF) relates to the period up until 1st December 2008. The Council has to prepare a LDF as part of the requirements of the Planning and Compulsory Purchase Act 2004. The LDF is a folder of development plan documents including a Local Development Scheme (LDS), a Statement of Community Involvement (SCI), and Core Strategy.

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

The current approved LDS at 1st December 2008 was the January 2006 version Local Development Scheme (2nd version). However, the Council are in the process of submitting a revised LDS.

The revised LDS is being prepared having regard to issues that have arisen in relation to the Core Strategy (see below) and will also include details of additional Supplementary Planning Documents and the Joint Area Action Plan being prepared with Southend Borough Council.

STATEMENT OF COMMUNITY INVOLVEMENT

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

CORE STRATEGY

Regulation 25 (Issues and Options) consultation was carried out in November and December 2006. This included mobile exhibitions across the district, 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 July 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 outlines in the 2006 LDS.

The Preferred Options document has been reviewed and revised, and was subjected to public consultation between 5th November 2008 and 17th December 2008.

Work continued on the evidence base in 2008, including a revised Urban Capacity Study, a Retail and Leisure Study, an Employment Land Study and sustainability appraisals of possible options.

A Thames Gateway South Essex Strategic Housing Market Assessment was also undertaken and completed, encompassing the housing market assessments of 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 would consider would be appropriate for development. This is being used as part of the evidence base for the Allocations Development Plan Document and the Core Strategy.

CONSERVATION AREA APPRAISALS AND MANAGEMENT PLANS

The Council has prepared 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.

LONDON SOUTHEND AND ENVIRONS JOINT AREA ACTION PLAN (JAAP)

An Issues and Options document was produced and subjected to consultation between June and August 2008.

Rochford and Hockley Town Centre Area Action Plans

Initial evidence base work was carried out and preliminary public consultation undertaken on Area Action Plans for Rochford and Hockley town centres.

4 Housing

INTRODUCTION

This section of the AMR sets out the Council's position in terms of the availability of residential land in the district, the number of dwellings completed and under construction in the district, and how this compares with the requirements set out for Rochford District in the 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; and
- 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 set out in the East of England Plan.

The Regional Spatial Strategy, called the East of England Plan, was adopted on 12th May 2008. The Plan requires that a minimum of 4,600 net additional dwellings be developed in the district between 2001 and 2021. Since 2001 there have been 1429 net completions, which results in a balance of 3171 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 a Green Belt Policy that seeks to restrict further development to the existing built up areas. Rochford District Council has commenced work on a folder of Local Development Framework planning policy documents which will replace the Local Plan. The Rochford Core Strategy, a key part of the Local Development Framework, will include policies on how the remaining dwellings required by the East of England Plan 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 Replacement Local Plan.

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 1st April 2008.

RESULTS OF THE 2007/08 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 where completions occurred in 2007/2008.

Table 4.1 Results of the 2007/08 Residential Land Availability Study

Area (Ward)	Completed 07/08 (gross)	Actual units lost	Completed 07/08 net	Outstanding Units (gross)	Potential Units lost	Outstanding Units (net)
Ashingdon & Canewdon	2	2	0	10	4	6
Barling & Sutton	0	0	0	4	1	3
Foulness & Great Wakering	24	1	23	33	1	32
Hawkwell North	4	1	3	6	5	1
Hawkwell South	5	4	1	6	0	6
Hawkwell West	3	3	0	30	3	27
Hockley Central	1	1	0	27	6	21
Hockley North	2	0	2	6	2	4
Hockley West	1	2	-1	25	5	20
Hullbridge CP	16	9	7	44	5	39
Paglesham CP	0	0	0	0	0	0
Rochford CP	44	0	44	40	2	38
Stambridge CP	0	0	0	0	0	0
Sutton CP	0	0	0	0	0	0
Downhall & Rawreth	20	2	18	23	4	19
Grange & Rawreth Ward	5	0	5	16	4	12
Lodge Ward	4	1	3	9	1	8
Rayleigh Central Ward	3	1	2	2	0	2
Sweyne Park	0	0	0	15	1	14
Trinity Ward	2	1	1	88	1	87
Wheatley Ward	29	4	25	54	4	50
Whitehouse Ward	36	0	36	13	3	10
TOTAL	201	32	169	451	52	399

Table 4.2 Sites Without Planning Permission 2007-08

Area (Ward)	Greenfield Site	Previously Developed Land	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 & Rawreth 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	6	0	6
Whitehouse Ward	0	11	11
TOTAL	20	34	54

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 2008	1429 dwellings
Remaining requirement	3171 dwellings

Table 4.3 – Completions since 2001

LOSS OF RESIDENTIAL TO NON-RESIDENTIAL USES

Dwellings lost to non-residential uses 2007-08:	0 dwellings
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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 2007-08.

	Dwelling units (net) 2007-08
Windfall completions	0
Windfall units outstanding	92

Table 4.5 Windfall development

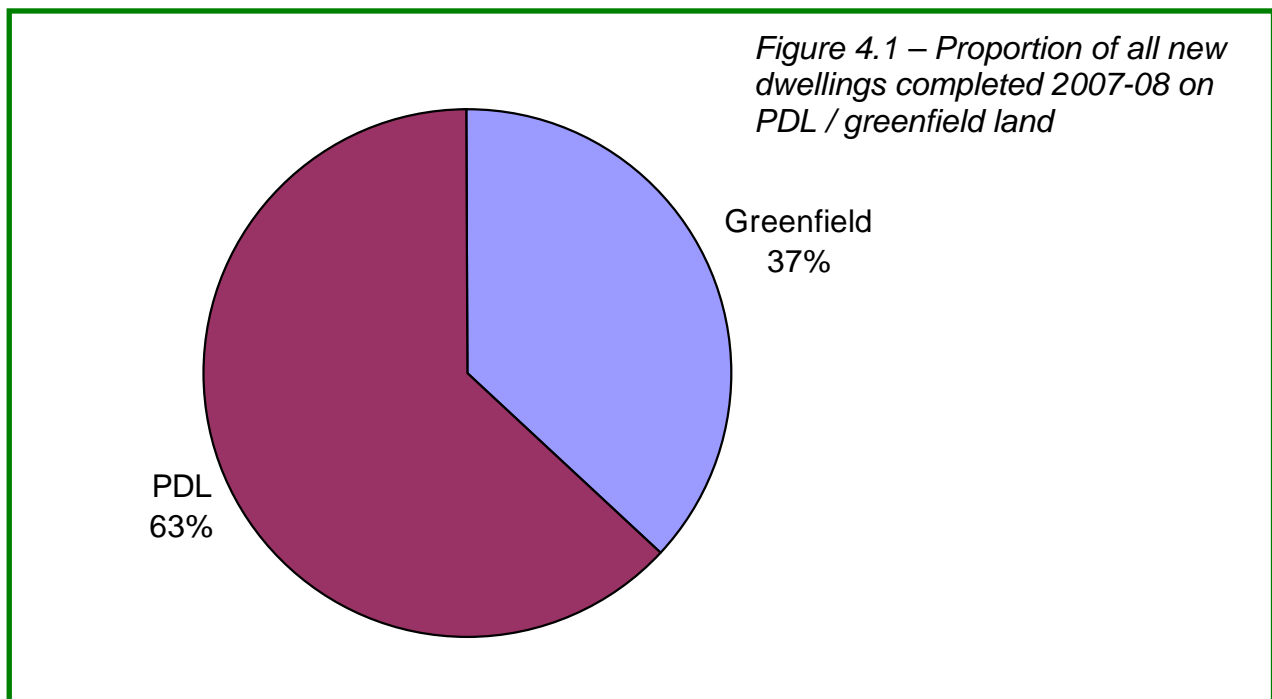
AFFORDABLE HOUSING

There were 43 net affordable housing completions in 2007-08. 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 it is preferred to locate residential development on previously developed land (PDL), as opposed to greenfield sites. Maximising the use of previously developed land contributes to more sustainable patterns of development (paragraph 21). The use of previously developed land aids regeneration and minimises the amount of greenfield land that needs to be taken for development (paragraph 22).

