

**Rochford District Council**



# Authority Monitoring Report

2016 - 2018



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## 1 District Characteristics

### Introduction

- 1.1 Rochford District is situated on a peninsula on the south-eastern coast of England. The District is bounded by the North Sea to the east and the River Crouch to the north. Rochford shares land boundaries with three other local authority areas, namely Castle Point, Basildon and Southend-on-Sea. The District also shares marine boundaries with Maldon and Chelmsford local authority areas.
- 1.2 Rochford benefits from direct rail links to London via the Great Eastern Main Line, being served by four stations, in Rayleigh, Hockley, Rochford and at Southend Airport. The District is well-served by the strategic road network including the A130, A129 and A1245, with the A127 running along the District's southern border. These strategic roads afford the District a good level of connectivity to the rest of the south-east region and beyond, including via onward connections to the A12, A13 and M25. Rochford is also home to the expanding London Southend Airport.
- 1.3 The landscape of the District is rich in biodiversity, heritage and natural beauty, with many miles of unspoilt coastline and attractive countryside. 12,481 hectares of the District's land area is currently designated as Metropolitan Green Belt, resulting in a predominantly rural and open character. The District is also home to internationally significant wildlife sites along its coast and estuaries.
- 1.4 Rochford falls within the Thames Gateway regeneration area – one of the Government's national priority areas for regeneration.

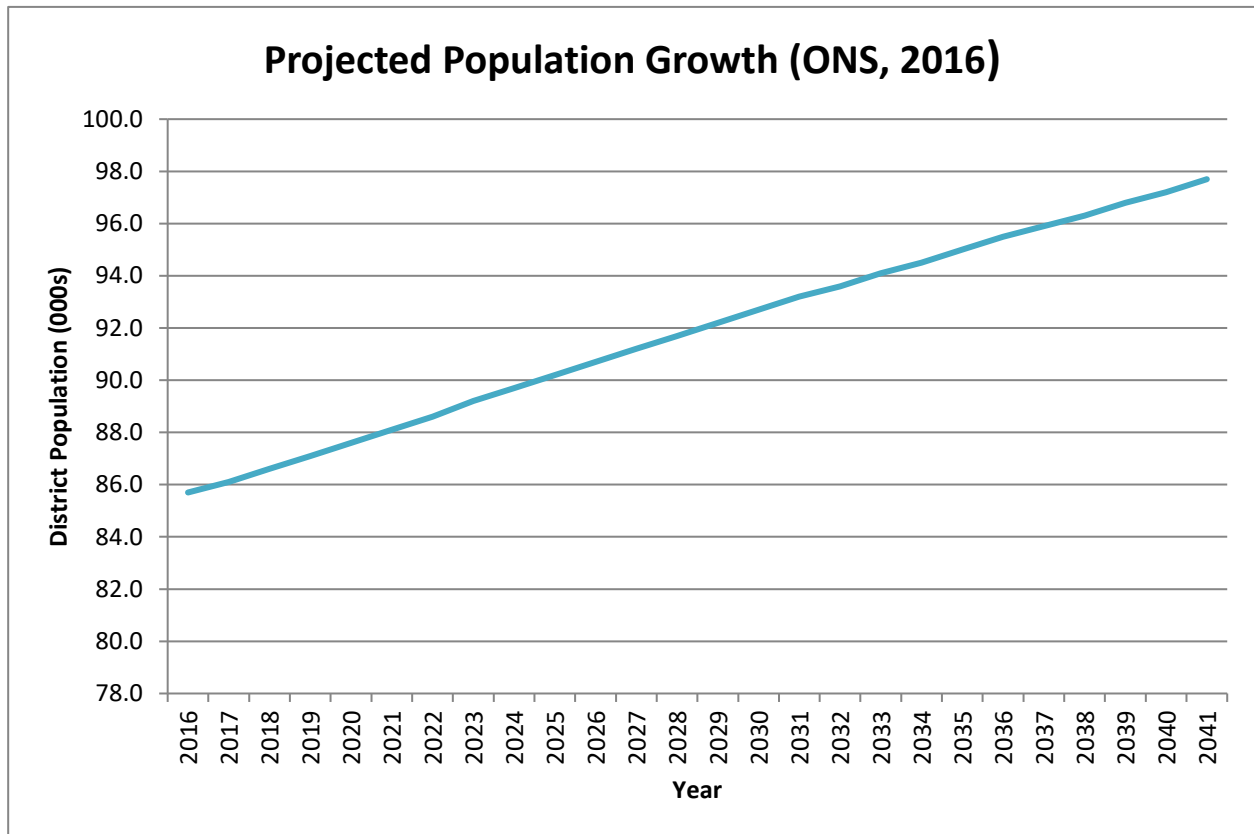
### Demographic Profile

- 1.5 The last formal population statistics were recorded in the 2011 National Census, which indicated that the population of Rochford District was 83,287. A breakdown of this figure into genders has been provided in the table below. Also included in the table are the latest population estimates from 2017, as published by the Office for National Statistics (ONS).

	2011 Census	2017 ONS Estimates
<b>Total Population:</b>	<b>83,287</b>	<b>86,200</b>
Male:	40,787	42,200
Female:	42,500	44,000

- 1.6 The population of the District is predicted to continue to grow in the future. The Office for National Statistics (ONS) has published population growth projections up to 2041, which are based on observed rates of births, deaths and migration. These statistics show that between 2016 and 2031, the population of the District is projected to grow to 93,200, and then to 97,700 by 2041.

**Table 1.1 – Rochford District Projected Population Growth (ONS, 2016)**



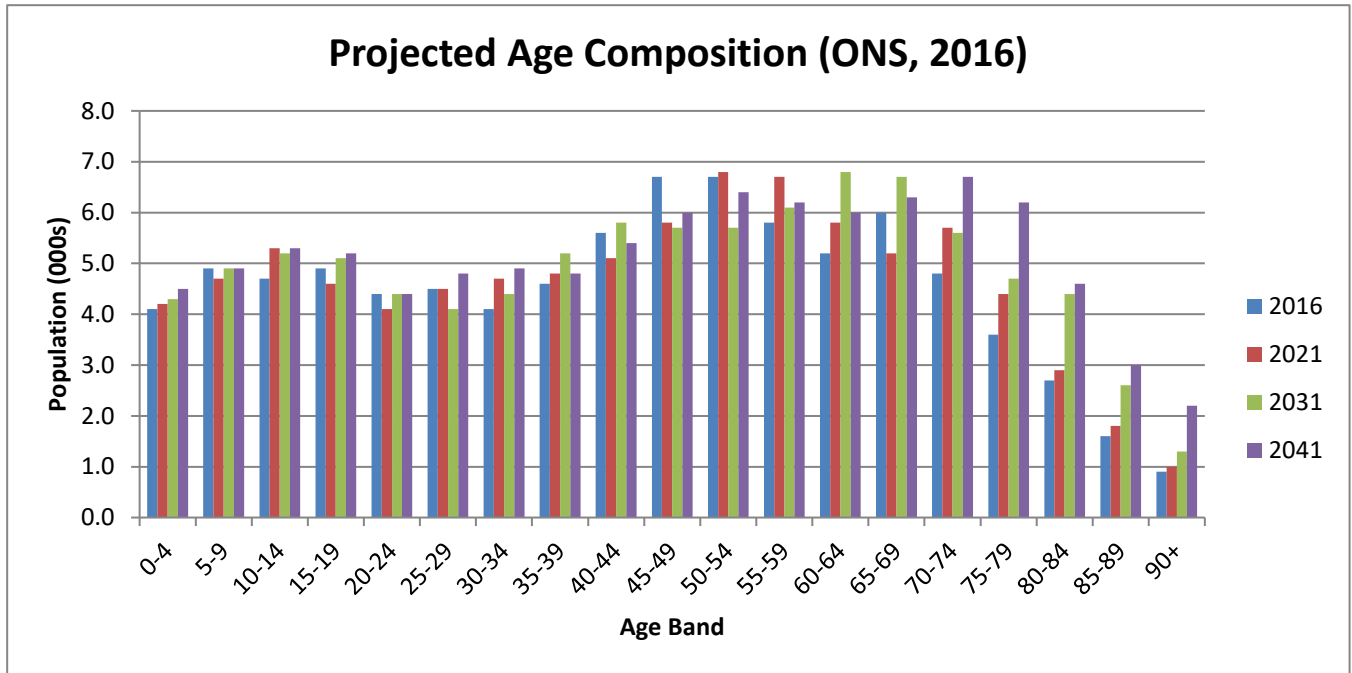
1.7 Table 1.2 shows that the population of Rochford District is expected to increase significantly between now and 2041, by around 14%. The population increase for Essex will be greater relative to the District, and is projected to increase by around 17.5% by 2041. The population increase for England will be lower relative to the District, and is projected to increase by around 12.1% by 2041.

