

Annual Monitoring Report 2008-2009



LDF

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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 2008 to 31st March 2009.

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 peninsula 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. For travel by road, the M25 can be easily accessed via the A127 and the A13. Rochford is also the home to London Southend Airport.

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

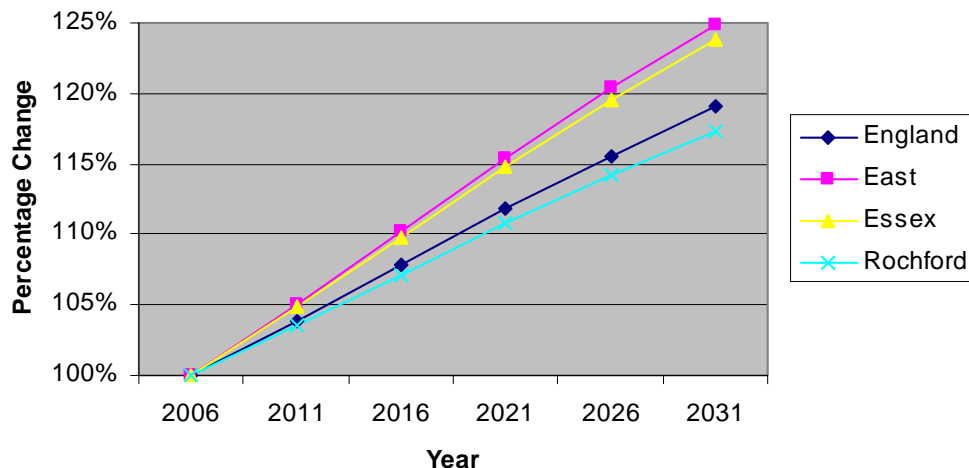
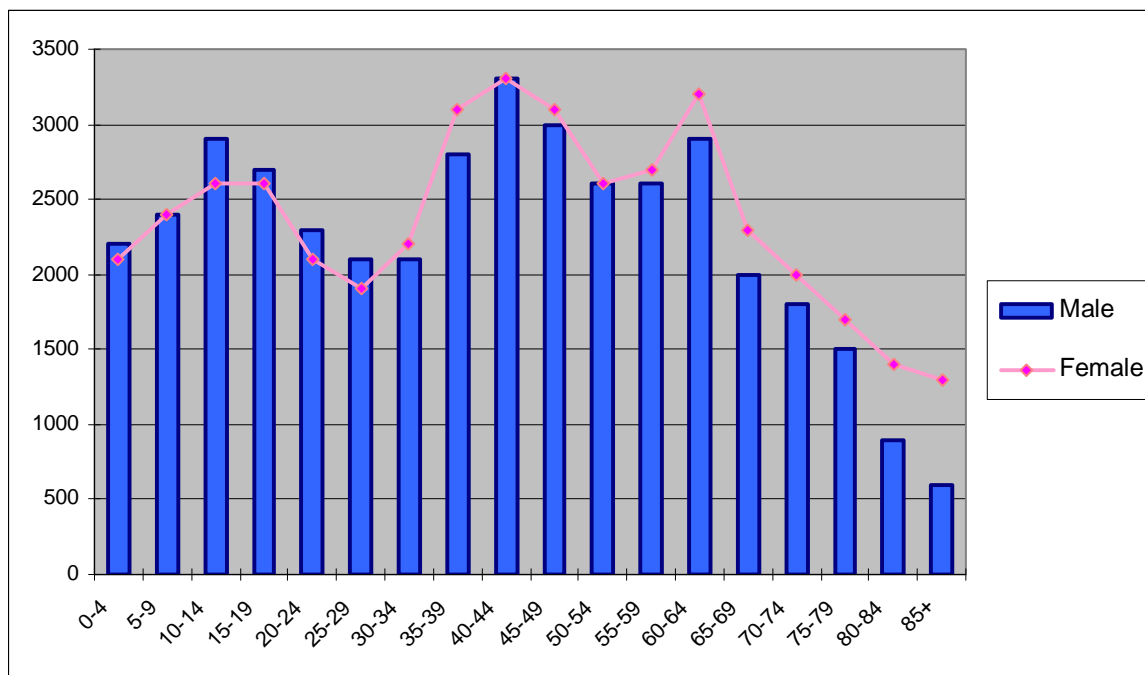


Figure 2.1 shows that the population of Rochford District is expected to increase significantly between now and 2031. The population increase will be higher in other areas of the country, for example in Essex as a whole, but the population increase in Rochford will need to be planned and accommodated for. The estimated population of the District in 2009 is 82,900 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.

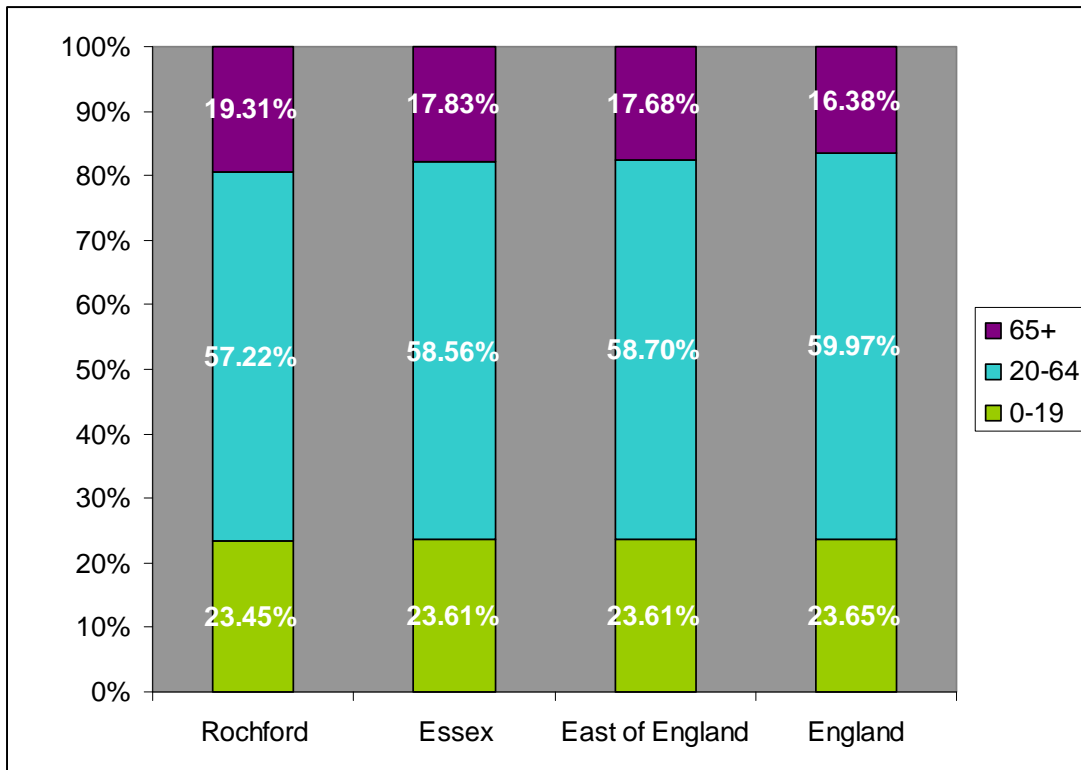
Figure 2.2 – Age composition of Population of Rochford District, Mid 2008



Source: ONS 2008 (<http://www.neighbourhood.statistics.gov.uk/>)

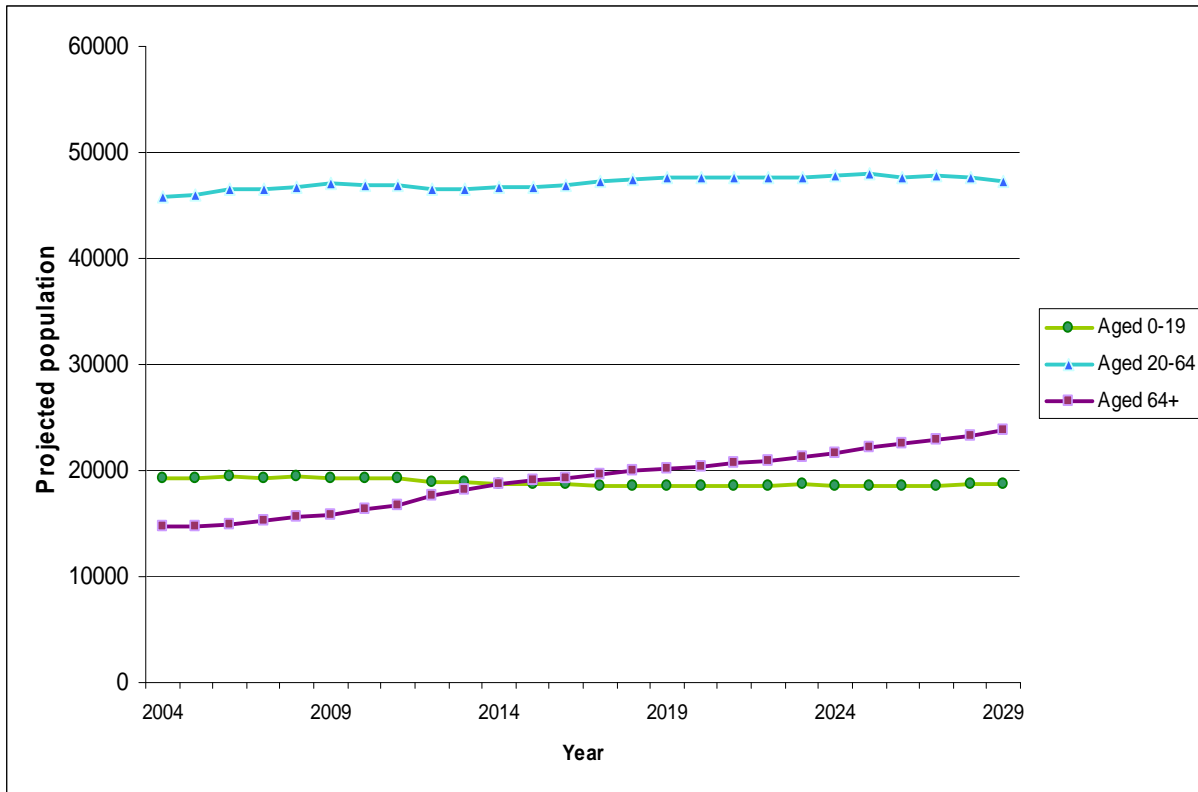
Figure 2.2 shows that the largest proportion of male within Rochford District is the 40 – 44 age group; likewise the 40 – 44 year age group contains the largest proportion of women.