Figure 4.1 shows the proportion of completions undertaken on PDL and greenfield land in Rochford District in 2007-08.



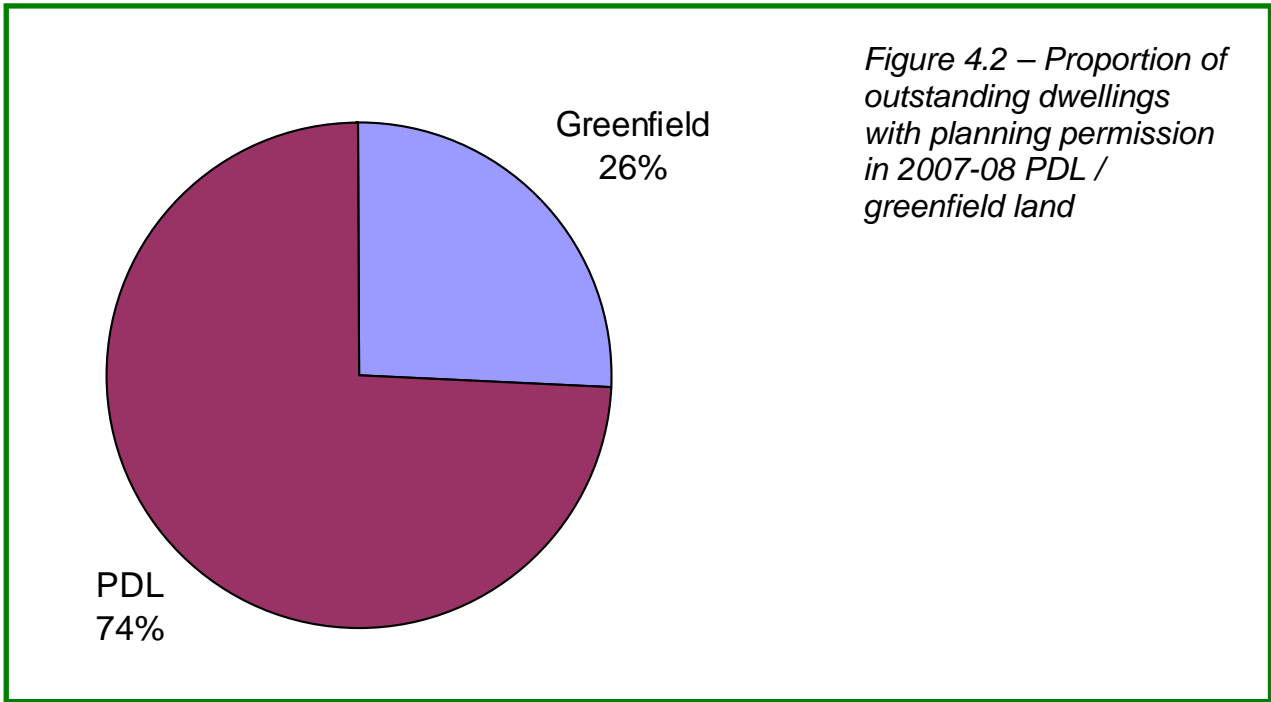


Figure 4.2 shows the proportion of dwellings with planning permission in 2007-08 that are not yet completed that were sited on PDL and the proportion on greenfield land. The majority dwellings with planning permission, as with those completed, are sited on PDL.

	% Dwellings completed on PDL 2007-08
TARGET	60
ACTUAL	74

Table 4.6 - Performance relative to PDL targets

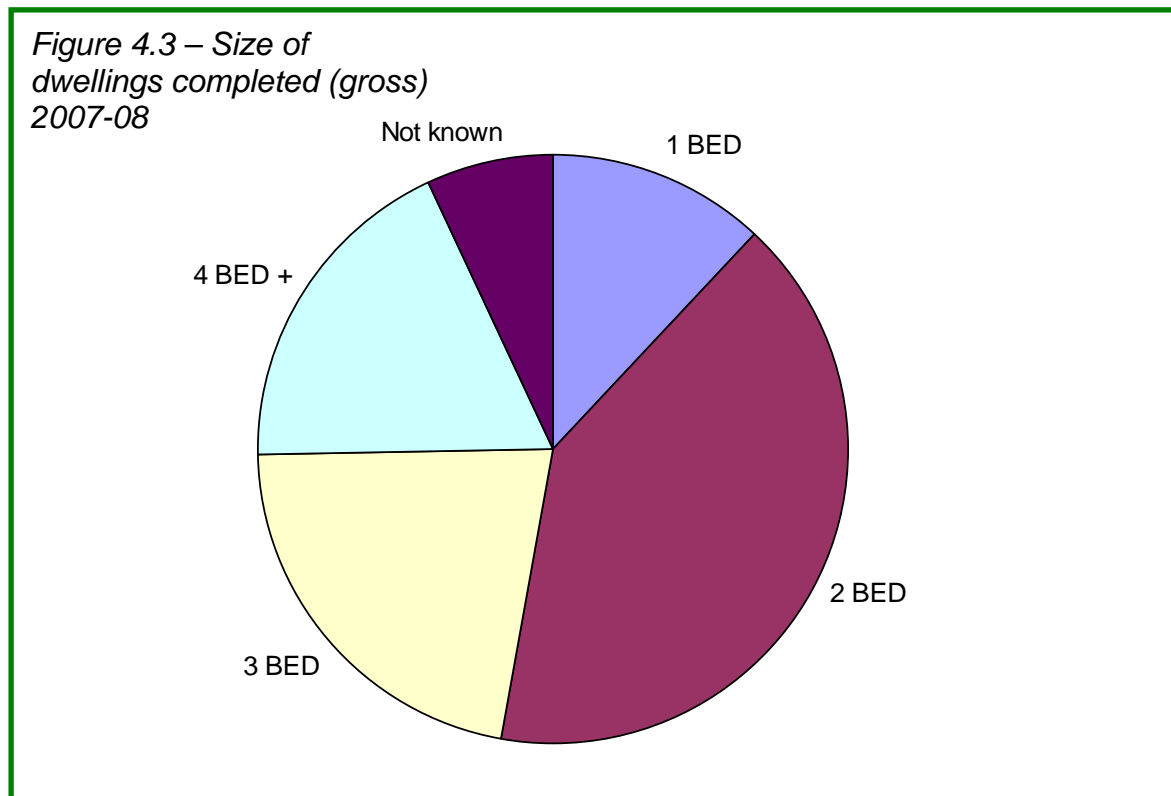
DWELLING TYPES

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 2007-08.

