

# Local Development Framework

# Annual Monitoring Report 2013-2014



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## **1 Introduction**

- 1.1 The purpose of this document is to provide information and data on a range of issues relevant to planning, from 1 April 2013 to 31 March 2014 and – where appropriate to do so – beyond.
- 1.2 The Annual Monitoring Report (AMR) sets out the Council's position in respect of its five-year housing land supply.
- 1.3 The AMR also examines the progress made in Development Plan Documents and other planning policies. In addition a multitude of other topics are covered that are significant to planning in Rochford District today.

## 2 District Characteristics

### Introduction

- 2.1 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.
- 2.2 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.
- 2.3 The landscape of the District is rich in biodiversity, heritage and natural beauty, with many miles of unspoilt coastline and attractive countryside. With the effect of the Core Strategy, 12,571 hectares of the District are currently designated as Metropolitan Green Belt, connected to the predominantly rural nature seen in the area; this is compared to 12,763, with a reduction of 1.5% from the last plan period. The release of the Green Belt land is for the purpose of meeting housing need and employment use.
- 2.4 Part of Rochford District is also within the Thames Gateway – a national priority for regeneration.

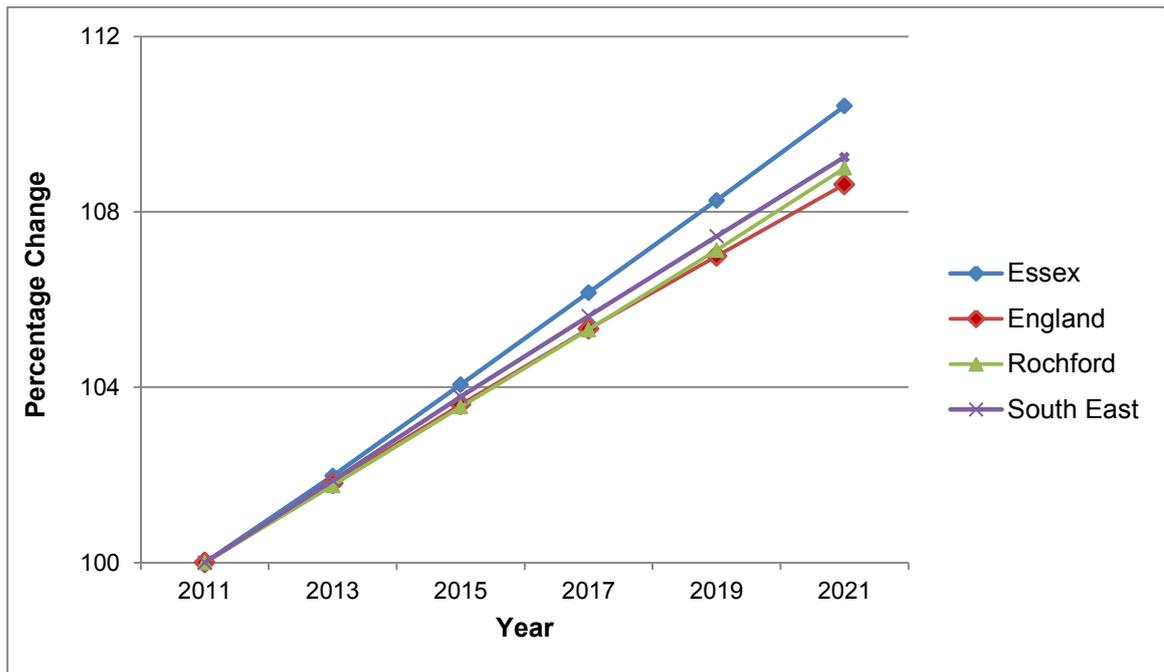
### Demographic Profile

- 2.5 The last National Census was carried out in 2011 and indicated that the population of Rochford District to be as shown below:

Total Population:	83,287
Male:	40,787
Female:	42,500

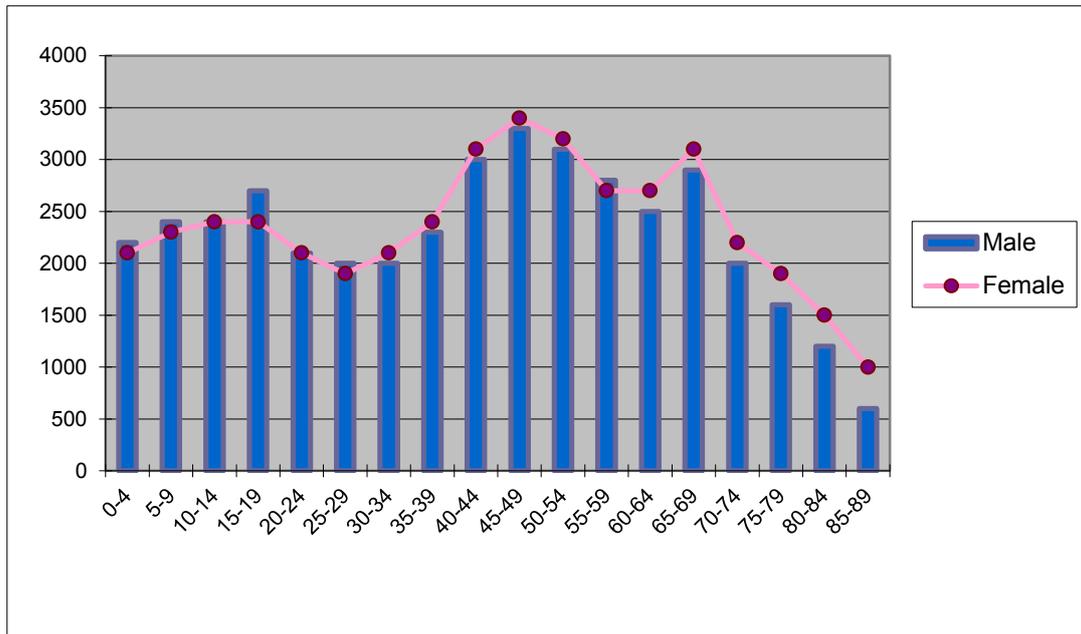
- 2.6 The population is predicted to increase in the future. Projected population figures have been published by the Office for National Statistics, which are based on observed levels of births, deaths and migration, over the previous five years. This will show a trend over the time period, and the projections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

Figure 2.1 – Percentage Population Change up to 2031



- 2.7 Figure 2.1 shows that the population of Rochford District is expected to increase significantly between now and 2021. The population increase will be higher in Essex and the South East as a whole, but the population increase in Rochford will need to be planned and accommodated for. The estimated population of the District in 2014 is 84,500 and a population of 87,400 is predicted by 2021.
- 2.8 The gender and composition of the District's population 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 in line 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.

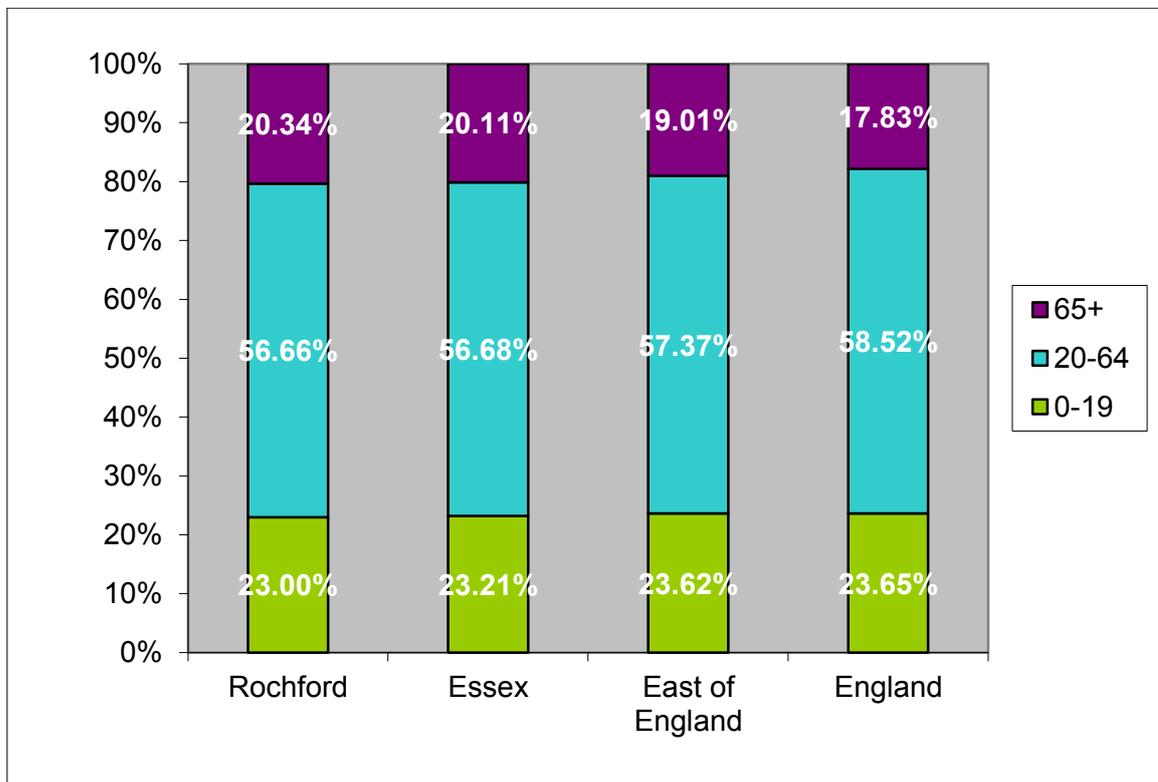
**Figure 2.2 – Age composition of Population of Rochford District, Mid 2012**



Source: ONS 2014 (<http://www.neighbourhood.statistics.gov.uk/>)

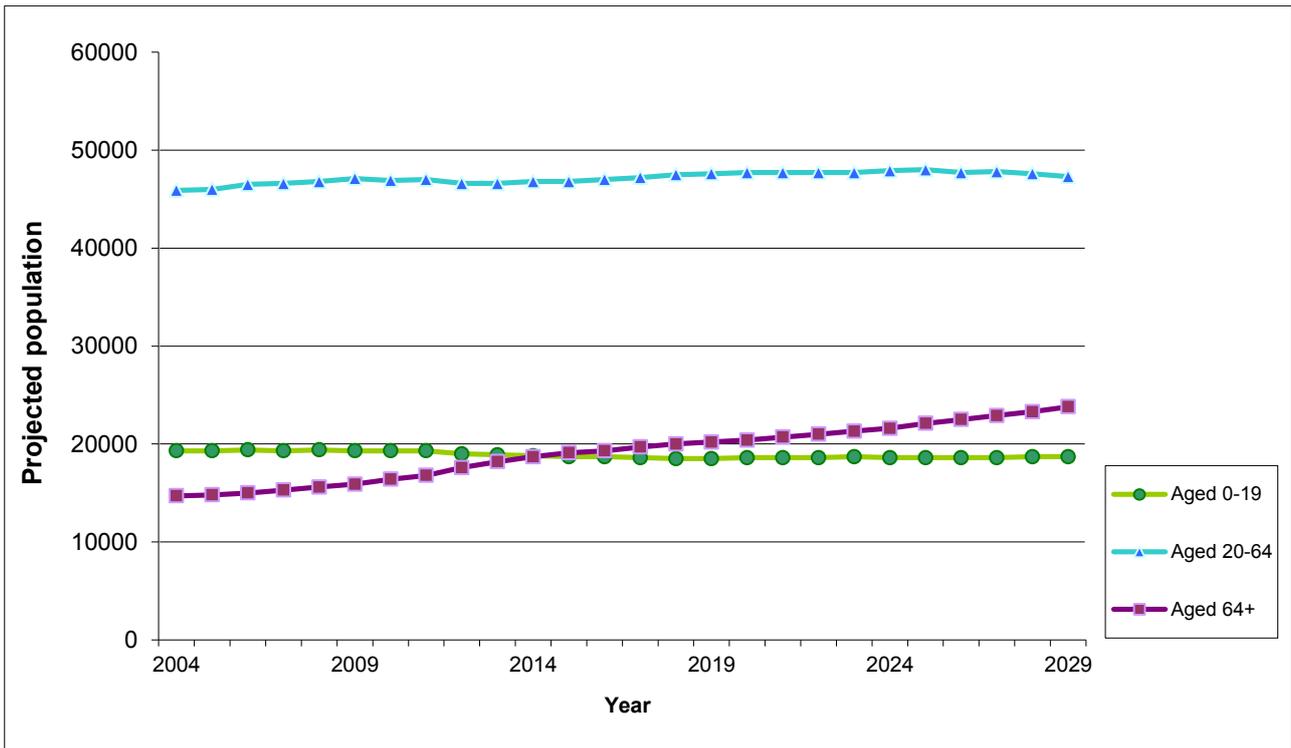
2.9 Figure 2.2 shows that the 45-49 age group contains the largest proportion of both males and females within Rochford District.

**Figure 2.3 – Age Composition of District and Comparison with Regional and National Figures, 2010/11**

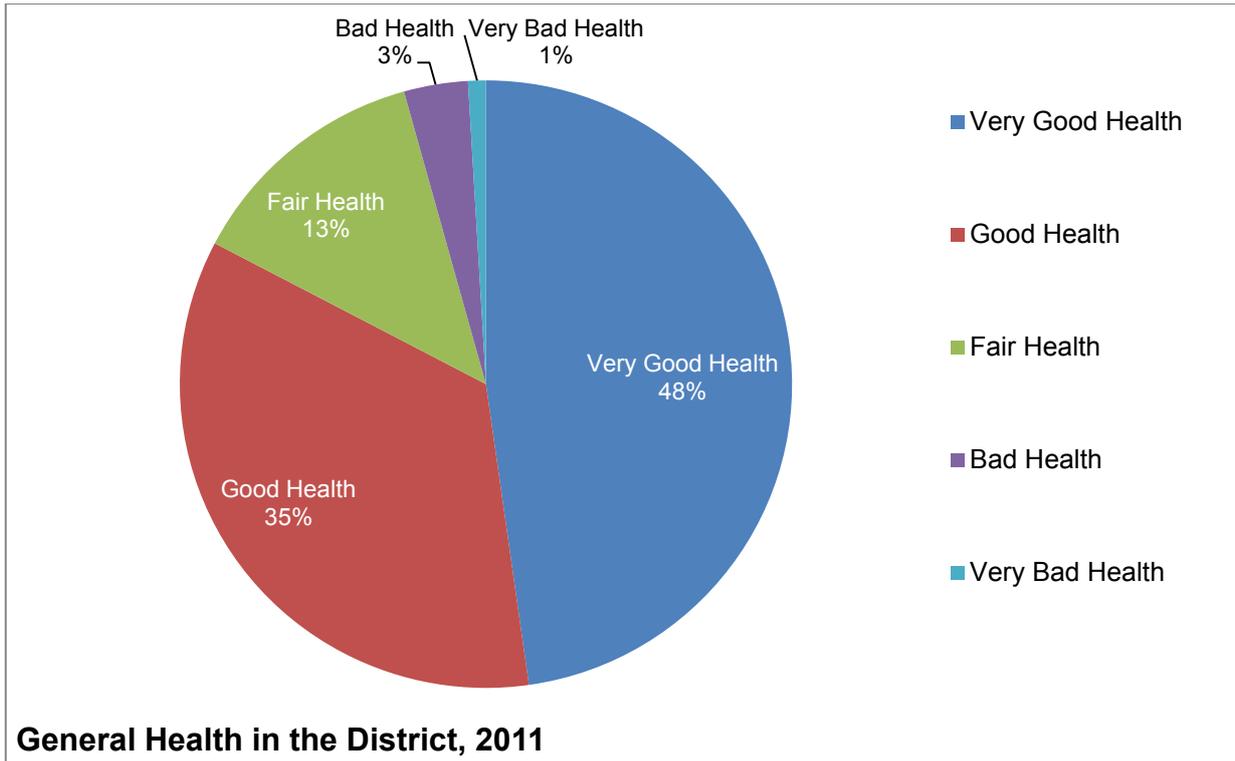


2.10 The District has a higher proportion of people aged 65 or over than can be seen in Essex, in the East of England or in England. This is forecast to continue in the future (as shown in Figure 2.4), meaning that Rochford District has an ageing population. As with any population sector, an ageing population 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.

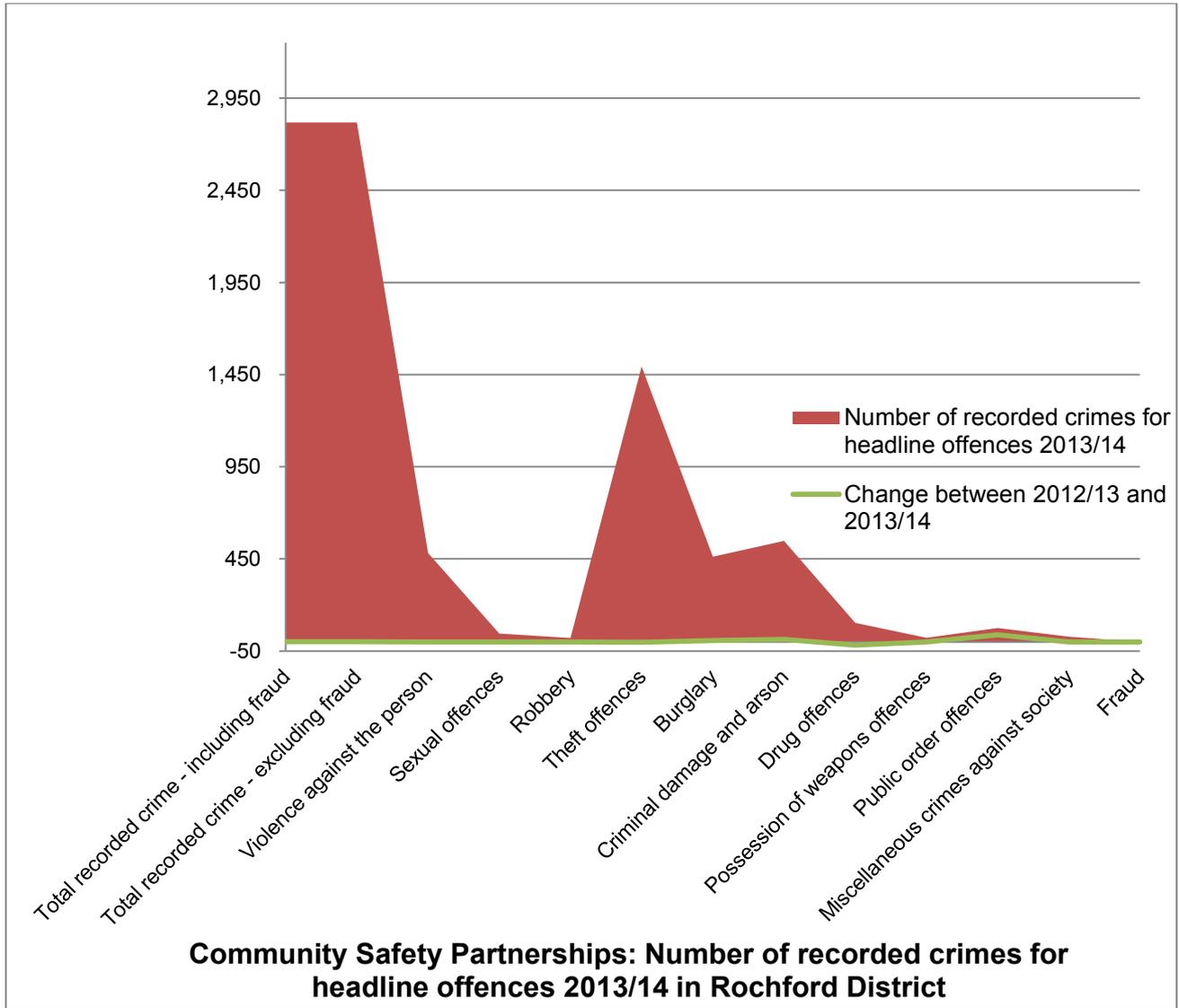
**Figure 2.4 – Projected Changes in the District’s Population over time by age**



- 2.11 In 2007 the Local Futures Group published a document assessing the state of the District. The main findings from this report were published in the previous AMRs.
- 2.12 With the key statistics published in 2011 Census, more up-to-date record are available to view. The result below is focused on the social composition of the District.
- 2.13 Some other key statistics at ward level can be viewed in Rochford District Profile section on Rochford Council’s website ([http://www.rochford.gov.uk/council\\_and\\_democracy/rochford\\_district\\_area\\_profile](http://www.rochford.gov.uk/council_and_democracy/rochford_district_area_profile)).

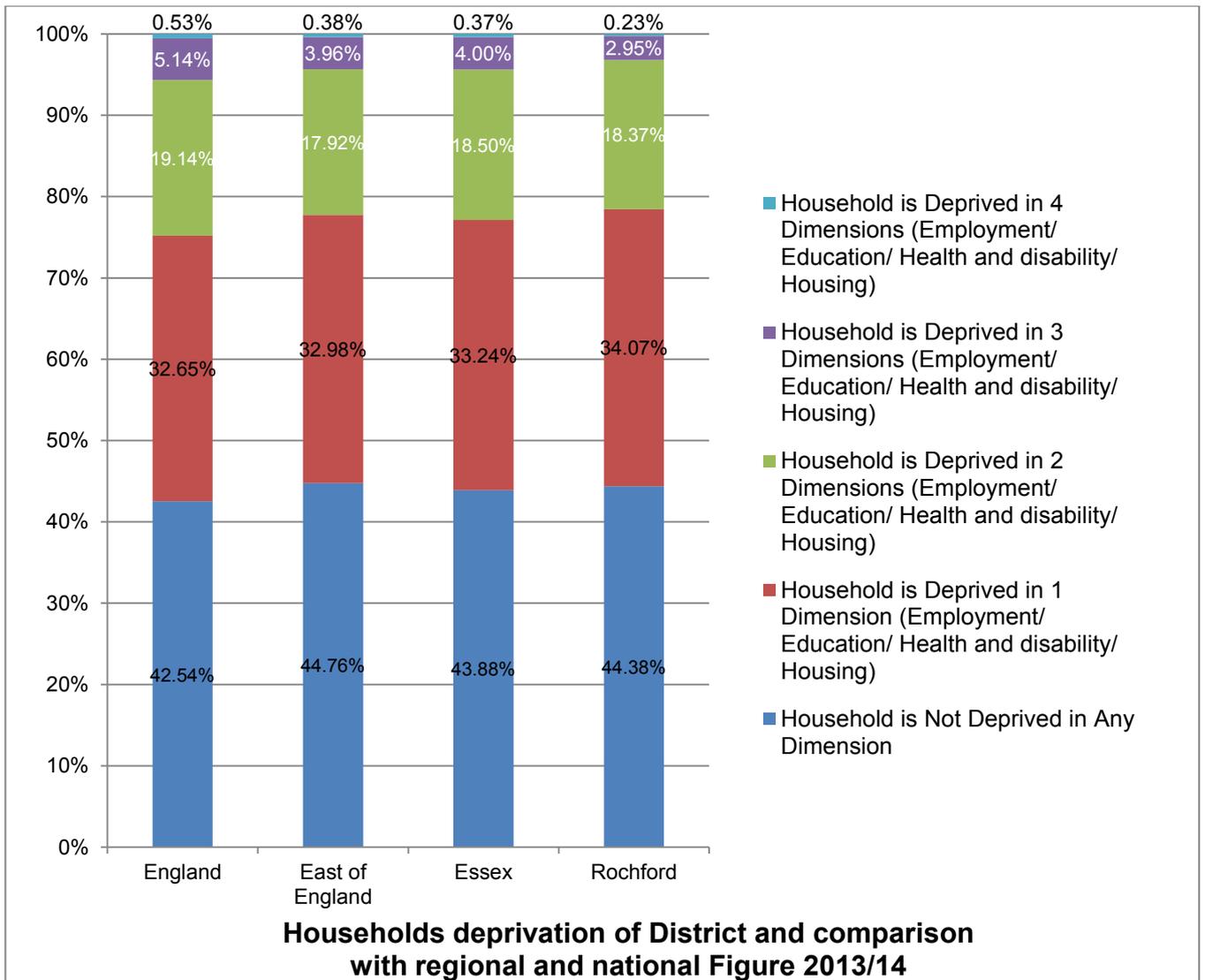


- 2.14 General health is a self-assessment of a person’s general state of health. People were asked to assess whether their health was very good, good, fair, bad or very bad in the 2011 census survey. This assessment is not based on a person's health over any specified period of time.
- 2.15 96% of the residents in Rochford consider that their general health condition is very good/good/fair.