Figure 2.3 – Age Composition of District and comparison with regional and national figures, 2009



The District has a higher proportion of people aged 65 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.

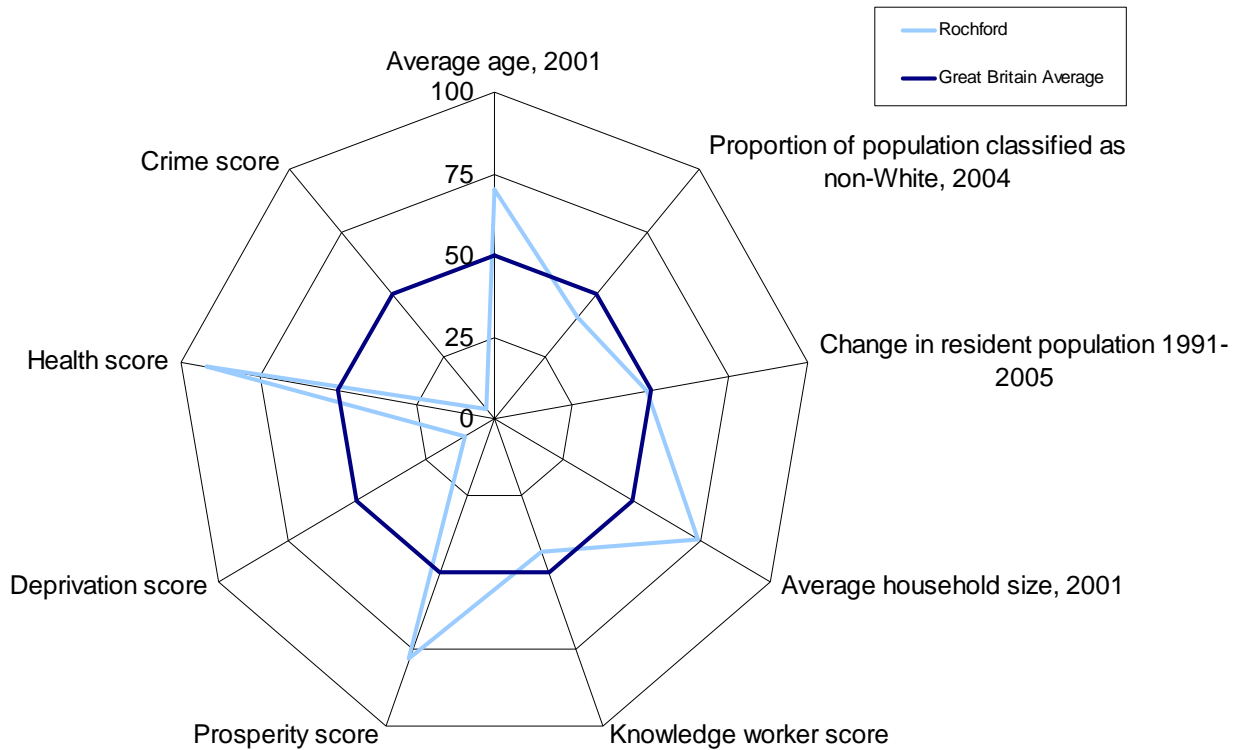
The Rochford population is among the older local populations in Britain, perhaps ageing due to average population growth. There are some local variations in this pattern, with wards around Rochford town centre and to the north of the district recording older average ages than the coastline wards and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

Ward dynamics of the modest population growth reveal higher rates of migration into the Foulness and Great 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