Table 4.7 – Dwelling size

	Dwelling Size (no. of bedrooms)			
	1	2	3	4+
Percentage of units completed (gross) 07-08	11.9	40.8	21.9	18.4



As in recent years, 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 07-08	51	118
Outstanding dwelling units with planning permission	248	203

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 2007-08 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	269
Between 30 and 50 dwellings per hectare	36
Above 50 dwellings per hectare	171

Table 4.9 - Housing density

There were 269 dwellings on larger sites in 2007-08 that were completed at densities below 30 dwellings per hectare. It should be noted however that larger sites may also encompass schools and community facilities.

There were a high number of completions at densities above 50 dwellings per hectare, raising some concern that densities may be too high in some development schemes,

related to their surroundings. However, on closer inspection, this figure has been influenced by the large numbers of town centre completions and development within close proximity to train stations where high densities are considered to be 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 in the next five years and beyond. 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 forward in future years, the following table (Table 4.10) outlines the estimated net completions in the years 2008 to 2013.

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						
	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	TOTAL
Units under construction	29	7	0	0	0	0	36
Units with planning permission	67	73	0	0	0	0	140
From sites currently with outline permission	8	26	0	0	0	0	34
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	10	0	67	244	20	0	341
From other land allocated for residential purposes	0	0	150	300	375	300	1125
TOTAL	114	106	217	544	395	300	1676

Table 4.10 shows that a net total of 1676 dwellings are expected to be provided in the District between 2008 and 2014, with 1376 of these being delivered in the five-year period between 2008 and 2013.

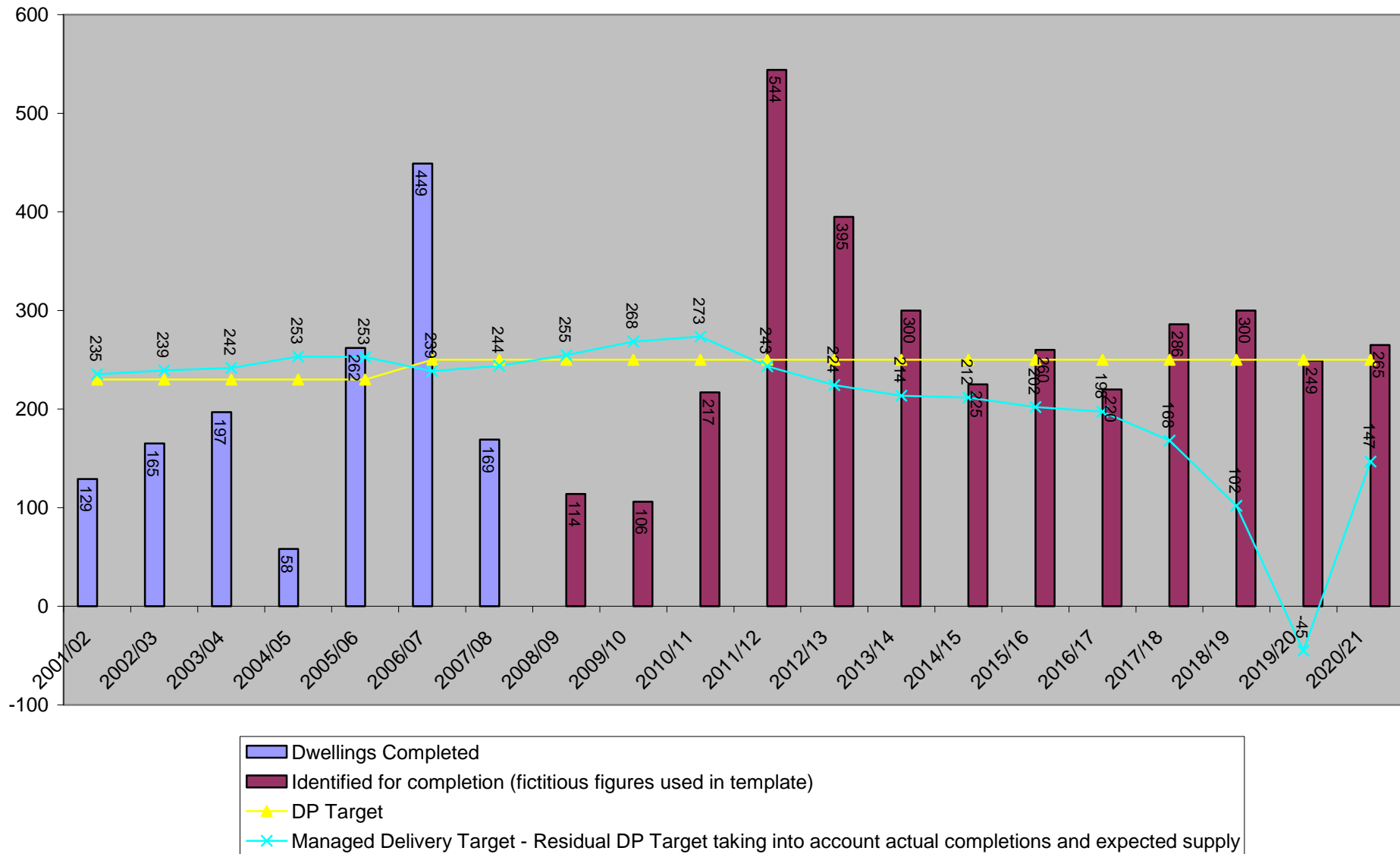
The housing trajectory for Rochford District is illustrated in Figure 4.4 on the following page.

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

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

The blue 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 4.4 – Housing trajectory



FIVE YEAR HOUSING SUPPLY

The supply of ready to develop housing sites can be calculated as per National Indicator 159 guidance:

$$(x/y)*100$$

Where,

x = the number of dwellings that can be built of deliverable housing sites and:

y = the housing supply requirement

The housing supply requirement for Rochford District Council from 1st April 2008 to 31st March 2013 is 1250 dwellings. The current supply of deliverable sites for housing will provide 1376 dwellings, based on those sites assessed as deliverable.

The supply of ready to develop housing sites is therefore:

$$2008 - 2013 (1376/1250)*100 = \mathbf{110\%}$$

Projected as from 1st April 2008 to 31st March 2013.

$$2009 - 2014 (1562/1250)*100 = \mathbf{125\%}$$

Projected as from 1st April 2009 to 31st March 2014.

$$2010 - 2015 (1681/1250)*100 = \mathbf{135\%}$$

Projected as from 1st April 2010 to 31st March 2015.

$$2011 - 2016 (1724/1250) *100 = \mathbf{138\%}$$

Projected as from 1st April 2011 to 31st March 2016.

$$2012 - 2017 (1400/1250)*100 = \mathbf{112\%}$$

Projected as from 1st April 2012 to 31st March 2017.