2.16 In 2013-14, total recorded crime in the District is 2,818. Over half of these were theft offences (1,494). The condition has slightly improved compare to 1,497 cases in 2012-13.

2.17 The type of crime which has a highest increase in Rochford in 2013-14 was public order offences. There were 39 cases more than 2012-13.

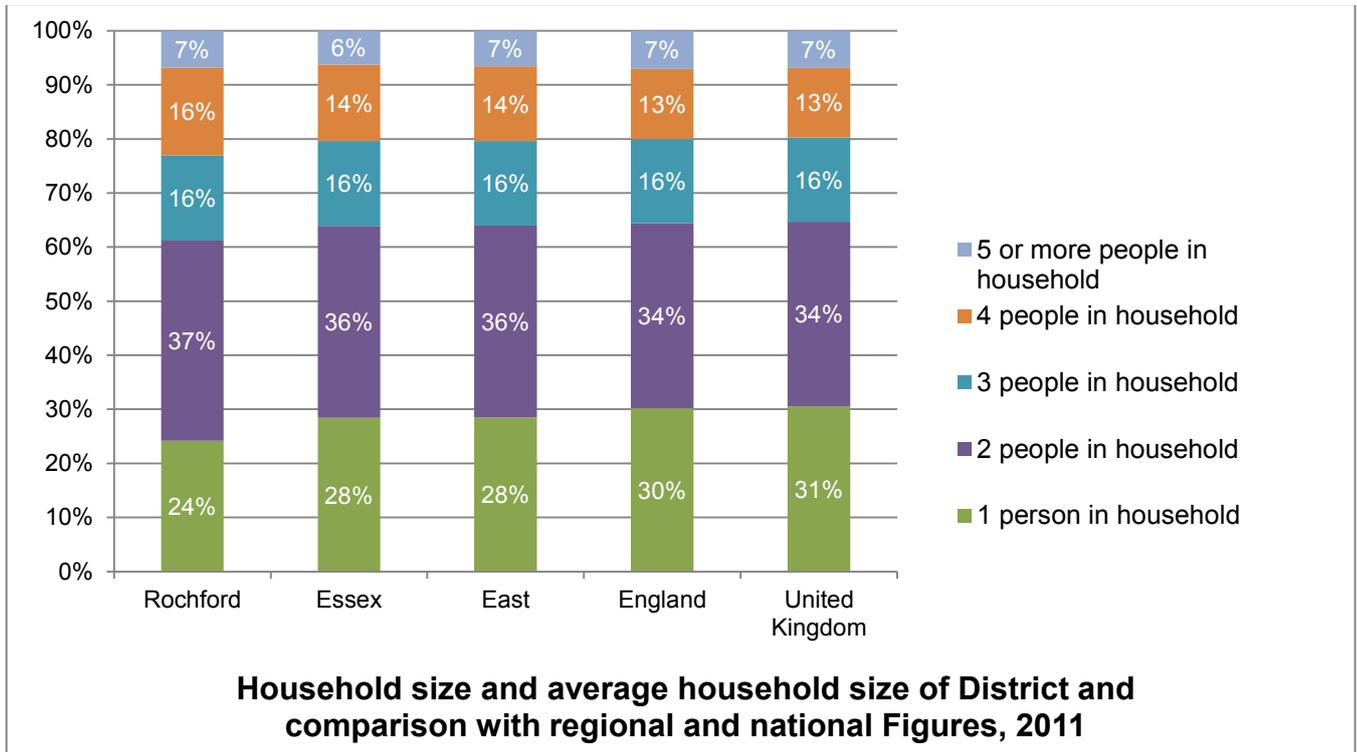


2.18 The dimensions of deprivation used to classify households are indicators based on the four selected household characteristics:

- Employment (any member of a household not a full-time student is either unemployed or long-term sick)
- Education (no person in the household has at least level 2 education, and no person aged 16-18 is a full-time student)
- Health and disability (any person in the household has general health 'bad or very bad' or has a long term health problem), and
- Housing (Household's accommodation is ether overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating).

2.19 A household is classified as being deprived in none, or one to four of these dimensions in any combination.

2.20 In 2013-14, only 0.23% households in the District are classified as deprive in all 4 dimensions. This is the lowest among the regional and national figure.



2.21 Rochford District consists 24% of 1 person household as at 2011, which is less than Essex, East of England, England and the United Kingdom.

2.22 The average household size in Rochford District is 2 people household which is in line with the regional and national trend.

**Planning Land Use Designations**

2.23 The District is home to an estimated 83,287 people as at 2011 dispersed among a number of settlements, the three largest of which are Rayleigh, Rochford and Hockley.

2.24 Within the District there are four tiers of settlement. The first tier comprises Rayleigh, Rochford and Hockley. These are all settlements with a range of services and facilities as well as some access to public transport.

2.25 Of the first tier settlements, Rayleigh has the best access to services within the District. Rochford and Hockley contain local town centres catering for local need.

2.26 All of the District’s settlements have their own identity and characteristics. However, in terms of housing markets and access to services and facilities, it is possible to group some of the District’s settlements: Rochford and Ashingdon; and Hockley and Hawkwell.

2.27 The second tier comprises Hullbridge and Great Wakering. These settlements have a more limited range of services and access to public transport is relatively poor.

- 2.28 The third tier is made up of the small rural settlement of Canewdon. This settlement has few services and public transport provision is generally poor.
- 2.29 The remaining rural settlements, groups of dwellings located within the Green Belt, can be grouped together as a fourth tier. These settlements have little or no services and residents are often completely depending on the private car to access facilities.
- 2.30 The settlement hierarchy is as follows:

<b>Tier</b>	<b>Settlements</b>
1	Rayleigh; Rochford/Ashingdon; Hockley/Hawkwell
2	Hullbridge; Great Wakering
3	Canewdon
4	All other settlements

- 2.31 The District's towns and villages are diverse in character reflecting their history, location and size. The character, layout and form of groups of buildings, streets and spaces make a significant contribution to providing a sense of place and adding to the quality of life in town and country. Residents have a strong sense of identity with their own settlement.
- 2.32 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.
- 2.33 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.
- 2.34 There are 328 Listed Buildings and 10 Conservation Areas and 6 Scheduled Ancient Monument in the District.
- 2.35 Other land use designations in the District also cover housing, employment, gypsy and traveller, metropolitan Green Belt, education use, open space, etc.

### 3 Local Development Framework Progress

#### Introduction

- 3.1 The Local Development Framework (LDF) is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents.
- 3.2 The reporting of progress towards the preparation of the Local Development Framework (LDF) relates to the period up until 1 December 2013. 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 (SPDs).
- 3.3 As outlined in the previous AMR, the government made clear that the revocation of Regional Strategies is not a signal for local authorities to stop making plans for their area. Local planning authorities should continue to develop LDF core strategies and other DPDs, reflecting local people's aspirations and decisions on important issues such as climate change, housing and economic development. These local plans will continue to guide development in their areas and provide certainty for investors and communities.

#### Statement of Community Involvement

- 3.4 The Statement of Community Involvement (SCI) was adopted on the 18 January 2007.
- 3.5 Since that time, there have been a number of changes to the planning system, including to the regulations that govern the production of planning policy documents.
- 3.6 Accordingly, an addendum to the SCI was made in April 2013, clarifying that the Council remains committed to community involvement in planning decisions; and the principles and engagement techniques set out in the SCI document are still relevant, and will still be applied to planning documents being produced under the new planning system.

#### Regional Spatial Strategies

- 3.7 The Localism Act of 15 November 2011 legislated to provide powers to abolish the last administration's regional strategies. The goal of the Act was to give greater flexibility to local government; provide new rights and powers to communities and individuals; reform and make the planning system more democratic and more effective; reform to ensure that decisions about housing are taken locally.
- 3.8 On 11 December 2012 the Secretary of State made clear his intention to abolish the Regional Spatial Strategies as of 3 January 2013.
- 3.9 Reasons for the decision to revoke the Regional Strategy are set out in a Post Adoption Statement that is available at:

<https://www.gov.uk/government/consultations/strategic-environmental-assessment-of-revoking-the-east-of-england-regional-strategy>

## **Local Plan (2006)**

- 3.10 Rochford District Council's Replacement Local Plan was adopted on 16 June 2006.
- 3.11 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 15 June 2009 – three years after the date of adoption of the Plan.
- 3.12 On 18 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.
- 3.13 On 5 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.
- 3.14 Policies within this schedule remain saved until superseded by new policies within the Council's emerging Local Development Framework.
- 3.15 Policies that are not listed within the schedule expired on 15 June 2009.
- 3.16 A number of saved policies in the Replacement Local Plan (2006) were superseded upon adoption of the Rochford Core Strategy and Allocations Plan on 13 December 2011 and 25 February 2014 respectively.
- 3.17 As of 16 December 2014, when the Development Management Plan was adopted, all remaining policies in the Replacement Local Plan (2006) ceased to be extant.

## **Core Strategy**

- 3.18 The Core Strategy was formally adopted on 13 December 2011. The Plan contains policies that supersede a number of the saved policies within the Replacement Local Plan (2006).
- 3.19 The Conservative-Liberal Coalition Government was formed in May 2010. Following their appointment to government the Coalition began to institute a wide reaching series of changes to the planning system through the creation of the Localism Act (2011) and the publication of the National Planning Policy Framework (NPPF) on 27 March 2012.
- 3.20 The Coalition Government allowed for a one year transitional period in which Local Planning Authorities could review their Local Development Frameworks to ensure that they complied with the NPPF.
- 3.21 The review of Rochford District Council's Core Strategy found that it was broadly in compliance with the NPPF. The review acknowledged that the Core Strategy should be reviewed in future.
- 3.22 In addition, as part of the changes required by the inspector, Rochford District Council is committed to an early review of the Core Strategy. The Local Development Framework Sub-Committee agreed to an early review of the Councils Core Strategy on 21 March 2012.

- 3.23 On 19 January 2012, Rochford District Council received notification of a legal challenge to the Core Strategy. The legal challenge was brought by Cogent Land LLP, who were seeking to quash certain policies namely; H1, H2, H3 and paragraphs 4.1 to 4.31 in the Core Strategy that relate to Housing. The rest of the Core Strategy was unaffected by this challenge.
- 3.24 Formal grounds of resistance were filed with the Court and the hearing was heard over two days in Cardiff on 31 May and 1 June 2012. On 21 September 2012 the Court ruled in favour of the Council, and the application for policies to be quashed was refused.

### **Core Strategy Early Review/New Local Plan**

- 3.25 The Council is committed to an early review of the Core Strategy, we are in the process of updating some evidence base documents in order to inform the New Local Plan.
- 3.26 The timetable for important milestones can be viewed in the Local Development Scheme.

### **Local Development Scheme**

- 3.27 The most recently published Local Development Scheme is the April 2013 version. An update of the production timetable will be published in early 2015.

### **Allocations Plan**

- 3.28 The Allocations Plan was formally adopted on 25 February 2014. The Plan contains policies that supersede a number of the saved policies within the Replacement Local Plan (2006).
- 3.29 A legal challenge to the adoption of the Allocations Plan was made to the High Court on 4 April 2014 under Section 113 of the Planning and Compulsory Purchase Act 2004 on grounds that the document is not within the appropriate powers and/or a procedural requirement has not been complied with.
- 3.30 This legal challenge was dismissed on 19 December 2014.

### **Development Management DPD**

- 3.31 The Development Management DPD was found sound and legally compliant by the Secretary of State on 24 November 2014, subject to changes.
- 3.32 The Council formally adopted the Development Management Plan as a Development Plan Document (DPD) on 16 December 2014.
- 3.33 The adopted Development Management Plan DPD has now superseded the remaining extant policies in the 2006 Replacement Local Plan.

## **London Southend and Environs Joint Area Action Plan (JAAP)**

- 3.34 The London Southend Airport and Environs Joint Area Action Plan (also known as the JAAP) has been prepared by Rochford District Council and Southend Borough Council to respond to the challenges and opportunities offered by London Southend Airport and its surrounding area.
- 3.35 The JAAP was found sound and legally compliant by the Secretary of State on 13 November 2014, subject to changes.
- 3.36 The Plan went to the JAAP committee, and resolved to be proposed for adoption in the Full Council (Rochford District Council). Subsequently, the JAAP was formally adopted on 16 December 2014.
- 3.37 The JAAP was a shortlisted finalist in the 2014 Planning Awards under the “Award for Strategic Planning” category.

## **Rochford Area Action Plan**

- 3.38 Rochford Area Action Plan (RocAAP) was submitted to the Secretary of State for independent examination on 20 November 2013.
- 3.39 The Council agrees to consult on the minor amendments relate to changes to the Rochford Area Action Plan Submission Document as a result of the discussion in the hearing session.
- 3.40 RocAAP consultation on Schedule of Modifications went out between 23 Oct and 4 December 2014.
- 3.41 The representations received will now present to the Planning Inspector. The Inspector’s report into the soundness of the Plan is anticipated to be received in January 2015, with adoption to take place shortly thereafter.

## **Rayleigh Centre Area Action Plan (RayAAP)**

- 3.42 Rayleigh Centre Area Action Plan (formerly known as Rayleigh Area Action Plan) was submitted to the Government for independent examination on 4 December 2014. The Plan will be examined by a Planning Inspector appointed by the Secretary of State.
- 3.43 The Submission Document and other key documents, including the Sustainability Appraisal of the Plan which assesses the potential environmental, economic and social impacts of the options, can be downloaded from the Council’s website:

[http://www.rochford.gov.uk/planning/policy/local\\_development\\_framework/rayleigh\\_area\\_action\\_plan](http://www.rochford.gov.uk/planning/policy/local_development_framework/rayleigh_area_action_plan)

## **Hockley Area Action Plan (HAAP)**

- 3.44 Hockley Area Action Plan (HAAP) was formally adopted on 25 February 2014.

- 3.45 The HAAP will be used in conjunction with other Development Plan Documents to guide appropriate development within the centre of Hockley and direct future public and private investment in the area.

### **Supplementary Planning Documents (SPDs)**

- 3.46 A number of SPDs were adopted on 11 January 2007 and came into effect on 5 February in the same year. Such documents that are still extant are as follows:

SPD1 – Educational Contributions

SPD2 – Housing Design

SPD4 – Shop Fronts Security and Design

SPD6 – Design Guidelines for Conservation Areas

SPD7 – Design, Landscaping and Access Statements

- 3.47 The Playing Pitch Strategy SPD adopted on 17th April 2012 superseded the older iteration SPD3.

- 3.48 Parking Standards Design and Good Practice SPD adopted on 17 December 2010 superseded SPD5 – Vehicle Parking Standards.

- 3.49 SPD 8 – Rural Settlement Areas ceased to be extant upon adoption of the Development Management Plan (superseding the remaining policies in the Replacement Local Plan (2006) after which no policies remain in the Development Plan supporting rural settlement areas.

- 3.50 In addition, the Local List SPD 2013 was adopted on 17 December 2013.

- 3.51 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.

- 3.52 The Transportation SPD is an emerging SPD which will be produced by the Planning Policy team to support the policies in the Development Plan.

## 4 Housing

### Introduction

- 4.1 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 National Planning Policy Framework and the Core Strategy.
- 4.2 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.
- 4.3 Finally, this section of the AMR includes the District's housing trajectory – the number of dwellings that are projected to be completed up to 2027.
- 4.4 The following policy documents have particular relevance to the calculation of residential land availability:
- National Planning Policy Framework
  - Rochford District Allocations Plan; and
  - Core Strategy
- 4.5 The East of England Plan set a requirement of 4,600 net additional dwellings to be developed in the District between 2001 and 2021, equating to 250 dwellings per year. This figure is carried forward in the Core Strategy, giving the District a total requirement for the period 2010-2025 of 3,750 dwellings.

### National Planning Policy Framework (NPPF)

- 4.6 The National Planning Policy Framework was published on 27 March 2012.
- 4.7 The NPPF replaced all Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs), but there was a transitional arrangements in the form of a period of 12 months from the date of publication which allowed decision-takers to give full weight of relevant policies adopted since 2004 even if there was a limited degree of conflict with the Framework. It is also relevant to note that the government as part of a review of the good practice guidance and advice that accompanied the replaced PPSs and PPGs, on 28 August 2013 launched in Beta, a national planning practice guidance web based resource. This resource underwent public testing and is now in place in the form of the National Planning Practice Guidance.
- 4.8 The Local Planning Authority (LPA) is required to ensure that adequate housing land is available to boost significantly the supply of housing. The key aspects that the LPA should deliver are:
- Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;

- Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;
- Identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;
- For market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and
- Set out their own approach to housing density to reflect local circumstances.

### **Core Strategy**

- 4.9 The Rochford District Core Strategy, a key part of the Local Development Framework which includes policies on how many dwellings will be delivered up to 2025, was formally adopted at Full Council on 13 December 2011.
- 4.10 The Council has committed to undertaking an early review of the Core Strategy as stated in the Inspector Report and to put in place a plan that covers at least 15 years. Housing numbers set out in the Core Strategy will also be updated in the early review of the plan in order to fulfil any readjustment of the future target.

## The Efficient Use of Land for Housing

- 4.11 The Council's policy regarding the use of land within the District for housing is set out below.

### **Policy H1 – The efficient use of land for housing**

The Council will enable the delivery of housing to meet the requirements of the East of England Plan (2008), and will ensure there is an adequate supply of land for the development of housing over a 15 year period.

The Council will prioritise the reuse of previously developed land and ensure the delivery of appropriate sites within existing settlements identified by the Strategic Housing Land Availability Assessment.

The Council will seek the redevelopment of Rawreth Lane Industrial Estate, Eldon Way/Foundry Industrial Estate, Stambridge Mills and Star Lane Industrial Estate for appropriate alternative uses, including residential development, with alternative employment land allocated in appropriate locations as identified in **Policy ED4**.

Any scheme for the redevelopment of Stambridge Mills must include adequate flood mitigation measures to satisfy the PPS25 exceptions test.

**Appendix H1** outlines the infrastructure that will be required for the development of newly allocated housing sites.

The remaining housing requirement that cannot be delivered through the redevelopment of appropriate previously developed land will be met through extensions to the residential envelopes of existing settlements as outlined in **Policy H2**.

Residential development must conform to all policies within the Core Strategy, particularly in relation to infrastructure, and larger sites will be required to be comprehensively planned.

In order to protect the character of existing settlements, the Council will resist the intensification of smaller sites within residential areas. Limited infilling will be considered acceptable, and will continue to contribute towards housing supply, provided it relates well to the existing street pattern, density and character of the locality.

The Council will encourage an appropriate level of residential intensification within town centre areas, where higher density schemes (75+ dwellings per hectare) may be appropriate.

- 4.12 The success of the implementation of Policy H1 will be monitored by recording the proportion of dwellings developed on previously developed land.

## Extensions to Residential Envelopes and Phasing

- 4.13 The Council’s policy (as set out in the Core Strategy) for the extension of the District’s residential envelopes is set out below.

### Policy H2 – Extensions to residential envelopes and phasing

The residential envelope of existing settlements will be extended in the areas set out below and indicated on the **Key Diagram**, to contribute to a five year supply of housing land in the period to 2015, and between 2015 and 2021.

Area	Dwellings by 2015	Dwellings 2015-2021
North of London Road, Rayleigh		550
West Rochford	450	150
West Hockley	50	
South Hawkwell	175	
East Ashingdon	100	
South West Hullbridge		250
South Canewdon		60
<b>Total</b>	<b>775</b>	<b>1010</b>

The detailed location and quantum of development will be articulated within the Allocations Development Plan Document.

Development within the above areas will be required to be comprehensively planned. A range of other uses and infrastructure (including off-site infrastructure), having regard to the requirements of the Core Strategy, will be required to be developed and implemented in a timely manner alongside housing. **Appendix H1** outlines the infrastructure that will be required for each residential area, and should be read in conjunction with **Policy CLT1**.

The Council will maintain a flexible approach with regards to the timing of the release of land for residential development to ensure a constant five-year supply of land.

- 4.14 The success of policy H2 will be monitored by recording the number of permissions granted and completions of residential development. This is translated into a housing trajectory (shown in **Appendix B**) which includes an assessment of the five year supply of land.

### Planning Permissions and Completions 2013–2014

- 4.15 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.
- 4.16 Please see **Appendix A** for a breakdown of the sites where completions occurred in 2013/2014.

## Rochford District Council – Annual Monitoring Report 2013/14

**Table 4.1 – Results of the 2013/14 Residential Land Availability Study**

Area (Ward)	Completed 13/14 (Gross)	Actual Units Lost	Completed 13/14 Net	Outstanding Units (Gross)	Potential Units Lost	Outstanding Units (Net)
Ashingdon & Canewdon	8	1	7	3	2	1
Barling & Sutton	3	0	3	1	0	1
Foulness & Great Wakering	2	0	2	16	2	14
Hawkwell North	5	1	4	2	2	0
Hawkwell South	77	0	77	23	0	23
Hawkwell West	18	3	15	188	0	192
Hockley Central	6	2	4	13	2	6
Hockley North	1	2	-1	5	3	2
Hockley West	3	5	-2	23	3	20
Hullbridge CP	24	29	-5	3	2	2
Paglesham CP	0	0	0	0	0	0
Rochford CP	8	1	7	623	2	621
Stambridge CP	0	0	0	0	0	0
Sutton CP	0	0	0	0	0	0
Downhall & Rawreth	4	2	2	12	0	12
Grange & Rawreth Ward	10	1	9	25	0	25
Lodge Ward	5	2	3	6	1	5
Rayleigh Central Ward	0	0	0	1	0	1
Sweyne Park	81	0	81	22	0	18
Trinity Ward	6	0	6	61	0	65
Wheatley Ward	16	0	16	25	0	25
Whitehouse Ward	21	1	20	8	0	8
<b>TOTAL</b>	<b>298</b>	<b>50</b>	<b>248</b>	<b>1060</b>	<b>19</b>	<b>1041</b>

**Table 4.2 – Sites without Planning Permission 2013–14**

Area (Ward)	Greenfield Site	PDL	Total
Ashingdon & Canewdon	0	0	0
Barling & Sutton	0	0	0
Foulness & Great Wakering	3	0	3
Hawkwell North	1	0	1
Hawkwell South	0	2	2
Hawkwell West	0	0	0
Hockley Central	0	7	7
Hockley North	0	0	0
Hockley West	0	0	0
Hullbridge CP	2	17	19
Paglesham CP	0	0	0
Rochford CP	0	0	0
Stambridge CP	0	0	0
Sutton CP	0	0	0
Downhall & Rawreth	0	0	0
Grange & Rawreth Ward	0	0	0
Lodge Ward	0	0	0
Rayleigh Central Ward	0	0	0
Sweyne Park	0	16	16
Trinity Ward	2	0	2
Wheatley Ward	2	0	2
Whitehouse Ward	0	0	0
<b>Total</b>	<b>10</b>	<b>42</b>	<b>52</b>

### Completions in Plan Period 2010-2025

4.17 The East of England Plan required a minimum of 4600 net dwelling units be constructed within the District in the period April 2001 to March 2021. This requirement informed the Rochford Core Strategy, which set a requirement for 3,750 net additional dwellings for the Plan Period 2010-2025.

4.18 Table 4.3 details the completions in the District since 2010.

**Table 4.3 – Completions since 2010**

Net housing provision requirement 2010-2025	3,750 dwellings
Less completions April 2010-March 2014	426 dwellings
Remaining requirement	3324 dwellings

## Loss of Residential to Non-Residential Uses

**Table 4.4 – Dwellings Lost To Non-Residential Uses**

Dwellings lost to non-residential uses 2013-14:	0 dwellings
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## Windfall Sites

- 4.19 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.
- 4.20 Windfall sites have been granted planning permission in accordance with adopted policies. These could include for example, large sites which 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.
- 4.21 Table 4.5 shows the contribution of windfall sites to the District's housing figures in 2013-14.
- 4.22 The table is intended to show the extent to which windfall sites contribute to the Council's housing supply. Therefore it shows the number of sites that upon the granting of consent were windfall sites.
- 4.23 The figures for windfall completions 2013-14 show that windfalls have made a significant completion to the District's housing supply in this year.