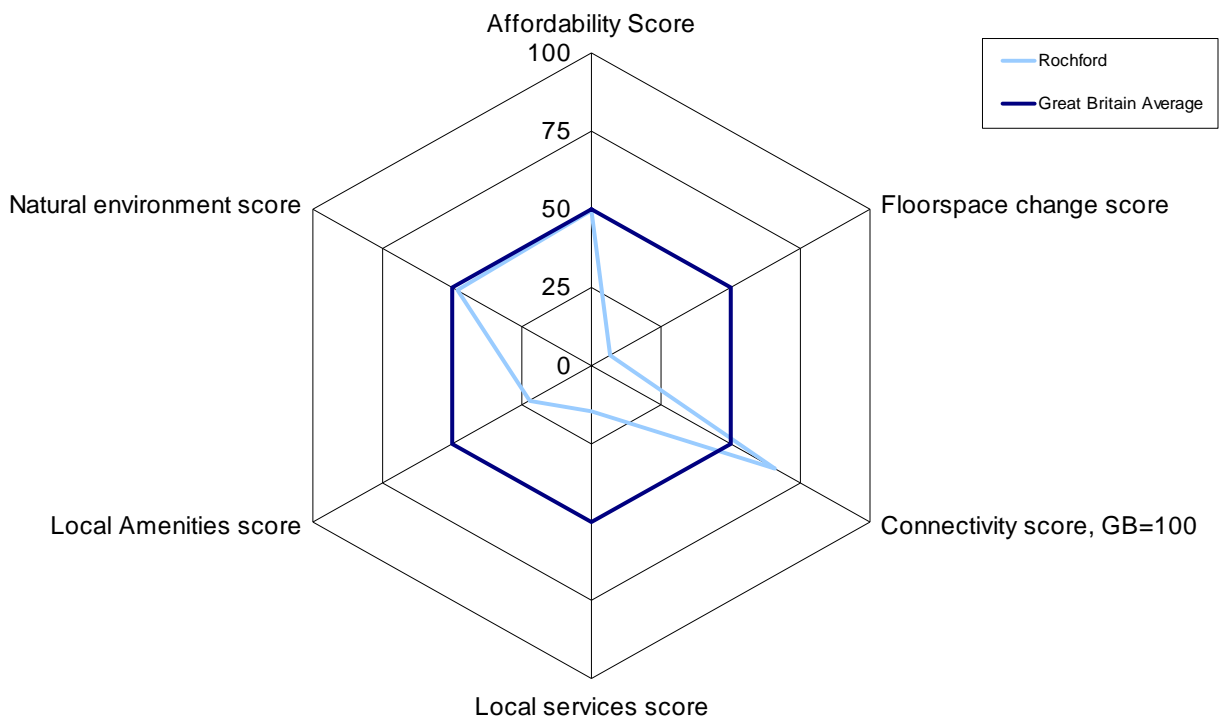
ENVIRONMENT

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



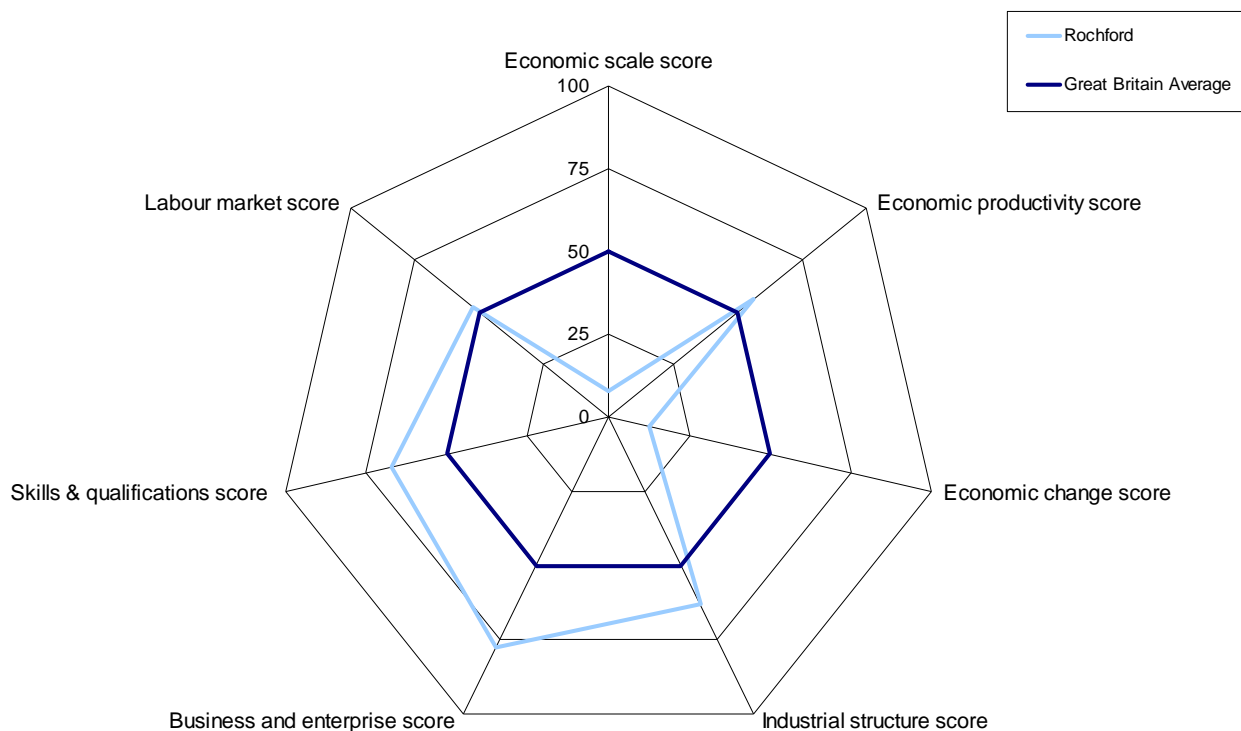
Source: Localknowledge, Local Futures

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 327 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 2009. The Council has continued to develop its LDF in the last year. The LDF is a folder of development plan documents including a Local Development Scheme (LDS), a Statement of Community Involvement (SCI), Core Strategy, as well as other Development Plan Documents and Supplementary Planning Documents.

LOCAL PLAN

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

As a result of the Planning and Compulsory Purchase Act 2004, policies in the adopted Rochford District Replacement Local Plan (2006) were due to expire on 15th June 2009 - 3 years after the date of adoption of the Plan.

On 18th February 2009 Rochford District Council wrote to the Secretary of State requesting that a number of policies in the Plan be saved beyond this date.

On 5th June 2009 the Secretary of State wrote to Rochford District Council and issued direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, saving a number of policies in the Replacement Local Plan. A list of the policies within the Replacement Local Plan which have been saved is available to view at Rochford Council Offices and online via the following link:

http://www.rochford.gov.uk/planning_building_control/policy/local_plan_2006/rochford_district_replacement.aspx,

Policies within this schedule remain saved until superseded by new policies within the Council's emerging Local Development Framework (the new planning system which has replaced Local Plans).

Policies that are not listed within the schedule expired on 15th June 2009.

LOCAL DEVELOPMENT SCHEME

The current approved LDS at 1st December 2009 was the January 2006 version Local Development Scheme (2nd version). However, at the time of writing the Council are in the process of submitting a revised LDS.

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 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.

The pre-submission iteration of the Core Strategy was published and subjected to six weeks of consultation in September 2009. The Core Strategy is scheduled to be submitted in January 2010.

ALLOCATIONS

Work on the evidence base for the Allocation Development Plan Document continued in 2009. Of particular relevance was the publication of a Strategic Housing Land Availability Assessment.

The sustainability appraisal for the Allocations Development Plan Document was initiated in 2009. Formal consultation on options for the Allocations DPD is scheduled to take place in early 2010.

DEVELOPMENT MANAGEMENT DPD

The sustainability appraisal for the Development Management Development Plan Document (DPD) was initiated in March 2009. Formal consultation on options for the Development Management DPD is scheduled to take place in early 2010.

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 begun implementing key recommendations of these

plans in 2009 through revisions to Conservation Area boundaries and the implementation of a number of Article 4(2)s, restricting permitted development rights in order to protect the character of Conservation Areas.

LONDON SOUTHEAST AND ENVIRONS JOINT AREA ACTION PLAN (JAAP)

An Issues and Options document was produced and subjected to consultation between June and August 2008. Further informal community involvement in preferred options for the JAAP took place between February and May 2009.

ROCHFORD, RAYLEIGH AND HOCKLEY CENTRE AREA ACTION PLANS

In 2009, informal consultation took place on initial issues and options for Area Action Plans (AAPs) for the central areas of Rochford, Rayleigh and Hockley. Sustainability appraisals for these AAPs are scheduled to be initiated in early 2010, with formal consultation on options later in the year.

SUPPLEMENTARY PLANNING DOCUMENTS (SPDs)

During 2009, the Council added additional SPDs to its schedule of LDF documents to produce.

The Council intend to adopt *Parking Standards: Design and Good Practice* as an SPD. This document was produced by Essex County Council in conjunction with the Essex Planning Officers' Association. It sets out parking standards for various forms of development and will ensure consistency in the application of parking standards across the County.

The Council have also resolved to produce a Transportation SPD. It will provide details of transportation improvements to be implemented in the District, including how and when such improvements will be delivered.

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 (2008).

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 2025.

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

- East of England Plan (2008);
- Rochford District Replacement Local Plan; and
- Planning Policy Statement 3 (Housing)

EAST OF ENGLAND PLAN (2008)

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 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 1531 net completions, which results in a balance of 3069 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 emerging Rochford Core Strategy, a key part of the Local Development Framework, includes 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, five-year supply of land suitable for housing managed in a way that makes efficient and effective use of land, including re-use of previously-developed land where appropriate.

PLANNING PERMISSIONS AND COMPLETIONS 2008-2009

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. These sites may still have potential to accommodate residential development.

Please see **Appendix A** for a breakdown of the sites where completions occurred in 2008/2009.

Table 4.1 Results of the 2008/09 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	6	2	4	7	4	3
Barling & Sutton	1	0	1	3	0	3
Foulness & Great Wakering	2	0	2	28	2	27
Hawkwell North	4	3	1	7	4	3
Hawkwell South	4	0	4	17	1	16
Hawkwell West	5	1	4	26	0	26
Hockley Central	24	5	19	16	3	13
Hockley North	2	2	0	10	2	8
Hockley West	15	5	10	17	3	14
Hullbridge CP	16	2	14	45	4	41
Paglesham CP	0	0	0	0	0	0
Rochford CP	6	2	4	61	3	59
Stambridge CP	0	0	0	0	0	0
Sutton CP	0	0	0	0	0	0
Downhall & Rawreth	9	1	8	14	3	11
Grange & Rawreth Ward	5	4	1	13	1	12
Lodge Ward	2	0	2	10	2	8
Rayleigh Central Ward	1	1	0	6	0	6
Sweyne Park	0	1	-1	24	2	22
Trinity Ward	2	0	2	88	2	87
Wheatley Ward	26	2	24	30	3	28
Whitehouse Ward	5	2	3	21	3	18
TOTAL	135	33	102	443	42	405

Table 4.2 Sites Without Planning Permission 2008-09

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	0	0
Hockley Central	0	3	3
Hockley North	0	0	0
Hockley West	0	1	1
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	2	2
Trinity Ward	2	3	5
Wheatley Ward	7	0	7
Whitehouse Ward	0	11	11
TOTAL	21	36	57

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 2009	1531 dwellings
Remaining requirement	3069 dwellings

Table 4.3 – Completions since 2001

LOSS OF RESIDENTIAL TO NON-RESIDENTIAL USES

Dwellings lost to non-residential uses 2008-09:	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 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 2008-09.

	Dwelling units (net) 2008-09
Windfall completions	58
Windfall units outstanding	60

Table 4.5 Windfall development

AFFORDABLE HOUSING

The Thames Gateway South Essex Strategic Housing Market Assessment (SHMA) identified a need for 131 affordable dwellings per year. There were -1 net affordable housing completions in 2008-09. This figure does not include acquisitions, as they sit outside of the planning system.

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 (PPS3, paragraph 21). The use of previously developed land aids regeneration and minimises the amount of greenfield land that needs to be taken for development (PPS3, paragraph 22).

Figure 4.1 shows the proportion of completions undertaken on PDL and greenfield land in Rochford District in 2008-09.