GYPSY AND TRAVELLER SITES

As at January 2008 there were 5 private gypsy and traveller caravans in the District, a slight reduction from the 6 of July 2007. There were 16 caravans on sites that were not tolerated and unauthorised, but on land owned by gypsies. In addition to this there were also 5 caravans on sites not owned by gypsies that were unauthorised and not tolerated.

It is important that appropriate locations are identified for sites in order to meet Gypsy and Traveller needs as well as to enable action to be taken against unauthorised sites in inappropriate locations.

The East of England Regional Assembly have prepared a single-issue review on Gypsy and Travellers accommodation that has resulted in the allocation within the East of England Plan of 15 pitches to be provided in Rochford District by 2011. There is concern amongst authorities in Essex that the method used to ascertain the required provision was overly simplistic, that relying on simple mathematical formulas to assume the accommodation needs of Gypsies and Travellers may not provide an accurate assessment. As such, authorities in Essex are in the process of preparing a Gypsy and Traveller Accommodation Assessment (GTAA) for the county to try and determine an accurate figure for requirements.

Notwithstanding this, the Core Strategy Preferred Options takes the view that it would be appropriate to accept the allocation of 15 pitches at the current stage in the Local Development Framework process, but will review this figure following the results of the GTAA and the outcome of the examination into the Regional Spatial Strategy, in particular with regards to the post-2011 provision.

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.

THAMES GATEWAY SOUTH ESSEX STRATEGIC HOUSING MARKET ASSESSMENT 2008

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 Strategic Housing Market Assessment (2008) (TGSESHMA, 2008) 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. TGSESHMA (2008) found, however, that the main flows to and from Southend are to Rochford District, in particular Rochford and Rayleigh, and additional movements to the rural and coastal parts of Rochford District. The assessment also found that Rochford has the least number of dwellings of the areas in the TGSE area. Private ownership of the dwellings was found to be particularly high, second to Castle Point, at 91%. Castle Point and Rochford are also shown as having the highest proportion of detached and semi-detached houses (82%). The assessment also notes that Rochford has the highest entry level housing prices at £179,000 and is therefore the least affordable area in the Thames Gateway South Essex region.

The TGSESHMA (2008) shows that the annual net affordable housing need for Rochford District is 131 units per year.

	Basildon	Castle Point	Rochford	Southend-on-Sea	Thurrock	Total
Total net need	385	758	89	2074	2852	6158
Annual flow	39	76	9	207	285	616
Net annual housing need	208	209	131	344	524	1416

Source: Thames Gateway Strategic Housing Market Assessment 2008

This equates to 52% of the total housing need for the District, highlighting the importance of affordable housing provision.

	Basildon	Castle Point	Rochford	Southend-on-Sea	Thurrock	Total
Net Annual Housing Need	208	209	131	344	524	1416
RSS Housing Target (Residual 2006-21)	630	200	250	310	940	2330
% Ratio	33%	104%	52%	111%	56%	61%

Source: Thames Gateway Strategic Housing Market Assessment 2008

DEVELOPMENT OF AFFORDABLE HOUSING

In 2007 - 2008 there were 43 affordable dwellings completed in the District. Table 5.1 provides a breakdown of these completions.

Table 5.1 Breakdown of affordable housing completions

Total affordable housing completions 2007-2008	43
Affordable housing funded through Local Authority	0
Affordable housing funded through Registered Social Landlord	43
Affordable housing funded through developer contribution	0
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 2008, a net total of 1429 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
1429	1273	155

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 2008

Total outstanding	Market outstanding	Affordable outstanding
475	453	22

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

The East of England Plan 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), 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 2007-08

	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	0	0	0	0	0	0
B2 General Industrial	0	0	0	0	0	0
B8 Storage & Distribution	0	0	0	0	0	0
B1 – B8 Split Unknown	-1608 sq. m		0	0	2682 sq. m (100%)	83
Total B1-B8	-1608 sq m		0	85	2682 sq. m	83
A1 Retail	-320 sq. m	N/A	N/A	N/A	1538 sq. m (100%)	N/A
D2 Assembly and Leisure	0 sq. m	N/A	N/A	N/A	0 (0%)	N/A
Total A1,B1-B8, D2	-1928 sq. m	N/A	N/A	N/A	4220 sq. m (100%)	N/A

Table 6.4 - Loss of employment generating development in 2007-08

	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	0	0	0	0	0	0
B1 Split Unknown	0	0	0	0	0	0
B2 General Industrial	0	0	0	0	0	0
B8 Storage & Distribution	0	0	0	0	0	0
B1 – B8 Split Unknown	4290	0	830	0	3460	108
Total B1-B8	4290	0	830	0	3460	108
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	4290	N/A	N/A	N/A	3460	N/A

Table 6.5 - Net change in employment development in 2007-08

	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	0	0	0	0	0
B1 Split Unknown	0	0	0	0	0
B2 General Industrial	0	0	0	0	0
B8 Storage & Distribution	0	0	0	0	0
B1 – B8 Split Unknown	-1608 sq. m	N/A	2682 sq. m	N/A	100% (based on floorspace)
Total B1-B8	-1608 sq. m	N/A	2682 sq. m (100%)	N/A	100% (based on floorspace)
A1 Retail	-320 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 2008

	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	0	0	0	0
B1 (b) Research and development + (c) Light industry	0	0	0	0
B1 Split Unknown	0	0	0	0
B2 General Industrial	0	0	0	0
B8 Storage & Distribution	0	0	0	0
B1 – B8 Split Unknown	7726 sq. m	N/A	2999 sq. m (100%)	93
Total B1-B8	7726sq. m	512	2999 sq. m (39%)	93
A1 Retail	1184sq. m	N/A	1184 sq. m (100%)	N/A
D2 Assembly and Leisure	2500 sq. m	N/A	2500 sq. m (100%)	N/A
Total A1,B1-B8, D2	11410 sq. m	N/A	6683 sq. m (59%)	N/A

Table 6.7 - Potential future net change in employment

Potential future floorspace loss in Rochford District		
	Floorspace (sq. m)	Estimated jobs (based on floorspace)
Total B1-B8	4703 sq. m	146
Total A1, B1-B8, D2	4703sq. 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 in the table titled *Loss of employment generating development in 2007-08*. The table indicates that 830 sq. metres of employment floorspace was lost from allocated employment land in the district. However, 1034 sq. metres of employment floorspace within an allocated employment area was provided, giving a net change of 204 sq. metres, so there was no loss of available employment land during 2007-08.

Table 6.9 – Total amount of floorspace for town centre uses

<i>Area</i>	<i>Floorspace for town centre uses</i>
<i>Town Centre</i>	<i>0</i>
<i>Local Authority Area</i>	<i>320 sq. metres</i>

The above table demonstrates that 320 sq. metres was provided in the monitoring year for town centre uses within the Local Authority area.

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.