**Table 4.5 – Windfall Development**

	Dwelling Units (net) 2013-14
Windfall completions	148
Windfall units outstanding	111

## Affordable Housing

- 4.24 The Council's policy for ensuring an appropriate level of affordable housing within the District is set out below.

### **Policy H4 – Affordable Housing**

At least 35% of dwellings on all developments of 15 or more units, or on sites greater than 0.5 hectares, shall be affordable. These affordable dwellings shall be tenure-blind and well integrated into the layout of new residential developments such that they are spread (“pepper potted”) throughout larger developments, whilst having regard to the management requirements of Registered Social Landlords.

The Council will aim for 80 percent of affordable housing to be social housing, 20 percent intermediate housing. The Council will constantly review the affordable housing needs of the District and developers should consult with the Council's Housing Strategy team to ensure their proposals meet the Council's needs before submitting planning applications.

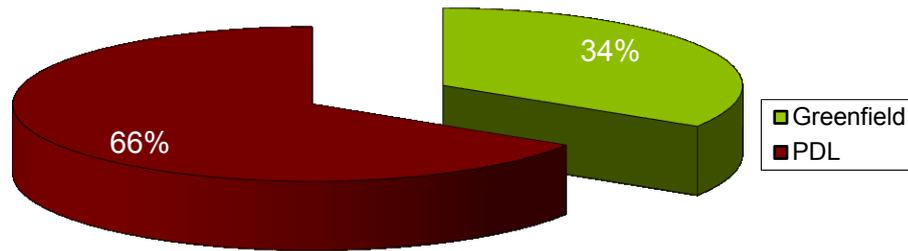
The requirement for the provision of affordable housing may be relaxed, for example where constraints make on-site provision impossible or where the developer is able to demonstrate that 35% provision will be economically unviable, rendering the site undeliverable. In such cases the Council will negotiate the proportion of affordable dwellings based on the economic viability calculations. It is expected that affordable housing will be provided on each development site; in rare cases, taking account of particular site characteristics, the affordable housing contribution may be provided by way of a commuted sum towards off-site affordable housing.

- 4.25 The success of policy H4 will be monitored by recording the tenure of dwellings completed.
- 4.26 The Thames Gateway South Essex Strategic Housing Market Assessment (2013) identified a need for 130 affordable dwellings per year. There were 85 net affordable housing completions in 2013-14. This figure does not include acquisitions, as they sit outside of the planning system.

## Greenfield and PDL Development

- 4.27 The NPPF sets out 12 core planning principles for plan-making and decision-taking. One of the principles states that planning policies and decisions should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value (NPPF, paragraph 17). It further suggests that local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land (NPPF, paragraph 111).
- 4.28 Policy H1 suggests that the Council will prioritise the use of appropriate previously developed land and land within existing settlements.
- 4.29 Figure 4.1 shows the proportion of completions (gross) undertaken on PDL and greenfield land in Rochford District in 2013-14.

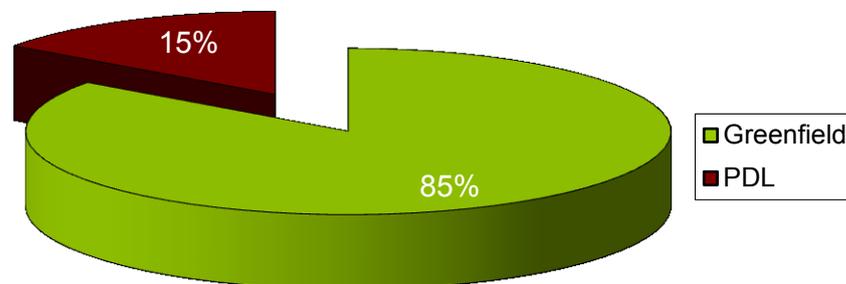
**Figure 4.1 – Proportion of all New Dwellings completed 2013-14 on PDL/Greenfield Land**



4.30 Figure 4.2 shows the proportion of dwellings with planning permission in 2013-14 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.

4.31 It should be noted that of the 16,800 hectares that Rochford District covers, 12,571 hectares (74.8%) are currently allocated as Green Belt, the majority of which is greenfield. Large areas of the District are of ecological importance with Sites of Special Scientific Interest totalling 12,986 hectares. Given that the District is situated within a peninsula between the Rivers Thames and Crouch and is bordered to the west by the River Roach, a large amount of the District is also Flood Zone. Given these constraints there is limited PDL available within the District.

**Figure 4.2 – Proportion of Outstanding Dwellings with Planning Permission in 2013-14 PDL/Greenfield Land**



**Table 4.6 – Performance Relative to PDL Targets**

	<b>% Outstanding Dwellings in 2013-2014 on PDL</b>
<b>Target</b>	60
<b>Actual</b>	15

## Dwelling Types

- 4.32 The Core Strategy underlines the need for a mix of housing types to be provided in the District. New developments must contain a mix of dwelling types to ensure they cater for all people within the community, whatever their housing needs. (Core Strategy, policy H5 – Dwelling Types).

### **Policy H5 – Dwelling Types**

New developments must contain a mix of dwelling types to ensure they cater for all people within the community, whatever their housing needs. The development of both affordable and market housing should have regard to local need. Developers should consult with the Council’s Housing Strategy team in order to determine the required mix of house types prior to submitting planning applications.

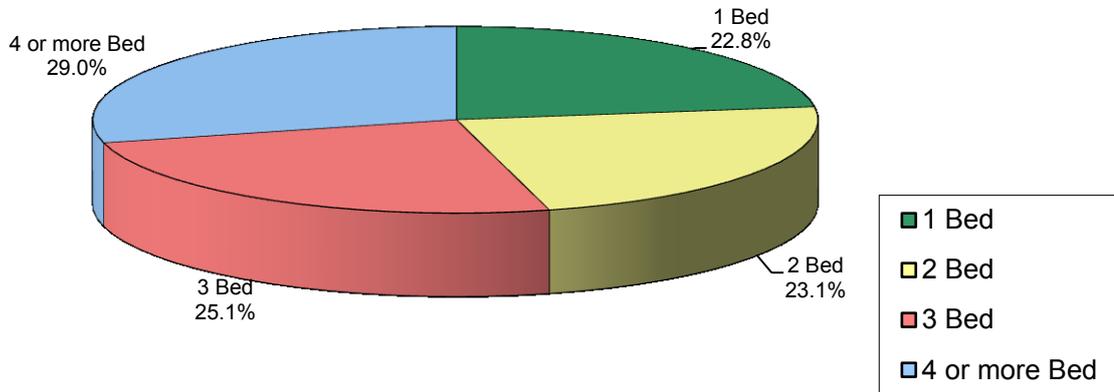
A proportion of the affordable housing provision within developments will be required to be in the form of three-bedroom or larger dwellings.

- 4.33 The success of policy H5 will be monitored by recording the size of dwellings in terms of the number of bedrooms they contain.
- 4.34 The size of dwellings (in terms of the number of bedrooms they contain) is recorded as required by the Core Strategy.
- 4.35 Table 4.7 provides a breakdown of the type of dwellings completed in the District in 2013-14, where known bedroom size was recorded.

**Table 4.7 – Dwelling Size**

	<b>Dwelling Size (No. of bedrooms)</b>			
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4+</b>
Percentage of known completed dwelling size (gross) 13-14	22.8	23.1	25.1	28.99

Figure 4.3 – Percentage of known completed Dwellings Size (gross) 2013-14



## Lifetime Homes

4.36 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.

4.37 Policy H6 of the Core Strategy states the following:

### Policy H6 – Lifetime Homes

All new housing developments will be required to comply with the Lifetime Homes Standard.

In addition, at least 3% of new dwellings on developments of 30 dwellings or more will be required to be built to full wheelchair accessibility standards. *In the case of developments comprising between 10 and 30 dwellings, at least one dwelling will be expected to be built to full wheelchair accessibility standards.*

In the case of both the Lifetime Homes Standard and the wheelchair accessibility requirements, exceptions may be made and a lower proportion of units accepted where such a requirement can be shown to threaten the viability of a particular development.

- 4.38 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 Lifetimes 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.
- 4.39 The Core Strategy requires all new dwellings to be built to the Lifetime Homes Standard.

### **Small Sites and Large Sites**

- 4.40 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.
- 4.41 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.
- 4.42 Table 4.8 shows the breakdown of residential sites in the District between small and large sites.

**Table 4.8 – Large and Small Sites**

	<b>Small Sites</b>	<b>Large Sites</b>
Net dwelling completions 13-14	75	173
Outstanding dwelling units with planning permission	125	916

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

### **Density**

- 4.44 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.
- 4.45 Table 4.9 shows the density of residential development completed in 2013-14 on sites comprising a total of 10 units or more.

**Table 4.9 – Housing Density**

Density	Number of Dwellings (gross) Completed at this Density	Percentage of Dwellings (gross) Completed at this Density
Less than 30 dwellings per hectare	0	0
Between 30 and 50 dwellings per hectare	0193	100
Above 50 dwellings per hectare	0	0
<b>Total</b>	<b>193</b>	<b>100%</b>

4.46 There were a total of 193 dwellings completed on larger sites in 2013-14. All 193 dwellings were completed at densities between 30 and 50 dwellings per hectare.

### **Strategic Housing Land Availability Assessment (SHLAA)**

4.47 The first comprehensive SHLAA for Rochford District Council was published in 2009 and a schedule of sites was included to demonstrate a five-year housing land supply.

4.48 In January 2012 the Council started to carry out a comprehensive review on the SHLAA. The Council wrote to all the landowners, agents and developers who have put forward a site to the Council, inviting them to provide an update on their sites since they were originally submitted. The draft of the 2012 SHLAA Review was published in July 2012.

4.49 The NPPF continues the requirement of undertaking a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

### **Housing Trajectory and Five-Year Housing Supply**

4.50 Local authorities are required to demonstrate a forward look of the five year land supply position i.e. The Council should set out whether it has enough sites to deliver housing from 1 April 2014 to 31 March 2019.

4.51 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.
- Any other sites identified in the SHLAA Review

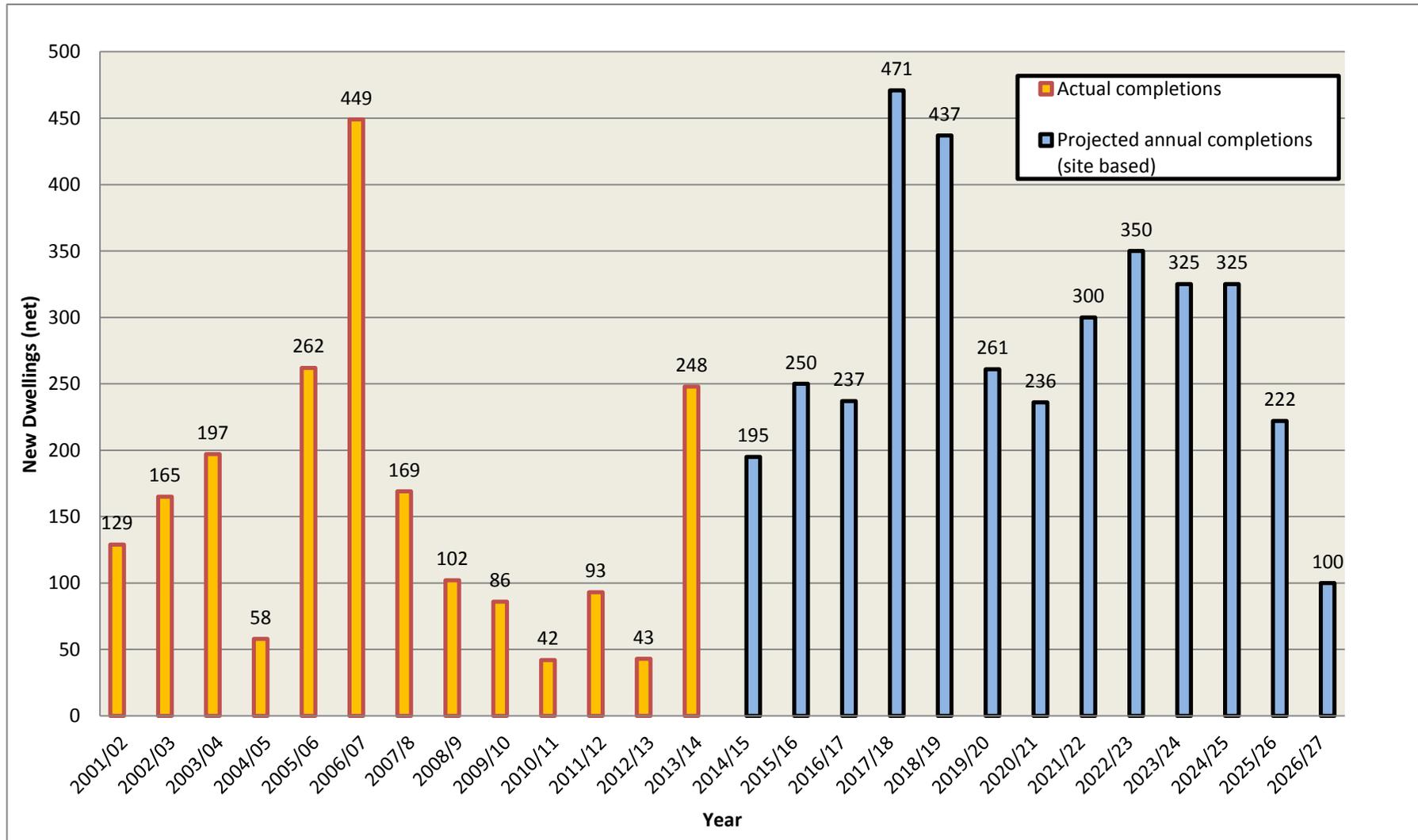
**Table 4.10 – Projected Net Completions based on Core Strategy requirement of 250 Dwellings per annum**

Type of Estimated Net Gain	Year					Total
	2014-15	2015-16	2016-17	2017-18	2018-19	
Units under construction	184	91	60	40	0	375
Units with planning permission	0	89	100	100	68	357
From sites currently with outline permission	0	2	0	0	82	84
From sites currently subject of 106 negotiations	0	0	0	0	0	0
From sites where application is currently under consideration/ where pre-application discussions have taken place/ otherwise identified sites	11	18	77	156	113	375
Other Allocations Plan sites SER1-SER9	0	50	0	175	174	399
<b>Total</b>	<b>195</b>	<b>250</b>	<b>237</b>	<b>471</b>	<b>437</b>	<b>1590</b>

4.52 Table 4.10 shows that a net total of 1590 dwellings are expected to be provided in the District in the five-year period between 2014 and 2019. This gives an annual average of 318 dwellings to be completed for the next five years.

4.53 Figure 4.4 on the following page illustrates the housing trajectory.

Figure 4.4 – Housing Trajectory



## **Five Year Housing Supply**

- 4.54 The Rochford Core Strategy, adopted in 2011, sets out the District's housing requirements. This document establishes that the Council must seek to meet the requirements set out in the East of England Plan (2008) and provide a 15 year housing supply.
- 4.55 The average annual requirement set out in the Core Strategy is for 250 units per year with a rolling 5 year supply of 1250 units. Appendix B shows that the Council is able to meet these requirements with its current provision of housing.
- 4.56 The NPPF supported by guidance set out in the NPPG requires that Councils provide buffers of 5% (20% if there is persistent under delivery of housing) to ensure choice and competition in the market for land.
- 4.57 The Council is able to provide both a 5% and 20% buffer based on the requirement of 250 units per year as set out in the Core Strategy.
- 4.58 The NPPF and NPPG require that local planning authorities "objectively assess and evidence development needs for housing". A key part of this assessment should be based on the findings of the Strategic Housing Market Assessment (SHMA).
- 4.59 The findings of the SHMA Review published in December 2013 indicate that for the period 2011 to 2031 Rochford District Council should seek to provide approximately 240 units per year up to 2031. This gives an annual 5 year target of 1200 units.
- 4.60 It is important to note, however, that this figure has not been tested through examination. The housing trajectory against this requirement is nevertheless provided within this AMR for information.
- 4.61 Appendix B shows once again that the Council has enough sites available to be able to meet the target set out in the SHMA Review with either the 5% or 20% buffer.

## **Dealing with Backlog**

- 4.62 The NPPG indicates that Councils should take into account 'backlog' and also 'shortfall' from within the plan period. In the case of Rochford District Council the plan period (from the Rochford Core Strategy) runs from 2010 to 2025.
- 4.63 Taking into account the guidance set out in the NPPG the Essex Planning Officers Association have produced a Guidance Note setting out a methodology which Essex Local Authorities can use to ensure consistency in approach across the County.
- 4.64 Importantly the Guidance Note sets out a definition of 'shortfall' and of 'backlog'.
- 4.65 Essex Planning Officer Association (EPOA) defines 'backlog' and 'shortfall' as follows.
- 4.66 A backlog is where requirements of the previous plan have not been met. This unmet need should be taken into account in the up to date objectively assessed need and therefore does not need to be rolled forward into the 5 year supply.
- 4.67 A shortfall is where the requirement of the current plan has not been met.

- 4.68 A shortfall in provision means that some housing needs have not been met. These needs will not go away and should be met within the plan period.
- 4.69 Backlog in the District will be taken into account as part of the early Core Strategy Review which the Council is committed to undertake.
- 4.70 When taking shortfall into account two methods are generally used. The first is known as the 'Sedgefield approach' and involves accounting for provision of a backlog within the first five years. The second is known as the 'Liverpool approach' and involves meeting any backlog over the whole plan period.
- 4.71 Generally the Sedgefield approach is favoured. However the EPOA Guidance Note points out that a local authority may have evidence that applying the Sedgefield approach is not realistic and that a more pragmatic approach is appropriate.
- 4.72 The EPOA Guidance Note cites comments by an inspector regarding (APP/K"40/A/122188915 17 May 2013 Hinckley & Bosworth Borough Council) stating he sees '*little purpose in aspiring to a target which might be considered unrealistic in the current economic climate*' He considers that historic low building rates are not solely attributable to the Council's management of the housing land supply and that his view is that '*it is more realistic to anticipate a slow and steady recovery over a protracted period*'.

### Rochford District's circumstances

- 4.73 Based on the requirements of the NPPF, the guidance within the NPPG, the methodology set out in the EPOA Guidance Note and taking into account the evidence provided in the SHMA Review, the Council is of the view that it is best placed to meet any shortfall from within the current plan period by applying the Liverpool approach.
- 4.74 The justification for this decision is set out below.
- 4.75 Late adoption of Core Strategy in December 2011 as a result of the examination being subject to significant delays means that it does not cover a full 15 year plan period. As such the Council is committed to undertaking an early review of the Core Strategy that will also deal with any backlog to be met.
- 4.76 Circumstances have changed since the adoption of the Core Strategy in December 2011 and the Allocations Plan on 25 February 2014 regarding identified deliverable sites.
- 4.77 Outline permission for the development of Hall Road was granted in 2010 and reserve matters were granted in 2014 for 293 of 600 units. From the Council's point of view and having regard to the fact that planning permissions have been granted there was every likelihood that the site would be developed within the time period originally reported.
- 4.78 The Hall Road site (SER2 – West Rochford) did not come forward as predicted as a result of factors beyond the control of the Council.
- 4.79 Furthermore, the Stambridge Mills site (BFR3) has not come forward as predicted. Again, this is due to issues beyond the Council's control.

4.80 Conversely, Hockley Centre identified in the Hockley Area Action Plan has been brought forward earlier in the trajectory than as reported in previous AMRs as potential developers have shown interest in the site. In addition there have been several planning applications for the area indicating that there is developer interest in the site.

**Safeguarded sites**

4.81 Policy H3 of the Core Strategy identifies sites that the Council has allocated for housing on land that was previously allocated as Green Belt.

**Policy H3 – Extension to residential envelopes post-2021**

Post-2021, the residential envelope of existing settlements will be extended in the following areas (as indicated on the Key Diagram) to deliver the following approximate number of units post-2021. Prior to this time, Green Belt land within such areas will be safeguarded with the exception of release as per Policy H2.

Area	Dwelling post-2021
South East Ashingdon	500
South West Hullbridge	250
West Great Wakering	250
<b>Total</b>	<b>1000</b>

The detailed location and quantum of development will be articulated within the Allocations Development Plan Document.

Development within the above areas will be required to be comprehensively planned. A range of other uses and infrastructure (including off-site infrastructure), having regard to the requirements of the Core Strategy, will be required to be developed and implemented in a timely manner alongside housing. **Appendix H1** outlines the infrastructure that will be required for each residential area, and should be read in conjunction with **Policy CLT1**.

The Council will monitor the supply and development of housing in the District and may bring forward development in these locations prior to 2021 if required to meet East of England Plan requirements, but only if infrastructure to serve such developments is also brought forward earlier.

4.82 Policy H3 of the Core Strategy identifies three general locations to accommodate development post-2021. The policy states that these sites may be brought forward for development prior to 2021 if required to maintain an adequate supply of land for housing.

4.83 The Allocations Plan allocates these specific sites (SER6b, SER8, and SER9) and provides detailed policies.

4.84 These sites are greenfield sites with limited constraints to their development. Furthermore they are being actively promoted. Their position within the housing trajectory is set out in Appendix B, but it is felt that their development could be brought forward into the five-year supply if required in the event other sites are not delivered as quickly as anticipated.

**How the Council has calculated its housing requirements**

4.85 The tables below show the calculations for the Council’s 5 year housing supply based on a annual requirement of 250 units per year as per the requirements identified Core Strategy (derived from the Regional Spatial Strategy) and based on an annual requirement of 240 dwellings per year (as per the Strategic Housing Market Assessment (SHMA).

4.86 Recent guidance in the form of a letter from Simon Ridley, Chief Executive of the Planning Inspectorate, published on 19 December 2014 reiterates guidance from the NPPG, which states that evidence from a Strategic Housing Market Assessment cannot be used as:

*“a proxy for a final housing requirement in Local Plans.”*

4.87 Furthermore the letter states that;

*“SHMA figures do not automatically invalidate housing numbers in existing Local Plans.”*

4.88 With the above guidance in mind Rochford District Council will continue to use the annual housing target of 250 units per year as set out in the adopted Core Strategy. Nevertheless the Council has included calculations in the tables below showing the housing supply calculations using the 240 units per year as identified in the SHMA 2013 for the purposes of information.

4.89 The NPPF requires that Local Planning Authorities maintain a 5 year housing supply.

**Table 4.11 – Housing Supply using annual target of 250 units per year (as per Core Strategy requirement)**

5 year housing supply		
Liverpool Approach		
Plan period 2010/11 to 2024/25	15 years	Total
Requirement 2010/11 to 2024/25	250x15	3750
Requirement 2010-11 to 2013-2014	250x4	1000
Completions 2010-11 to 2013-14	426	426
Shortfall 2010-11 to 2013-14	1000-426	574

<b>5 year housing supply</b>		
Shortfall 2010-11 to 2013-14 divided over remaining plan period	574/11	52
Shortfall to be added to 250 figure	250+52	302
5 year supply (without buffer)	302x5	1510
<b>Sedgefield Approach</b>		
Plan period 2010/11 to 2024/25	15 years	15 years
Requirement 2010/11 to 2024/25	250x15	3750
Requirement 2010-11 to 2013-14	250x4	1000
Completions 2010-11 to 2013-14	426	426
Shortfall 2010-11 to 2013-14	1000-426	574
Shortfall 2010-11 to 2013-14 divided over 5 years.	574/5	115
Sedgefield added to 250 a year	250+115	365
5 year supply (without buffer)	365x5	1825
<b>Calculating %5 and %20 buffers</b>		
<b>Liverpool</b>		
Liverpool 5%	$(250+52) \times 1.05$	317
Liverpool 20%	$(250+52) \times 1.20$	362
5 year requirement 5%	317x5	1585
5 year requirement 20%	362x5	1810
<b>Sedgefield</b>		
Sedgefield 5%	$(250+115) \times 1.05$	383
Sedgefield 20%	$(250+115) \times 1.20$	438
5 year requirement 5%	$(250+115) \times 5$	1915
5 year requirement 20%	$(250+115) \times 5$	2190

**Table 4.12 – Housing Supply using annual target of 240 units per year  
(as per target suggested in SHMA)**

<b>5 Year Housing Supply</b>		
<b>Liverpool Approach</b>		
Plan period 2010/11 to 2024/25	15 years	Total
Requirement 2010/11 to 2024/25	240x15 =3600	3600
Requirement 2010-11 to 2013-14	240x4 = 960	960
Completions 2010-11 to 2013-14	426	426
Shortfall 2010-11 to 2013-14	960-426	534
Shortfall 2010-11 to 2013-14 divided over remainder of plan period	534/11	49
5 year supply (without buffer)	(240+49)x5	1445
<b>Sedgefield Approach</b>		
Plan period 2010/11 to 2024/25	15 years	15 years
Requirement 2010/11 to 2024/25	240x15 =3600	3600
Requirement 2010-11 to 2013-14	240x4 = 960	960
Completions 2010-11 to 2013-14 + predicted completions 2014-15	426	426
Shortfall 2010-11 to 2013-14 + predicted shortfall	960-426	534
Shortfall 2010-11 to 2013-14 divided over 5 years	534/5	107
5 year supply (without buffer)	(240+107)x5	1735
5 year supply thereafter	240x5	1200
<b>5% and 20% buffers Liverpool Approach</b>		
Liverpool 5%	(240+49)x1.05	303
Liverpool 20%	(240+49) x1.20	347
5 year requirement 5%	303x5	1515
5 year requirement 20%	347x5	1735

<b>5 Year Housing Supply</b>		
<b>5% and 20% buffers Sedgefield Approach</b>		
Sedgefield 5%	$(240+107) \times 1.05$	364
Sedgefield 20%	$(240+107) \times 1.20$	416
5 year requirement 5%	$364 \times 5$	1820
5 year requirement 20%	$416 \times 5$	2082

- 4.90 The table above can be used to identify scenarios under which the Council has a five year housing supply.
- 4.91 As stated in paragraph 4.69 the Council has concluded that the most appropriate approach to take to meeting its five year housing supply is the Liverpool Approach. However the table above illustrates all scenarios relating to both the Liverpool Approach and the Sedgefield Approach.
- 4.92 Table 4.11 shows the scenarios for Rochford District Council’s housing supply based on the target of 250 units per year which is set out in the Core Strategy.
- 4.93 Table 4.12 shows the scenarios for Rochford District Council’s housing supply based on the target of 240 units per year which was suggested by the Strategic housing Market Assessment 2013.
- 4.94 From the calculations above it is clear that Rochford District Council has a five year housing supply in the following scenarios shown in Table 4.13.