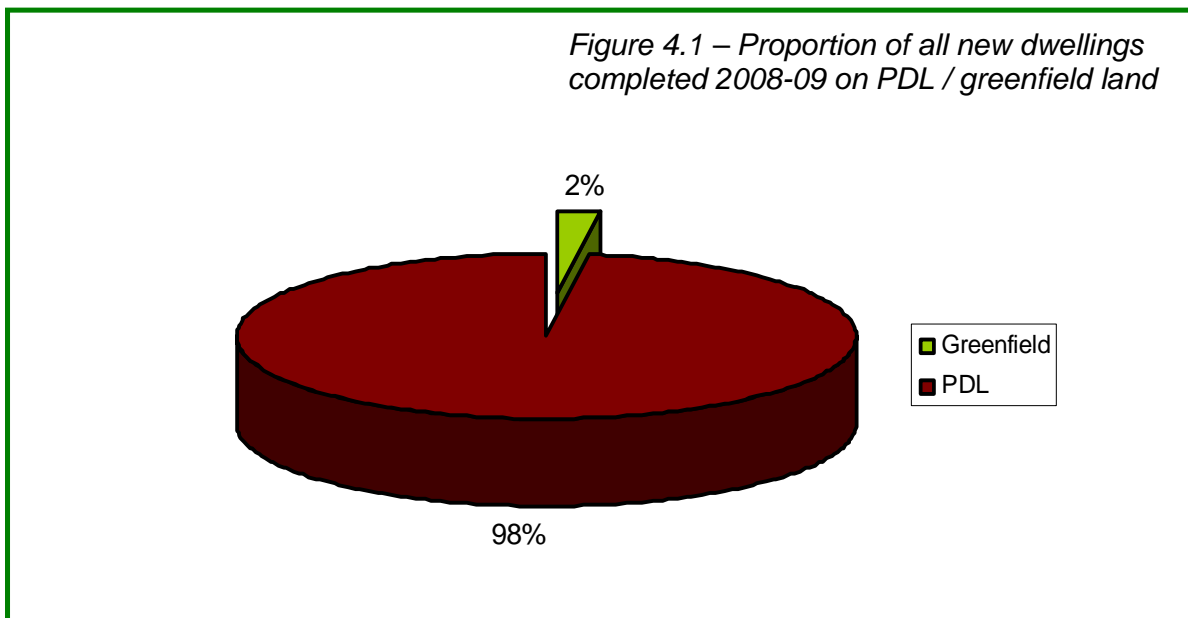
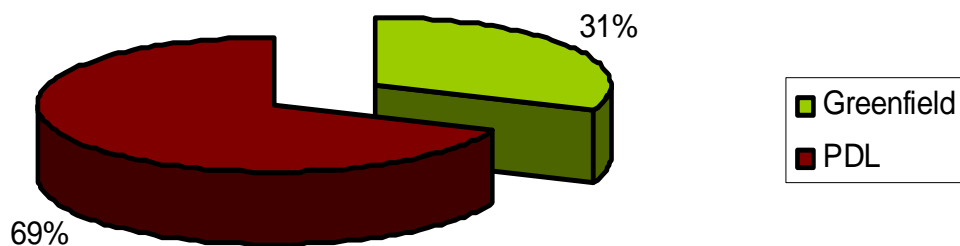


Figure 4.2 shows the proportion of dwellings with planning permission in 2008-09 that are not yet completed that were sited on PDL and the proportion on greenfield land. The majority of dwellings with planning permission, as with those completed, are sited on PDL.

Figure 4.2 – Proportion of outstanding dwellings with planning permission in 2007-08 PDL / greenfield land



	% outstanding dwellings in 2008-2009 on PDL
TARGET	60
ACTUAL	69

Table 4.6 - Performance relative to PDL targets

DWELLING TYPES

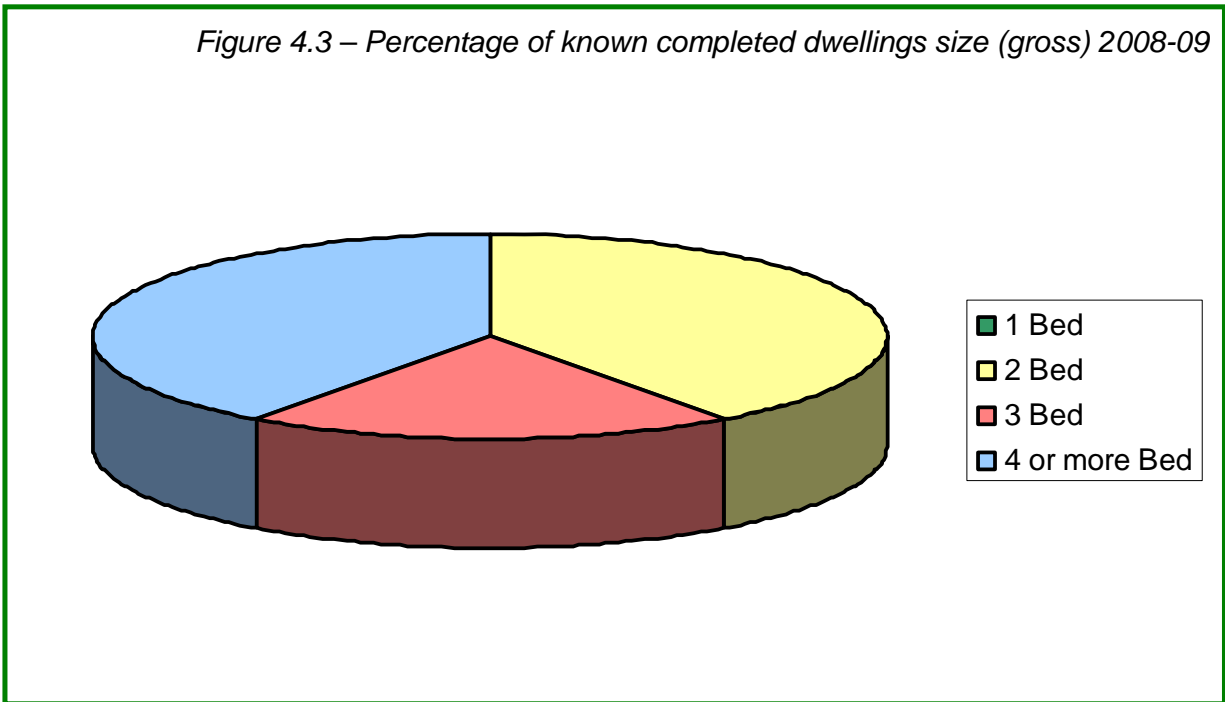
PPS3 stresses the need for Local Authorities to have regard to the changing composition of households and the housing needs of an area.

Table 4.7 provides a breakdown of the type of dwellings completed in the District in 2008-09., where known bedroom size was recorded.

Table 4.7 – Dwelling size

	Dwelling Size (no. of bedrooms)			
	1	2	3	4+
Percentage of known completed dwelling size (gross) 08-09	0	40	20	40

Figure 4.3 – Percentage of known completed dwellings size (gross) 2008-09



LIFETIME HOMES

As acknowledged in the Sustainable Community Strategy, the need to meet the needs of an ageing population is, whilst not unique to Rochford, particularly prevalent in the District. Furthermore, the issue is particularly pertinent to the subject of housing provision. It is important that housing is designed to be flexible to changes in people's circumstances.

Lifetime homes are homes designed for people to remain in for as much of their life as possible and to this end are adaptable to the differing needs of different stages of their life cycle. Building Regulations now require new dwellings to have access and facilities for disabled people and in being so designed they are expected to help people with reduced mobility to remain longer in their homes. The Lifetime Homes Standard promoted by the Joseph Rowntree Foundation goes further to provide housing that is more flexible and adaptable than that required by Part M of the Building Regulations and are more suitable for older and disabled people.

The emerging Core Strategy will require all new dwellings to be built to Lifetime Homes Standard. However, in 2008-09, 0 dwellings completed were recorded as meeting the Lifetime Homes Standard.

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 08-09	69	33
Outstanding dwelling units with planning permission	196	209

Table 4.8 - Large and small sites

The majority of the completed dwellings are on smaller sites. In contrast, those with extant planning permissions are on larger sites.

DENSITY

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 2008-09 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	0
Above 50 dwellings per hectare	33

Table 4.9 - Housing density

None of the dwellings on larger sites in 2008-09 were completed at densities below 30 dwellings per hectare.

There were 33 completions at densities above 50 dwellings per hectare on large sites.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

PPS3 sets out the requirement for local authorities to undertake a Strategic Housing Land Availability Assessment (SHLAA). The first comprehensive SHLAA for Rochford District Council was published in 2009 and a schedule of sites has been included that demonstrates a five-year housing land supply. The SHLAA drew up housing data from a variety of sources, including consultation with developers / agents, and also utilised data on housing completions and permissions from the 2007/2008 AMR. As such, in order to ascertain the current five-year supply it is necessary to update the figures in the SHLAA to reflect completions and planning permissions in 2008-2009.

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
- SHLAA (2009)

Based on known sites in the District, the following table (Table 4.10) outlines the estimated net completions in the years 2009 to 2015.

An annual review of the schedule of sites in the SHLAA will be included within each successive AMR, and this will include a demonstration of the 5 year supply in accordance with PPS3 requirements. Please see **Appendix B** for a breakdown of the sites that comprise the updated housing trajectory.

Table 4.10 – Projected net completions

Type of estimated net gain	Year						
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	TOTAL
Units under construction	111	0	0	0	0	0	111
Units with planning permission	105	69	0	0	0	0	174
From sites currently with outline permission	2	3	14	0	0	0	19
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	153	200	41	20	165	579
Future Allocation	0	0	125	350	200	100	775
TOTAL	218	225	339	391	220	265	1658

Table 4.10 shows that a net total of 1658 dwellings are expected to be provided in the District between 2009 and 2015, with 1393 of these being delivered in the five-year period between 2009 and 2014.