**Table 1.2 – Projected changes to population, 2016-2041 (ONS, 2016)**

Year	Rochford	Essex	England
<b>2016</b>	85,700	1,457,900	55,268,100
<b>2021</b>	88,100 (+2.8%)	1,515,800 (+4.0%)	57,030,500 (+3.2%)
<b>2031</b>	93,200 (+8.8%)	1,622,400 (+11.3%)	59,789,800 (+8.2%)
<b>2041</b>	97,700 (+14%)	1,712,900 (+17.5%)	61,952,100 (+12.1%)

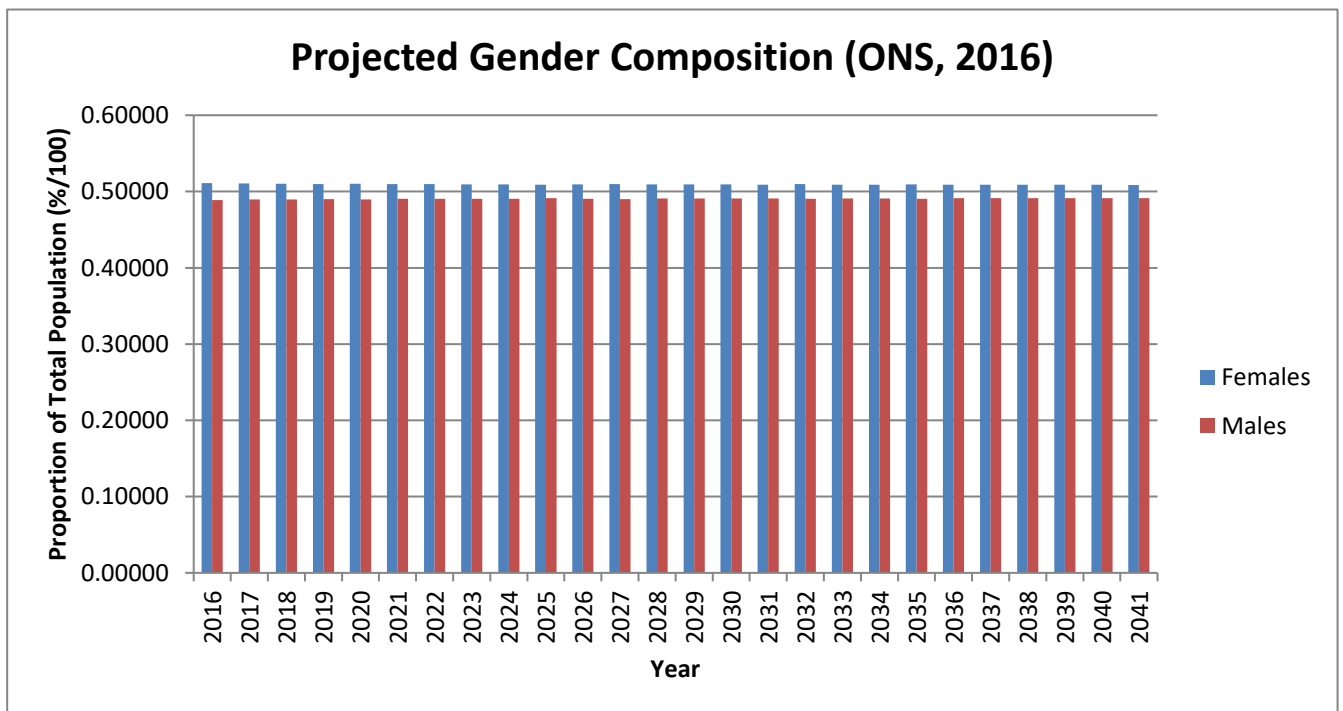
1.8 The age composition of the District’s population is also predicted to undergo significant change by 2041. Rochford has an ageing population and the percentage of the population living in the District that are aged 65 or over is expected to increase considerably by 2041. By contrast, the number of residents aged 40-55 is expected to decrease. This is in line with regional and national trends.

**Table 1.3 –Projected Age Composition Population of Rochford District (ONS, 2016)**



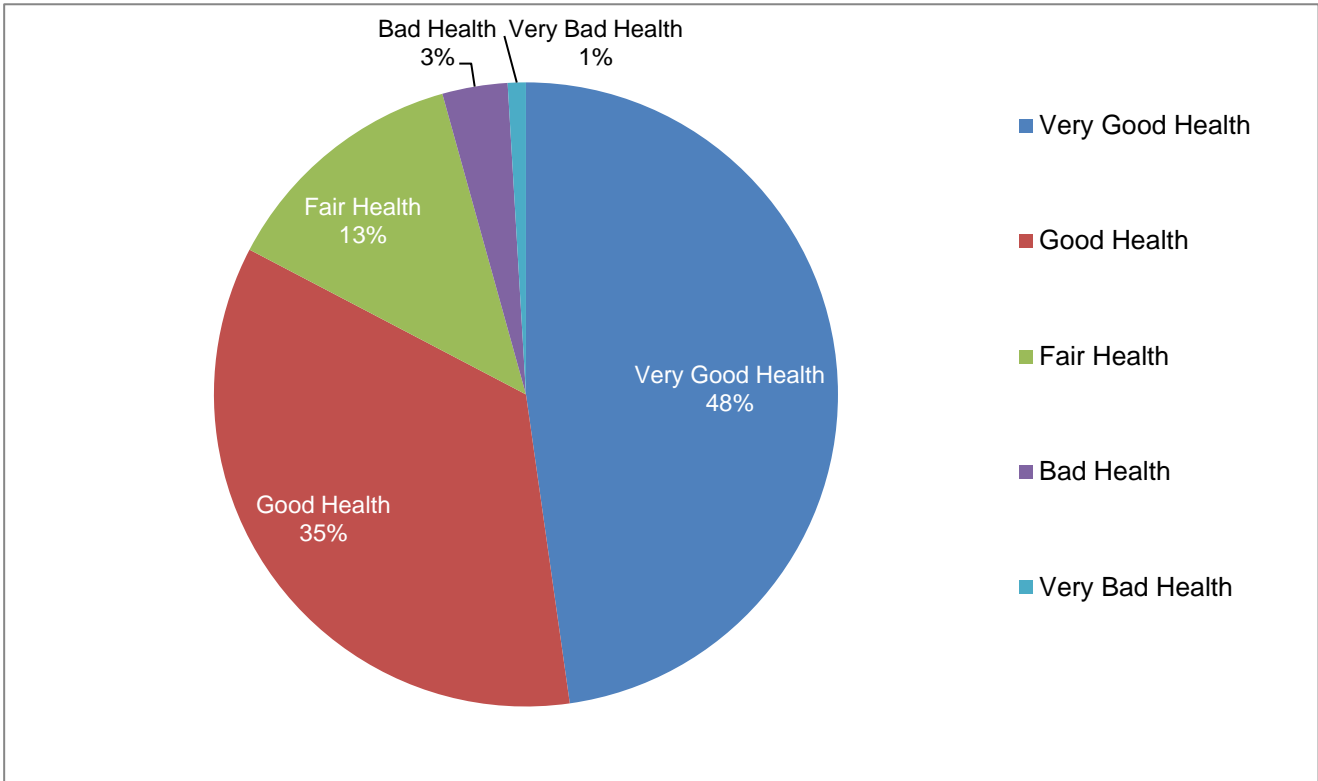
1.9 The gender composition of the District is expected to stay relatively stable into the future, with the proportion of females to males expected to remain around 51:49 to 2041. This is in line with regional and national trends.

**Table 1.4–Projected Gender Composition Population of Rochford District (ONS, 2016)**



1.10 In 2011, 96% of the residents in Rochford considered their general health condition to be very good, good or fair. This is a self-assessment of a person’s general state of health recorded as part of the 2011 Census. This is generally in keeping with Essex and England averages.

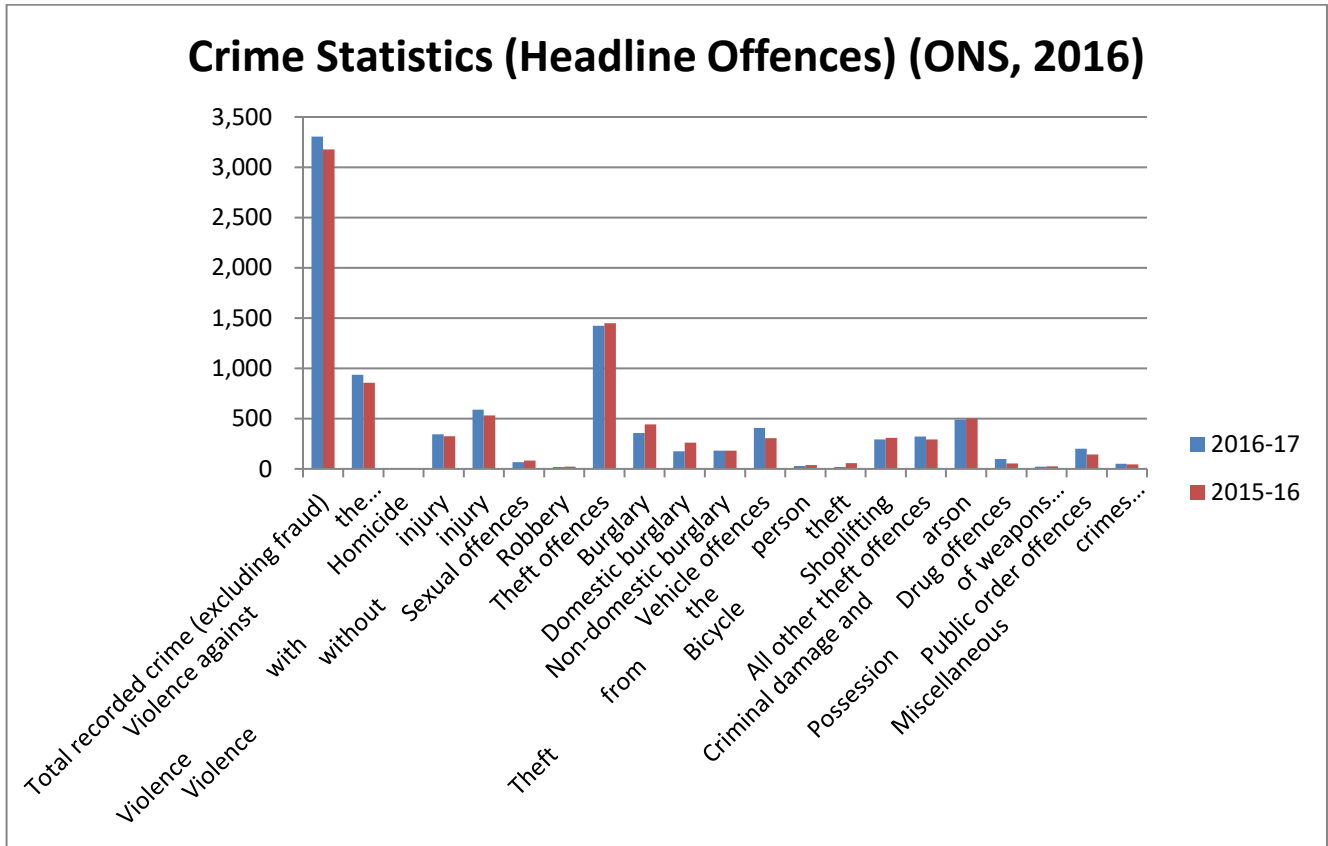
**Table 1.5 –General Health Rating, UK Census (ONS, 2011)**