**Table 4.13**

<b>Approach/scenario</b>	<b>5 Year Supply without Releasing Post-2021 Sites</b>	<b>5 Year Supply if Core Strategy Policy H3 Sites (Sites for Post-2021 Development) are Brought Forward</b>
<b>Liverpool approach</b>		
250 units per year using Liverpool approach.	Yes	Yes
250 units per year using Liverpool approach with 5% buffer.	Yes	Yes
250 units per year using Liverpool approach with 20% buffer.	No	Yes
240 units per year using Liverpool approach.	Yes	Yes

Approach/scenario	5 Year Supply without Releasing Post-2021 Sites	5 Year Supply if Core Strategy Policy H3 Sites (Sites for Post-2021 Development) are Brought Forward
240 units per year using Liverpool approach with 5% buffer.	Yes	Yes
240 units per year using Liverpool approach with 20% buffer.	No	Yes
<b>Sedgefield approach</b>		
250 units per year using Sedgefield approach.	No	Yes
250 units per year using Sedgefield approach with 5% buffer.	No	Yes
250 units per year using Sedgefield approach with 20% buffer.	No	Yes
240 units per year using Sedgefield approach.	No	Yes
240 units per year using Sedgefield approach with 5% buffer.	No	Yes
240 units per year using Sedgefield approach with 20% buffer.	No	Yes

- 4.95 Table 4.13 shows that Rochford District Council is able to provide a five year housing supply using the Liverpool approach if the Council were to use the 250 or 240 annual targets. Additionally the Council can provide a five year housing supply inclusive of a 5% buffer in both cases.
- 4.96 Using the Liverpool approach the council would be unable to provide a five year housing supply inclusive of a 20% buffer unless sites that have been earmarked for development post 2021 were released early.
- 4.97 The Council is not able to provide a five year housing supply for the District employing the Sedgefield approach to meeting its backlog of housing.
- 4.98 If the Council were to allow sites that have been earmarked for development after 2021 in the Allocations Plan to be brought forward it would be able to provide a five year housing supply including a 5% or 20% buffer using the Sedgefield approach.
- 4.99 The potential to bring forward sites that have been allocated for development post-2021 for development earlier provides the Council with a significant degree of flexibility in respect of meeting its five-year land supply requirements, particularly in the event that other sites within the five-year supply do not materialise as quickly as anticipated.

4.100 In short, the Council is able to demonstrate a five-year housing land supply as per the requirements of the NPPF.

## Gypsy and Traveller Sites

4.101 The policy below is taken from Rochford District's Core Strategy. It sets out the Council's policy in relation to meeting the accommodation needs of the District's gypsy and traveller community.

### **Policy H7 – Gypsy and Traveller Accommodation**

The Council will allocate 15 pitches by 2018, as per the East of England Regional Assembly's single-issue review.

In allocating pitches the Council will examine the potential of current unauthorised sites to meet this need and will consider granting them planning consent subject to advice in *Circular 1/2006 – Planning for Gypsy and Traveller Caravan Sites*. Sites will be allocated in the west of the District, where transport links and access to services are better. In allocating sites consideration will include:

- The promotion of peaceful and integrated co-existence between the site and the local community;
- The wider benefits of easier access to GP and other health services;
- Children attending school on a regular basis;
- The provision of a settled base that reduces the need for long-distance travelling and possible environmental damage caused by unauthorised encampment on alternative sites; and
- The need to direct sites away from areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans

4.102 As at July 2014, there were six private gypsy and traveller sites in the District. Of those, the Pear Tree site obtained temporary permission until the end of 2018. There were 15 caravans on sites that were unauthorised and not tolerated. In addition to this there were 0 caravans on sites not owned by gypsies that were unauthorised and not tolerated.

4.103 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.

4.104 The single issue review to the East of England Plan (Accommodation for Gypsies and Travellers and Travelling Showpeople in the East of England) set a total allocation of 18 pitches to be achieved by 2011 through the provision of 15 additional pitches to those already authorised. It also set the requirement for pitch provision by 2011 also set an annual 3% compound increase in pitch provision requirement beyond 2011. This equates to the provision of 15 pitches by 2018 in addition to the seven authorised pitches in order to achieve a compound increase in provision to 22 pitches to meet the requirements of the review.

- 4.105 The Core Strategy states that 15 additional pitches will be provided in the District by 2018.
- 4.106 The Allocations Plan 2014 was adopted on 25 February 2014. This document identifies a site for the development of a municipal site for gypsy and Traveller Accommodation in Rochford District. The site is referred to as policy GT1. Now that the site is allocated within the Allocations Plan the Council is on track to meet the identified demand for gypsy and traveller accommodation up to 2018.
- 4.107 The Core Strategy also states that given the historically low demand within the District, provision for any additional pitches post 2018 will be subject to a further review of need.
- 4.108 Table 4.14 below shows the location of all the authorised Gypsy sites in the District.

**Table 4.14 – Authorised Gypsy Sites**

<b>Address</b>	<b>Caravan(s)</b>	<b>Site(s)</b>
The Apple Barn, Land rear of 15-19 Southend Road, Rochford	1	1
Goads Meadow, Murrells Lane, Hockley	1	1
Pear Tree, Land adjoining Hillside, New Park Road, Hockley	3	1
Rayleigh Turf Yard (AKA Urquart House), Trenders Avenue, Rayleigh	1	1
Pudsey Hall Farm, Pudsey Hall Lane, Canewdon	2	1
Rob Rosa (Land west of Victoria Cottage), Lower Road, Hullbridge, Hockley	2	1

## 5 Character of Place

### Introduction

- 5.1 In the Rochford Core Strategy, the Character of Place chapter includes two objectives:
- To ensure that new development respect and make a positive contribution toward the built environment
  - To support and enhance the local built heritage
- 5.2 The success of the implementation of these objectives will be monitored by recording the realisation of the three policies within the chapter.

### Core Strategy – Policy CP1 – Design

- 5.3 Core Strategy Policy CP1 is set out below.

#### **Core Strategy – Policy CP1 – Design**

The Council will promote good, high quality design that has regard to local flavour through the use of the adopted Supplementary Planning Documents and the positive contribution of Village Design Statements. The Essex Design Guide and Urban Place Supplement SPDs will help provide guidance without being overly prescriptive.

Developers of large residential schemes will be required to produce and adhere to design briefs, which reflect the local characteristics and distinctiveness of the development area.

- 5.4 The success of the implementation of Policy CP1 will be monitored by recording the proportion of appeals of the Council's decision to refuse planning applications based on character of place which are dismissed.
- 5.5 15 appeal cases were received after planning applications were refused based on, but not limited to, Policy CP1 – Design.
- 5.6 Within those, 8 cases were dismissed in the appeal; one was partially dismissed.
- 5.7 Core Strategy CP2 is set out below.

#### **Core Strategy – Policy CP2 – Conservation Areas**

The Council will work closely with its partners to implement the actions recommended in the adopted Conservation Area Appraisal and Management Plans and will have regard to the advice in the CAAs and adopted SPDs when considering proposals for development within Conservation Areas.

- 5.8 Within the Rochford District the Council has designated ten Conservation Areas.

- 5.9 On 11 January 2010, the Council has confirmed the implementation of the Article 4(2) Direction for a number of Conservation Areas as recommended in the Conservation Area Appraisals. The areas affected are listed below.
- 5.10 Some alterations are normally permitted within Conservation Areas without the need to acquire planning permission through what is known as Permitted Development Rights. These Permitted Development Rights may be removed through the issuing of an Article 4(2) Direction.
- 5.11 In general, they only apply to elevations fronting a highway, and only apply to houses, and not to flats or commercial properties.

Conservation Area	Date Designated	Article 4(2) Direction Areas
Battlesbridge (Joint with Chelmsford BC)	March 1992	✓
Canewdon Church (PDF 83kb)	March 1986	
Canewdon High Street (PDF 70kb)	March 1992	✓
Foulness Churchend	March 1992	
Great Wakering (PDF 68kb)	March 1986 (Amended March 2006)	✓
Paglesham Churchend	November 1973	✓
Paglesham East End	March 1986	✓
Rayleigh (PDF 78kb)	October 1969 (Amended March 2010)	✓
Rochford (PDF 65kb)	June 1969 (Amended March 2010)	✓

- 5.12 Core Strategy Policy CP3 is set out below.

**Core Strategy – Policy CP3 – Local List**

The Local List SPD will give protection to local buildings with special architectural and historic value.

- 5.13 In 2013-14, no building/heritage asset identified within the Local List SPD was demolished.

## 6 Green Belt

### Introduction

- 6.1 Following adoption of the Allocations Plan, 12,571 hectares of the District are currently designated as Metropolitan Green Belt; this is compared to 12,763 hectares prior to the adoption of the Plan.
- 6.2 Policy GB1 of the Rochford Core Strategy is as follows:

#### **Policy GB1 – Green Belt Protection**

The Council will allocate the minimum amount of Green Belt land necessary to meet the District's housing and employment needs. In doing so, particular consideration will be given to the need to prevent the coalescence of individual settlements, in order to help preserve their identities.

The Council will direct development away from the Green Belt as far as practicable and will prioritise the protection of Green Belt land based on how well the land helps achieve the purposes of the Green Belt. Rural diversification and the continuation of existing rural businesses will be encouraged, as appropriate, so long as such activities do not significantly undermine the objectives or character of the Green Belt.

- 6.3 The outcome of planning applications for inappropriate development on Green Belt is recorded below.
- 6.4 6 appeals were received based on of, but not limited to, Policy GB1 – Green Belt Protection.
- 6.5 Of those 6, 4 were dismissed; 1 was withdrawn and 1 is still in progress.
- 6.6 Core Strategy policy GB2 is set out below.

#### **Policy GB2 – Rural Diversification and Recreational Uses.**

The Council will maintain a restrictive approach to development within the Green Belt, but with some relaxation for rural diversification. Forms of rural diversification that may be considered acceptable in appropriate circumstances in the Green Belt include:

- Conversion of existing buildings for small-scale employment use;
- Green tourism which is small-scale and sensitive to the local natural environment (e.g. walking or bird watching);
- Conversion of buildings to bed and breakfasts/small-scale hotels; and
- Outdoor recreation and leisure activities.

In considering proposals for the above, issues pertaining to the purposes of the Green Belt and wider sustainability issues will be assessed, but the Council will make allowances for the fact that public transport is limited within rural areas of the District.

Retail (with the exception of farm shops) and residential development are not considered acceptable forms of rural diversification in the Green Belt. The Green Belt provides leisure opportunities for the District's residents and visitors.

Development that is essential for outdoor sport and recreation activities considered appropriate in the Green Belt (e.g. changing rooms connected with a sports use) will be permitted. Such essential facilities will be expected to have a minimal impact on the openness of the Green Belt.

- 6.7 The number of change of use applications permitted on land designated as Green Belt, and the nature of those uses, will indicate whether rural diversification is being undertaken and will be recorded.
- 6.8 In 2013-14, Rochford District Council received 17 change of use applications.
- 6.9 Two change of use applications received were on the Green Belt, one application was permitted and another one was refused with appeal in progress.

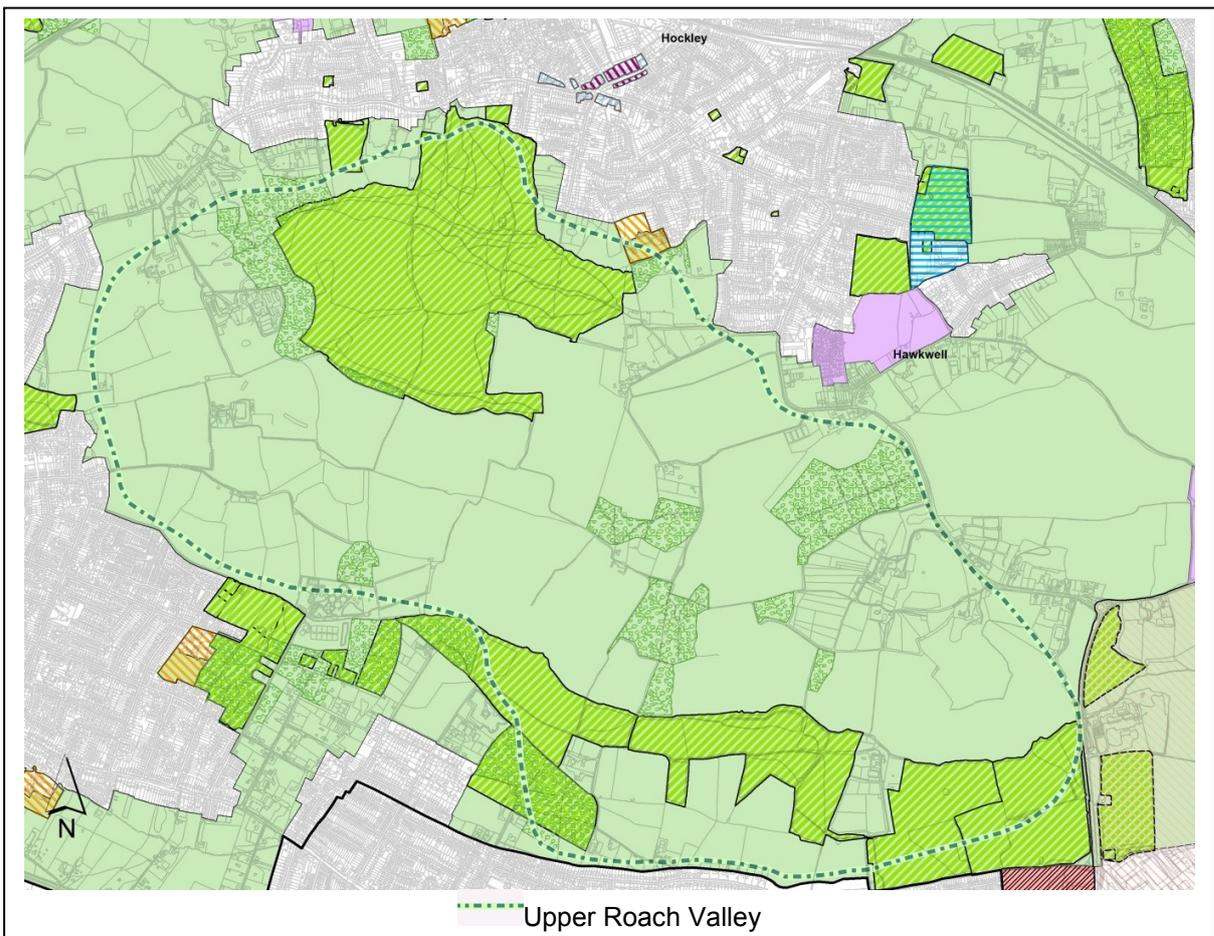
Reference	Proposal	Status	Reason for Refusal
13/00483/COU	Change Of Use Of Stable Building To Self Contained Holiday Accommodation.	Appeal in progress	"...Eastwood is not a tourist location in itself and the site is not close to the nationally and internationally recognised sites of ecological and birdlife interest in the District - principally Wallasea Island..."
13/00522/COU	Change of Use of Outbuilding/Classroom to Residential Use for a Temporary Period	Permitted	

## 7 Upper Roach Valley

### Introduction

- 7.1 The Upper Roach Valley, including the area around Hockley Woods, is an area with special landscape characteristics.
- 7.2 There are 14 ancient woodlands in the District and seven of them lie within the Upper Roach Valley, south of the head of the valley formed by the railway line.
- 7.3 Parts of the Upper Roach Valley are already well utilized, such as Hockley Woods and the recently established Cherry Orchard Jubilee Country Park.
- 7.4 The Core Strategy states that the Upper Roach Valley will be protected from development which would undermine the area's role as a green space providing informal recreational opportunities. It also supports the expansion of Cherry Orchard Jubilee Country Park and the creation of links with other parts of the Upper Roach Valley.

**Figure 7.1 – Upper Roach Valley**



- 7.5 Core Strategy policy URV1, setting out the council's goals for the Upper Roach Valley is set out below.

**Policy URV1 – Upper Roach Valley**

The Council will strive to see the Upper Roach Valley become a vast ‘green lung’ providing informal recreational opportunities for local residents. The Council will protect the area from development which would undermine this aim and will continue the approach of creating the right conditions for flora and fauna to flourish, with the minimum of interference.

Access through the Upper Roach Valley and any essential development will be designed so as to have the minimum impact on the landscape and wildlife.

The Council will expand Cherry Orchard Jubilee Country Park, through compulsory purchase where necessary, and will create links with other parts of the Upper Roach Valley, effectively creating a single, vast informal recreational area. Links will include a network of footpaths, cyclepaths and bridleways that connect areas within the Upper Roach Valley and residential areas, whilst being located and designed so as to not adversely affect the landscape and wildlife.

- 7.6 Any expansion of Cherry Orchard Jubilee Country Park will be recorded when it takes place.
- 7.7 Core Strategy policy URV2 sets out the Council’s goals for Wallasea Island.

**Policy URV2 – Wallasea Island**

The Council will support the RSPB in delivering the Wallasea Island Wild Coast Project with the aim of enhancing the biodiversity value of the area.

The Council will also promote recreational use and additional marina facilities in the area, along with access improvements. Such development will be supported provided any adverse ecological impacts are avoided or mitigated for.

- 7.8 The ‘Wallasea Island Wild Coast Project’ is a coastal habitat restoration project on a scale that is unique in the UK and Europe. It involves returning Wallasea Island (situated at the junction of the Crouch and Roach Estuaries, Essex) back to being an extensive and diverse range of intertidal habitats that will be rich in birds, fish and invertebrates. It also includes the provision of extensive high level transitional zones that will accommodate future climate change induced sea level rise.
- 7.9 Substantial progress is being made with the transformation of Wallsea Island into a restored coastal wetland. The land-forming work and associated habitat developments for this project are well underway and it is anticipated that by Autumn 2015, 60% of the formerly arable project land will have been transformed. The RSPB also continues to seek the remaining required fill material from major infrastructure projects.
- 7.10 The progress on delivery of the Wallasea Island Wild Coast Project will be updated on an annual basis.

## 8 Environmental Issues

### Introduction

- 8.1 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.
- 8.2 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 Core Strategy Policy ENV1 will act to enhance and protect the biodiversity through the planning system.
- 8.3 Core Strategy policy ENV1 sets the Council's policy for the protection and enhancement of natural landscapes and habitats as well as the protection of historic and archaeological sites.

**Policy ENV1 – Protection and Enhancement of the Natural Landscape and Habitats and the Protection of Historical and Archaeological Sites**

The Council will maintain, restore and enhance sites of international, national and local nature conservation importance. These will include Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar Sites, Sites of Special Scientific Interest (SSSIs), Ancient Woodlands, Local Nature Reserves (LNRs) and Local Wildlife Sites (LoWSs). In particular, the Council will support the implementation of the Crouch and Roach Management Plan.

The Council will also protect landscapes of historical and archaeological interest.

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

### International Sites

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

### Ramsar Sites

- 8.6 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.
- 8.7 There are two listed Ramsar sites in Rochford District: Foulness and the Crouch and Roach Estuaries.

### Special Protection Areas (SPAs)

- 8.8 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)

- 8.9 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

- 8.10 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.

- 8.11 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.
- 8.12 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.

### **Local Wildlife Sites Review**

- 8.13 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.
- 8.14 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.
- 8.15 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 Conservation (Natural Habitats etc.) Regulations**

- 8.16 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**

8.17 Sites of Special Scientific Interest (SSSIs) are designated under the Wildlife and Countryside Act 1981. Natural England 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.

8.18 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)

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

**Table 8.1 – Condition of SSSIs**

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
<b>Crouch and Roach Estuaries</b> (shared with Chelmsford Borough and Maldon District)								
Within the District: 119.36 Total SSSI area: 1735.58	Littoral sediment; grassland; standing open water; canals; coastal lagoon	99.33%*	22.87%*	76.46%*	0.67%*	0.00%*	0.00%*	Coastal squeeze; water pollution – agriculture/run off; overgrazing; Inappropriate water levels
<b>Foulness</b> (shared with Southend-on-sea Borough)								
Within the District: 9744.73 Total SSSI area: 10946.14	Littoral sediment; grassland; coastal lagoon	97.28%	72.61%	24.68%	0.02%	2.70%*	0.00%	Coastal squeeze; inappropriate scrub control
<b>Hockley Woods</b>								
92.12	Broadleaved, mixed and yew woodland – lowland	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	N/A
<b>Total</b>								
Within the District: 9956.21 Total SSSI area: 12773.84	-	99.77%	33.46%	66.31%	0.23%	0.00%	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.

- 8.20 Core Strategy policy ENV2 sets out the Council's policies towards the Coastal Protection Belt.

**Policy ENV2 – Coastal Protection Belt**

The Council will:

- Protect and enhance the landscape, wildlife and heritage qualities of the coastline, recognising the implications of climate change and sea level rise, and the need for necessary adaptation;
- Prevent the potential for coastal flooding; erosion by the sea; and unstable land(e.g. land slips);
- Not permit development in coastal areas which are at risk from flooding, erosion, and land instability;
- Ensure that development which is exceptionally permitted does not adversely affect the open and rural character, historic features or wildlife;
- Ensure that development which must be located in a coastal location will be within the already developed areas of the coast.

- 8.21 The Council's approach to managing development within the Coastal Protection Belt is set out in Policy ENV2 of the Core Strategy. It will protect and enhance the existing qualities of the coastline, take into consideration climate change and sea level rise, whilst not permitting any development in areas that are at risk from flooding, erosion and land instability and ensuring that exceptionally permitted development will not have adverse impacts on the open and rural character, historic features and wildlife of the coast, and must be within already developed areas.
- 8.22 Policy ELA2 of the adopted Allocations DPD called for a small amendment to the Coastal Protection Belt:
- “Parts of the areas identified in Policy SER6 to the south west of Hullbridge are situated in the Coastal Protection Belt. As such a small amendment to the Coastal Protection Belt designation in this location is required.”*
- 8.23 The open and undeveloped Coastal Protection Belt will be protected and enhanced in accordance with Policy ENV2 of the Core Strategy.
- 8.24 Core Strategy policy ENV3 sets out the Council's policy regarding development and areas at risk of flooding.