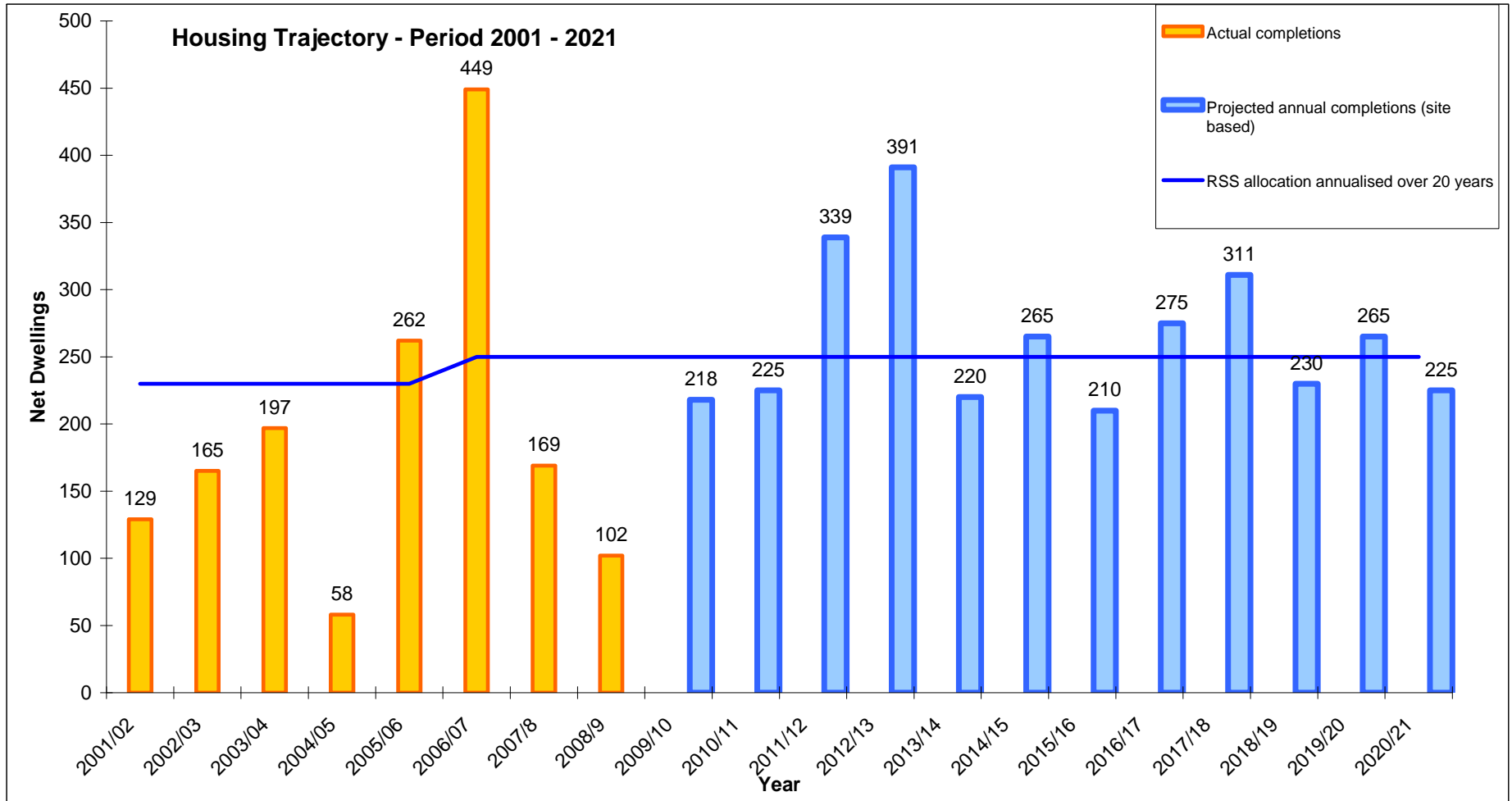
The housing trajectory for Rochford District is illustrated in Figure 4.4 on the following page.

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

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

In addition to the projected completions shown in Figure 4.4 below, between 2021 and 2025 250 dwellings per year are projected

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:

$$(x / y) \times 100$$

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 2009 to 31st March 2014 is 1250 dwellings. The current supply of deliverable sites for housing will provide 1393 dwellings, based on those sites assessed as deliverable.

The supply of ready to develop housing sites is therefore:

$$2009-2014 (1393 / 1250) \times 100 = \mathbf{111\%}$$

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

$$2010-2015 (1440 / 1250) \times 100 = \mathbf{115\%}$$

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

$$2011-2016 (1425 / 1250) \times 100 = \mathbf{114\%}$$

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

$$2012-2017 (1361 / 1250) \times 100 = \mathbf{109\%}$$

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

$$2013-2018 (1281 / 1250) \times 100 = \mathbf{102\%}$$

Projected as from 1st April 2013 to 31st March 2018

GYPSY AND TRAVELLER SITES

As at July 2009, there were 7 private gypsy and traveller caravans in the District, an increase from January 2008. There were 14 caravans on sites that were not tolerated and unauthorised. In addition to this there were no 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 requires Rochford Council to make provision through Development Plan Documents for at least 15 pitches to be provided in Rochford District by 2011, in addition to those authorised in 2006, giving a total of 18 pitches.

The emerging Core Strategy will allocate 15 pitches by 2011. But since 2006, 4 pitches were granted in the District, which means there are only an additional 11 pitches left to be provided by 2011. Table 4.11 below shows the location of all the authorised Gypsy sites in the District.

Table 4.11 – Authorised Gypsy Sites

Address	Caravan(s)	Pitch(es)
Land at Junction with Hullbridge Road/ Vanderbilt Avenue	1	1
The Apple Barn, Southend Road, Rochford	1	1
Goads Meadow, Murrells Lane, Hockley	1	1
Land Adjoining Hillside (AKA Peartree), New Park Road, Hockley	1	1
Rayleigh Turf Yard (AKA Urquart House), Trenders Avenue, Rayleigh	1	1
Pudsey Hall Farm, Pudsey Hall Lane, Canewdon	4	2

5 Employment

INTRODUCTION

Rochford District is located on the periphery of the Thames Gateway. The Council has embraced the key concepts of the Thames Gateway initiative and is a fully active partner. 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 has also recently been developed on the Cherry Orchard way link road providing additional 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 5.1 – District's employment land allocations

Allocated Employment Land in the Rochford District

- 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

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 the following employment densities as outlined in Table 5.2 should normally be used in translating B space jobs into B floorspace.

Table 5.2 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 5.3 - Completed employment generating development in 2008-09

	Total (gross) 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	1653 sq. m	N/A	0	0	1653 sq. m (52.43%)	51.66
Total B1-B8	1653 sq. m	N/A	0	0	1653 sq. m	51.66
A1 Retail	0 sq. m	N/A	N/A	N/A	0 sq. m (100%)	N/A
D2 Assembly and Leisure	1500 sq. m	N/A	N/A	N/A	1500 (47.57%)	46.88
Total A1,B1-B8, D2	3153 sq. m	N/A	N/A	N/A	3153 sq. m (100%)	98.54

Table 5.4 - Loss of employment generating development in 2008-09

	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	4372 sq. m	0	2900 sq. m	0	0	0
Total B1-B8	4372 sq. m	0	2900 sq. m	90.63	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	4372 sq. m	N/A	2900 sq. m	N/A	0	N/A

Table 5.5 - Net change in employment development in 2008-09

	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	-2719 sq. m	N/A	0	0	100% (based on floorspace)
Total B1-B8	-2719 sq. m	N/A	0	52.54	100% (based on floorspace)
A1 Retail	0 sq. m	N/A	N/A	N/A	0
D2 Assembly and Leisure	1500 sq. m	N/A	N/A	46.88	100% (based on floorspace)
Total A1, B1-B8, D2	-1219 sq. m	N/A	N/A	98.54	N/A

Table 5.6 - Potential future employment: Outstanding permissions as of 31st March 2009

	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	6606	367	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	7514 sq. m	234.81	14286 sq. m	446.44
Total B1-B8	14120 sq. m	601.81	14286 sq. m (39%)	446.44
A1 Retail	1112 sq. m	N/A	382 sq. m	N/A
D2 Assembly and Leisure	1000 sq. m	N/A	379 sq. m	N/A
Total A1,B1-B8, D2	16232 sq. m	N/A	15047 sq. m (92.70%)	N/A

Table 5.7 - Potential future net change in employment

Potential future floorspace loss in Rochford District		
	Floorspace (sq. m)	Estimated jobs (based on floorspace)
Total B1-B8	681 sq. m	21.28
Total A1, B1-B8, D2	681sq. m	N/A
<p><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></p>		

AVAILABLE ALLOCATED EMPLOYMENT LAND

Saved 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 5.8 below:

Table 5.8 – 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 entitled *Loss of employment generating development in 2008-09* (Table 5.4). The table indicates that 4372 sq. meters of employment floorspace was lost from allocated employment land in the district. However, 3153 sq. meters of employment floorspace within an allocated employment area was provided, giving a net change of - 1219 sq. meters.

6 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.