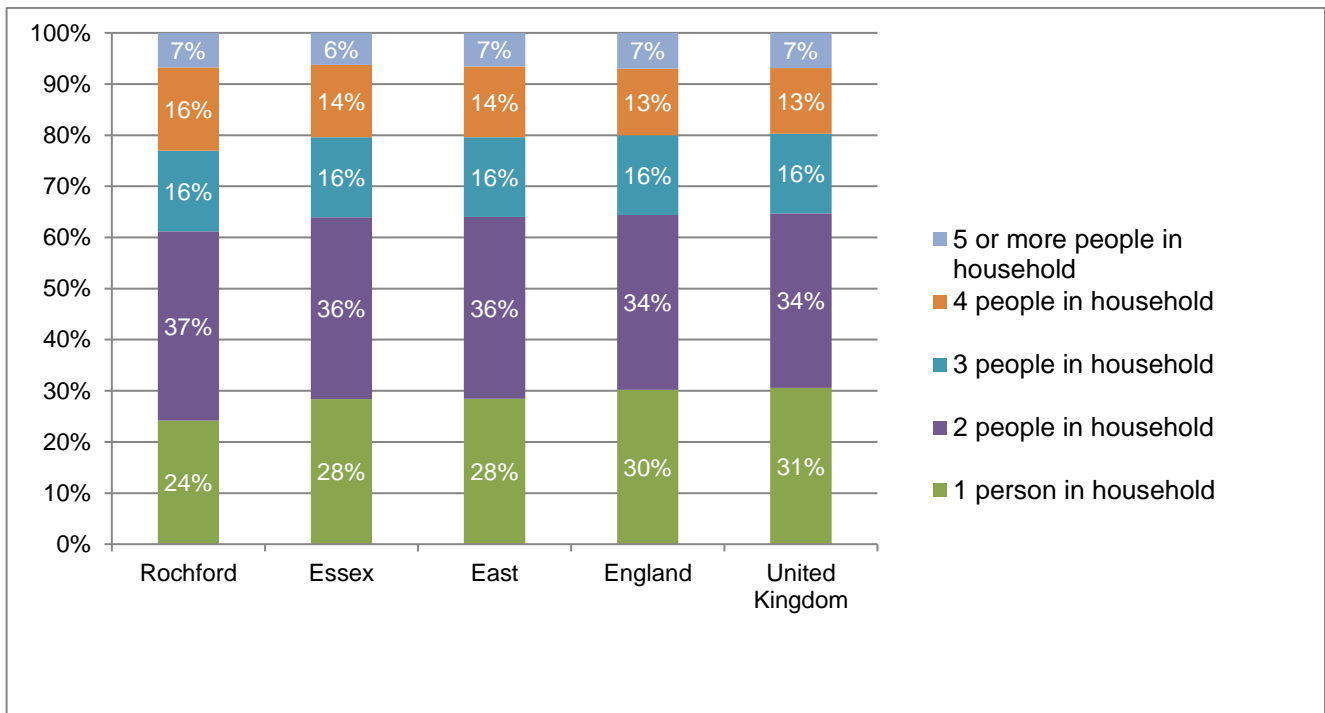
1.11 In 2016-17, crime incidents in the District totalled 3,305 recorded incidents, excluding those related to fraud. Almost half of these recorded incidents were theft offences (1,424). The number of theft incidents has reduced compared to the previous year (2015-16) which saw 1,450 cases. The type of crime which has a highest increase in Rochford District in 2016-17 was violence against the person offences, which saw an additional 79 cases when compared to 2015-16. As at April 2018, there are no statistics available for the period 2017-18.



Figure 1.6 – Community Safety Partnerships: Number of recorded crimes for headline offences 2016/17 in Rochford District



**Figure 1.7 – Average household size comparison, UK Census 2011 (ONS, 2011)**



- 1.12 In 2011, 24% of households within the District consisted of only one person, which is a smaller proportion than the Essex, East of England, England and the United Kingdom averages.
- 1.13 The average household size in Rochford District is two-person which is in line with the regional and national trend. Within Rochford District, over 60% of households are one or two person households.
- 1.14 The proportion of three-, four- and five plus households is broadly in line with Essex, East, England and United Kingdom averages.

**Planning Land Use Designations**

- 1.15 The District is home to an estimated 86,200 people as of 2017, dispersed amongst a number of settlements. The three largest settlements are Rayleigh, Rochford and Hockley. There are four identified tiers of settlements within the District; the first tier comprises these three largest settlements. These are all settlements with a range of services and facilities, as well as good access to public transport. 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 needs.
- 1.16 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: in particular, Rochford and Ashingdon; and Hockley and Hawkwell.
- 1.17 The second tier comprises the large villages of Hullbridge and Great Wakering. These settlements have a more limited range of services and access to public transport is

limited. The third tier is made up of the small rural settlement of Canewdon. This settlement has few services and public transport provision is poor.

1.18 The remaining rural settlements, including Stambridge, Paglesham and Rawreth, have little or no local services and residents are often completely dependent on the private car to access facilities.

1.19 The settlement hierarchy is as follows:

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

1.20 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.

1.21 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 Sites of Special Scientific Interest in the District, namely the Foulness and Crouch and Roach estuaries, and Hockley Woods. These sites cover a total of 12,986 hectares.

1.22 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 section, are identified as having a 1% annual probability of fluvial flooding and/or a 0.5% annual probability of tidal flooding as estimated by the Environment Agency.

1.23 The District has a strong historic character, including being home to 328 Listed Buildings, 10 Conservation Areas and 6 Scheduled Ancient Monuments.

1.24 Other land use designations in the District also cover sites allocated for housing development, employment development and for gypsy and traveller occupation, as well as areas allocated as Metropolitan Green Belt, as education land and as open spaces.

## 2 Local Development Plan Progress

### Introduction

- 2.1 The Council began reviewing its local planning policies, through preparation of a Local Development Framework (LDF), following the introduction of the Planning and Compulsory Purchase Act 2004. The current local development plan consists of a number of planning policy documents, including a Local Development Scheme (LDS), a Statement of Community Involvement (SCI), a Core Strategy, as well as number of development plan documents (DPDs) and supplementary planning documents (SPDs).
- 2.2 Following the introduction of the National Planning Policy Framework (NPPF) in 2012 and the Planning Practice Guidance (PPG) in 2014, the Council has started a process of reviewing its current local development plan to ensure that it remains up to date and based on appropriate and relevant evidence. Revisions to the NPPF and PPG were formally made in July 2018 which will need to be born in mind as the Council progresses with its new Local Plan.

### Current Local Development Framework

#### Statement of Community Involvement

- 2.3 The Council's Statement of Community Involvement (SCI) was adopted by Full Council on 19 July 2016, and sets out the engagement principles and techniques that the Council may use to ensure that residents, local businesses and statutory consultees are provided with appropriate and effective opportunities to make their views known on local planning matters. This includes both plan-making and development management processes.