### **Policy ENV3 – Flood Risk**

The Council will direct development away from areas at risk of flooding by applying the sequential test and, where necessary, the exceptions test, as per PPS25. The vast majority of development will be accommodated within Flood Zone 1. However, considering the very limited supply of previously developed land in the District, proposed development on previously developed land within Flood Zone 3 will be permitted if it enables a contribution towards the District's housing requirement that would otherwise require the reallocation of Green Belt land, providing that it passes the exceptions tests and is able to accommodate the necessary flood defence infrastructure.

The Council will continue to work with the Environment Agency to manage flood risk in a sustainable manner through capitalising on opportunities to make space for water wherever possible and through the continued provision of flood defences where necessary.

- 8.25 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.
- 8.26 The Environment Agency (EA) is also consulted on applications where there is a potential impact on water quality.
- 8.27 The Council will only approve planning applications contrary to EA recommendation on flood risk or water quality in exceptional circumstances.

### **Flood Risk**

- 8.28 The Thames Gateway South Essex Strategic Flood Risk Assessment 2011 (SFRA 2011) provides a revision to the SFRA published in November 2006.
- 8.29 The report constitutes a Level 1 and Level 2 SFRA for Rochford District Council which will contribute to the evidence base for the plan-making process of the Local Development Framework (LDF). The purpose of the Level 1 SFRA is to collate existing data and information with respect to flood risk, sufficient to enable the application of the Sequential Test by the Council; whilst an 'increased scope' Level 2 SFRA has also been included in the report to provide more detailed flood risk information for those areas at medium or high risk of flooding.
- 8.30 The findings in the SFRA provide some specific information which will facilitate the application of the Exception Test, where required, and inform the preparation of site specific Flood Risk Assessments for individual development sites in the potential main development areas.
- 8.31 In 2013-2014 the Environment Agency objected to 5 any planning applications on flood risk grounds. Of the 5 planning applications objected to, two applications were refused by the Council, two were withdrawn and one was permitted. See also Table 9.2.

8.32 Details of the applications approved/accepted are as follows:

<b>Reference:</b>	13/00620/FUL
<b>Address:</b>	St Marys Church Churchend Foulness Island Essex
<b>Development:</b>	Change Use to Provide Community Hall at Ground Floor with Residential Annexe Incidental to Use of The Rectory at Ground and First Floor, Extension to North Side. Alter and Adapt Pew Layout, Install Sewerage Biodigester Unit and Provide Car Parking Space
<b>Environment Agency Comments:</b>	PPS25/TAN15 – Request for FRA/FCA
<b>Reason for Approval Contrary to Environment Agency Advice:</b>	In the initial consultation the Environment Agency took the view that the proposal included the formation of an independent dwelling and that as such, a more vulnerable use would be introduced within a high risk zone as a result of the proposal. However following further clarification the agency accept the residential element if used on occasions as an annexe to the main use of The Rectory, use associated with community uses and given that the council's emergency planning officer considers there to be good plans for evacuation administered by the MOD and site management, the risk to future occupiers is greatly reduced such that their holding objection no longer applies.

**Table 8.2 – Performance Relative to Flood Protection Targets**

	<b>Applications Approved/Resolved to be Approved/Accepted Contrary to Environment Agency advice on Flooding</b>
Target	0
Actual	1

## Water Quality

8.33 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.

8.34 During 2013-2014 the EA objected to none of the planning applications submitted to Rochford District Council on the grounds of impact on water quality.

**Table 8.3 – Performance Relative to Water Quality Targets**

	<b>Applications Approved Contrary to Environment Agency Advice on Water Quality</b>
Target	0
Actual	0

**Sustainable Drainage System (SuDS)**

- 8.35 Sustainable Drainage Systems (SuDS) aim to reduce surface water run-off from developments, mimicking the natural route that rainwater takes.
- 8.36 Essex County Council will become a SuDS Approval Body (SAB) by the enactment of Schedule 3 of the Flood and Water Management Act 2010, which we expect to be passed during 2015. This means that all new development which has surface water drainage implications will potentially require SAB approval and need to conform to National and Local Standards.
- 8.37 Core Strategy policy ENV4 can be seen below and sets the Council’s policies with regards to development and sustainable drainage systems.

**Policy ENV4 – Sustainable Drainage Systems (SUDS)**

All residential development over 10 units will be required to incorporate runoff control via SUDS to ensure runoff and infiltration rates do not increase the likelihood of flooding.

The requirement for SUDs will only be relaxed where there is conclusive evidence demonstrating that the system is not viable on a particular site.

- 8.38 In addition to Policy ENV4 of the Core Strategy, the Allocations Plan requires attenuation and source control SuDS of a size proportionate to the development should be used such as balancing ponds, swales, detention basins and green roofs.

**Air Quality**

- 8.39 The Rochford Core Strategy includes the following policy on air quality:

**Policy ENV5 – Air Quality**

New residential development will be restricted in Air Quality Management Areas in order to reduce public exposure to poor air quality.

In areas where poor air quality threatens to undermine public health and quality of life, the Council will seek to reduce the impact of poor air quality on receptors in that area and to address the cause of the poor air quality. Proposed development will be required to include measures to ensure it does not have an adverse impact on air quality.

- 8.40 Between 20 October and 14 November 2014 the Council carried out a public consultation regarding the extent of the AQMA that must be declared in Rayleigh town centre.
- 8.41 Rayleigh town centre will be designated as an AQMA in January 2015.
- 8.42 Development within the AQMA will be restricted through the Development Management process.

### **Renewable Energy**

- 8.43 Policy ENV6 of the Core Strategy is set out below:

#### **Policy ENV6 – Large Scale Renewable Energy Projects**

Planning permission for large-scale renewable energy projects will be granted if:

- the development is not within, or adjacent to, an area designated for its ecological or landscape value, such as Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar Sites, Sites of Special Scientific Interest (SSSI's), Ancient Woodlands, Local Nature Reserves (LNRs) or Local Wildlife Sites (LoWSs); or if it can be shown that the integrity of the sites would not be adversely affected;
- there are no significant adverse visual impacts.

- 8.44 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.
- 8.45 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.
- 8.46 In the year 2012-13 there were no large-scale renewable energy producing facilities, such as wind farms, developed in the District.
- 8.47 Policy ENV7 of the Core Strategy relates to small-scale renewable energy projects and is as follows:

#### **Policy ENV7 – Small Scale Renewable Energy Projects**

The Council will favourably consider small-scale renewable energy development, particularly to residential properties, in both new and existing development, having regard to their location, scale, design and other measures, including ecological impact, are carefully considered.

- 8.48 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.
- 8.49 The Government has changed the permitted development rights for small-scale renewable and low-carbon energy technologies. This now means that subject to criteria, the installation of solar PV or solar thermal panels will be considered permitted development.
- 8.50 For the purposes of monitoring, it means many of the small scale, domestic renewable energy generating installations would not require consent from the Local Planning Authority, or under Building Regulations.
- 8.51 While these changes are supported by the Council’s aim to encourage the development of small-scale renewable energy projects as set out in the Core Strategy, they also mean that accurate monitoring of the number of PV installations going on in the District is less accurate.

**Table 8.4 – Small scale Renewable energy projects in 2013/14**

	<b>Solar Photovoltaics</b>	<b>Wind Onshore</b>	<b>Hydro</b>	<b>Biomass</b>
Permissions for installations of renewable energy sources granted 2013-14	3	-	-	-
Known renewable energy sources implemented 2013-14	unknown	-	-	-
Completed installed capacity in MW	unknown	-	-	-
MW Generation	unknown			

## 9 Community Infrastructure, Leisure and Tourism

- 9.1 It is vital that new development is accompanied with appropriate infrastructure in order to create sustainable growth within the communities.
- 9.2 The Community Infrastructure Levy (CIL) was introduced in 2010. It allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area.
- 9.3 The Council is in the process of preparing the CIL, a new system of funding infrastructure through planning charges that the Council can ask developers to pay for most new building projects. The money raised can be used to fund a wide range of infrastructure needed to support new development within the District, not necessarily in the location where the money is raised.
- 9.4 The milestones for preparation of CIL can be found in the Local Development Scheme timetable.

### Planning Obligations and Standard Charges

- 9.5 Core Strategy policy CLT1 sets out the Council's policy for planning obligations and standard charges. The policy is set out below.

#### **Policy CLT1 – Planning Obligations and Standard Charges**

The Council will require developers to enter into legal agreements in order to secure planning obligations to address specific issues relating to developments, including requisite on-site infrastructure and the provision of on-site affordable housing, as per Circular 05/2005.

In addition, the Council will apply standard charges to developments in order to secure financial contributions towards off-site and strategic infrastructure required as a result of additional development.

The contribution required will be based on a standard formula which will be set out in a separate Planning Obligations and Standard Charges document. This will be developed in conjunction with key stakeholders, including developers and service providers, having regard to the size and impact of developments, as well as impact on economic viability.

Residential and employment development will be required to contribute to infrastructure as set out in **Appendix CLT1** through Standard Charges.

The requirement to pay standard charges may be reassessed and modified in cases where actual provision of infrastructure or facilities normally covered by standard charges are provided as part of the development.

- 9.6 The Council will monitor the provision of contributions and the infrastructure that is being delivered, once CIL is in place.

## Education

- 9.7 Core Strategy policy CLT2 deals with the Council's policy towards primary education, early years and childcare facilities in the District.

### **Policy CLT2 – Primary Education, Early Years and Childcare Facilities**

The Council will allocate at least 1.1 hectares of land within the new residential areas of both Rayleigh and West Rochford, arising from the allocation of land in the general areas indicated in **Policy H2**, for new single-form entry primary schools with early years and childcare facilities. In addition, the Council will seek to incorporate a new early years and childcare facility into any redevelopment of the centre of Hockley.

The Council will work with Essex County Council and developers to ensure that new primary schools with early years and childcare facilities are developed in a timely manner and well related to residential development. The new schools will be of a flexible design that allows it to adapt to future supply/demand issues.

In conjunction with Essex County Council, the Council will carefully monitor the supply and demand of primary school places, as well as early years and childcare facilities. Developer contributions will be sought to increase the capacities of existing primary schools where required. Standard charges will be applied as per **Policy CLT1**.

- 9.8 Core Strategy policy CLT3 sets out the Council's policy towards secondary education in the District.

### **Policy CLT3 – Secondary Education**

As part of new development coming forward in Ashingdon, the Council will require that 3 hectares of land be reserved for the expansion of King Edmund School. In addition, new development in East Ashingdon will incorporate a new, improved access to King Edmund School.

The Council will work with Essex County Council and the individual schools themselves to achieve the necessary expansion of Fitzwimarc and Sweyne Park schools. Developer contributions will be required for this purpose where appropriate. Standard Charges will be applied as per **Policy CLT1**.

In conjunction with Essex County Council, the Council will carefully monitor the supply and demand of secondary school places. Standard Charges will be applied as per **Policy CLT1** to increase the capacities of existing secondary schools where required.

Standard Charges will be applied to mitigate the cost of transporting pupils from new residential developments in settlements without a secondary school to an appropriate secondary school, as per **Policy CLT1**.

- 9.9 The Essex School Organisation Plan 2013-18 provides detailed information of actual and forecast number on roll and capacity for each quadrant and district of Essex.

9.10 According to the Essex School Organisation Plan, an overview on school places for Primary school and Secondary schools in Rochford District is as below.

**Table 9.1 – Primary and Secondary School places overview**

Area	Primary School	Secondary School
<b>Rochford</b>	Pupil numbers are forecast to increase as a result of higher births and pupils arising from planned housing developments. A site for a new primary school has been secured to cater for children from additional housing in Rochford.	<p>The impact of new housing will be monitored closely, the school will come under pressure if pupil numbers increase due to new housing planned for the area.</p> <p>Plans to increase provision to address potential growth will be developed with the schools, as necessary.</p>
<b>Rayleigh</b>	Pupil numbers are forecast to increase over the next 3 years but then stabilise. There will still be sufficient capacity for local children in Rayleigh. There will be a larger reception intake in September 2014 only and a solution to accommodate the additional pupils is being developed with local schools.	<p>The two academies serving Rayleigh are full at present and forecast to remain so over the course of the next 5 years. These schools will come under pressure if pupil numbers increase due to new housing planned for the area.</p> <p>Sweyne Park will be opening sixth form provision in September 2014 with an intake of up to 140 pupils into Year 12.</p>
<b>Hockley</b>	Overall pupil numbers are expected to decline across Hockley even when additional housing is taken into consideration. Surplus places are not expected to be evenly spread across this group of schools.	Pupil numbers are forecast to drop in Hockley over the course of the next 5 years even when new housing is taken into account in the forecast.

## Healthcare

- 9.11 Core Strategy CLT4 sets out the Council's policy towards healthcare provision in relation to development in the District.

### **Policy CLT4 – Healthcare**

The Council will take the following actions to ensure that healthcare needs are met:

- Assist the Primary Care Trust, or other relevant organisation, in identifying sites for additional healthcare facilities in the District which are well related to the District's population and in accessible locations, and aid their implementation.
- Require new residential developments over 50 dwellings and non-residential developments over 1000 square metres to be accompanied by a Health Impact Assessment and an assessment of their impact on healthcare facilities. Where significant impacts are identified, developers will be required to address negative effects prior to the implementation of development.
- Take a positive approach towards proposals for the renovation or replacement of healthcare facilities that become outdated.

- 9.12 The Council will work closely together with South Essex Primary Care Trust to ensure that there are adequate healthcare facilities available to serve the District's population.

- 9.13 Updates will be provided when more information is available.

## Open Space

- 9.14 Core Strategy policy CLT5 sets out the Council's policies for incorporating, protecting and enhancing open space in relation to development in the District.

### **Policy CLT5 – Open Space**

New public open space will be required to accompany additional residential development, having regard to local current and projected future need. Standard Charges may be applied to developments as necessary.

In particular the Council will seek the incorporation of a significant amount of public open space to accompany new, and be integrated with existing, residential development in the west of Rayleigh.

Provision of public conveniences and public art within public open spaces will be encouraged.

Furthermore, the following existing uses will usually be protected, whether in public or private ownership:

- Parks;
- Amenity areas;
- Allotments;
- Playing pitches; and
- Any other form of open space that has a high townscape value or is intrinsic to the character of the area.

New forms of the above will be promoted.

9.15 In 2013/14, the provision of open space remains unchanged.

### **Community Facilities**

9.16 Core Strategy policy CLT6 sets the Council's policies for safeguarding and enhancing community facilities in relation to development in the District.

### **Policy CLT6 – Community Facilities**

Community facilities will be safeguarded from development that will undermine their important role within the community.

New community facilities will be promoted in new and existing residential areas where a need is shown. The Council may require such facilities to be accommodated within new residential development schemes.

Standard Charges may be applied as necessary in order to facilitate the delivery and enhancement of community facilities, as per **Policy CLT1**.

9.17 The Council requires due consideration to be given to the provision of community facilities within appropriate planning applications.

## Play Space

9.18 Policy CLT7 sets out the Council's policies for play space in the District.

### **Policy CLT7 – Play Space**

New residential developments will incorporate appropriate communal play space which complies with the Council's Play Strategy, is accessible and subject to natural surveillance.

Play space within developments should be maintained by an appropriate management company.

The Council will usually protect existing play spaces and enhance them through the provision of additional fixed play equipment.

Standard Charges will be applied to secure play space enhancements as per **Policy CLT1**.

9.19 Within the period 2013-14 one planning application was submitted to the Council in which required the inclusion of play spaces.

9.20 This is the South Hawkwell development of 176 dwellings proposed in the Allocations DPD.

9.21 The application includes one equipped play space and two unequipped play spaces.

## Youth Facilities

9.22 The Council's policy regarding youth facilities within the District is set out below.

### **Policy CLT8 – Youth Facilities**

The Council will encourage the provision of additional facilities for young people within appropriate locations where a need has been identified and which are accessible by a range of transport options.

Such facilities should be appropriate to the target age-group, should be well managed and flexible to meet changing needs. Any development of youth facilities will be required to show that the views of young people have been incorporated into the development. Standard Charges will be applied to aid the delivery of youth facilities, as per **Policy CLT1**.

9.23 The provision of youth facilities in the District has not changed in the period 2013/14.

9.24 There have been no major developments in 2013-14 which require the inclusion of youth facilities.

## Leisure development

- 9.25 Core Strategy policy CLT 9 sets out the Council's aims regarding leisure facilities in the District.

### Policy CLT9 – Leisure Facilities

The Council will work with its partners to ensure that leisure facilities across the District are maintained and enhanced.

In particular, the Council will seek to enhance recreational opportunities at Rayleigh Leisure Centre.

The Council will also look to make the best use of existing facilities in the District by encouraging those such as within school premises to be made accessible to all.

- 9.26 The District contains both private and public sports facilities. Sport England notes the following leisure facilities available in Rochford District, as outlined in Table 9.2.
- 9.27 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.
- 9.28 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.
- 9.29 Table 9.2 compares the demand for leisure and recreational uses in the District, as calculated using Sport England's Sports Facility Calculator, with the facilities provided.

**Table 9.2**

Facility	Supply	Facilities Requirement	Shortfall of Supply from Demand
Swimming pools	1388.5 m <sup>2</sup>	872.46 m <sup>2</sup>	0
Sports courts	36	22.45 courts	0
Indoor bowls	4	6.57 rinks	2.57

- 9.30 The data in Table 9.2 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 2013-14.

**Swimming Pools**

Name	Location	Swimming Pool Area (m <sup>2</sup> )	Owner Type
Athenaeum Club	Rochford	300	Commercial
Clements Hall Leisure Centre	Hockley	425	Local Authority
Greensward Academy	Hockley	142.5	School
King Edmund Business and Enterprise School	Rochford	180	School
Riverside Junior School	Hockley	105	School
Sweyne Park School	Rayleigh	152	School
Waterbabies The Croft	Hockley	N/A	Commercial
<b>Total</b>		<b>1388.5</b>	

**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 Primary School	Great Wakering	1	School
Greensward Academy	Hockley	5	School
King Edmund Business and Enterprise School	Rochford	5	School
Rayleigh Leisure Centre	Rayleigh	4	Local Authority
Sweyne Park School	Rayleigh	4	School
<b>Total</b>		<b>36</b>	

**Indoor Bowls**

Name	Location	Rinks	Owner Type
Rayleigh Leisure Centre	Rayleigh	4	Local Authority
<b>Total</b>		<b>4</b>	

## Completed Leisure Development 2013-14

9.31 In 2013-14 leisure development completed and outstanding, in town centres and overall, was as outlined in Table 9.3 below:

**Table 9.3 – Leisure Development**

Total leisure floor space completed 13-14 (m <sup>2</sup> )	0
Total leisure floor space outstanding 13-14 (m <sup>2</sup> )	0
Leisure floor space completed in town centres 13-14 (m <sup>2</sup> )	0
Leisure floor space outstanding in town centres 13-14 (m <sup>2</sup> )	0

## Playing Pitches

9.32 Policy CLT10 outlines the Council's policy towards playing pitches in the district and can be viewed below.

### **Policy CLT10 – Playing Pitches**

The Council will take a positive approach to the provision of playing pitches within the District.

Green Belt locations for additional playing pitches will be considered appropriate in the following circumstances:

- There is a need for additional playing pitches in the area which cannot be met by available sites outside of the Green Belt.
- The site is in an accessible location on the edge of a settlement
- The impact on the openness of the Green Belt is minimised through the provision of pitches being on a small-scale and any essential accompanying facilities to be developed at the minimum necessary size having regard to guidance from Sport England.
- The finished site will be level, free-draining and of a sufficient size to accommodate the proposed uses, as stipulated in Sport England guidance.
- There is no undue impact on residential amenity or highway safety and efficiency.

In addition, the Council will resist the loss of existing playing pitches unless the replacement of such pitches by an equal or better provision in an appropriate location can be secured, or it can be clearly demonstrated that the site is not viable for use as a playing pitch.

9.33 In the period 2013-14 there has been two applications for the change of use from agricultural land to playing pitches.

Reference	Site Name	Description
13/00521/FUL	Broomhills Cricket Ground	Change of use of land from agricultural to use as a cricket pitch
13/00727/FUL	Land North of A129 East of A130, Old London Road	Change of use from agricultural land to 8 football pitches

## Tourism

9.34 The Council's policy towards tourism is set out below.

### **Policy CLT11 – Tourism**

The Council will promote the development of green tourism projects and the conversion of appropriate rural buildings to bed and breakfasts/hotels which do not adversely impact upon character of place or biodiversity.

Whilst priority will be given to areas which are accessible by alternative means to the car, schemes that are in locations with limited public transport links will also be supported if such proposals are able to make a positive contribution to rural regeneration or the well-being of rural communities.

- 9.35 In the period 2013-14 there has been one application for the conversion of a building for use as a bed and breakfast.
- 9.36 The application is for the change of use of a stable building east of the Elms, Warwick Road, Rayleigh into a bed and breakfast. This site is however currently under an appeal and may not come forward.
- 9.37 The Council has also recently published the Economic Development Strategy for the District and this document will be used in conjunction with planning policy documents to drive forward the Council's goals for tourism in the District.

## 10 Transport

- 10.1 Rochford District currently has high-levels of car ownership with only 14.5% of households in the District not owning a car or van (2011 Census). The District is also subject to high levels of out-commuting and suffers limited public transport provision, particularly in rural areas.
- 10.2 The Council will continue to work with Essex County Council who are the Highway Authority covering Rochford District, to ensure that the road network is maintained and upgraded where necessary.
- 10.3 Core Strategy Policies T1 and T2 set out the Council's policies regarding highways issues and their relationship with development in the District.

### **Policy T1 – Highways**

Developments will be required to be located and designed in such a way as to reduce reliance on the private car. However, some impact on the highway network is inevitable and the Council will work with developers and the Highway Authority to ensure that appropriate improvements are carried out. The Council will seek developer contributions where necessary.

The Council will work with the Highways Authority to deliver online improvements to the east to west road network, and improvements to the highways serving Baltic Wharf in order to sustain employment in this rural part of the District. The Council will also work with the Highways Authority to find ways to manage congestion along specific routes in the District.

### **Policy T2 – Highways Improvements**

The Council will work with Essex County Council Highways Authority to ensure that highway improvements are implemented to address issues of congestion, road flooding and poor signage. In particular, highway improvements to the following will be prioritised:

- Brays Lane, Ashingdon (improved to access to King Edmund School);
- Ashingdon Road to improve traffic flows and reduce congestion;
- Rectory Road/Ashingdon Road Roundabout;
- Watery Lane;
- Spa Road/Main Road Roundabout Hockley;
- Rayleigh Weir junction;
- Enhancements to the B1013 to improve traffic flows and reduce congestion; and
- Surface access to London Southend Airport.

It should however be noted that Rochford District Council is not the Highway Authority and as such does not have responsibility for the Highway network. The Council will however work closely with the Highway Authority, Essex County Council, in order to ensure any proposed schemes in Rochford are given the appropriate priority.

- 10.4 Core Strategy policy T3 sets out the Council's policies regarding public transport and future development within the District.

**Policy T3 – Public Transport**

Development must be well related to public transport, or accessible by means other than the private car.

In particular, large-scale residential developments will be required to be integrated with public transport and designed in a way that encourages the use of alternative forms of transport to the private car.

Where developments are not well located to such infrastructure, and alternatives are not available, contributions towards sustainable transport infrastructure will be sought.

The Council will work with developers, public transport operators and Essex County Council to ensure that new developments are integrated into the public transport system and, where necessary, public transport infrastructure is upgraded and marketing, publicity and travel incentives are provided.

The Council recognise that public transport is provided in the District as a commercial enterprise and, as such, it is important to ensure that developments are planned in a manner such that the provision of public transport to them is economically viable for operators. Nevertheless, the provision of public transport services and facilities is socially important, and contributes to equality of access to services. The Council will seek to ensure that good public transport links continue to be provided to the town centres.

- 10.5 Policy T1 of the Rochford Core Strategy states that developments will be required to be located and designed in such a way as to reduce reliance on the private car.
- 10.6 In addition, Core Strategy Policy T3 states that large-scale residential developments will be required to be integrated with public transport and designed in a way that encourages the use of alternative forms of transport to the private car.
- 10.7 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.
- 10.8 To enable Policy T1 and Policy T3 to be monitored, only completed residential sites with ten or more dwellings will be considered. In the year 2013/14, five residential development was completed with a total of 203 dwellings on the sites. Using public transport, residents of these sites would be able to access a GP surgery, a hospital, a primary and secondary school, an employment site and a health centre within thirty minutes.
- 10.9 The approximate locations of the five sites are marked on the maps in Figure 10.1.