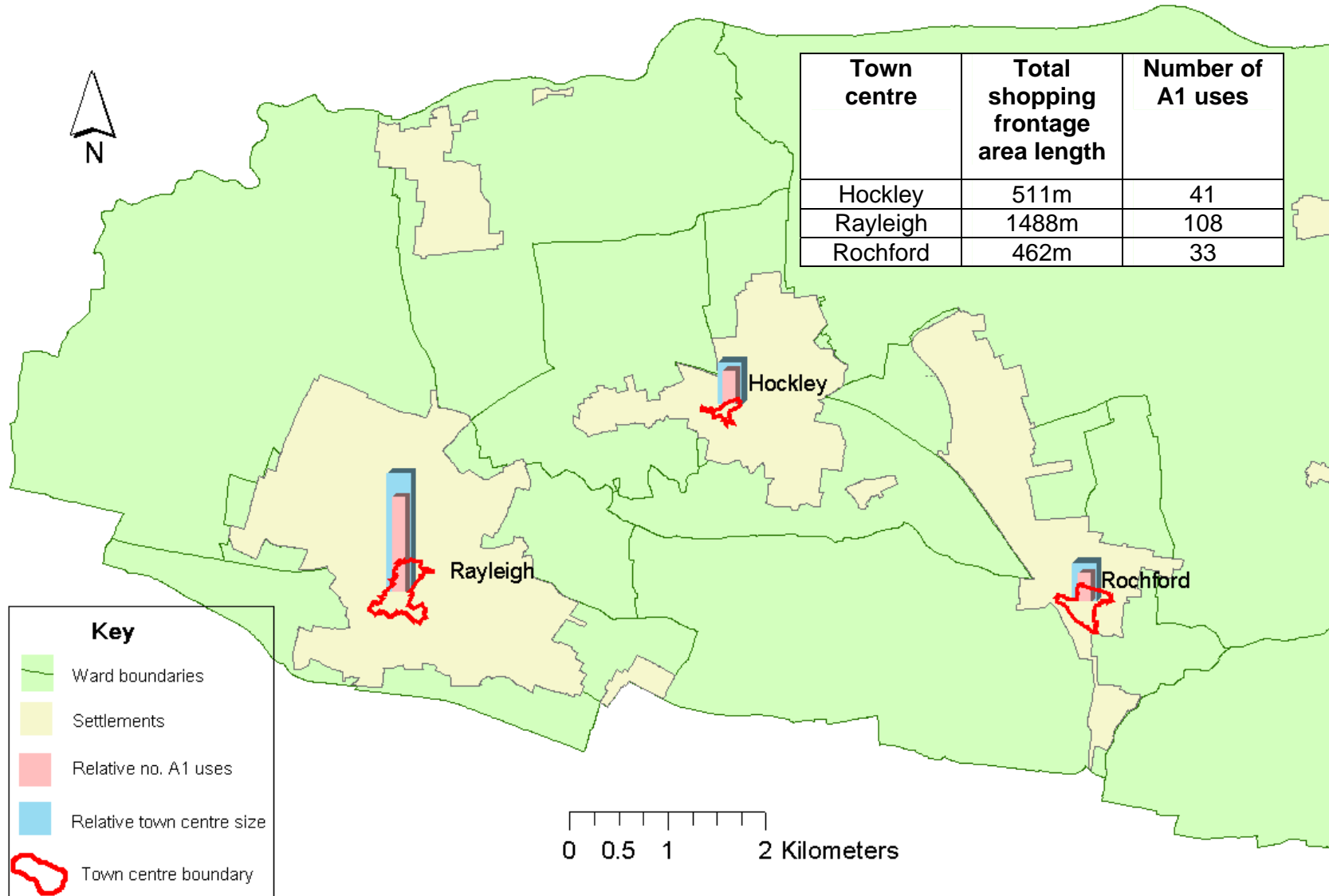
Centre	Score	Rank 2008	Location Grade
Southend-on-Sea	254	54	Major Regional
Basildon	227	79	Regional
Rayleigh	57	600	Minor District
Pitsea	55	629	Minor District
Wickford	44	816	Minor District
Billericay	44	816	Minor District
Laindon	26	1364	Local
Rochford	20	1716	Local
Hockley	7	3321	Minor Local

Table 6.1 – 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.

Figure 6.1 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 6.1 – Town centre locations and size



RETAIL

In 2008-09 retail development (gross) completed was as outlined in Table 6.3 below:

	Retail floor space completed 08-09 (m ²)	Of which on previously developed land (m ² / %)
Town centre	0	0
Edge of centre	0	0
Out of centre	0	0
Out of town	0	0
TOTAL	0	0%

Table 6.3 – Retail development

Outstanding retail development yet to be completed in 2008-2009 was as outlined in Table 6.4 below:

	Outstanding retail floor space 08-09 (m ²)	Of which on previously developed land (m ² / %)
Town centre	382 (34.35%)	382
Edge of centre	0	0
Out of centre	730 (65.65%)	730
Out of town	0	0
TOTAL	1112	1112

Table 6.4 – 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. Saved Policies SAT4 and SAT5 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>
--

FINANCIAL AND PROFESSIONAL SERVICES (A2 OF USE CLASS ORDER)

In 2008 -2009 financial and professional service development completed, overall and in town centres, was as outlined in Table 6.5 below:

Total financial and professional floor space completed 08-09 (m ²)	0
Total financial and professional floor space outstanding 08-09 (m ²)	0
Financial and professional floor space completed in town centres 08-09 (m ²)	0
Financial and professional floor space outstanding in town centres 08-09 (m ²)	0

Table 6.5 – Financial and professional services

OFFICES (B1a OF USE CLASS ORDER)

In 2008-2009 office development completed, overall and in town centres, was as outlined in Table 6.6 below:

Total office floor space completed 08-09 (m ²)	0
Total office floor space outstanding 08-09 (m ²)	6606
Office floor space completed in town centres 08-09 (m ²)	0
Office floor space outstanding in town centres 08-09 (m ²)	0

Table 6.6 – Office development

LEISURE DEVELOPMENT

INTRODUCTION

The District contains both private and public sports facilities. Sport England notes the following leisure facilities available in Rochford District, as outlined in Table 6.7.

The demand for leisure facilities can be estimated using Sport England's *Sports Facility Calculator*. This calculated the demand for various leisure facilities in an area based on local population profiles together with a profile of usage. Sport England use data from National Halls and Pools Survey, Benchmarking Service, Indoor Bowls User Survey and General Household Survey.

The demand is an estimate and it should be noted that the District does not sit in a vacuum and that the development of leisure facilities outside of the district and the movement of people between districts will influence the demand for leisure services of a particular locality.

Table 6.7 compares the demand for leisure and recreational uses in the district, as calculated using Sport England's Sports Facility Calculator, with the facilities provided.

Facility	Supply	Estimated Demand	Shortfall of supply from demand
Swimming pools	1429.5 m ²	828.55 m ²	0
Sports courts	38	22.96 courts	0
Indoor bowls	4	5.53 rinks	1.53

The data in Table 6.7 suggests that there is currently no shortfall of swimming pools or sports courts in the district. There is a slight shortfall of indoor bowls rinks for the year 2008-09.

SWIMMING POOLS

NAME	LOCATION	SWIMMING POOL AREA (m ²)	OWNER TYPE
ATHENAEUM CLUB	Rochford	425	Commercial
CLEMENTS HALL LEISURE CENTRE	Hockley	425	Local Authority
GREENSWARD ACADEMY	Hockley	142.5	School
KING EDMUND BUSINESS & ENTERPRISE SCHOOL	Rochford	180	School
RIVERSIDE JUNIOR SCHOOL	Hockley	105	School
SWEYNE PARK SCHOOL	Rayleigh	152	School
TOTAL		1429.5	

SPORTS HALLS

NAME	LOCATION	NUMBER OF COURTS	OWNER TYPE
CLEMENTS HALL LEISURE CENTRE	Hockley	9	Local Authority
CULLYS GYM	Hockley	1	Commercial
FITZWIMARC SCHOOL	Rayleigh	7	School
GREAT WAKERING SPORTS CENTRE	Great Wakering	3	Local Authority
GREENSWARD ACADEMY	Hockley	5	School
KING EDMUND BUSINESS & ENTERPRISE SCHOOL	Rochford	5	School
RAYLEIGH LEISURE CENTRE	Rayleigh	4	Local Authority
SWEYNE PARK SCHOOL	Rayleigh	4	School
TOTAL		38	

Indoor bowls

NAME	LOCATION	RINKS	OWNER TYPE
RAYLEIGH LEISURE CENTRE	Rayleigh	4	Local Authority
TOTAL		4	

COMPLETED LEISURE DEVELOPMENT 2008-09

In 2008-09 leisure development completed and outstanding, in town centres and overall, was as outlined in Table 6.8 below:

Total leisure floor space completed 08-09 (m ²)	1500
Total leisure floor space outstanding 08-09 (m ²)	1000
Leisure floor space completed in town centres 08-09 (m ²)	0
Leisure floor space outstanding in town centres 08-09 (m ²)	1500

Table 6.8 - 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 6.8 - Open space managed to Green Flag Award standard

7 Transport

VEHICLE PARKING STANDARDS

Saved Policy TP8 of the Rochford District Replacement Local Plan 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 7.1 – Provision of car parking on completed development

	Car Parking Provided	PPG13 Maximum Standard / Rochford District Replacement Local Plan and SPD5 Standard
B1 Business		
-	-	-
B1 – B8 use		
ROC/0515/07 (demolish existing & construct new pitched roofed building with 1st for mezzanine to re-build new workshop)	33	4
ROC/0563/05 (C/U Warehouse to Manufacturing)	0	29
A1 Retail		
-	-	-
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 a 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 7.2.