The table below highlights the ranking of District and other local town centres. This shows that Rochford is classified as a “Local” town centre, Rayleigh as a “Minor District” town centre, and Hockley is classified as “Minor Local” town centre. This is in comparison to the neighbouring town centres of Southend-on-Sea and Basildon which are classified as “Major Regional” and “Regional” respectively.

Centre	Score	Rank 2008	Location Grade
Southend-on-Sea	254	54	Major Regional
Basildon	227	79	Regional
Rayleigh	57	600	Minor District
Pitsea	55	629	Minor District
Wickford	44	816	Minor District
Billericay	44	816	Minor District
Laindon	26	1364	Local
Rochford	20	1716	Local
Hockley	7	3321	Minor Local

Table 7.1 – Ranking of District and other local centres (Management Horizon’s UK Shopping Index 2008).

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 June and July 2008.

The size of the Shopping Frontages areas gives an indication of the size of the size of the town centres, and is detailed in Figure 7.1 below.

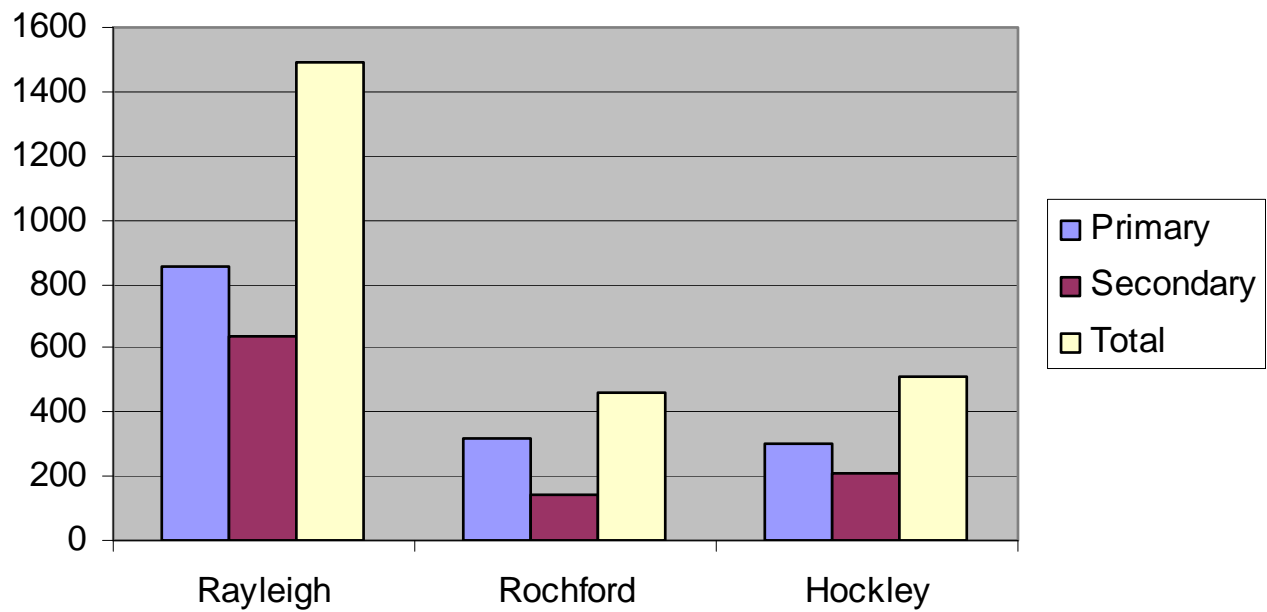
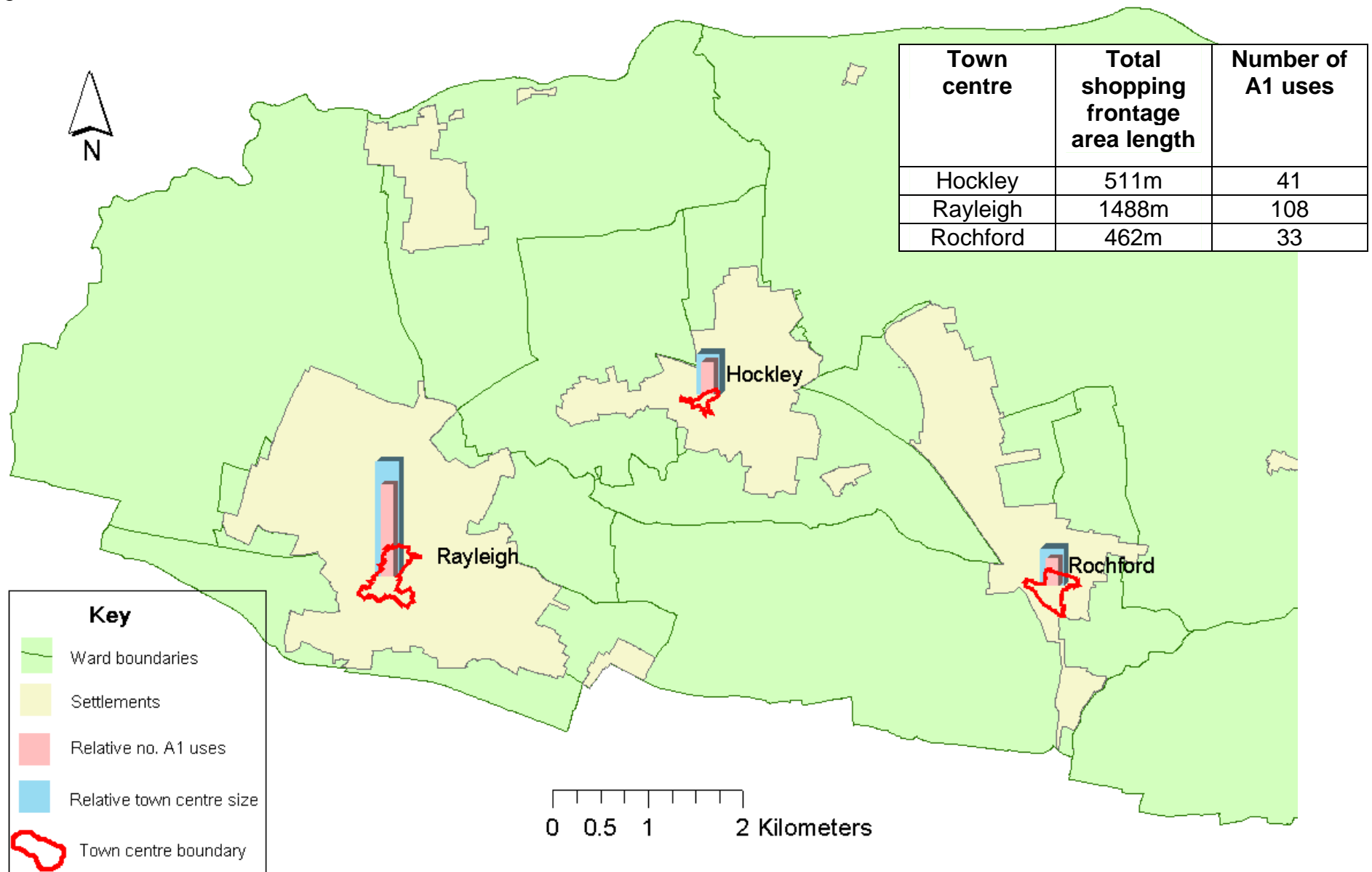


Figure 7.2 on the following page shows the location of the town centres in the District, their size in terms of frontage length, and the relative number of A1 (retail) uses contained within them.