**Table 10.1 – Access to Services within 15 minutes and 30 minutes in new residential development**

Reference	Address	Access to Services within 15 minutes and 30 minutes
ROC/0398/12	Ld East of Spencer Gardens, Bray Lane	Yes
ROC/0381/12	Ld Btwn Main Rd & Rectory Rd & Clements Hall Way, Hawkwell	Yes
ROC/0749/12	Tyndale House, Tyndale Close, Hullbridge	Yes
ROC/0363/12	190 London Road Rayleigh	Yes
ROC/0418/11	Stratford House, Hockley Rd	Yes

**Accessibility of Existing Housing**

**Figure 10.1 – Accessibility of Primary Schools in Rochford District 2013**

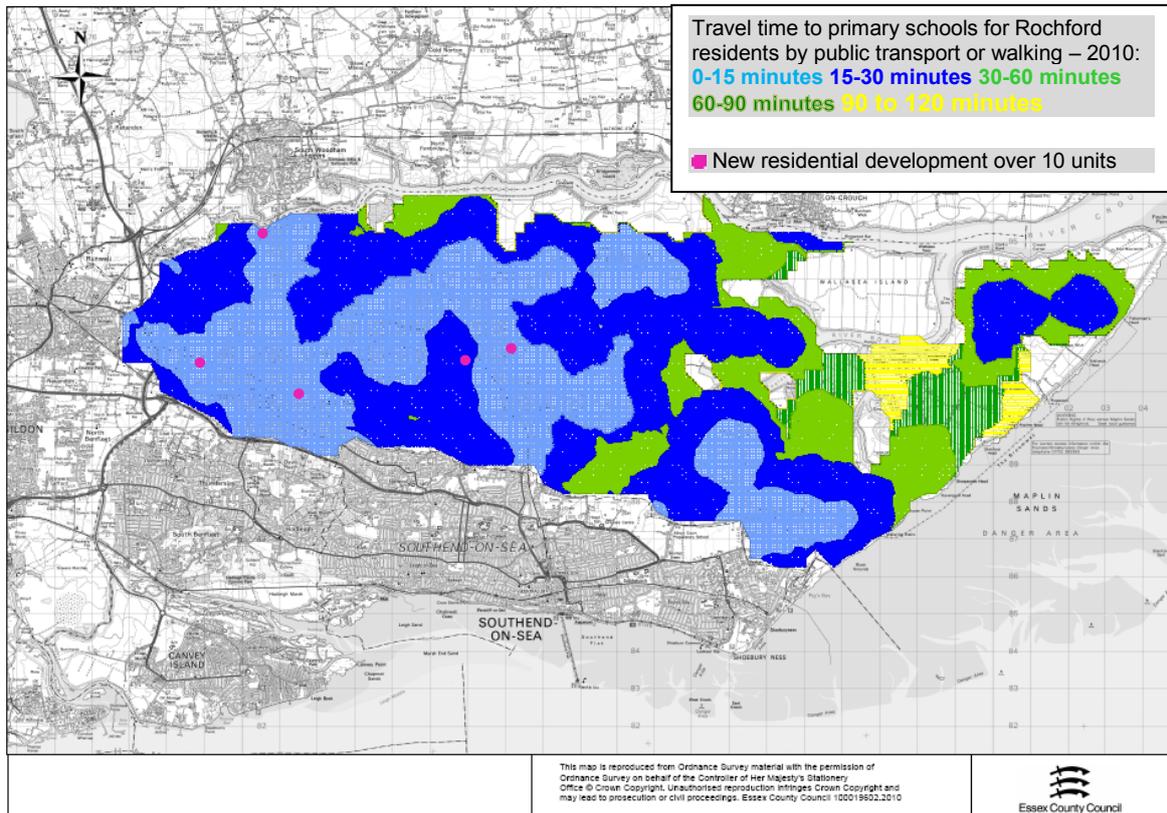


Figure 10.2 – Accessibility of Secondary Schools in Rochford District 2013

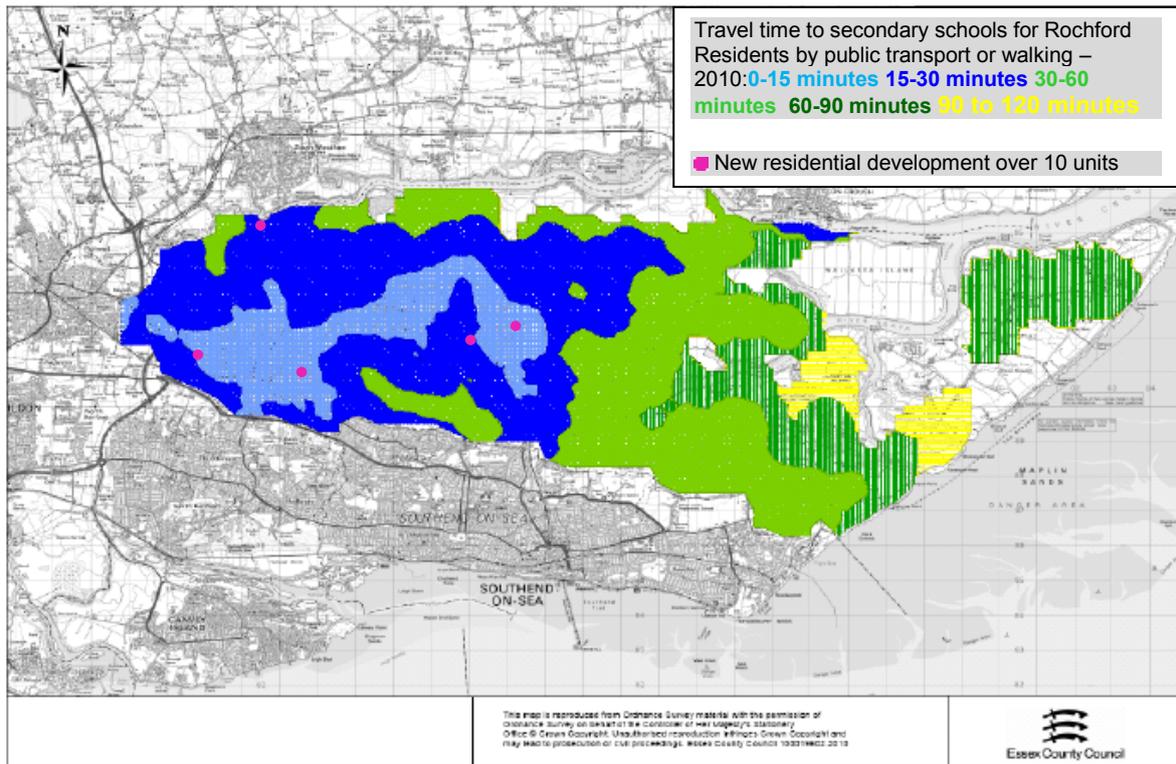


Figure 10.3 – Accessibility of Retail Centres in Rochford District 2013

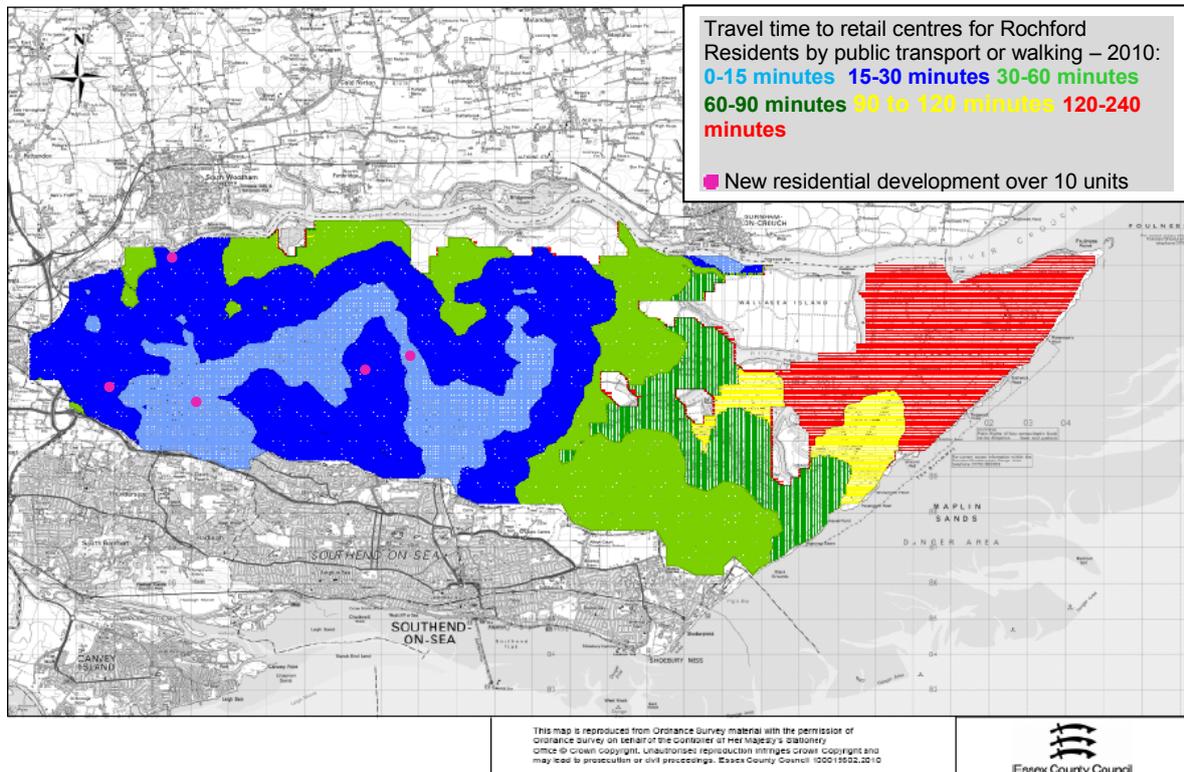


Figure 10.4 – Accessibility of GP Surgeries in Rochford District 2013

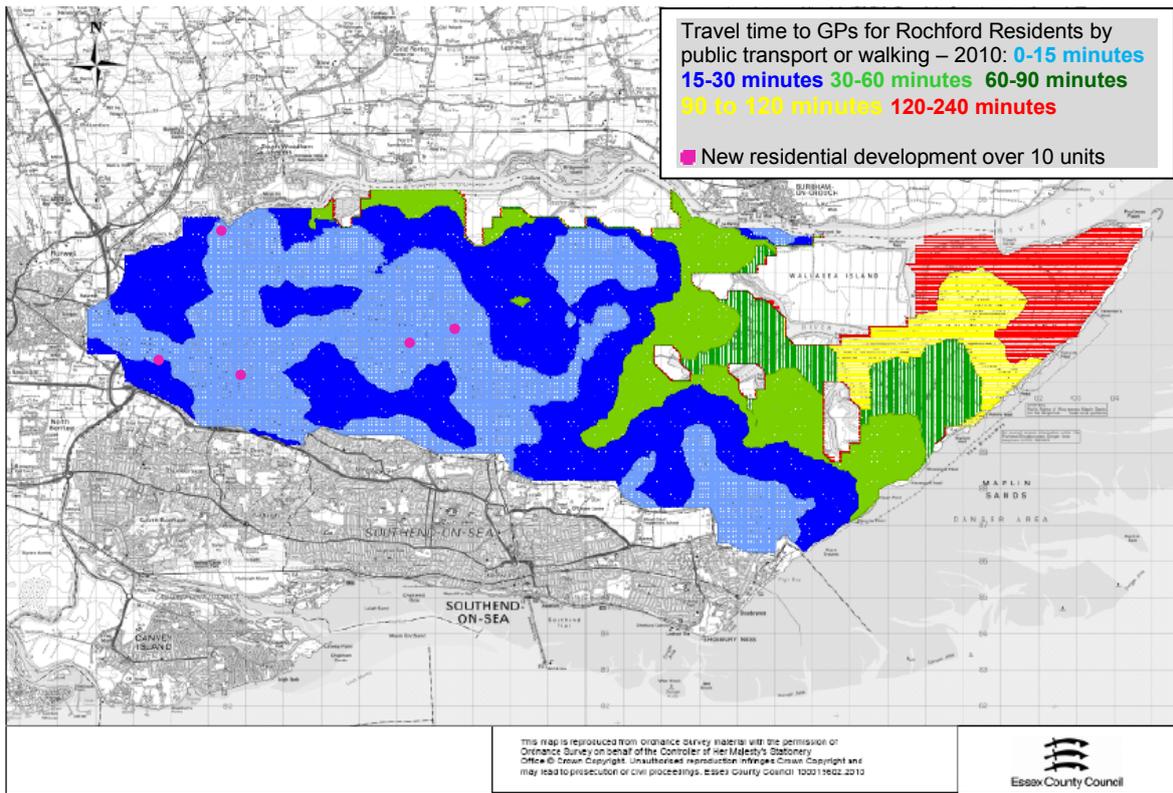
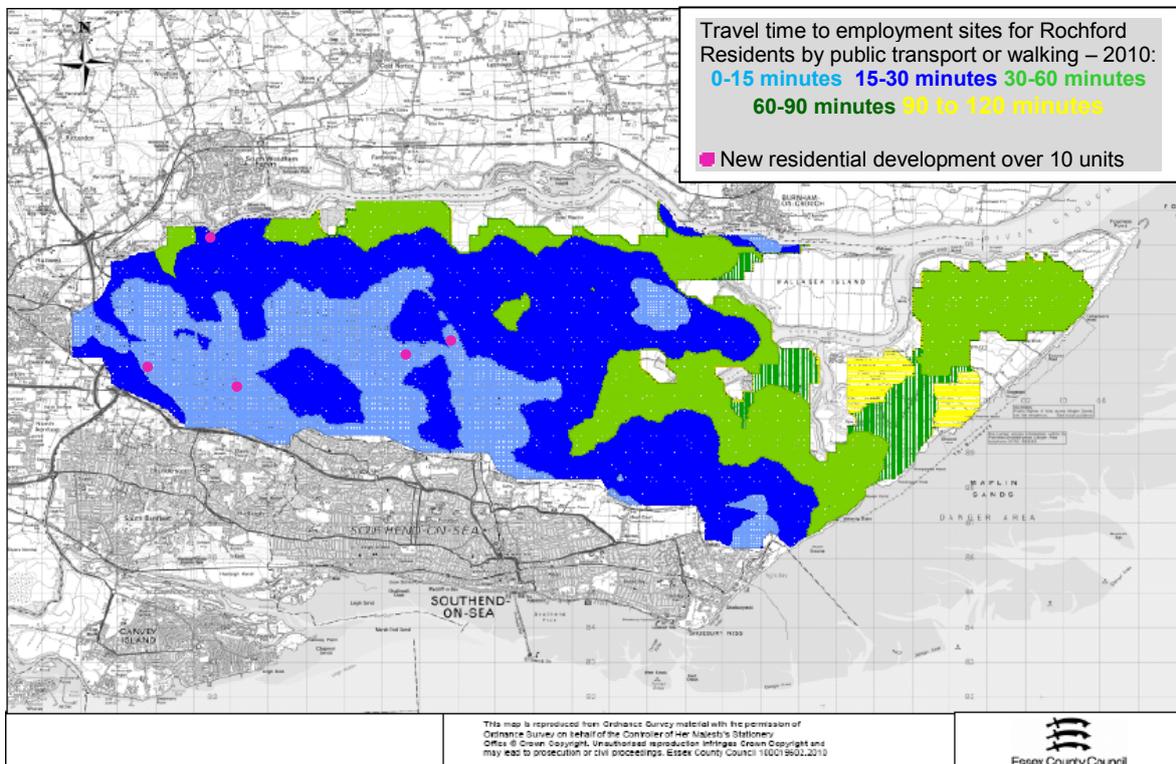


Figure 10.5 – Accessibility of Employment Centres in Rochford District 2013



- 10.10 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.
- 10.11 Rochford district has a significantly higher proportion of residents travelling to work by train (10.6%) when compared to regional, national and county levels. This is likely due to a high proportion of the district's residents commuting into Greater London. The number of residents either walking or cycling to work is lower than that found at other levels, possibly due to the rural nature of much of the district.
- 10.12 To enable Policy T2 to be monitored, the Council will continue to work with Essex County Council to resolve any highways issues which arise across the District.

**Table 10.1 – Method of travel to work (%)**

	<b>Rochford</b>	<b>Essex</b>	<b>East</b>	<b>England</b>
Train	10.6	8.4	5.4	5.9
Bus	2.2	2.1	2.4	4.7
Car/Van	39.6	38	39	34.8
Bicycle	0.8	1.4	2.3	1.8
Walk	3.4	5.5	6.1	6.3
Other	0.9	1.1	1.1	1.1
Not in employment/work from home	39.7	40.4	40.3	42.2

Source: ONS Census 2011 data

- 10.13 Core Strategy policy T5 sets out the Council's policy for the inclusion of travel plans as part of developments of an appropriate size in the District.

**Policy T5 – Travel Plans**

Travel plans will be required for developments involving both destinations and trip origins. New schools, visitor attractions, leisure uses and larger employment developments will be required to devise and implement a travel plan, which aims to reduce private, single occupancy car use. Existing schools and employers will be encouraged to implement travel plans.

A travel plan will be required for any residential development comprising 50 or more units and should be tailored to meet the specific requirements of the development.

- 10.14 One major development of 50 or more units started in 2013-14.
- 10.15 This is the South Hawkwell development of 176 dwellings proposed in the Allocations DPD.
- 10.16 A travel plan was included in the Transport Assessment submitted. It states that each household will be issued with Travel Packs, including a carnet of 10 day tickets for free bus travel in the local area, upon first occupation.

## Cycling and Walking

10.17 Policy T6 of the Rochford Core Strategy states the following:

### **Policy T6 – Cycling and Walking**

The Council will work with Essex County Council, along with other organisations such as Sustrans, to ensure that a safe and convenient network of cycle and pedestrian routes is put in place to link homes, workplaces, services and town centres. Where developments generate a potential demand to travel, developers will be required to contribute to the delivery of such a network. The Council will also continue to require developers to provide facilities for cyclist's at all new developments.

The Council will also seek the further development of cyclepaths, footpaths and bridleways that, having regard to ecological interests, open up and develop the access network alongside the District's rivers.

The Council will also encourage new cycle and footpath links with neighbouring authorities.

## Cycling Facilities

10.18 National Route 16 runs through Rochford and to the South of Rayleigh town centre, providing a 41 miles cycle link to Southend-on-Sea, Shoeburyness and Basildon.

10.19 The district's main town centres – Rochford, Rayleigh and Hockley – have adequate cycle parking that is centrally located. Each of the major residential sites allocated in Rochford's Core Strategy include a requirement for enhancements to the local cycle network as well as a link to the National Cycle Network where appropriate.

## Walking Routes

10.20 The main residential site allocations within Rochford's Core Strategy include enhancements to local pedestrian routes as part of the infrastructure to accompany development. The District will benefit from a number of enhanced walking routes as the allocated development completed.

10.21 Policy T7 of the Rochford Core Strategy states the following:

**Policy T7 – Greenways**

The Council will work with partners, including neighbouring authorities, to aid the delivery of the following greenways identified in the Thames Gateway Green Grid Strategy which are of relevance to Rochford District:

- Greenway 13: South Benfleet;
- Greenway 16: Leigh-Rayleigh;
- Greenway 18: Central Southend (to Rochford);
- Greenway 19: Southchurch;
- Greenway 20: Shoeburyness; and
- Greenway 21: City to Sea/Shoreline.

10.22 The Council will work with partners, including neighbouring authorities, to aid the delivery of the following greenways identified in the Thames Gateway Green Grid Strategy which are of relevance to Rochford District:

**Greenway 18:** Central Southend (to Rochford)

**Greenway 21:** City to Sea/Shoreline

10.23 Further information will be included when it becomes available.

**Parking Provision**

10.24 Policy T8 of the Rochford Core Strategy concerns parking standards and is as follows:

**Policy T8 – Parking Standards**

The Council will apply minimum parking standards, including visitor parking, to residential development. The Council will be prepared to relax such standards for residential development within town centre locations and sites in close proximity to any of the District's train stations.

Whilst applying maximum parking standards for trip destinations, the Council will still require such development to include adequate parking provision. Developers will be required to demonstrate that adequate provision for the parking, turning, loading and unloading of service vehicles has been provided.

10.25 Policy T8 of the Core Strategy sets out the Council's policy on Car Parking Standards. This is supported by the Parking Standards Design and Good Practice Supplementary Planning Document.

10.26 The Council adopted 'Parking Standards: Design and Good Practice (September 2009)' as a Supplementary Planning Document in December 2010.

## 11 Economic Development

### Introduction

- 11.1 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.
- 11.2 The Core Strategy policy regarding the Council's stance on employment growth in the District is set out below.

#### **Policy ED1 – Employment Growth**

The Council will encourage development that enables the economy to diversify and modernise through the growth of existing businesses and the creation of new enterprises providing high value employment, having regard to environmental issues and residential amenity.

The Local Planning Authority supports the Economic Development Strategy, and will ensure that planning enables the spatial aspects of the Economic Development Strategy to be delivered.

The Council will support:

- the development of Cherry Orchard Jubilee County Park;
- the development of Wallasea Island Wild Coast Project;
- the enhancement of the District's commercial centres;
- the development of an Eco-Enterprise Centre;
- the development of a skills training academy;
- the enhancement of London Southend Airport;
- the development and growth of the voluntary sector;
- the development and growth of home-working; and
- the protection and enhancement of the role of small and medium sized businesses.

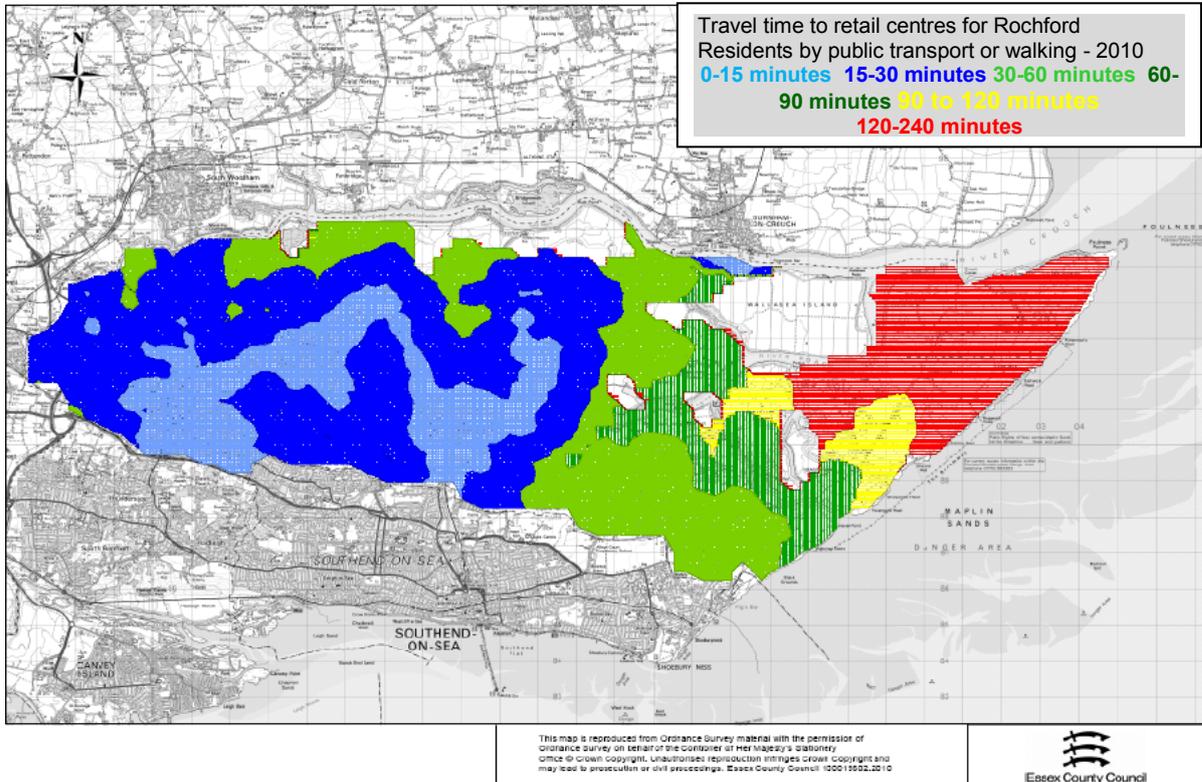
The economic potential of the District's town centres, as well as social and environmental enhancements, will be realised through the development and implementation of Area Action Plans for Rochford, Rayleigh and Hockley.