#### Local Development Scheme

- 2.4 The Council's Local Development Scheme (LDS) sets out the anticipated programme of work, and projected timescales, for the preparation of the Council's new Local Plan and the South Essex Joint Strategic Plan (JSP). The LDS also sets out a projected timescale for the introduction of a Community Infrastructure Levy (CIL) in the District.
- 2.5 The Council revised its LDS in June 2018 to reflect its commitment to a South Essex JSP and changes to projected timescales. The current timetable for the preparation of a new Local Plan and Joint Strategic Plan is set out below:

**Table 2.1 – Timetable for the preparation of the new Local Plan**

Stage	Target Date
Preferred Options Document public consultation (Regulation 18)	October / November 2019
Proposed Pre-Submission Document public consultation (Regulation 19)	October / November 2020

Stage	Target Date
Submission to Secretary of State for independent examination (Regulation 22)	Winter 2020
Examination hearings	Spring 2021
Inspector's Report expected	Summer 2021
Adoption by Full Council	Summer 2021

**Table 2.2 – Timetable for the preparation of the Joint Strategic Plan (JSP)**

Stage	Target Date
Spatial strategy options, including preferred option (Regulation 18)	Spring 2019
Final Pre-Submission Draft (Regulation 19)	December 2019
Submission to Secretary of State for independent examination (Regulation 22)	March 2020
Adoption	Autumn 2020

## Core Strategy

- 2.6 The Core Strategy was formally adopted by the Council on 13 December 2011 and sets out the Council's overall vision and strategy for the District up until 2025. The Core Strategy also includes the overarching planning principles and policies that will help to achieve this vision.
- 2.7 Following the publication of the NPPF in 2012, the Council reviewed the Core Strategy and found that it was broadly in compliance with the NPPF. This review acknowledged that the Core Strategy should be reviewed in future. In addition, as part of the changes required by the Inspector who examined the Core Strategy, the Council is committed to an early review of this plan. The Local Development Framework Sub-Committee agreed to an early review of the Council's Core Strategy on 21 March 2012.
- 2.8 On 19 January 2012, Rochford District Council received notification of a legal challenge to the Core Strategy, brought by Cogent Land LLP, which sought to quash certain policies; namely H1, H2, H3 and paragraphs 4.1 to 4.31 on pages 42-48 of the Core Strategy that related to Housing. The rest of the Core Strategy was unaffected by this challenge.
- 2.9 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.

### **Allocations Plan**

- 2.10 The Allocations Plan was formally adopted on 25 February 2014 and allocates areas of land throughout the District for specific uses or purposes. This includes the allocation of land for new housing or employment use developments and the allocation of land for environmental protection. The Allocations Plan is also accompanied by a Policies Map setting out the location and boundaries of each allocation.
- 2.11 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. The challenge was made on the grounds that the document is not within the appropriate powers and/or a procedural requirement had not been complied with. The legal challenge was dismissed on 19 December 2014.

### **Development Management Plan**

- 2.12 The Development Management Plan was formally adopted on 16 December 2014 and sets out the Council's main planning policies for determining planning applications and managing development. These include policies on the design of new development, as well as policies governing the nature of development permissible within the Green Belt and town centres.

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

- 2.13 The London Southend Airport and Environs Joint Area Action Plan (JAAP) was prepared by Rochford District Council and Southend Borough Council as a response to the opportunities and challenges offered by London Southend Airport – located within the District – and its surrounding area. It includes the allocation of land in the environs of the airport, including for new high quality business-led development, and policies supporting the operation and vitality of the airport. The JAAP was formally adopted by the Council on 16 December 2014 and was a shortlisted finalist in the 2014 Planning Awards, under the "Award for Strategic Planning" category.

### **Rochford Town Centre Area Action Plan (RTCAAP)**

- 2.14 The Rochford Town Centre Area Action Plan (RTCAAP) sets out specific policies designed to support the Council's vision for Rochford Town Centre as a sustainable, vibrant and historic centre. The RTCAAP was formally adopted by the Council on 21 April 2015.

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

- 2.15 The Rayleigh Centre Area Action Plan sets out specific policies designed to support the Council's vision for Rayleigh Town Centre, including those to manage development within the centre and protect the character of the town. The RCAAP was formally adopted by the Council on 20 October 2015.

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

- 2.16 Hockley Area Action Plan (HAAP) sets out specific policies designed to support the Council's vision for Hockley Town Centre, including those to manage development

within the centre and direct future public and private investment into the area. The HAAP was formally adopted by the Council on 25 February 2014.

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

2.17 Supplementary Planning Documents (SPDs) are documents that provide additional advice and guidance on how policies are expected to be interpreted and applied. The Council adopted a number of SPDs on 11 January 2007 and these came into effect on 5 February of the same year. The documents that still form part of the Council's local development plan are:

- SPD1 – Educational Contributions
- SPD2 – Housing Design
- SPD4 – Shop Fronts Security and Design
- SPD6 – Design Guidelines for Conservation Areas
- SPD7 – Design, Landscaping and Access Statements

2.18 The following SPDs have also been prepared and adopted:

- Playing Pitch Strategy SPD (adopted 17th April 2012) superseded the older iteration SPD3;
- Parking Standards Design and Good Practice SPD (adopted 17 December 2010 ) superseded SPD5 – Vehicle Parking Standards; and
- Local List SPD 2013 was adopted on 17 December 2013

2.19 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).

### **Emerging Plans**

#### **South Essex Joint Strategic Plan (JSP)**

2.20 In September 2017, the Leaders and Chief Executives of the South Essex Local Authorities, namely Basildon, Brentwood, Castle Point, Rochford, Southend-on-Sea, Thurrock and Essex County, established a process to develop a vision for South Essex ('South Essex 2050'), including establishing long-term growth ambitions underpinning strategic spatial, infrastructure and economic priorities across the sub-region. This strategic and cross-boundary collaboration will contribute to the discharging of the Council's responsibilities under the Duty to Co-operate.

2.21 As part of this process, the South Essex authorities are committed to the production of a Joint Strategic Plan (JSP) to help implement a vision for South Essex. This commitment was endorsed through a Memorandum of Understanding (MoU) signed by all contributing authorities in February 2018.



2.22 A JSP would provide the strategic framework for the preparation of the new Local Plan, which would provide more detailed planning policies and perform an essential place-shaping role on the ground.

2.23 The JSP will set out the following:

- South Essex Spatial strategy: distribution of growth, town centre hierarchy and setting long term extent of the Green Belt;
- Strategic Areas of Opportunity (SAO) and the role of each;
- Cross-cutting themes: including promoting social cohesion; healthy and inclusive growth; high quality development and design; supporting sustainable development; climate change;
- Overall housing provision, distribution across SAO and housing needs;
- Local industrial strategy priorities and spatial implications (including strategic employment land allocations);
- Strategic transport and infrastructure priorities;
- Natural environment and resources, including green and blue infrastructure;
- Climate change and energy; and
- Implementation and Monitoring Framework.

2.24 The anticipated timescales for the preparation of the JSP are set out in the Council's latest LDS.

### **New Local Plan**

2.25 The Council is currently in the early stages of preparing a new Local Plan for the District. The new Local Plan will set out the strategy for the future development of the district beyond 2025 – the end of the current plan period. The new Local Plan will replace a number of the adopted policy documents which form the current local development plan for the District and will set out the Council's strategic vision, policies and land allocations, where necessary, for meeting future needs. It will also identify areas for protection, such as sites that are important for wildlife and open space.

2.26 The preparation of the new Local Plan will be a three stage process and will be informed by a range of evidence. There are a number of technical background documents that make up the Plan's evidence base, and the development of these documents is ongoing. The SCI will help to ensure that local communities and businesses are able to help shape the direction and vision of the new Local Plan as it develops.

2.27 To further engage with the community, the Council actively held community engagement workshops and a survey at the Parish / Town Council level to help identify specific issues and options to consider at an early stage when producing the new Local Plan. The comments received through this engagement programme were brought together in an Early Engagement Consultation Statement<sup>1</sup>, available on the Council website.

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<sup>1</sup> [https://www.rochford.gov.uk/sites/default/files/planning\\_cee\\_consultationstatement.pdf](https://www.rochford.gov.uk/sites/default/files/planning_cee_consultationstatement.pdf)



- 2.28 The first stage of the Council's new Local Plan process took the form of the Issues and Options document. This document set out a range of identified challenges and opportunities facing the District over the next 20 years, on issues such as housing, jobs, communities, infrastructure and environment. The Issues and Options document was open for public consultation between 13 December 2017 and 7 March 2018, and was informed by a number of key evidence base documents, including the Strategic Housing and Economic Land Availability Assessment (SHELAA) 2017.
- 2.29 The comments received in this consultation will be given consideration as part of a Feedback Report, and will help to inform the next stages of the new Local Plan. The projected timescales for these stages are set out in the Council's LDS.

### Neighbourhood Plans

- 2.30 Neighbourhood Planning was introduced by the Government via the Localism Act 2011, and enables local communities to prepare statutory plans to guide future development and growth in their local areas. In areas with defined parishes, such as Rochford District, Neighbourhood Plans would commonly be prepared by the Parish or Town Councils.
- 2.31 The Council received an application from Canewdon Parish Council in December 2015 to designate the Parish of Canewdon as a Neighbourhood Area. The proposed area – referred to as the Canewdon and Wallasea Neighbourhood Area – was considered to be appropriate and was approved at a meeting of the Executive on 2 March 2016. Canewdon Parish Council are currently progressing their Neighbourhood Plan<sup>2</sup>.
- 2.32 As of April 2018, no other neighbourhood plan areas have been designated within the District.