Figure 7.2 – Town centre locations and size



RETAIL

In 2007-08 retail development (gross) completed was as outlined in Table 7.3 below:

	Retail floor space completed 07-08 (m ²)	Of which on previously developed land (m ² / %)
Town centre	1538	1538 / 100%
Edge of centre	0	0
Out of centre	0	0
Out of town	0	0
TOTAL	1538	1538 / 100%

Table 7.3 – Retail development

Outstanding retail development yet to be completed in 2007-2008 was as outlined in Table 7.4 below:

	Outstanding retail floor space 06-07 (m ²)	Of which on previously developed land (m ² / %)
Town centre	454 / 100%	454 / 100%
Edge of centre	0	0
Out of centre	0	0
Out of town		
TOTAL	454	454

Table 7.4 – 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.

<p>Targets: 75% Retail within Primary Shopping Frontage Areas 50% Retail within Secondary Shopping Frontage Areas</p>

The most recent survey of the Primary and Secondary Shopping Frontage Areas within the Rochford District was conducted during the end of June and July 2008.

FINANCIAL AND PROFESSIONAL SERVICES (A2 OF USE CLASS ORDER)

In 2007-2008 financial and professional service development completed, overall and in town centres, was as outlined in Table 7.5 below:

Total financial and professional floor space completed 07-08 (m ²)	0
Total financial and professional floor space outstanding 07-08 (m ²)	0
Financial and professional floor space completed in town centres 07-08 (m ²)	0
Financial and professional floor space outstanding in town centres 07-08 (m ²)	0

Table 7.5 – Financial and professional services

OFFICES (B1a OF USE CLASS ORDER)

In 2007-2008 office development completed, overall and in town centres, was as outlined in Table 7.6 below:

Total office floor space completed 07-08 (m ²)	0
Total office floor space outstanding 07-08 (m ²)	3904
Office floor space completed in town centres 07-08 (m ²)	0
Office floor space outstanding in town centres 07-08 (m ²)	0

Table 7.6 – 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 2007-08 leisure development completed and outstanding, in town centres and overall, was as outlined in Table 7.7 below:

Total leisure floor space completed 07-08 (m ²)	0
Total leisure floor space outstanding 07-08 (m ²)	2500
Leisure floor space completed in town centres 07-08 (m ²)	0
Leisure floor space outstanding in town centres 07-08 (m ²)	0

Table 7.7 - Leisure development

GREEN FLAG AWARD

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

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

Table 7.8 - Open space managed to Green Flag Award standard

8 Transport

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
B1 Business		
ROC/1122/02 3 Industrial Units	54	86
B1 – B8 use		
ROC/1004/04 Light industrial and storage	67	B1-B8 use - no standard available as not specific use
ROC/0014/08 erect building	37	B1-B8 use - no standard available as not specific use
ROC/0641/05 3 x industrial Units	73	B1-B8 use - no standard available as not specific use
ROC/1062/04 New industrial building & storage	2	B1-B8 use - no standard available as not specific use
ROC/0777/06 demolish extg factory to rear construct new warehouse/workshop	3	B1-B8 use - no standard available as not specific use
ROC/0956/03 New Workshop and Showroom	15	B1-B8 use - no standard available as not specific use
A1 Retail		
ROC/0329/07 Erect 6 x 2bed flats & shops	15	Below EERA Threshold 25,000 population Below EERA Threshold 25,000 population

ROC/0907/07 two storey building with mezzanine floor	5	Below EERA Threshold 25,000 population Below EERA Threshold 25,000 population
D2 Assembly and Leisure		
ROC/0076/07 C/u Ind to bowling alley	17	68

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 Figure 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)	169	169	100.00
Hospital	169	167	98.82
Primary school	169	168	99.41
Secondary school	169	269	100.00
Areas of employment	169	167	98.82
Major retail centre	169	169	100.00

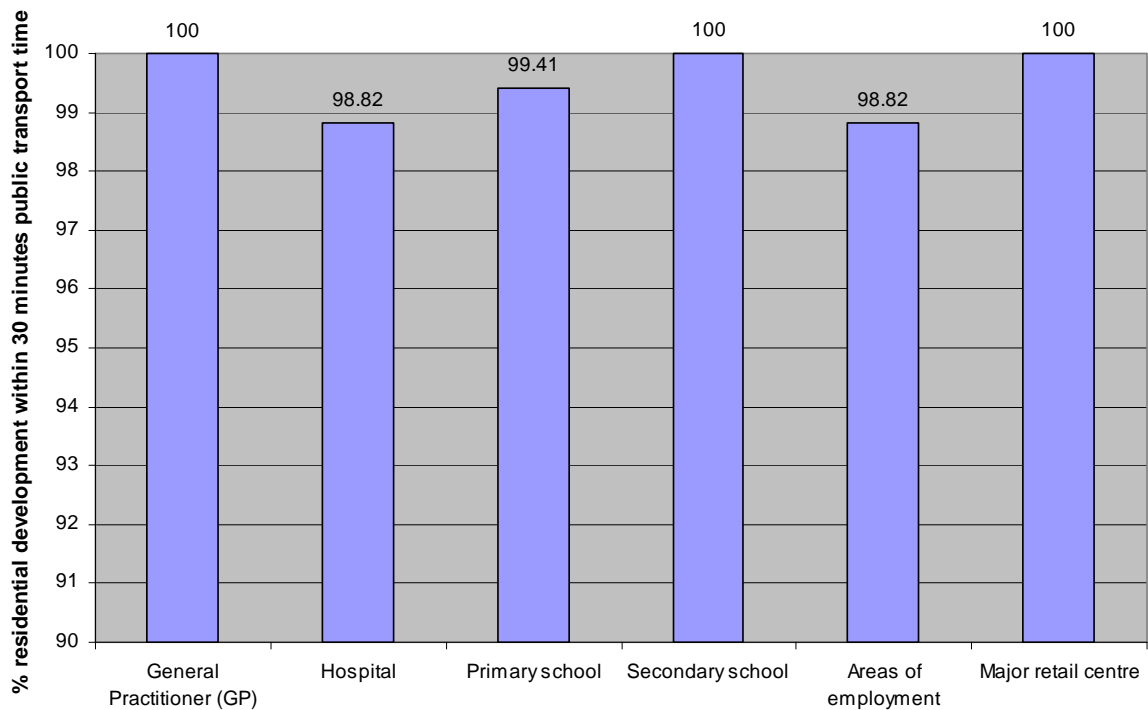


Figure 8.1 Accessibility of services from new development

The vast 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 (SFRA) 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 2007-2008 the Environment Agency objected to 4 planning applications. Of the 4 planning applications objected to, the Council have not approved any of the applications. See also Table 9.1.