An Eco-Enterprise Centre will be accommodated within an employment allocation which will support the growth and prosperity of new businesses at the beginning of their lifecycle.

The development of a skills training academy to enhance the skills base within the District and match local skills with locally available employment opportunities will be supported.

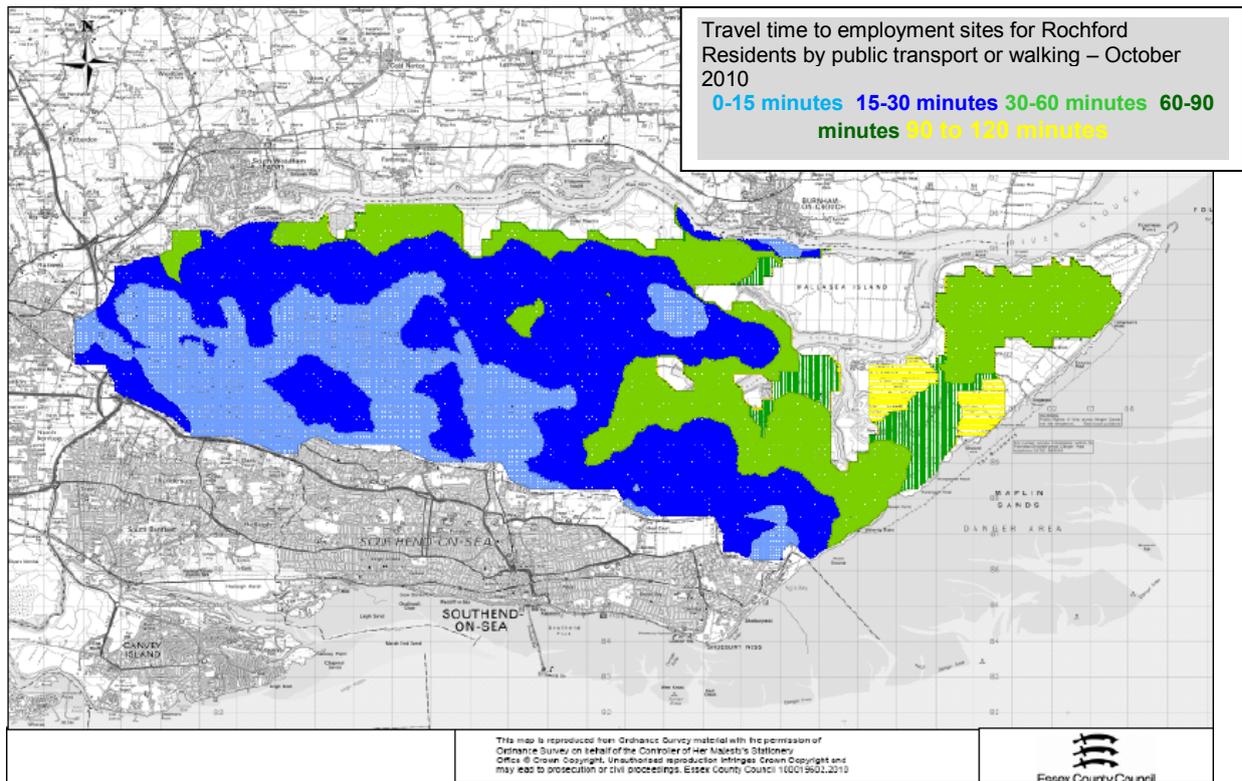
11.3 The success of this policy will be based on the proportion of employment development within 30 minutes public transport time. The Council will also monitor the total mount of additional floorspace by type and employment land available by type.

Figure 11.1 – Accessibility of retail centres



Source: Essex County Council, 2013

Figure 11.2 – Accessibility of employment sites



Source: Essex County Council, 2013

- 11.4 65% of Rochford residents live within 15 minutes travel of one of the District's retail centres.
- 11.5 89% of Rochford residents live within 30 minutes travel of one of the Districts retail centres.
- 11.6 69% of Rochford residents live within 15 minutes travel of one of the District's employment sites.
- 11.7 98% of Rochford residents live within 30 minutes travel of one of the District's employment sites.
- 11.8 The Core Strategy policy which sets out the Councils aims for the London Southend Airport is set out below.

**Policy ED2 – London Southend Airport**

The Council will support the development potential of London Southend Airport as a catalyst for economic growth and employment generation.

The Council will work with Southend on Sea Borough Council to prepare a Joint Area Action Plan for London Southend Airport and environs and will work with partners to see the airport's economic potential realised, whilst having regard to local amenity and environmental issues. The Joint Area Action Plan will enable the Council to regulate the operation of the airport through balancing noise and environmental issues with residential amenity.

The Council will support the development of a skills training academy around the airport to provide training to increase and enhance aviation-related skills in the local area and to meet local employment needs.

Expansion of employment land to the north of the airport for the development of non aviation-related industries will be supported to increase local employment opportunities within the District.

- 11.9 The London Southend Airport and Environs Joint Area Action Plan (also known as the JAAP) was formally adopted by Rochford District and Southend Borough Councils on 16 December 2014, following confirmation from the Planning Inspector conducting the examination that the Plan was sound and legally compliant.
- 11.10 The JAAP has been prepared by Rochford District and Southend Borough Councils to respond to the challenges and opportunities offered by London Southend Airport and its surrounding area.
- 11.11 The JAAP will provide the basis for coordinating the actions of a range of partners with an interest in London Southend Airport and its surrounding area, and establish planning policies up to 2021. It will:
- Manage growth and change in the area by setting out development and design principles
  - Ensure the protection of areas and places sensitive to change
  - Direct investment and form the basis for regeneration in the area
  - Be deliverable
- 11.12 The Core Strategy policy which sets out the Council's goals for existing employment land in the District is shown below.

**Policy ED3 – Existing Employment Land**

Existing employment sites which are well used and sustainable will be protected from uses that would undermine their role as employment generators.

The Council will protect existing employment land within the District, but will reallocate land at Star Lane Industrial Estate, Eldon Way/Foundry Industrial Estate, Stambridge Mills and Rawreth Industrial Estate for appropriate alternative uses. Such uses may include a proportion of employment uses. Land capable of accommodating the businesses and industries that currently occupy these sites but which would not be appropriate to be incorporated into their redevelopment will be allocated to more appropriate and sustainable locations.

In the case of Eldon Way/Foundry Industrial Estate the nature of any redevelopment will be determined through the Hockley Area Action Plan and will include employment uses.

The Council will support improvements to the quality of all retained employment sites and will work with partners to maintain their viability by ensuring adequate infrastructure is in place. In particular, the Council will require improvements to the highways serving Baltic Wharf in order to sustain employment in this rural part of the District.

- 11.13 The District also has a number of industrial estates allocated primarily for B1 (Business), B2 (General Industrial) and B8 (Storage) uses, the Council will continue to protect existing employment land within the District. The Council has reallocated four employment land sites for appropriate alternative uses due to the location and condition of these existing industrial estates.

**Table 11.1 – Existing Employment Land Allocations**

The following employment land will be protected:

- Baltic Wharf, Wallasea Island
- Swaines Industrial Estate, Ashingdon
- Purdeys Industrial Estate, Rochford
- Riverside Industrial Estate, Rochford
- Rochford Business Park, Cherry Orchard Way, Rochford
- Imperial Park Industrial Estate, Rayleigh
- Brook Road Industrial Estate, Rayleigh
- Northern section of Aviation Way Industrial Estate, Southend

Employment land which has been reallocated:

- Star Lane Industrial Estate, Great Wakering
- Eldon Way/Foundry Industrial Estate, Hockley
- Stambridge Mills, Rochford
- Rawreth Industrial Estate, Rayleigh

## Employment Densities

- 11.14 The East of England Plan was revoked on 3 January 2013. Previous AMR's produced by the Council relied on the average employment densities set out in the 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).
- 11.15 Rochford District Council will now use the average employment densities provided in the Employment Densities Guide 2nd Edition 2010 produced by the Homes & Communities Agency as the basis for its default assumptions regarding employment densities in the District. These default assumptions are shown in table 11.2 below.
- 11.16 The average employment densities provided by the Homes & Communities Agency provides a range of employment densities. For the purposes of this document Rochford District Council have used an average of the varying densities presented.

**Table 11.2 – Average Employment Densities Default Assumptions**

Land Use	Square Metres per Worker
Offices	17.4
Industrial	41.5
Warehouse and Distribution	75
Retail	32

Source: HCA Employment Density Guide 2<sup>nd</sup> Edition 2010

## Employment Land and Floorspace

- 11.17 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'.
- 11.18 The tables show floorspace (in square 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 Employment Densities Guide 2<sup>nd</sup> Edition 2010 have been used. Where the development is listed as 'split unknown' an average figure has been used. In the case of 'B1 Split Unknown' the job figures are based on 22.3 sq. metres per worker. In the case of 'B1-B8 Split Unknown' an average figure of 35.5 sq. metres per worker has been used.

**Table 11.3 – Completed Employment Generating Development in 2013-14**

	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	N/A	N/A	0	N/A	0	N/A
B1 (b) Research and development + (c) Light industry	0	N/A	0	N/A	0	N/A
B1 Split Unknown	0	N/A	0	N/A	0	N/A
B2 General Industrial	0	NA	0	N/A	0	N/A
B8 Storage and Distribution	0	N/A	0	N/A	0	N/A
B1-B8 Split Unknown	0	N/A	0	N/A	0	N/A
<b>Total B1-B8</b>	<b>0</b>	<b>N/A</b>	<b>0</b>	<b>N/A</b>	<b>0</b>	<b>N/A</b>
A1 Retail	0 sq. m	N/A	0	N/A	0	N/A
D2 Assembly and Leisure	0 sq. m	N/A	0	N/A	0	N/A
<b>Total A1, B1-B8, D2</b>	<b>0 sq. m</b>	<b>N/A</b>	<b>0</b>	<b>N/A</b>	<b>0 sq. m</b>	<b>N/A</b>

**Table 11.4 – Loss of Employment Generating Development in 2013-14**

	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	939sq.m	53.9	335sq. m	19.2	604	34.7
B1 (b) Research and development + (c) Light industry	0 sq. m	N/A	0 sq. m	N/A	0 sq. m	N/A
B1 Split Unknown	0 sq. m	N/A	0 sq. m	N/A	0 sq. m	N/A
B2 General Industrial	0 sq. m	N/A	0 sq. m	N/A	0 sq. m	N/A
B8 Storage and Distribution	0 sq. m	N/A	0 sq. m	N/A	0 sq. m	N/A
B1-B8 Split Unknown	586 sq. m	16.5	0 sq. m	N/A	586 sq. m	16.5
<b>Total B1-B8</b>	<b>1525sq. m</b>	<b>70.4</b>	<b>335 sq. m</b>	<b>19.2</b>	<b>1190 sq. m</b>	<b>51.2</b>
A1 Retail	0 sq. m	N/A	0 sq. m	N/A	0 sq. m	N/A
D2 Assembly and Leisure	0 sq. m	N/A	N/A	N/A	0 sq. m	N/A
<b>Total A1, B1-B8, D2</b>	<b>1525sq. m</b>	<b>70.4</b>	<b>335sq. m</b>	<b>19.2</b>	<b>sq. m</b>	<b>51.2</b>

**Table 11.5 – Net Change in Employment Development in 2013-14**

	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)	%
<b>B1 (a) Offices</b>	-939sq. m	-53.9	-335 sq. m	-19.2	100% (based on floorspace)
<b>B1 (b) Research and development + (c) Light industry</b>	0 sq. m	N/A	0 sq. m	N/A	N/A
B1 Split Unknown	0 sq. m	N/A	0 sq. m	N/A	N/A
B2 General Industrial	0 sq. m	N/A	0 sq. m	N/A	N/A
B8 Storage and Distribution	0 sq. m	N/A	0 sq. m	N/A	N/A
B1-B8 Split Unknown	-586 sq. m	-16.5	0 sq. m	N/A	100% (based on floorspace)
<b>Total B1-B8</b>	<b>-1525 sq. m</b>	<b>-70.4</b>	<b>-335 sq. m</b>	<b>-19.2</b>	<b>100% (based on floorspace)</b>
A1 Retail	0 sq. m	N/A	sq. m	N/A	100% (based on floorspace)
D2 Assembly and Leisure	0 sq. m	N/A	sq. m	N/A	100% (based on floorspace)
<b>Total A1, B1-B8, D2</b>	<b>-1525 sq. m</b>	<b>-70.4</b>	<b>-335 sq. m</b>	<b>-19.2</b>	<b>100% (based on floorspace)</b>

**Table 11.6 – Potential Future Employment: Outstanding Permissions as of 31 March 2014**

	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)
<b>B1 (a) Offices</b>	341 sq. m	19.6	0 sq. m	N/A
<b>B1 (b) Research and development + (c) Light industry</b>	0 sq. m	N/A	0 sq. m	N/A
B1 Split Unknown	0 sq. m	N/A	0 sq. m	N/A

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	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)
B2 General Industrial	0 sq. m	N/A	0 sq. m	N/A
B8 Storage and Distribution	0 sq. m	N/A	0 sq. m	N/A
B1-B8 Split Unknown	4525 sq. m	127.5	3414sq. m	115.7
<b>Total B1-B8</b>	<b>4866 sq. m</b>	<b>147.1</b>	<b>3414 sq. m (100%)</b>	<b>96.1</b>
<b>A1 Retail</b>	2096 sq. m	65.5	2096 sq. m	65.5
<b>D2 Assembly and Leisure</b>	0 sq. m	N/A	0 sq. m	N/A
<b>Total A1, B1-B8, D2</b>	<b>6962 sq. m</b>	<b>212.6</b>	<b>5510 sq. m (100%)</b>	<b>161.6</b>

**Table 11.7 – Potential Future Net Change in Employment**

	Potential future Floorspace Loss in Rochford District	
	Floorspace (sq m)	Estimated Jobs (based on floorspace)
Total B1 (Office)	529 sq. m	30.4
Total B1-B8	2070 sq. m	172.6
Total A1, B1-B8, D2	2599 sq. m	172.6

## Available allocated Employment Land

11.19 The Core Strategy policy regarding future employment allocations in the District is set out below.

### **Policy ED4 – Future Employment Allocations**

The Council will allocate 18 ha of industrial land to compensate for de-allocations as per **Policy ED3**. New employment allocations will be in better strategic locations to meet the needs of businesses, be in accessible locations to the local population, and at the same time minimise any negative impact on residential amenity. The Council will direct the majority of future employment to the west of the District and in proximity to London Southend Airport. Some industrial land will be allocated in proximity to Great Wakering to provide local employment and mitigate the de-allocation of Star Lane Industrial Estate.

In addition, the Council will allocate a further 2.2 ha for office development in order to meet projected demand. This office space will be predominantly directed to Rayleigh and Hockley, with exact locations and quantum to be determined through Area Action Plans for the respective centres. The Council will adopt a sequential approach, prioritising Rayleigh and Hockley centres with any demand that can not be accommodated in these centres being incorporated into a new employment allocation to the west of Rayleigh.

#### **1. West of Rayleigh**

The Council will allocate land to the south of London Road, Rayleigh to accommodate a new employment park capable of accommodating businesses displaced by the redevelopment of Rawreth Industrial Estate as well as additional office space. It will have the following characteristics:

- Able to accommodate employment uses displaced by residential redevelopment of Rawreth Lane Industrial Estate;
- Be suitable for high-quality office and industrial development;
- A versatile layout and design that can accommodate a range of uses and can be adapted to meet changes in the economy;
- Accessible by a range of transport options; and
- Good links to the A130 and A127.

**2. North of London Southend Airport**

The Council will allocate land to the north and west of London Southend Airport for employment uses to compensate for de-allocations elsewhere in the District.

The Council will work with the private sector to secure the delivery of an Eco-Enterprise Centre within a new business park incorporating employment uses. The Centre will provide invaluable support for early stage businesses and will be built to high environmental standards through meeting the ‘Excellent’ BREEAM rating for sustainable, carbon-neutral construction, reducing energy costs and promoting sustainable construction. The development of an Eco-Enterprise centre will be subject to a feasibility study.

The Council will also encourage the development of employment generating uses within existing settlements, particularly town centres, where appropriate.

**3. South of Great Wakering**

The Council will allocate land to the south of Great Wakering for a new strategically located employment park. This new employment facility will be capable of accommodating businesses displaced from Star Lane Industrial Estate.

11.20 The Allocations Plan was adopted on 25 February 2014. The three new employment land sites identified within the Allocations Plan have now been allocated as employment land within the district.

11.21 Available employment land for B1-B8 uses without planning permission is shown in Table 11.8 below:

**Table 11.8 –Available Employment Land on Vacant Sites**

Site address	Site area (ha)
Adjacent Superstore, Rawreth Industrial Estate	0.44
Rawreth Industrial Estate. Opposite Stirling Close	0.09
Adjacent 34 Rawreth Industrial Estate, Rawreth Lane	0.37
Plot G, Aviation Way Industrial Estate	0.57
Plot B, Sutton Wharf	1.4
land adjacent Saxon Hall, Aviation Way, Southend	0.26
Land between The Athenaeum Health Club and cherry Orchard Way, Rochford	3.03
Ld North of Purdeys Industrial Estate Brickfields Way	3.92
Total land available	10.08

11.22 Loss of employment floorspace during the monitoring year is shown in the table entitled **Loss of employment generating development in 2013-14** (Table 11.4). The table indicates that a net total of 1525 sq. meters of employment floorspace was lost from sites allocated for employment land in the District. No new employment floorspace was gained in the year 2013-14.

## 12 Retail and Town Centres

This chapter includes information on retail, industry and leisure.

### Town Centres

- 12.1 The Council's policy regarding retail in town centres within the District can be found in Core Strategy policy RTC1 which is shown below.

#### **Policy RTC1 – Retail in town centres**

The Council will seek to enhance Rochford, Hockley and Rayleigh town centres' market share of retail spending through the following actions:

Enhancement of Rochford, Hockley and Rayleigh town centres making them more attractive places for shoppers to visit.

Directing retail development towards the town centres of Rayleigh, Rochford and Hockley to ensure a strong mix of retail uses focussed within the respective town centres.

- 12.2 The success of this policy will be indicated by a high proportion of retail uses and new retail development being located in town centres.
- 12.3 Rochford District has three main town centres which are identified in the Core Strategy.
- 12.4 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.
- 12.5 The table below highlights the ranking of District and other local town centres.
- 12.6 The Retail and Leisure Study Update 2014 uses the Venuscore ranking system which ranks the UK's top 2,500 plus retail destination including town centres, malls, retail warehouses parks and factory outlet centres. Only Rayleigh and Southend Airport Retail Park within the District are listed within Venuscore's data, the results for these two destinations and other town centre are shown in table 12.1 below.
- 12.7 Each destination in the table above receives a weighted score for the number of multiple retailers present, and the score attached to each retailer is weighted depending on their overall impact on shopping patterns.
- 12.8 Rayleigh is a second tier centre that falls within the sub-regional shopping catchment area of Southend. Rayleigh competes primarily with other medium sized town centres such as Wickford and Hadleigh. Rochford and Hockley are much smaller town centres that serve more localised catchment areas than Rayleigh.

**Table 12.1 – Ranking of District and other Local Centres (Retail and Leisure Study Update 2014)**

<b>Centre</b>	<b>UK Rank</b>	<b>Venuescore</b>
intu Lakeside Shopping Centre	49	237
Chelmsford	72	199
Southend-on-Sea	81	186
Basildon	870	182
Brentwood	209	110
Grays	481	54
Lakeside Retail Park	510	52
Billericay	612	44
<b>Rayleigh</b>	<b>752</b>	<b>35</b>
Basildon Mayflower Retail Park	833	32
Maldon	864	31
Wickford	901	30
Canvey Island	1,001	27
Pitsea	1,024	26
Westcliff-on-Sea	1,108	24
Leigh on Sea	1,322	20
Hadleigh	1,383	19
Corringham	1,452	18
<b>Southend Airport Retail Park</b>	<b>1,524</b>	<b>17</b>
South Woodham Ferrers	1,907	13

- 12.9 Core Strategy policy RTC2, which deals with the Council's aims regarding the sequential approach to retail development is set out below.

**Policy RTC2 – Sequential approach to retail development**

The Council will apply a sequential approach to the location of retail development which prioritises the town centres of Rochford, Rayleigh and Hockley.

When applying the sequential approach to retail development, the settlements of Rayleigh, Rochford and Hockley will be acknowledged as distinct areas – retail needs in one settlement cannot be met by development in others.

Where town centre locations are not available, edge-of-centre locations are to be utilised with priority given to locations which have good links to the town centre and are accessible by a range of transport options.

Small-scale retail development will be encouraged in out-of-centre residential areas and villages where such development will serve a local day-to-day need and will not undermine the role of the District's town centres.

Retail development in out-of-town locations, including intensification of uses in existing out-of-town retail parks is considered inappropriate and is not supported.

- 12.10 The success of Core Strategy policy RTC2 will be indicated by a high proportion of retail uses and new retail development being located in town centres.
- 12.11 Nathaniel Lichfield & Partners (NLP) was commissioned by Rochford District Council to prepare a Retail and Leisure Study Update, and provided an assessment of the changes since the 2008 Rochford Retail and Leisure Study.
- 12.12 The key objectives of the study are to provide a qualitative analysis of the existing retail and leisure facilities within Rochford District's town and local centres, identification of the role of each centre, catchment areas and the relationship between the centres. It also seeks to provide a quantitative and qualitative assessment of the need for new retail facilities within Rochford District, and the need for leisure and other main town centre uses. It examines the need for both food and non-food retailing including a qualitative analysis for different forms of facilities such as retail warehousing, local shops, large food stores and traditional high street comparison shopping.

**Retail (A1 of Use Class Order)**

12.13 In 2013-14 retail development (gross) completed was as outlined in Table 12.2 below:

**Table 12.2 – Retail Development**

	<b>Retail Floor Space Completed 13-14 (m<sup>2</sup>)</b>	<b>Of which on Previously Developed Land (m<sup>2</sup>/%)</b>
Town centre	0	0
Edge of centre	0	0
Out of centre	0	0
Out of town	0	0
<b>Total</b>	<b>0</b>	<b>0%</b>

12.14 Outstanding retail development yet to be completed in 2013-2014 was as outlined in Table 12.3 below:

**Table 12.3 – Outstanding Retail Development**

	<b>Outstanding Retail Floor Space 13-14 (m<sup>2</sup>)</b>	<b>Of which on Previously Developed Land (m<sup>2</sup>/%)</b>
Town centre	2096	100%
Edge of centre	0	0
Out of centre	282	100%
Out of town	0	0
<b>Total</b>	<b>2378</b>	<b>100%</b>

**Primary and Secondary Shopping Frontage Areas**

12.15 There are three Town Centres in the District: Rayleigh, Rochford and Hockley.

12.16 Rayleigh provides the most comprehensive range of facilities, and is defined as a principal town centre in the development plan. Hockley and Rochford are classed as smaller centres in the District.

12.17 The Core Strategy 2011 sets the requirement that the Council produce Area Action Plans for each of the three centres in the District. These Area Action Plans include policies aimed at retaining suitable levels of A1 retail uses within the primary and secondary shopping frontages of the District’s main centres.

12.18 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

Core Strategy makes clear it is appropriate to seek to maintain retail uses within identified primary and secondary shopping frontage areas, within town centres based on their existing characteristics.

- 12.19 Rochford District Council's commitment to maintaining the balance of non-retail uses permitted within core areas of town centres is set out in the Council's Area Action Plans for Rayleigh; Hockley; and Rochford.
- 12.20 Rayleigh, Hockley and Rochford each contain areas designated as Primary and Secondary Shopping Frontage Areas. Area Action Plans for Rochford, Rayleigh and Hockley town centres have been produced and are currently at varying stages of progress.
- 12.21 The Area Action Plans set new Shopping Frontage Areas for each of the respective town centres.
- 12.22 The Rayleigh Centre Area Action Plan Submission Document was submitted to the Government for independent examination on 5 December 2014. The Plan will be examined by a Planning Inspector appointed by the Secretary of State.
- 12.23 Core Strategy policy RTC4 – Rayleigh Town Centre sets out the Council's goals for the centre.