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<sup>2</sup> <http://www.essexinfo.net/canewdon-parish-council/neighbourhood-plan/>

### 3 Housing Statistics

#### Introduction

- 3.1 This section of the Authority Monitoring Report sets out the Council's position in terms of the number of new homes completed in the monitoring period, the number of homes under construction as of April 2018, and the capacity of land within the district to provide homes into the future. This section will also compare the Council's housing supply performance with the requirements set out in the Core Strategy (2011).
- 3.2 This section will provide an analysis of the delivery of new homes within the district, including whether such homes have been delivered on greenfield or previously developed (brownfield) land, the size of the new homes that have been delivered and the quantity of affordable housing that has been delivered.
- 3.3 The Core Strategy sets an annual housing target of 250 dwellings per year up to 2025. The South Essex Strategic Housing Market Assessment (SHMA) was reviewed and published on 10 May 2016, with an addendum published in June 2017. This SHMA identified an Objectively Assessed Need (OAN) for housing in the district of between 331 and 361 dwellings per annum up to 2037. It is further noted that a consultation was held by the Department for Communities and Local Government between 14 September 2017 and 9 November 2017 on the introduction of a new standard methodology for calculating housing need, which was later formalised through revisions to the National Planning Policy Framework (NPPF) in July 2018. This standard methodology for calculating local housing need supersedes the SHMA and establishes an OAN of 362 dwellings per annum for Rochford District.
- 3.4 **The Council's position with regard to housing land supply is set out in the accompanying Housing Land Supply Position Statement 2018.** This includes the District's housing trajectory – the number of dwellings that are projected to be completed in the District up to 2028. This Housing Land Supply Position Statement will also consider the Council's position in light of the Housing Delivery Test, which was formally introduced through the revisions to the NPPF and PPG made in July 2018.
- 3.5 Performance against key Core Strategy policies is considered further below.

#### The Efficient Use of Land for Housing

- 3.6 Policy H1 of the Core Strategy sets out the Council's position regarding the use of land within the district for housing, for example, prioritising the use of previously developed (brownfield) land and supporting the redevelopment of certain industrial estates. 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

- 3.7 Policy H2 of the Core Strategy sets out the Council's position regarding the extension of the district's residential envelopes to meet housing need over the plan period. 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 (set out in the Housing Land Supply Position Statement 2018) which includes an assessment of the five year supply of land.

### **Planning Permissions and Completions 2016-2018**

- 3.8 Appendix A sets out a breakdown of the sites where completions occurred between April 2016 and March 2018.

## Completions in Plan Period 2010-2025

- 3.9 The Core Strategy sets a requirement for 3,750 net additional dwellings to be completed over the plan period 2010 - 2025. Table 3.1 details the completions in the district since April 2010.

**Table 3.1 – Completions since 2010**

Net housing provision requirement, 2010-2025	3,750 dwellings
Less completions, April 2010 - March 2018	1,157 dwellings
<b>Remaining requirement</b>	<b>2,593 dwellings</b>

## Loss of Residential to Non-Residential Uses

- 3.10 Table 3.2 details the number of dwellings that were lost to non-residential uses between April 2016 and March 2018.

**Table 3.2 – Dwellings Converted into Non-Residential Uses**

Dwellings converted into non-residential uses, April 2016 - March 2018	1 dwelling
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## Windfall Sites

- 3.11 Windfall sites are those which have not been specifically identified as being available through the operation of the local plan-making process. They generally comprise previously developed sites that have unexpectedly become available over time, which were not anticipated by the LPA when the local development plan was prepared.
- 3.12 Windfall sites have been granted planning permission in accordance with adopted policies. These could include, for example, large redevelopment sites which might arise on newly available brownfield sites (such as where a factory has ceased operations), or small-scale development (such as infill development, residential subdivision, or the conversion of a commercial unit into a residential unit).
- 3.13 The Core Strategy took account of sites with any extant planning permissions (at that time), as well as other sites considered suitable through the Strategic Housing Land Availability Assessment (SHLAA) 2009. When calculating the contribution to housing delivery made by windfall sites, sites which fall into either of those categories have been excluded. By definition, the calculation has also excluded any dwellings delivered on sites specifically allocated for residential development through the Core Strategy and subsequent Allocations Plan.
- 3.14 Table 3.3 sets out the contribution made to the District's housing delivery made by windfall sites, between April 2016 and March 2018. The table is intended to show the extent to which windfall sites contribute to the Council's housing supply.

- 3.15 The figures for windfall completions between 2016 and 2018 show that windfall sites have made a positive contribution to the District's housing supply in the last two years, with many outstanding units set to make a further significant contribution in future years as set out in Table 3.3 below. These are dwellings that were not specifically identified in the local development plan, but for which an extant planning permission exists and which remained under construction or unimplemented at the end of March 2018.

**Table 3.3 – Dwelling completions on windfall sites (net), 2016-2018**

Windfall Development	Net Dwelling Completions
Dwellings completed (2016-2017)	34
Dwellings completed (2017-2018)	61
Dwellings outstanding (at March 2018)	342

### Affordable Housing

- 3.16 Policy H4 of the Core Strategy sets out that 35% of housing on sites of 15 dwellings or more, or on sites greater than 0.5 hectares, must be affordable, subject to viability. The Council will aim for 80% of affordable housing to be social housing with the remaining 20% provided as intermediate housing, including shared ownership. The success of Policy H4 will be monitored by recording the tenure of dwellings completed.
- 3.17 The South Essex Strategic Housing Market Assessment (2016) and Addendum (2017), recognise that there are affordability issues across the sub-region, and identifies a need for 238 affordable dwellings per annum within Rochford District. Between April 2016 and March 2018, there were 52 (net) affordable housing units completed as part of major residential development schemes. However, the total figure is likely to be higher once housing association-led developments and acquisitions are factored in.

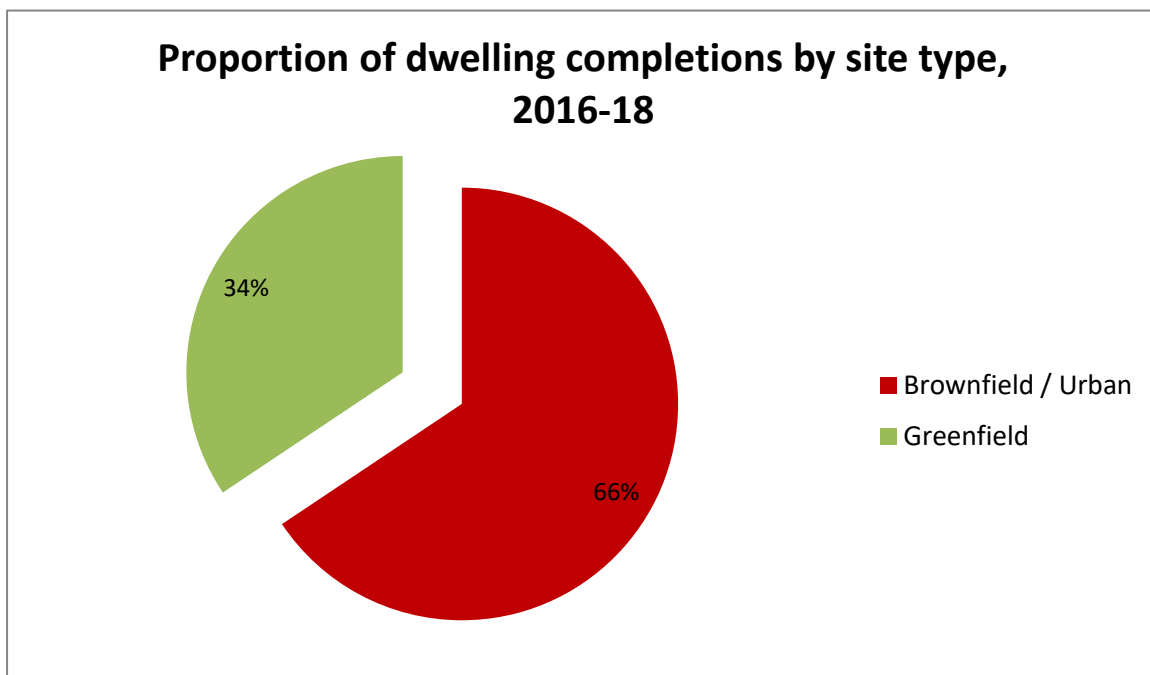
### Greenfield Land and Previously Developed Land (PDL) Development

- 3.18 The NPPF, as revised in July 2018, states that the use of previously developed (brownfield) land should be encouraged where suitable opportunities exist (Para. 84). It further suggests that local planning authorities should make as much use of previously developed land as possible when seeking to accommodate their housing needs (Para. 117). In Green Belt authorities, like Rochford, the NPPF states that land that is previously developed should be given 'first consideration.'
- 3.19 Historically, 60% of development on previously developed land has been identified as a target, however it is recognised that this may no longer be a realistic target given a lack of previously developed land available to develop within the District. Furthermore,

the re-development of previously developed land can have other impacts, such as on local employment, which will also need to be considered.

- 3.20 Policy H1 confirms that the Council will prioritise the use of appropriate previously developed (brownfield) land within existing settlements, where possible.
- 3.21 Between April 2016 and March 2018, 143 dwellings were completed on greenfield sites (34% of total), compared to 273 dwellings on brownfield/urban sites (66%). Figure 3.4 shows the proportion of dwelling completions (gross) on both brownfield/urban and greenfield sites in Rochford District in 2016-18.
- 3.22 The majority of dwelling completions occurred on brownfield/urban sites over the monitoring period. This largely reflects the significant contributions made to housing delivery by the re-development of Star Lane Brickworks and 90 Main Road in Hawkwell (former factory site). The majority of dwellings delivered on greenfield land in the same period was as part of the West Rochford residential allocation.