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	0

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 2007-2008 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 Core Strategy 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
- Estuaries
- Cordgrass swards
- Intertidal mudflats and sandflats
- Atlantic salt meadows
- Subtidal sandbanks
- Mediterranean saltmarsh scrubs

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 (shared with Chelmsford Borough and Maldon District)								
Within the District: 119.36 Total SSSI area: 1743.97	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; Inappropriate water levels
Foulness (shared with Southend-on-sea Borough)								
Within the District: 9744.72 Total SSSI area: 10946.13	Littoral sediment; grassland; coastal lagoon	78.24%	77.94%	0.30%	0.80%	20.96%*	0.00%	Coastal squeeze; inappropriate scrub control
Hockley Woods								
92.12	Broadleaved, mixed and yew woodland - lowland	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	N/A
TOTAL								
Within the District: 9956.2 Total SSSI area: 12782.22	-	70.66%	70.66%	0.00%	0.93%	28.41%	0.00%	-

*These figures are for the whole of the Crouch and Roach Estuaries SSSI, not all of which is in the Rochford District. The figures for this area may be markedly different to those submitted.

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

Local Wildlife Sites (LoWSs) are areas of land with significant wildlife value (previously known as Sites of Importance for Nature Conservation (SINCs) and County Wildlife Sites (CWSs). Together with statutory protected areas, LoWSs represent the minimum habitat we need to protect in order to maintain the current levels of wildlife in Essex.

The Council has over the last 18 months instructed ECCOS from Essex Wildlife Trust to survey and comment upon the condition/ suitability of the Districts' County Wildlife sites. The report identifies the number lost and number of new area. There are 39 LoWSs scattered throughout Rochford District, comprising of mainly Woodland, but with some Grassland, Mosaic, Coastal and Freshwater Habitats. The largest LoWS is the Wallersea Island Managed Realignment which covers 90.3 ha.

The principal objective of this review is to update the Local Wildlife Site network within Rochford District in the light of changes in available knowledge and by application of draft site selection criteria for Essex. In the Review report, former Local Wildlife Sites have been significantly revised and amended. Major changes includes: 1) Areas designated as Sites of Special Scientific Interest (SSSI), included in the previous survey, are now no longer included in the Local Wildlife Site network, as suggested in national guidance; and 2) A new system of site numbering is introduced.

The reports from EECOS will be used as part of the Local Development Framework evidence base.

	Loss	Additional	Total
Change in areas of biodiversity importance	0	0	0

11 Renewable energy

INTRODUCTION

Renewable energy is energy which is generated from resources which are unlimited, rapidly replenished or naturally replenished such as wind, water, sun, wave and refuse, and not from the combustion of fossil fuels.

Along with energy conservation strategies, the use of renewable energies can help reduce carbon dioxide emissions and the reliance on energy sources that will ultimately run out, to the benefit of the environment and contributing towards a more sustainable form of development.

RENEWABLE ENERGY IN THE DISTRICT

In the year 2007-08 there were no large-scale renewable energy producing facilities, such as wind farms, developed in the district. There was no consumed energy resulting from manufactured fuels generation and the Council only sourcing 0.1% of its energy from renewables and waste generation.

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, other granted applications, or where renewable energy generation has been designed in with new development.

Figure 11.1 – Renewable energy development

	Solar photovoltaics	Wind onshore	Hydro	Biomass
Planning permissions for installations of renewable energy sources granted 2007-08	1	-	-	-
Known renewable energy sources implemented 2007-08	0	-	-	-
Completed installed capacity in MW	0	-	-	-
MW Generation	Unknown			

Appendix A

Reference	Address	Dwellings completed (gross) 2007-2008
ROC/0219/06	Land adj recreation ground St Marks Field Rochford	30
ROC/0590/05	46 to 52 Crown Hill Rayleigh	24
ROC/0520/06	Land north 71-89 seaview Drive Great Wakering	23
ROC/0522/05	Land East of 154 Eastwood Road Rayleigh	16
ROC/0491/05	Quest End 37 Rawreth Lane Rayleigh	13
ROC/0609/06	267 Ferry Road Hullbridge	10
ROC/0995/05	Playground Tilney Ave Rochford	10
ROC/0779/06	Land R/O 4-6 Eastwood Rd Rayleigh	8
ROC/0255/05	Park School Rawreth Lane Rayleigh	5
ROC/0514/05	154 Eastwood Road Rayleigh	5
ROC/0473/03	14 The Approach Rayleigh	4
ROC/0719/06	Land north of Johnson Court North Street Rochford	4
ROC/0033/01	61 Rayleigh Avenue Hullbridge	3
ROC/0430/07	Land east of 154 Eastwood Rd Rayleigh	3
ROC/0551/04	170 Daws Heath Road Rayleigh	3
ROC/0397/06	Orchard Cottage The Chase East End Paglesham	2
ROC/0744/06	23 Albert Road Rochford	2
ROC/0496/07	266 Ashingdon Road Rochford	2
ROC/0750/06	41-43 Rectory Rd Hawkwell	2
ROC/0050/05	Aucklands Wood Avenue Hockley	2
ROC/0007/08	21 Burnham Rd Hullbridge	2
ROC/1055/06	21 The Drive Hullbridge	2
ROC/0952/06	44 Helena Rd Rayleigh	2

Appendix A

Reference	Address	Dwellings completed (gross) 2007-2008
ROC/0414/06	28 Station Crescent Rayleigh	2
ROC/0165/06	The Forge Nurseries Church Rd Rawreth	1
ROC/0242/03	4 Old London Road Rawreth	1
ROC/0124/91	Adj 60 High Street Great Wakering	1
ROC/0121/05	99 London Road Rayleigh	1
ROC/0372/04	Magnolia Farm Magnolia Road Hawkwell	1
ROC/1012/05	25 York Rd Ashingdon Rochford	1
ROC/0274/07	35 Eastbury Ave Rochford	1
ROC/0022/07	Elmdene Ironwell Lane Hawkwell	1
ROC/0107/07	32 The Westerings Hawkwell	1
ROC/0968/06	3 The Westerings Hawkwell	1
ROC/0528/06	3 Althorpe Close Hockley	1
ROC/0646/06	Oakfield St Peters Road Hockley	1
ROC/0330/07	12 High Elms Rd Hullbridge	1
ROC/0420/05	181 Lower Road Hullbridge	1
ROC/0395/00	Adj Mansfield Nurseries, Nore Road	1
ROC/0230/07	133 Eastwood Rd Rayleigh	1
ROC/0760/04	8 Trinity Road (plot 2) Rayleigh	1
ROC/1128/03	Land rear of 7 The Chase Rayleigh	1
ROC/0077/06	34 Station Road Rayleigh	1
ROC/0182/06	Gladstone Villa Gladstone Gardens Rayleigh	1
ROC/0315/07	156-158 High Street Rayleigh	1
ROC/0765/05	Rear of 41-43 Daws Heath Road Rayleigh	1