#### **Policy RTC4 – Rayleigh Town Centre**

The Council will ensure that Rayleigh town centre's role as the District's principal town centre is retained through the production and implementation of an Area Action Plan which delivers the following:

- Improved accessibility to and within the town centre
- A safe and high quality environment for residents and visitors
- A predominance of retail uses, including intensification of existing retail uses, which cater for a variety of needs
- A range of evening leisure uses
- Promotes provision of community facilities, including exploration of potential locations for a healthcare centre and, if appropriate delivery of such facility

The Council will work with landowners and its partners to deliver the Area Action Plan.

- 12.24 With regards to primary and secondary shopping frontages the Rayleigh Area Action Plan states that the Council will generally seek to ensure 75% of Rayleigh's primary shopping frontage and 50% of its secondary shopping frontage is in retail (A1) use.
- 12.25 Core Strategy policy RTC5 –Rochford Town Centre sets out the Council's goals for the centre.

12.26 The Rochford Area Action Plan Submission Document was submitted to the Government for independent examination on 20 November 2013. The Plan will be examined by a Planning Inspector appointed by the Secretary of State.

**Policy RTC5 – Rochford Town Centre**

The Council will produce an Area Action Plan for Rochford town centre which delivers the following:

- A safe and high quality environment for residents
- A market square area that encourages visitors
- Enhanced retail offer for Rochford
- A range of evening leisure activities
- Improves accessibility to and within the town centre
- Promotes youth community facilities

The Council will work with landowners and its partners to deliver the Area Action Plan.

12.27 The Rochford Centre Area Action Plan sets a general target that 65% of A1 uses should be retained within the defined primary shopping area. This represents a lowering of the previous target of 75% but is considered appropriate in view of the emphasis being given to the suitability of appropriate levels of A3 and A4 uses within the primary frontage.

12.28 The Rochford Area Action Plan also states that within the secondary shopping frontage proposals will be considered on their merit in accordance with the criteria set out under Policy 3).

12.29 Core Strategy policy RTC6 –Hockley Town Centre sets out the Council's goals for the centre.

12.30 The Hockley Centre Area Action Plan was adopted by the Council on 25 February 2014.

**Policy RTC6 – Hockley Town Centre**

The Council will produce an Area Action Plan for Hockley town centre which delivers the following:

- A safe and high quality environment for residents
- Enhanced retail offer for Hockley
- Redevelopment of Eldon Way/Foundry for a variety of uses more appropriate for a town centre location, including residential, commercial, employment and leisure
- A public space within a defined centre
- Improved connectivity between retail focus and train station
- Redevelopment of industrial uses for retail, leisure and residential development
- Green landscaping along Main Road, Spa road and Southend Road to enhance the visual amenity

The Council will work with landowners and its partners to deliver the Area Action Plan.

12.31 Whilst recognising the dynamic nature of centres the Hockley Centre Area Action Plan seeks to ensure 75% A1 uses within the primary shopping frontage and 50% A1 uses within the secondary shopping frontage.

**Shopping Frontage Survey**

12.32 The AMR usually records the location of town centres in the District, their size in terms of frontage length, and the relative number of A1 retail use contained within them. However as there has been no update to the Shopping Frontage Survey since 2010 the council will seek to update this information in future AMRs as it becomes available

**Financial and Professional Services (A2 of Use Class Order)**

12.33 In 2013 -2014 financial and professional service development completed, overall and in town centres, was as outlined in Table 12.4 below:

**Table 12.4 – Financial and Professional Services**

Total financial and professional floor space completed 13-14 (m <sup>2</sup> )	0
Total financial and professional floor space outstanding 13-14 (m <sup>2</sup> )	0
Financial and professional floor space completed in town centres 13-14 (m <sup>2</sup> )	0
Financial and professional floor space outstanding in town centres 13-14 (m <sup>2</sup> )	

## Offices (B1a of Use Class Order)

12.34 In 2013-2014 office development completed, overall and in town centres, was as outlined in Table 12.5 below:

**Table 12.5 – Office Development**

Total office floor space completed 13-14 (m <sup>2</sup> )	0
Total office floor space outstanding 13-14 (m <sup>2</sup> )	341
Office floor space completed in town centres 13-14 (m <sup>2</sup> )	0
Office floor space outstanding in town centres 13-14 (m <sup>2</sup> )	341

## Appendix A – Dwelling Completions (net) 2013-14

Reference	Address	Dwellings completed (net) 2013-2014
ROC/0381/12	Ld Btwn Main Rd & Rectory Rd & Clements Hall Way, Hawkwell	9
ROC/0072/13	Site of 120 & 122 Rawreth Lane, Rayleigh	-1
ROC/0015/13	Hall Farm, London Rd, Rawreth	-1
ROC/0398/12	Ld East of Spencer Gardens, Bray Lane	77
ROC/0521/93	Glencroft, White Hart Lane, Hawkwell	4
ROC/0756/13	27 Victor Gardens, Hawkwell	-1
ROC/0569/12	56 Highams Rd, Hockley	1
ROC/0359/13	49 Southend Rd, Hockley	-1
ROC/0262/13	219 Plumberow Avenue, Hockley	-1
ROC/0671/12	215 Hockley Road, Rayleigh	-1
ROC/0418/13	Martyns Church Rd, Hockley	-1
ROC/0546/10	Site of 4 & 6 Lancaster Rd, Rayleigh	1
ROC/0363/12	190 London Road, Rayleigh	80
ROC/0048/79	Fairview and Homestead, Hockley Road	4
ROC/0442/11	Sunnybanks , Gays Lane Canewdon	1
ROC/0608/11	The Chequers Inn, High Street, Canewdon	2
ROC/0511/12	Garage Block & Forecourt Adj. 9 Althorne Way Canewdon	2
ROC/0621/12	Cafe Bar, Maritime Mews, Fambridge Rd	1
ROC/0654/13	Ancillary Building at suth Side Greenacres Farm, Hyde Wood Lane	1
ROC/0531/11	R/o 268 Little Wakering Rd, Great Wakering	1

## Rochford District Council – Annual Monitoring Report 2013-14

Reference	Address	Dwellings completed (net) 2013-2014
ROC/0581/12	493 Little Wakering Rd, Barling Magna	1
ROC/0070/13	204 Little Wakering Rd, Little Wakering	1
ROC/0517/10	Ld Opposite Prospect Villa, Trenders Ave, Rayleigh	2
ROC/0562/12	152A Rawreth Lane, Rayleigh	1
ROC/0589/12	184 Down Hall Road, Rayleigh	1
ROC/0399/12	62 Alexandra Road, Great Wakering	1
ROC/0273/13	Great Wakering Delivery Office R/o 175 High St. Gt Wakering	1
ROC/0653/10	36 The Approach, Rayleigh	6
ROC/0366/11	Ld Adj. 8 Preston Gardens, Rayleigh	2
ROC/0521/12	1 London Road, Rayleigh	1
ROC/0396/10	54 York Road, Ashingdon, Rochford	1
ROC/0061/12	1 Clifton Road, Ashingdon	2
ROC/0160/12	Mascot Lodge, Magnolia Rd, Rochford	1
ROC/0495/10	64 Hawkwell Chase, Hawkwell	1
ROC/0136/11	20 Tudor Way, Hockley	1
ROC/0020/13	32 Thorpe Rd, Hawkwell	1
ROC/0154/12	58 Main Road, Hockley	2
ROC/0503/12	7 spa Road, Hockley	2
ROC/0302/12	37A Hilltop Avenue, Hullbridge, Hockley	1
ROC/0749/12	Tyndale House, Tyndale Close, Hullbridge	-6
ROC/0426/11	122 Clarence Road, Rayleigh, SS6 8TD	-1

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Reference	Address	Dwellings completed (net) 2013-2014
ROC/0773/12	Land Between 4 & 12 Hillside Rd, Eastwood	2
ROC/0034/13	Ld East of 23 Gloucester Avenue	1
ROC/0770/11	55 West Street, Rochford	1
ROC/0086/12	18 Mornington Avenue, Rochford	2
ROC/0349/12	Garage Block North Side of The Boulevard, Rochford	2
ROC/0775/12	The Milestone, Union Lane, Rochford	1
ROC/0287/13	65 Sutton Court Drive, Rochford	1
ROC/0292/10	5 Victotoria Avenue, Rayleigh	1
ROC/0547/12	Land Between 56 - 62 Nelson Rd, Rayleigh	2
ROC/0418/11	Stratford House, Hockley Rd, Rayleigh	13
ROC/0526/12	3 Burrows Way, Rayleigh	1
ROC/0538/12	72 High Road, Rayleigh, SS6 7AD	1
ROC/0551/13	1 Burrows Way, Rayleigh	1
ROC/0248/12	145 - 153 High Street, Rayleigh	8
ROC/0273/12	Fire Station, Castle Rd, Rayleigh	9
ROC/0520/12	Site of 125A to 125D High Rd, Rayleigh	3
<b>Total completions in 2013-14 (net)</b>		<b>248</b>

## Appendix B – Housing Trajectory

Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
ROC/0686/13	Crowston Preparatory School, Shopland Rd, Sutton	Not Started			1											
ROC/0714/10	Ld Adj. 76 Hillbridge Rd, Rayleigh	Not Started/ outline			1											
ROC/0014/14	Pool Shop, Rawreth Lane, Rawreth	Not Started			3											
ROC/0054/14	Ld Adj. 12 Dartmouth Close, Rayleigh	Not Started			2											
ROC/0254/11	Great Wakering United Reformed Church, Chapel Lane, Great Wakering	Not Started			1											
ROC/0301/12	83 New Road, Great Wakering	Not Started			1											
ROC/0152/11	Adj 8 Willow Drive, Rayleigh	Not Started			1											

## Rochford District Council – Annual Monitoring Report 2013-14

Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
ROC/0565/12	Land Rear of 1 - 3 Read Close, Hawkwell	Not Started			1											
ROC/0734/12	Land Adj. 20 Hill Lane, Hawkwell	Not Started			1											
ROC/0683/13	Ld Between Main Rd & Rectory Rd & Clements Hall Way, Hawkwell	Not Started			1											
ROC/0377/13	Warren House 10 - 20 Main Rd, Hockley	Not Started			3											
ROC/0772/13	30 Woodlands Road, Hockley	Not Started			1											
ROC/0662/13	Ld Between 27 & 31 Branksome Avenue, Hockley	Not Started/ outline			1											
ROC/0048/11	Land Opposite Maryon House, Bullwood Hall Lane, Hockley	Not Started			1											
ROC/0396/11	Finches Lodge 209 Hockley Road, Rayleigh	Not Started			1											

## Rochford District Council – Annual Monitoring Report 2013-14

Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
ROC/0571/13	Wadham Park Farm, Church Rd, Hockley	Not Started			1											
ROC/0633/13	Land Between 72 & 78 Folly lane, Hockley	Not Started			1											
ROC/0720/13	2 - 4 Aldermans Hill, Hockley	Not Started			7											
ROC/0069/14	226 Ferry Rd, Hullbridge, Hockley	Not Started			1											
ROC/0781/13	104 Gravel Road, Leigh-on-sea	Not Started			1											
ROC/0433/11	Ld Adj. 49 Back Lane, Rochford	Not Started			1											
ROC/0568/11	R/o 37 North Street, Rochford, SS4 1AB	Not Started			2											
ROC/0017/13	ROC/0017/13	Not Started			1											
ROC/0234/10	Ld West of Oak Rd & Nth of Hall Rd, Rochford	Not Started/ outline			25	100	100	150	75	75	75					

## Rochford District Council – Annual Monitoring Report 2013-14

Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
ROC/0407/13	Ld Opposite Rayleigh Cemetery Hockley Rd, Rayleigh	Not Started			2											
ROC/0486/08	89 High Street, Rayleigh SS6 7EJ	Not Started			12											
ROC/0634/12	23 Bellingham Lane Rayleigh	Not Started			1											
ROC/0635/12	29 - 31 Bellingham Lane Rayleigh	Not Started			2											
ROC/0636/12	27 Bellingham Lane Rayleigh	Not Started			2											
ROC/0053/13	11 Eastwood Road Rayleigh	Not Started			2											
ROC/0464/13	Resource House, 144A High Street, Rayleigh	Not Started			1											
ROC/0641/13	96 High Street, Rayleigh	Not Started			1											
ROC/0440/12	Alder House, High Road, Rayleigh	Not Started			4											

## Rochford District Council – Annual Monitoring Report 2013-14

Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
ROC/0629/13	5A Castle Rd, Rayleigh	Not Started			4											
ROC/0268/95	Rochelles Farm, Lower Road	Under Construction			1											
ROC/0381/12	Ld Btwn Main Rd & Rectory Rd & Clements Hall Way, Hawkwell	Under Construction	9	35	50	50	31									
ROC/0305/12	Sherbourne, Downhall Park Way, Rayleigh	Under Construction		1												
ROC/0322/12	Sherbourne , Downhall Park Way, Rayleigh	Under Construction		1												
ROC/0072/13	Site of 120 & 122 Rawreth Lane, Rayleigh	Under Construction	-1	3												
ROC/0015/13	Hall Farm, London Rd, Rawreth	Under Construction	-1	1												
ROC/0467/13	York Bungalow, Little Wakering Hall Lane, Great Wakering	Under Construction		2	10											

## Rochford District Council – Annual Monitoring Report 2013-14

Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
ROC/0817/05	26 Station Avenue, Rayleigh	Under Construction		1												
ROC/0121/07	89 Downhall Rd, Rayleigh	Under Construction		7												
ROC/0561/12	Crystal House, 1 The Approach, Rayleigh	Under Construction		10	4											
ROC/0375/13	Ld R/o 10 Eastcheap, Rayleigh	Under Construction		1												
ROC/0390/13	R/o 10 Eastcheap, Rayleigh	Under Construction		1												
ROC/0398/12	Ld East of Spencer Gardens, Bray Lane	Under Construction	77	23												
ROC/0521/93	Glencroft, White Hart Lane, Hawkwell	Under Construction	4	7	6											
ROC/0741/12	Ld at End of & between Park Gardens & Hawkwell Park Drive Hawkwell	Under Construction		5												

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Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
ROC/0756/13	27 Victor Gardens, Hawkwell	Under Construction	-1	1												
ROC/0805/08	Land rear of 25 Woodlands Road, Hockley.	Under Construction		1												
ROC/0569/12	56 Highams Rd, Hockley	Under Construction	1	1												
ROC/0359/13	49 Southend Rd, Hockley	Under Construction	-1	5												
ROC/0262/13	219 Plumberow Avenue, Hockley	Under Construction	-1	1												
ROC/0319/98	Plumberow Cottage, Lower Road	Under Construction		1												
ROC/1095/06	Westview & Oakhurst, Church Rd Hockley	Under Construction		4												
ROC/0671/12	215 Hockley Road, Rayleigh	Under Construction	-1	2												
ROC/0418/13	Martyns Church Rd Hockley	Under Construction	-1	1												
ROC/0598/13	215 Hockley Rd, Rayleigh	Under Construction		1												

## Rochford District Council – Annual Monitoring Report 2013-14

Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
ROC/0956/74	Adj. The Birches, Sandhill Road	Under Construction		1												
ROC/0546/10	Site of 4 & 6 Lancaster Rd, Rayleigh	Under Construction	1	2												
ROC/0807/10	Ld Between 18 & 24 Hillside Rd, Eastwood	Under Construction		1												
ROC/0458/13	Ld Adj. 57 Trinity Rd, Rayleigh	Under Construction		1												
ROC/1015/06	4A & 4 East St, Rochford	Under Construction		3												
ROC/0412/10	Car Park Adj. The New Ship, East Street, Rochford	Under Construction		5												
ROC/0263/13	Acacia House, 2 East Street, Rochford	Under Construction		9												
ROC/0434/12	Pearsons Farm, London Road, Rayleigh	Under Construction		1												
ROC/0363/12	190 London Road, Rayleigh	Under Construction	80	21												

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Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
ROC/0048/79	Fairview and Homestead, Hockley Road	Under Construction	4	20	20	10	9									
ROC/0632/12	1 - 5 Church Street, Rayleigh	Under Construction		3												
ROC/0519/13	Ld Adj. 18 Eastern Rd, Rayleigh	Under Construction		1												
ROC/0442/11	Sunnybanks , Gays Lane, Canewdon	Work Complete	1													
ROC/0608/11	The Chequers Inn, High Street, Canewdon	Work Complete	2													
ROC/0511/12	Garage Block & Forecourt . Adj. 9 Althorne Way Canewdon	Work Complete	2													
ROC/0621/12	Cafe Bar, Maritime Mews, Fambridge Rd	Work Complete	1													
ROC/0654/13	Ancillary Building at South Side Greenacres Farm, Hyde Wood Lane	Work Complete	1													

## Rochford District Council – Annual Monitoring Report 2013-14

Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
ROC/0531/11	R/o 268 Little Waking Rd, Great Waking	Work Complete	1													
ROC/0581/12	493 Little Waking Rd, Barling Magna	Work Complete	1													
ROC/0070/13	204 Little Waking Rd, Little Waking	Work Complete	1													
ROC/0517/10	Ld Opposite Prospect Villa, Trenders Ave, Rayleigh	Work Complete	2													
ROC/0562/12	152A Rawreth Lane, Rayleigh	Work Complete	1													
ROC/0589/12	184 Down Hall Road, Rayleigh	Work Complete	1													
ROC/0399/12	62 Alexandra Road, Great Waking	Work Complete	1													
ROC/0273/13	Great Waking Delivery Office R/o 175 High St. Gt Waking	Work Complete	1													

## Rochford District Council – Annual Monitoring Report 2013-14

Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
ROC/0653/10	36 The Approach, Rayleigh	Work Complete	6													
ROC/0366/11	Ld Adj. 8 Preston Gardens, Rayleigh	Work Complete	2													
ROC/0521/12	1 London Road, Rayleigh	Work Complete	1													
ROC/0396/10	54 York Road, Ashingdon, Rochford	Work Complete	1													
ROC/0061/12	1 Clifton Road, Ashingdon	Work Complete	2													
ROC/0160/12	Mascot Lodge, Magnolia Rd, Rochford	Work Complete	1													
ROC/0495/10	64 Hawkwell Chase, Hawkwell	Work Complete	1													
ROC/0136/11	20 Tudor Way, Hockley	Work Complete	1													
ROC/0020/13	32 Thorpe Rd, Hawkwell	Work Complete	1													
ROC/0154/12	58 Main Road, Hockley	Work Complete	2													

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Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
ROC/0503/12	7 spa Road, Hockley	Work Complete	2													
ROC/0302/12	37A Hilltop Avenue, Hullbridge, Hockley	Work Complete	1													
ROC/0749/12	Tyndale House, Tyndale Close, Hullbridge	Work Complete	-6													
ROC/0426/11	122 Clarence Road Rayleigh, SS6 8TD	Work Complete	-1													
ROC/0773/12	Land Between 4 & 12 Hillside Rd, Eastwood	Work Complete	2													
ROC/0034/13	Ld East of 23 Gloucester Avenue	Work Complete	1													
ROC/0770/11	55 West Street, Rochford	Work Complete	1													
ROC/0086/12	18 Mornington Avenue, Rochford	Work Complete	2													

## Rochford District Council – Annual Monitoring Report 2013-14

Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
ROC/0349/12	Garage Block North Side of The Boulevard, Rochford	Work Complete	2													
ROC/0775/12	The Milestone, Union Lane, Rochford	Work Complete	1													
ROC/0287/13	65 Sutton Court Drive, Rochford	Work Complete	1													
ROC/0292/10	5 Victotoria Avenue, Rayleigh	Work Complete	1													
ROC/0547/12	Land Between 56 - 62 Nelson Rd, Rayleigh	Work Complete	2													
ROC/0418/11	Stratford House, Hockley Rd, Rayleigh	Work Complete	13													
ROC/0526/12	3 Burrows Way, Rayleigh	Work Complete	1													
ROC/0538/12	72 High Road, Rayleigh, SS6 7AD	Work Complete	1													
ROC/0551/13	1 Burrows Way, Rayleigh	Work Complete	1													

## Rochford District Council – Annual Monitoring Report 2013-14

Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
ROC/0248/12	145 - 153 High Street, Rayleigh	Work Complete	8													
ROC/0273/12	Fire Station, Castle Rd, Rayleigh	Work Complete	9													
ROC/0520/12	Site of 125A to 125D High Rd, Rayleigh	Work Complete	3													
BF2	68-72 West Street, Rochford	Pre-app/under consideration/SHL AA					7	5	5							
BF4	162-168 High Street, Rayleigh	Pre-app/under consideration/SHL AA			7	7										
BF6	247 London Road, Rayleigh	Pre-app/under consideration/SHL AA					7									
BF8	Allocated land, South Hawkwell	Pre-app/under consideration/SHL AA				10	28									
BF14	Chestnuts Rayleigh	Pre-app/under consideration/SHL AA		4												

## Rochford District Council – Annual Monitoring Report 2013-14

Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
BF17	West Street, Rochford	Pre-app/under consideration/SHL AA					2									
BF23	Elizabeth Fitzroy Homes	Pre-app/under consideration/SHL AA		7	8											
BF25	Castle Road Recycling Centre	Pre-app/under consideration/SHL AA					6	7								
BF26	Land adjacent Hockley Train Station (north west)	Pre-app/under consideration/SHL AA					10	5								
BF28	Land adjacent 213 high Street, Great Wakering	Pre-app/under consideration/SHL AA								1						
BF29	Land between 35-49 Victoria Drive, Great Wakering	Pre-app/under consideration/SHL AA								1						
BF30	Land between 42 & 44 Little Wakering Raod	Pre-app/under consideration/SHL AA						1								
BF31	18 Albert Road, Ashingdon	Pre-app/under consideration/SHL AA								1						

## Rochford District Council – Annual Monitoring Report 2013-14

Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
BF32	Land adjacent 200 Ashingdon Road, Ashingdon	Pre-app/under consideration/SHL AA								2						
BF33	1 Woodlands Rd, Hockley	Pre-app/under consideration/SHL AA						6								
BF34	Land between 77-83 Keswick Avenue, Hullbridge	Pre-app/under consideration/SHL AA							2							
BF35	Land adjacent 97 Crouch Avenue, Hullbridge	Pre-app/under consideration/SHL AA							2							
BF36	Land between 4 and 12 Hillside Road Eastwood Rise, Eastwood	Pre-app/under consideration/SHL AA			3											
BF37	Land rear of 175 Bull Lane, Rayleigh	Pre-app/under consideration/SHL AA							2							
BF38	Land adjacent 44 Great Waking Road, Rayleigh	Pre-app/under consideration/SHL AA							4							

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Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
BF39	Land to the rear of 30-34 Lower Road, Hullbridge	Pre-app/under consideration/SHL AA							2							
102	Land adjacent Hockley Train Station (North East)	Pre-app/under consideration/SHL AA					16									
EL1	Rawreth Industrial Estate	Pre-app/under consideration/SHL AA									25	50	50	50	47	
EL2	Stambridge Mills	Pre-app/under consideration/SHL AA						23	25	25	25					
EL3	Star Lane, Great Wakering	Pre-app/under consideration/SHL AA				35	50	36	10							
EL4	Hockley Centre	Pre-app/under consideration/SHL AA				25	30	30	15							
<b>Total (without Allocations Plan sites)</b>			<b>248</b>	<b>195</b>	<b>200</b>	<b>237</b>	<b>296</b>	<b>263</b>	<b>136</b>	<b>111</b>	<b>125</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>47</b>	
Core Strategy location	North of London Road	Allocations Plan site SER1					75	75	75	75	75	75	50	50		
Core Strategy location	South East Ashingdon	Allocations Plan site SER5										100	100	100	100	100

## Rochford District Council – Annual Monitoring Report 2013-14

Permission number	Address	Status	Year													
			2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Core Strategy location	West Hockley	Allocations Plan site SER3			50											
Core Strategy location	South West Hullbridge	Allocations Plan site SER6					75	75	50	50	50	50	50	50	50	
Core Strategy location	West Great Wakering	Allocations Plan site SER9									50	75	75	75	25	
Core Strategy location	South Canewdon	Allocations Plan site SER7					25	24								
<b>Total (including Allocations Plan sites)</b>			<b>248</b>	<b>195</b>	<b>250</b>	<b>237</b>	<b>471</b>	<b>437</b>	<b>261</b>	<b>236</b>	<b>300</b>	<b>350</b>	<b>325</b>	<b>325</b>	<b>222</b>	<b>100</b>



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