**Figure 3.4: Proportion of dwelling completions by site type, 2016-18**



### Dwelling Types

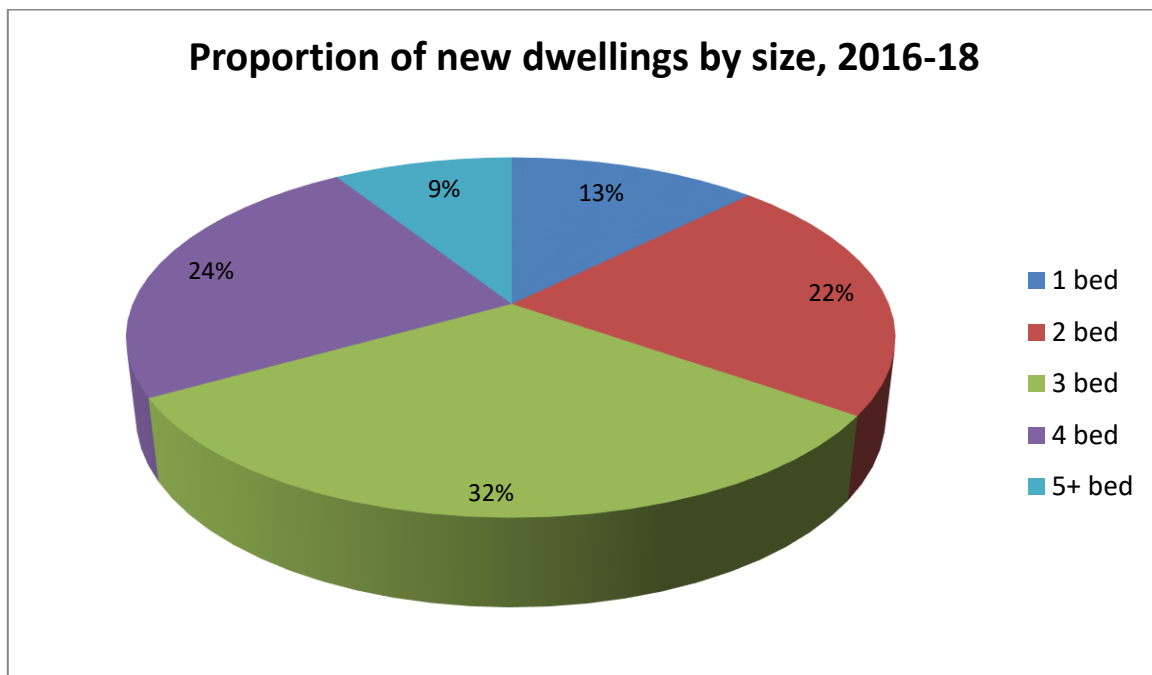
- 3.23 Policy H5 of the Core Strategy underlines the need for a mix of housing types to be provided in the district. New developments must contain a mix of dwelling types to ensure they cater for all people within the community, whatever their housing needs. The success of Policy H5 will be monitored by recording the size of dwellings in terms of the number of bedrooms they contain. The size of dwellings (in terms of the number of bedrooms they contain) is recorded as required by the Core Strategy.
- 3.24 Table 3.5 provides a breakdown of the size of dwellings completed in the district in 2016-18, on schemes delivering 10 homes or more, where known. It demonstrates that the most common size of dwelling being delivered in the District is a 3-bed home, with a significant number of 2- and 4-bed homes also being delivered. Whilst the

proportion of 1-bed and 5+-bed homes being delivered is lower, they still made a significant and valuable contribution to maintaining a diverse supply of housing in the District.

**Table 3.5 – Dwelling completions by size, 2016-18**

	Dwelling Size (No. of bedrooms)				
	1	2	3	4	5+
Number of known completed dwelling size (gross), 2016-18	32	57	82	62	23
Percentage of total completed dwellings, 2016-18	12.5%	22.3%	32.0%	24.2%	9.0%

**Table 3.6 – Proportion of dwelling completions by size, 2016-18**



**Lifetime Homes**

3.25 Meeting the needs of an ageing population is, whilst not unique to Rochford, particularly pertinent in the district particularly in relation to housing provision. It is important that housing is designed to be flexible to changes in people’s circumstances.

3.26 Lifetime homes are those that are designed to enable people to remain in their own home for as much of their life as possible; these types of homes are therefore adaptable to the differing needs of people at different stages of their life cycle.

- 3.27 Policy H6 of the Core Strategy sets a requirement for all new dwellings to be built to the Lifetime Homes Standard, subject to viability, with 3% of new dwellings on developments of 30 dwellings or more will be required to be built to full wheelchair accessibility standards. However, use of such standards within planning has largely been discontinued, with these requirements now controlled through building regulations, Part M4(2) (accessible and adaptable dwellings), and M4(3) (wheelchair user dwellings), which are not mandatory. The Council does not monitor the compliance of new dwellings with Lifetime Homes Standards therefore.
- 3.28 The Council does require new residential units to comply with the Nationally Described Space Standards<sup>3</sup> which provide guidance on minimum gross floor areas, bedroom floor areas, ceiling heights and storage space.

**Major and Minor Schemes**

- 3.29 Residential development schemes can be divided into two categories: major schemes and minor schemes. Major schemes are those which comprise 10 or more residential units, whilst minor schemes comprise 9 or less.
- 3.30 In the Rochford District, minor schemes often occur within existing residential areas – such as conversions, infills and intensification – whereas major schemes often occur on brownfield and greenfield sites that have been specifically allocated for residential development in the local development plan.
- 3.31 Table 3.7 shows the breakdown of residential sites in the District between small and large sites.

**Table 3.7 – Dwelling completions as part of major and minor schemes, 2016-18**

Major and Minor Schemes, 2016-18	Minor Schemes	Major Schemes
Dwelling completions (net)	74	342

- 3.32 The majority of dwellings completed in 2016-18 were delivered as part of major schemes. Most of these dwellings were delivered on allocated settlement extension sites and brownfield residential sites identified in the Council’s adopted local development plan.

**Density**

- 3.33 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 has been achieved by developing at a minimum density of 30 dwellings per hectare, as required by the Council’s existing policies.
- 3.34 Table 3.8 shows the density of residential development completed in 2016-18 on sites comprising a total of 10 units or more.

<sup>3</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/524531/160519\\_Nationally\\_Described\\_Space\\_Standard\\_\\_\\_\\_Final\\_Web\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard____Final_Web_version.pdf)



**Table 3.8 – Dwellings delivered at density levels, 2016-18**

Density	Number of Dwellings (gross) Completed at this Density	Percentage of Dwellings (gross) Completed at this Density
Less than 30 dwellings per hectare	221	65%
Between 30 and 50 dwellings per hectare	120	35%
Above 50 dwellings per hectare	0	0%
<b>Total</b>	<b>342</b>	<b>100%</b>

### Land Availability Assessments

- 3.35 The first comprehensive Strategic Housing Land Availability Assessment (SHLAA) for Rochford District was published in 2009 and a schedule of sites was included to demonstrate a five-year housing land supply. In January 2012, the Council started to carry out a comprehensive review of its 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 2012 SHLAA Review was published in July 2012, with the final report published in January 2013.
- 3.36 The NPPF continues to require Councils to undertake detailed assessments of land to establish the availability of land for housing, employment and other uses. To this end, the Council opened a Call for Sites process in June 2015 to undertake a further full review of the SHLAA, following the adoption of the Council's local development plan. The Call for Sites initially closed in March 2017 however the Council has accepted new submissions as recently as March 2018.
- 3.37 A new Strategic Housing and Employment Land Availability Assessment (SHELAA) (2017) was published in December 2017, along with an anticipated housing trajectory. The Council intends to prepare a review to its SHELAA in Winter 2018, to take account of any new sites received after the preparation of the 2017 SHELAA and any changes to site-specific circumstances.

### Self and Custom Housebuilding Register

- 3.38 Self-build housing normally means that you manage the design and construction of your own home, and may undertake some of the building work as well. Custom build usually means that you work with a specialist developer who will organise the design and construction to help you deliver your new home to your specifications.
- 3.39 The Self-Build and Custom Housebuilding Act 2015 requires the Council to keep and have regard to a register of those who are interested in self build or custom build housing projects in their area. The purpose of this register is inform the Council of how

much demand there is for self build and custom build plots in the district. As of 31 March 2018, there were 51 individuals recorded on the Council's register.