Location	Status	Projected Year and Number of Completions													
		2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021	2021 & later
Glencroft, White Hart Lane, Hawkwell	Under Construction											24			
Westview & Oakhurst Church Rd Hockley	Under Construction	7													
50-54 West Street	Under Construction														
Land R/O 4-6 Eastwood Rd Raleigh	Under Construction	8													
154 Eastwood Road Raleigh	Under Construction	6													
133 Eastwood Road Raleigh	Under Construction	1													
Rochelles Farm, Lower Road	Under Construction		1												
Glazebrook Farm, Canewdon Road	Under Construction		1												
Gusli, Lower Road	Under Construction		1												
Adj 60 High Street	Under Construction		1												

Location	Status	Projected Year and Number of Completions													
		2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021	2021 & later
25 Branksome Avenue	Under Construction		1												
117 Greensward Lane	Under Construction	1													
Plumberow Cottage, Lower Road	Under Construction	1													
Land adj Rustlings Folly Chase Hockley	Under Construction	1													
76 Ferry Road Hullbridge	Under Construction	1													
Adj. The Birches, Sandhill Road	Under Construction		1												
Adj Mansfield Nurseries, Nore Road	Under Construction		1												
End of Gloucester Avenue	Under Construction	1													
46 Clarence Road	Under Construction	1													
27 Uplands Road	Under Construction	1													
Service Garage Southend Road Gt Waking	Full permission	23													

Location	Status	Projected Year and Number of Completions												
		2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021
36 Hockley Road Rayleigh	Full permission	19												
Land rear of 91 High St Rayleigh	Full permission		15											
Land west of Pollards Close rochford	Full permission		14											
156-158 High Street Rayleigh	Full permission		9											
283 Ferry Road Hullbridge	Full permission		7											
254 High Street Great Wakering	Full permission		4											
234 Ferry Road Hullbridge	Full permission		5											
1 Lansdowne Drive Rayleigh	Full permission	3												
Rochford & District Conservative Association Back Lane Rochford	Full permission	3												

Location	Status	Projected Year and Number of Completions													
		2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021	2021 & later
36 High Road Rayleigh	Full permission		3												
23 Albert Road Ashingdon	Full permission		1												
23 Albert Road Rochford	Full permission		1												
6 Tudor Way Hawkwell	Full permission		1												
101 Ferry Rd Hullbridge	Full permission	1													
Land adj Ramblers Lodge Hillside Road Eastwood	Full permission	2													
17 North Street	Full permission		1												
28 Station Crescent Rayleigh	Full permission		1												
174 Eastwood Rd Rayleigh	Full permission		1												
Land adj 47 Church Rd Barling Magna	Full permission	1													
The Forge Nurseries Church Rd	Full permission	1													

Location	Status	Projected Year and Number of Completions													
		2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021	2021 & later
Rawreth															
4 Hooley Drive Rayleigh	Full permission	1													
Rear of 132-134 New Rd Gt Wakering	Full permission	1													
16 White Hall lane Gt Wakering	Full permission	1													
26 Station Avenue Rayleigh	Full permission	1													
122 Rectory Road Hawkwell	Full permission	1													
Adj 63 Hawkwell Park Drive	Full permission		1												
20 Southend Road Hockley	Full permission		1												
Land R/O 54 Main Rd Hockley	Full permission	1													
58 High Road Hockley	Full permission		1												
Willow Pond Farm Lower Rd	Full permission		1												

Location	Status	Projected Year and Number of Completions													
		2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021	2021 & later
Hockley															
Autumn Tide, Pooles Lane	Full permission		1												
Torwood, Kingsway	Full permission		1												
18 Kingsmans Farm Road	Full permission		1												
130 Ferry Road	Full permission		1												
Land adjoining Dudulah Eastwood Rise Eastwood	Full permission	1													
Land rear of 7 The Chase Rayleigh	Full permission		1												
Potash Garden Centre, 9 Main Road	Full permission		1												
8 South Street	Full permission	1													
Land adjacent 115 Southend Road Rochford	Full permission	1													
36 High Road	Full permission	1													
Land adj 20 Hockley Road Rayleigh	Full permission	1													

Location	Status	Projected Year and Number of Completions													
		2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021	2021 & later
Rosedale Gladstone Gardens Rayleigh	Full permission	1													
Between 63-73 Nevern Road	Full permission	1													
42-46 Eastwood Rd Rayleigh	Full permission	1													
111 Ashingdon Road Rochford	Outline permission		14												
24 High Road Rayleigh	Outline permission		3												
Land r/o 175-181 Lower Rd Hullbridge	Outline permission	3													
Treetops Hillview Road Rayleigh	Outline permission		2												
Land adj Meadway Wendon Close Rochford	Outline permission		2												
15 Sandhill Road Eastwood	Outline permission	1													

Location	Status	Projected Year and Number of Completions													
		2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021	2021 & later
206 London Road Rayleigh	Outline permission		2												
204 Little Wakering Rd Gt Wakering	Outline permission	1													
Land adj 76 Hullbridge Road Rayleigh	Outline permission	1													
52A Alexandra Road Gt Wakering	Outline permission		1												
Land adj 66 Woodlands Rd Hockley	Outline permission	1													
Land adjacent 20 Kingsmans Farm Road Hullbridge	Outline permission	1													
Land adj 4 Byford Close Rayleigh	Outline permission		1												
Land at rear of 32 Crown Hill Adj to 4 The Bailey Rayleigh	Outline permission		1												

Location	Status	Projected Year and Number of Completions													
		2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021	2021 & later
289 Ferry Road, Hullbridge	Pre-app / under consideration			13											
Plumberow Avenue, Hockley	Pre-app / under consideration			5											
Greensward Lane, Hockley	Pre-app / under consideration / UCS			3											
Weir Gardens, Rayleigh	Pre-app / under consideration / UCS				12										
1 Southend Road, Hockley	Pre-app / under consideration / UCS	10													
Timber Grove, London Road, Rayleigh	Pre-app / under consideration / UCS			23											
162-168 High Street, Rayleigh	Pre-app / under consideration / UCS			23											
145 Ferry Road, Hullbridge	Pre-app / under consideration / UCS				15										

Location	Status	Projected Year and Number of Completions													
		2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021	2021 & later
43 Ashingdon Road, Rochford	Pre-app / under consideration / UCS				24										
1 The Approach, Rayleigh	Pre-app / under consideration / UCS				8										
26 Stambridge Road	Pre-app / under consideration / UCS				8										
Hockley Road, Rayleigh	Pre-app / under consideration / UCS				90								90		
Rawreth Industrial Estate	Pre-app / under consideration / UCS								100	120					
Lower Lambricks, Rayleigh	Pre-app / under consideration / UCS					12									
Stambridge Mills	Pre-app / under consideration / UCS								60						

Appendix B

Location	Status	Projected Year and Number of Completions													
		2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021	2021 & later
2-4 Aldermans Hill, Hockley	Pre-app / under consideration / UCS					8									
68-72 West Street, Rochford	Pre-app / under consideration / UCS				18										
Land adjacent Hockley Train Station	Pre-app / under consideration / UCS				55										
247 London Road, Rayleigh	Pre-app / under consideration / UCS				14										
Allocated land, South Hawkwell	Pre-app / under consideration / UCS										36				
Reallocation through LDF Preferred Options Locations	Future Allocation			150	300	375	300	225	100	100	250	300	225	175	1000