Table 7.2 – 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)	102	96	94.12
Hospital	102	96	94.12
Primary school	102	100	98.04
Secondary school	102	96	94.12
Areas of employment	102	96	94.12
Major retail centre	102	96	94.12

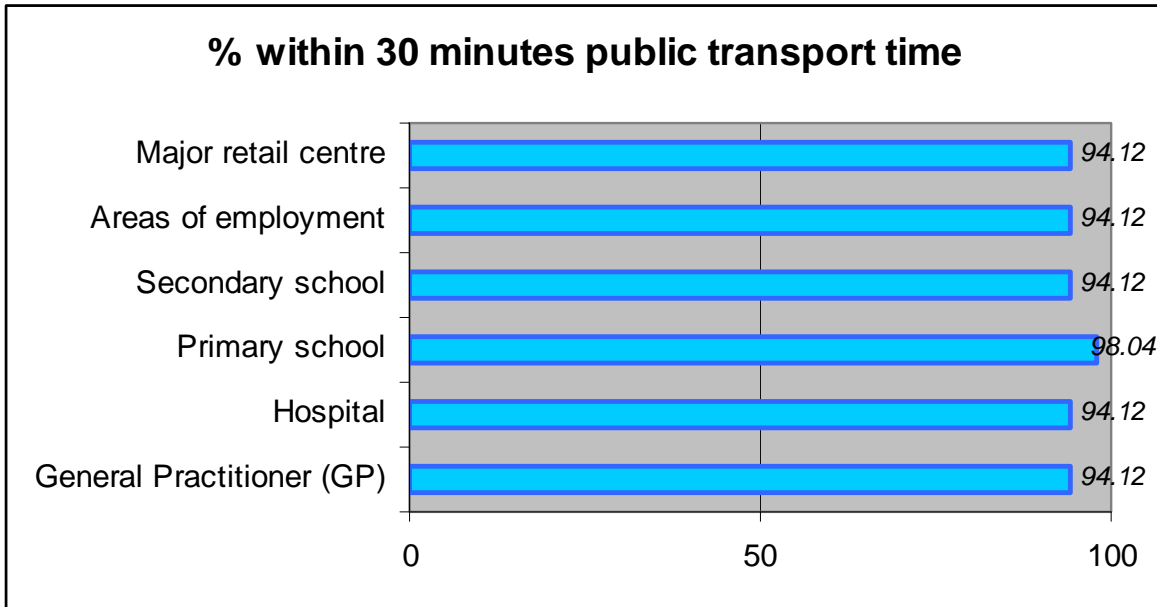


Figure 7.1 Accessibility of services from new development

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.

8 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 2008-2009 the Environment Agency objected to no planning applications on flood risk grounds.

Table 8.1 – 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 2008-2009 the EA objected to no planning applications submitted to Rochford District Council on the grounds of impact on water quality.

Table 8.2 – Performance relative to water quality targets

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

SUMMARY

There were no objections to planning applications on the grounds of flood risk or water quality in 2008-2009.

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%	2.09%	19.67%*	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	-	77.79%	76.57%	1.22%	2.05%	20.16%	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 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

10 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 2008-09 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.

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.

Figure 10.1 – Renewable energy development

	Solar photovoltaics	Wind onshore	Hydro	Biomass
Planning permissions for installations of renewable energy sources granted 2008-09	1	-	-	-
Known renewable energy sources implemented 2008-09	1	-	-	-
Completed installed capacity in MW	4.2 kWp PV	-	-	-
MW Generation	Unknown			

Appendix A

Reference	Address	Dwellings completed (gross) 2008-2009
ROC/0206/06	36 Hockley Road Rayleigh	12
ROC/00674/05	1 Southend Road Hockley Essex SS5 4PZ	11
ROC/0434/07	10 Aldermans Hill Hockley	10
ROC/0807/07	36 Hockley Rd Rayleigh	10
ROC/0672/06	283 Ferry Road Hullbridge	8
ROC/0688/07	168 Plumberow Avenue Hockley	6
ROC/0869/05	1 Lansdowne Drive Rayleigh	4
ROC/0822/07	60 Plumberow Ave Hockley	3
ROC/0247/08	12 Cagefield Cottages, Stambridge Road, Stambridge.	2
ROC/0144/08	40 Hambro Avenue, Rayleigh.	2
ROC/0924/07	Land adj 71 Rectory Road, Hawkwell.	2
ROC/0529/07	46 Parklands Rochford	2
ROC/0102/08	8 Tudor Way, Hawkwell, Hockley.	2
ROC/0589/05	6 Tudor Way Hawkwell	2
ROC/0006/08	12 Creek View Ave Hullbridge	2
ROC/0281/07	37 The Walk Hullbridge	2
ROC/0324/07	101 Ferry Rd Hullbridge	2
ROC/0322/07	R/O 20 Ashingdon Rd Rochford	2
ROC/0729/03	17 North Street	2
ROC/0032/07	21 Weir Farm Rd Rayleigh	2
ROC/0886/07	174 Eastwood Road Rayleigh	2

ROC/0514/05	154 Eastwood Road Rayleigh	1
ROC/0230/07	133 Eastwood Rd Rayleigh	1
ROC/0369/05	Briardene Ethelbert Road Rochford	1
ROC/0427/05	Brickhouse Farm Fambridge Road Ashingdon	1
ROC/0468/96	Glazebrook Farm, Canewdon Road	1
ROC/0009/07	Burtons Farm Barling Rd S-O-S	1
ROC/0157/01	Brookfields, Church Road	1
ROC/0692/05	land rear of 50-56 Hullbridge Road Rayleigh	1
ROC/0970/06	Pickerels Farm Highlands Rd Rawreth	1
ROC/0167/07	land R/O 50&56 Hullbridge Rd Rayleigh	1
ROC/0168/07	land R/O 50 & 56 Hullbridge Rd Rayleigh	1
ROC/0170/07	plot 4 R/O 50 & 56 Hullbridge Rd Rayleigh	1
ROC/0171/07	Plot 5 R/O 50 7 56 Hullbridge Rd rayleigh	1
ROC/0431/06	16 White Hall lane Gt Wakering	1
ROC/0468/06	land R/O 132-134 New Rd Gt Wakering	1
ROC/0358/05	8 Albert Road Ashingdon Rochford	1
ROC/0740/05	Colwood The Chase Ashingdon	1
ROC/1121/07	land adj 122 Rectory Rd Rochford	1
ROC/1039/07	R/O 264-268 Main Rd Hawkwell	1
ROC/0408/08	15 Selbourne Road, Hockley.	1

ROC/0477/06	land R/O 54 Main Rd Hockley	1
ROC/0853/07	land R/O 43 & 45 Broadlands Ave Hockley	1
ROC/1022/07	land adj 66 Greensward Lane Hockley	1
ROC/0133/05	257 Plumberow Ave Hockley	1
ROC/0243/06	54 High Rd Hockley	1
ROC/0388/06	Cedar Lodge Kingsmans Farm rd Hullbridge	1
ROC/0982/06	The Groves Wellington Avenue Hullbridge	1
ROC/0800/03	46 Clarence Road	1
ROC/0331/08	Black Cottage, Gusted Hall Lane, Rochford.	1
ROC/0868/07	113 Southend Rd Rochford	1
ROC/0036/07	land adj 4 Byford Close Rayleigh	1
ROC/0834/03	27 Uplands Road	1
ROC/0743/07	54 Great Wheatley Rd Rayleigh	1
ROC/0768/04	Land adj 20 Hockley Road Rayleigh	1
ROC/0013/05	154 Eastwood Road Rayleigh	1
ROC/0808/07	land adj 21 Glasseys Lane Rayleigh	1
ROC/0193/06	Lion House Creeksea Road Canewdon	1

Appendix B

Location	Status	Projected Year and Number of Completions												
		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
Rochelles Farm, Lower Road	Under Construction	1												
Gusli, Lower Road	Under Construction	1												
Paddock, Lambourne Hall Road, Canewdon	Under Construction	1												
land adj 47 Church Rd Barling Magna	Under Construction	1												
19 Church Road, Barling Magna.	Under Construction	1												
Service Garage, Southend Rd, Great Wakering	Under Construction	23												
89 Downhall Rd, Rayleigh	Under Construction	8												
42 & 44 Down Hall Rd, Rayleigh	Under Construction	2												
41 Central Avenue, Rochford	Under Construction	1												
Land adj 43 Ashingdon Road, Rochford	Under Construction	13												
279-277 Ashingdon Road,	Under Construction	2												