### **Gypsy and Traveller Sites**

- 3.40 Policy H7 of the Core Strategy sets out the Council's policy in relation to meeting the accommodation needs of the district's Gypsy and Traveller community, and includes certain criteria for the allocation of sites.
- 3.41 As of April 2018, there are seven private Gypsy and Traveller sites in the District providing a total of 8 pitches/plots. Two other sites have temporary permissions until the end of 2018 and March 2023 respectively; these sites provide a total of 2 pitches/plots. There are an additional 12 pitches/plots across six sites that are unauthorised and not tolerated.
- 3.42 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.
- 3.43 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.
- 3.44 The Core Strategy required 15 additional pitches to be allocated in the District by 2018. This was fulfilled upon adoption of the Allocations Plan in February 2014 which allocated land ('Michelins Farm') for the development of a municipal site for Gypsy and Traveller accommodation in Rochford District. The site is referred to in Policy GT1.
- 3.45 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. This will be considered in the review of the local development plan.
- 3.46 A Gypsy and Traveller Accommodation Assessment (GTAA) was produced in 2017; it provides an assessment of the District's future demand for Gypsy and Traveller pitches/plots, prompted by a change in the definition of a 'traveller' for planning purposes. The GTAA identifies a need to provide 5 additional pitches in the District by 2033.
- 3.47 As of March 2018, the Council's allocated site for Gypsy and Traveller occupation, at Michelins Farm (Policy GT1), has not been delivered.
- 3.48 Table 3.9 below shows the location of all the authorised Gypsy and Traveller sites in the district.
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**Table 3.9 – Authorised Gypsy and Traveller Sites in the District**

Address	Pitches/Plots	Site(s)
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*	1	1
Rayleigh Turf Yard (AKA Urquart House), Trenders Avenue, Rayleigh	1	1
Pudsey Hall Farm, Pudsey Hall Lane, Canewdon	1	1
Rob Rosa (Land west of Victoria Cottage), Lower Road, Hullbridge, Hockley	1	1
Land adjacent Woodville, Hullbridge Road, Rayleigh*	1	1
Pumping Station, Watery Lane, Rawreth	2	1
Little Orchard, Rayleigh	1	1

\*Site has a temporary permission

## Appendix A – Dwelling Completions (net), 2016-18

Reference	Site Address	Status	2016-17	2017-18
ROC/0046/03	Lillyville, Granville Road	Under Construction	0	-1
11/00366/FUL	Land adjacent to 8 Preston Gardens, Rayleigh	Complete	0	2
14/00536/FUL	609 Ashingdon Rd, Ashingdon	Under Construction	0	-1
ROC/0561/12	Crystal House, 1 The Approach Rayleigh	Complete	0	14
14/00374/FUL	37 Thorpe Road, Hawkwell, Hockley	Under Construction	1	-1
<b>ROC/0139/14 and ROC/0683/13</b>	<b>Land between Main Rd &amp; Rectory Rd &amp; Clements Hall Way, Hawkwell</b>	<b>Under Construction</b>	<b>18</b>	<b>0</b>
ROC/0073/12	59 Spa Road Hockley	Under Construction	0	-1
ROC/0487/14	24 Highams Rd, Hockley	Under Construction	0	-1
ROC/0418/13	Martyns Church Rd Hockley	Complete	0	1
ROC/0629/14	Haslemere, Church Rd, Hockley	Under Construction	0	-1
ROC/0773/14	Cherry Tree Farm, Lower Rd, Hockley	Under Construction	0	-1
ROC/0301/11	Sheepcotes Farm Lower Rd, Hockley SS5 6AN	Under Construction	0	-1
ROC/0809/14	70 Grasmere Avenue, Hullbridge	Under Construction	0	-1
ROC/0956/74	Adjacent The Birches, Sandhill Road	Under Construction	0	1

ROC/0552/13 and 16/00183/REM	Land West of Oak Rd & North of Hall Rd Rochford	Under Construction	0	108
ROC/0048/79 and ROC/0407/13	Ld Opposite Rayleigh Cemetery, Hockley Road, Rayleigh	Under Construction	3	11
ROC/0301/14	107 Bull Lane, Rayleigh	Under Construction	0	-1
12/00252/FUL	Star Lane Brickworks, Star Lane, Great Wakering	Complete	57	59
15/00075/FUL	90 Main Road Hawkwell	Complete	0	36
15/00212/FUL	Bramlings Anchor Lane Canewdon	Complete	0	5
15/00397/FUL	Villa Maris Anchor Lane Canewdon	Complete	2	0
15/00498/FUL	1 Barrow Hall Cottages, Barrow Hall Road, Little Wakering,	Complete	0	1
15/00777/FUL	Land between 42 - 44 Little Wakering Rd , Gt Wakering	Complete	0	1
15/00846/DPDP3M	Ivanhoe Nurseries Ironwell Lane Hawkwell	Complete	0	1
15/00775/FUL	Treetops Hillview Road Rayleigh	Complete	0	3
15/00920/FUL	8 The Gattens Rayleigh	Complete	-1	1
15/00928/FUL	Land Rear Of 81 New Road Great Wakering	Complete	0	1
16/00013/FUL	Site Of 22 Highams Road Hockley	Complete	0	2
15/00667/FUL	Rochford Delivery Office, 50 East Street, Rochford, Essex, SS4 1AZ	Complete	0	8
15/00599/FUL	Pond Chase Nursery Folly Lane Hockley	Under Construction	0	24
16/00407/FUL	37 Waxwell Road Hullbridge	Complete	0	1
16/00312/FUL	Site of 264 and 266 Main Road Hawkwell	Complete	0	4
16/00465/FUL	Land between 17 and 23 Shakespeare Avenue, Rayleigh	Complete	0	1
16/00597/FUL	Land to the rear of 4 The Evergreens, Kimberley Road, Little Wakering	Complete	-1	2
16/00705/FUL	29 White Hart Lane, Hawkwell	Complete	-1	3
16/00832/FUL	Alder House, High Road, Rayleigh	Under	0	6

		Construction		
16/00938/FUL	Land between 43 and 47 Shakespeare Avenue, Rayleigh	Complete	0	1
16/01031/FUL	22 South Street, Rochford, Essex	Complete	0	12
ROC/0362/14	24 Station Avenue, Rayleigh	Complete	1	0
14/00617/FUL	117 Main road (land rear of 179-185) Hawkwell	Complete	4	0
ROC/0786/14	9 Tudor Way, Hockley	Complete	2	0
ROC/0720/13	2-4 Aldermans Hill, Hockley	Complete	7	0
ROC/1095/06	Westview & Oakhurst, Church Road, Hockley	Complete	2	0
ROC/0807/10	Land Between 18 & 24, Hillside Road, Eastwood	Complete	1	0
06/01015/FUL	4A & 4 East Street, Rochford	Complete	1	0
ROC/0053/13	11 Eastwood Road, Rayleigh	Complete	1	0
ROC/0224/14	Garage Block Adjacent 1 Highfield Crescent Rayleigh	Complete	1	0
15/00129/LDC	533A Ashingdon Road, Ashingdon	Complete	1	0
15/00288/FUL	1 Merryfields Avenue, Hockley	Complete	1	0
15/00308/FUL	Land rear of 98 Down Hall Road Gayleighs, Rayleigh	Complete	1	0
15/00419/FUL	Pinetree Place, Ashingdon Road, Rochford	Complete	2	0
15/00441/FUL	Site of 34 Mortimer Road, Rayleigh	Complete	1	0
15/00349/FUL	Site of 16 Hamilton Gardens, Hockley	Complete	1	0
15/00839/FUL	59 Banyard Way, Rochford	Complete	1	0
16/00012/FUL	36D Ashingdon Road, Rochford	Complete	1	0
08/00718/FUL	Land adjacent 16 Leasway Rayleigh, Essex	Complete	1	0

15/00175/LDC	Site of 4 and 6 Lancaster Road, Rayleigh Essex	Complete	2	0
16/00117/FUL	Garage at Belvedere Central Avenue, Hullbridge	Complete	1	0
16/00335/FUL	Land adjacent 12 Dartmouth Close, Rayleigh	Complete	2	0
16/01061/FUL	18 Hill Lane Hawkwell	Complete	1	0
<b>Totals</b>			<b>117</b>	<b>299</b>

## 4 Housing Land Supply Position Statement

### National Planning Policy

- 4.1 The National Planning Policy Framework (NPPF) was first published on 27 March 2012, and was recently revised on 24 July 2018.
- 4.2 The NPPF requires housing need calculations to be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for (NPPF, Para. 60)
- 4.3 Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes (NPPF, Para. 61)
- 4.4 With respect to identifying their housing requirement and supply, the NPPF establishes the following:
- Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.
  - Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of:
    - a) specific, deliverable sites for years one to five of the plan period; and
    - b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 4.5 The NPPF also states that at least 10% of a local planning authority's housing requirement should be met from smaller sites, i.e. smaller than one hectare, unless there are strong, evidenced reasons why this cannot be achieved.
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- 4.6 Whether a site is considered to be deliverable or developable should be informed by a Housing Land Availability Assessment. The Planning Practice Guidance (PPG) provides guidance on undertaking such assessments and replaces all previous guidance.
- 4.7 Revisions made to the NPPF and PPG in July 2018 also established the principle of the Housing Delivery Test (HDT).
- 4.8 The Housing Delivery Test seeks to measure and quantify the extent to which a local planning authority has successfully delivered the required number of homes in its area over the preceding three-year period. Further information on how the HDT results would be calculated is set out in the Housing Delivery Test Measurement Rule Book<sup>4</sup>, published by MHCLG in July 2018, but can be summarised as the below:

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

- 4.9 The Housing Delivery Test require that where housing delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority must prepare an Action Plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years. Whilst the first Housing Delivery Test results are not due until November 2018, preliminary analysis suggests that Rochford's housing delivery over the last three years is likely to fall below 95% of its housing requirements. The Council would therefore be required to produce an Action Plan.
- 4.10 The revised Planning Practice Guidance (PPG) further states that:
- A 20% buffer will apply to a local planning authority's five-year land supply if housing delivery falls below 85%; and
  - The presumption in favour of sustainable development will apply if:
    - Housing delivery falls below 25% of the housing requirement (up to 2018);
    - Housing delivery falls below 45% of the housing requirement (up to 2019); or
    - Housing delivery falls below 75% of the housing requirement (up to and beyond 2020).