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Location	Status	Projected Year and Number of Completions												
		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
Rochford														
R/O 29 Great Eastern Road Hockley	Under Construction	1												
Land rear of 21 Woodlands Road, Hockley	Under Construction	1												
land adj 66 Woodlands Rd, Hockley	Under Construction	1												
25 Branksome Avenue	Under Construction	1												
117 Greensward Lane	Under Construction	1												
190-192 Plumberow Avenue, Hockley	Under Construction	2												
Plumberow Cottage, Lower Road	Under Construction	1												
Goodwood, Woodside Rd, Hockley	Under Construction	1												
74 Folly Lane	Under Construction	1												

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Location	Status	Projected Year and Number of Completions												
		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
23 High Road, Hockley	Under Construction	2												
Site of 2-4 High Road, Hockley	Under Construction	3												
land adj Rustlings, Folly Chase, Hockley	Under Construction	1												
Westview & Oakhurst, Church Rd, Hockley	Under Construction	4												
10 Kingsmans Farm Rd, Hullbridge	Under Construction	1												
234 Ferry Road	Under Construction	5												
Adj Mansfield Nurseries, Nore Road, Eastwood	Under Construction	1												
land adjoining Dudulah, Eastwood Rise, Eastwood	Under Construction	1												

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Location	Status	Projected Year and Number of Completions												
		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
20 Kings Road, Rayleigh	Under Construction	1												
50-54 West Street	Under Construction	8												
Land west of Pollards Close, Rochford	Under Construction	14												
24 High Road, Rayleigh	Under Construction	3												
Land adj 16 Leasway, Rayleigh	Under Construction	1												
land adj Rosedale, Gladstone Gardens, Rayleigh	Under Construction	1												
151 Daws Heath Rd, Rayleigh	Under Construction	4												
End of Gloucester Avenue	Under Construction	1												

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Location	Status	Projected Year and Number of Completions												
		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
Adj. The Birches, Sandhill Road	Under Construction	1												
The Yard, Trenders Avenue, Rayleigh	Full permission	4												
4 Hooley Drive, Rayleigh	Full permission	1												
36 Hullbridge Rd, Rayleigh	Full permission	6												
52a Alexandra Road, Great Wakering	Full permission	1												
254 High Street, Great Wakering	Full permission	2												
8 Williw Drive, Rayleigh	Full permission	1												
26 Station Avenue, Rayleigh	Full permission	1												
3 Station Avenue, Rayleigh	Full permission	1												
42 York Road, Ashingdon	Full permission	1												

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Location	Status	Projected Year and Number of Completions												
		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
1 Devon Gardens, Rochford.	Full permission	1												
279b Ashingdon Road, Rochford	Full permission	1												
61A Spa Road, Hockley	Full permission	1												
Spa Works, 54 Spa Rd, Hockley	Full permission	1												
Land rear of 25 Woodlands Road, Hockley	Full permission	1												
1 Woodlands Rd, Hockley	Full permission	6												
20 Southend Road, Hockley	Full permission	1												
93 Greensward Lane, Hockley	Full permission	4												
Land opposite Maryon House, Bullwood Hall Lane, Hockley	Full permission	1												

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Location	Status	Projected Year and Number of Completions												
		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	Full permission	16												
145 Ferry Road, Hullbridge	Full permission	2												
land adj 20 Kingsman Farm Road, Hullbridge	Full permission	1												
Willow Pond Farm, Lower Rd, Hockley	Full permission	1												
299 Ferry Road, Hullbridge	Full permission	7												
Land adj 1 Maylons Lane, Hullbridge	Full permission	1												
18 Kingsmans Farm Road, Hullbridge	Full permission	1												
145 Ferry Road, Hullbridge	Full permission	4												
Land rear of 263 & 263a Ferry Road, Hullbridge	Full permission	1												

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Location	Status	Projected Year and Number of Completions												
		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
89 Crouch Ave, Hullbridge	Full permission	1												
Site of 4 & 6 Lancaster Road, Rayleigh	Full permission	2												
Land adj Ramblers Lodge, Hillside Road, Eastwood	Full permission	2												
Land rear of 11-15 Trinity Road, Rayleigh	Full permission	4												
Land adj 57 Trinity Road, Rayleigh	Full permission	1												
Land at rear of 26 South Street, Rochford	Full permission		9											
Rochford & District Conservative Association, Back Lane, Rochford	Full permission	3												
Land adj 22 St Andrews Road, Rochford	Full permission	1												

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Location	Status	Projected Year and Number of Completions												
		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
18 Mornington Avenue, Rochford	Full permission	1												
22 South Street, Rochford	Full permission		6											
74-78 West Street, Rochford	Full permission		6											
14 North Street, Rochford	Full permission		8											
4A & 4 East St, Rochford	Full permission	3												
58 Victoria Avenue, Rayleigh	Full permission		5											
Site of 1 & 3 Pearsons Avenue, Rayleigh	Full permission	2												
R/O 5 Victoria Ave, Rayleigh	Full permission	1												
Timber Grove, London Rd, Rayleigh	Full permission		8											

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Location	Status	Projected Year and Number of Completions												
		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
Land west of Boston Avenue/Cheapside West, Rayleigh	Full permission	4												
114 Bull Lane, Rayleigh	Full permission	1												
Rear of 16 - 24 Kingswood Crescent, Rayleigh	Full permission	2												
land rear of 91 High St, Rayleigh	Full permission		15											
36 High Road, Rayleigh	Full permission	3												
Homeregal House, Bellingham Lane, Rayleigh	Full permission	1												
Treetops, Hillview Rd, Rayleigh	Full permission	2												
Site of 8 & 10 Weir Gardens, Rayleigh	Full permission		12											

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Location	Status	Projected Year and Number of Completions												
		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
42-46 Eastwood Rd, Rayleigh	Full permission	1												
29 Castle Road, Rayleigh	Full permission	1												
133 Eastwood Road, Rayleigh	Outline permission		1											
111 Ashingdon Road, Rochford	Outline permission			14										
204 Little Wakering Rd, Gt Wakering	Outline permission		2											
206 London road, Rayleigh	Outline permission	2												
Land rear of 206 London Road, Rayleigh	Pre-app / under consideration / UCS/ SHLAA			14										
Chandos Service Station, Greensward Lane, Hockley	Pre-app / under consideration / UCS/ SHLAA		3											

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Location	Status	Projected Year and Number of Completions												
		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
162-168 High Street, Rayleigh	Pre-app / under consideration / UCS/ SHLAA		23											
1 The Approach, Rayleigh	Pre-app / under consideration / UCS/ SHLAA			8										
26 Stambridge Road	Pre-app / under consideration / UCS/ SHLAA			8										
Land Opposite Rayleigh Cemetery, Hockley Road, Rayleigh	Pre-app / under consideration / UCS/ SHLAA						90							
Rawreth Industrial Estate	Pre-app / under consideration / UCS/ SHLAA									100	80	40		
Lower Lambricks, Rayleigh	Pre-app / under consideration / UCS/ SHLAA				12									
Stambridge Mills	Pre-app / under consideration / UCS/ SHLAA		125	125										
2-4 Aldermans Hill	Pre-app / under consideration / UCS/ SHLAA				8									

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Location	Status	Projected Year and Number of Completions												
		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
68-72 West Street, Rochford	Pre-app / under consideration / UCS/ SHLAA			18										
Land adjacent Hockley Train Station	Pre-app / under consideration / UCS/ SHLAA			8										
247 London Road, Rayleigh	Pre-app / under consideration / UCS/ SHLAA			14										
Allocated land, South Hawkwell	Pre-app / under consideration / UCS/ SHLAA									36				
Chestnuts Rayleigh	Pre-app / under consideration / UCS/ SHLAA				6									
Rawreth Lane, Land rear of Asda car park, Rayleigh	Pre-app / under consideration / UCS/ SHLAA					20								
West Street (garage site), Rochford	Pre-app / under consideration / UCS/ SHLAA				2									
Rowan Way, Canewdon	Pre-app / under consideration / UCS/ SHLAA				3									
Springfield Court, Rayleigh	Pre-app / under consideration / UCS/ SHLAA				10									

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Location	Status	Projected Year and Number of Completions												
		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
Bramlings, Canewdon	Pre-app / under consideration / UCS/ SHLAA			5										
Land adj. 8 Preston Gardens, Rayleigh	Pre-app / under consideration / UCS/ SHLAA		1											
Land adj. 37 Crouch Avenue, Hullbridge	Pre-app / under consideration / UCS/ SHLAA		1											
Star Lane, Great Wakering	Pre-app / under consideration / UCS/ SHLAA						75	50	50					
Hockley centre (Eldon Way/ Foundry Estate)	Pre-app / under consideration / UCS/ SHLAA											75	75	
North of London Road	Future Allocation									175	175	150	50	
West Rochford	Future Allocation				150	200	100	100	50					
East Ashingdon	Future Allocation			50	50									
South East Ashingdon	Future Allocation													500

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Location	Status	Projected Year and Number of Completions												
		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
West Hockley	Future Allocation				50									
South Hawkwell	Future Allocation			75	100									
South West Hullbridge	Future Allocation										100	150	250	
West Great Waking	Future Allocation													250
South Canewdon	Future Allocation							60						