### Local Planning Policy

- 4.11 The Core Strategy, adopted on 13 December 2011, provides the overarching vision and strategy for the District up to 2025. It also sets out how the District intends to deliver its housing target of 250 dwellings per year up to 2025. Due to a number of

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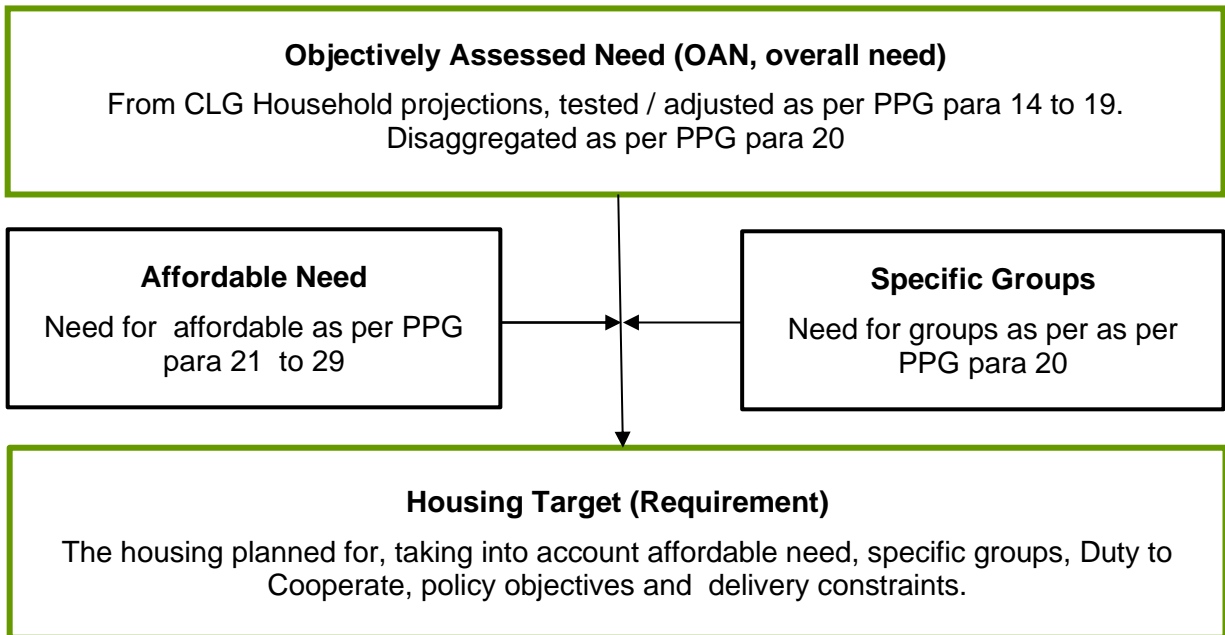
<sup>4</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728523/HD\\_T\\_Measurement\\_Rule\\_Book.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HD_T_Measurement_Rule_Book.pdf)

factors, many of which were outside the Council's control, upon adoption of the Core Strategy in 2011, the Council was committed to an early review in order to put in place a plan that covers at least 15 years. In order to ensure compliance with the NPPF, which came into force after the adoption of the Core Strategy, the housing target 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. A new Local Plan is being produced in accordance with the NPPF and PPG which will be informed by proportionate and up-to-date evidence, including Strategic Housing Market Assessments (SHMA) and Strategic Housing and Employment Land Availability Assessments (SHELAA).

### **South Essex Strategic Housing Market Assessment (SHMA)**

- 4.12 Following the publication of the NPPF, and subsequently the PPG, the five South Essex authorities (which, in addition to Rochford District, include Basildon, Castle Point, Southend and Thurrock Borough Councils) appointed consultants, Turleys Associates, to undertake a full review of housing need across the South Essex housing market area. The preparation of the evidence base to support the new Local Plan is ongoing, and will be considered on balance when determining future planning policies, including those relating to housing need and delivery.
- 4.13 The purpose of the SHMA is to determine the Objectively Assessed Need (OAN) for housing across the housing market area. It is effectively a 'policy off' position with a nationally established starting point to determine full housing needs across South Essex. To do this the consultants undertook a detailed assessment of demographic and economic projections based on the most up-to-date data to determine the OAN in the period to 2037.
- 4.14 The South Essex SHMA 2016, and subsequent SHMA Addendum 2017, have been accepted into Rochford's Local Plan evidence base and will inform the preparation of the new Local Plan. In summary, the SHMA concludes that the objectively assessed housing need for Rochford equates to between 331 and 361 dwellings per annum up to 2037.
- 4.15 Revisions made to the NPPF and PPG in July 2018 establishes a new standard methodology for calculating local housing need. The NPPF states that strategic plans should be based upon a local housing need assessment, conducted using the standard method in national planning guidance. Using the standard methodology – which supersedes the figures calculated in the South Essex SHMA – Rochford District's housing need equates to 362 dwellings per annum up to 2026. It should also be noted that unmet housing need from neighbouring areas may also need to be taken into account when determining Rochford's housing needs.
- 4.16 Whilst the above methods are NPPF-compliant in respect to calculating a recommended OAN for Rochford District, these figures do not necessarily equate to the District's future housing target. These housing need figures have not been tested against evidence or constraints, such as infrastructure capacity and environmental designations, and have not yet been tested through examination. Other factors need to be taken into account when determining the future housing target for the District. In the absence of a more up-to-date and deliverable housing target enshrined in local planning policy, several scenarios have been considered. The diagram below gives an
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indication of factors that should be taken into consideration when determining housing targets.



**Strategic Housing Land Availability Assessment**

- 4.17 A Strategic Housing Land Availability Assessment (SHLAA) was first prepared in 2009; this was comprehensively reviewed and updated in 2012. The NPPF continues to require local planning authorities to undertake such assessments 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.
- 4.18 The Council undertook a Call for Sites between 22 June 2015 and 31 March 2016 to identify additional brownfield sites, or other land, that may have become available since adoption of the Core Strategy in order to inform a full review of the SHLAA in its entirety. The likely deliverability and developability of sites identified in the 2012 SHLAA have however been reconsidered within each successive monitoring report to date and included within the housing trajectory as appropriate. Following the closure of the Call for Sites, sites submitted for consideration have been assessed in line with the PPG to determine their deliverability or development.
- 4.19 A new Strategic Housing and Employment Land Availability Assessment (SHELAA) was published in November 2017. The Council re-opened the Call for Sites following the publication of its 2017 SHELAA, which closed again on 31 May 2018. Any sites received after the publication of the 2017 SHELAA will be assessed in a future SHELAA review due to published in Winter 2018.

**Housing Land Supply**

- 4.20 The base date for the recommended OAN range in the SHMA is 2014; any shortfall in delivery from previous years will therefore need to be taken into consideration when

determining housing land supply. Two approaches have emerged to addressing such shortfalls in delivery over a plan period; the Sedgefield and Liverpool approach. The Sedgefield approach seeks to meet shortfall within the first five years and on the whole tends to be favoured by Inspectors and the Courts, whereas the Liverpool approach seeks to address any shortfall over the lifetime of the plan. The Liverpool approach has been favoured in some circumstances. The PPG recommends that local planning authorities should try to address any shortfall in delivery within the first five years of the plan period, where this is possible, therefore for the purposes of this Housing Land Supply Position Statement, the Council has followed the Sedgefield method. In cases where it is not possible to address shortfall in such a way, authorities should work with neighbouring authorities through the Duty to Cooperate.

- 4.21 The PPG acknowledges at paragraph 030<sup>5</sup> that up-to-date adopted Local Plan housing targets should be used as the starting point for calculating the five year supply and given considerable weight where they have been through a successful examination, unless significant new evidence has emerged. Evidence that is several years old however may not be considered to adequately reflect current needs. It goes on to clarify that in such circumstances, where emerging plans are unable to carry sufficient weight, that information in the latest SHMA should be considered. Caution is advised though when giving weight to these assessments as they are untested and have not been moderated against relevant constraints. This is a similar case with the fall-back position of Government household projections.
- 4.22 **Appendix A sets out the housing trajectory (including the five year supply) between 2016/17 and 2027/28.** From this trajectory, a minimum of 3,594 dwellings are expected to be delivered across the District by 2028, of which 2,523 are expected to be delivered within the next five years. As indicated above the Council has an adopted housing target which, although based on older housing targets, has successfully been through examination.
- 4.23 At this stage, the housing trajectory found in Appendix A only includes those sites with extant planning permissions, allocations for residential development or any sites identified through other means which are expected to be deliverable or developable. The Council, through its new Local Plan, will need to consider the suitability, availability and achievability of additional land to meet future development needs, including undertaking an assessment of its Green Belt. At the current time, such sites have been excluded from this trajectory, given their deliverability or developability is yet to be established.

**Table 4.1 – Scenario based on 250 dwellings per year from 2011/12**

Adopted housing target for 2011-2025 based on adopted Core Strategy	250 dwellings per annum or 1,250 dwellings over five years
Historic shortfall (between 2011/12 and 2017/18)	684 dwellings at 1 April 2018

<sup>5</sup> Reference ID: 3-030-20140306

Shortfall plus housing target and 5% buffer	2,031 dwellings over five years
Shortfall plus housing target and 20% buffer	2,321 dwellings over five years

**Table 4.2 – Scenario based on 250 dwellings per year rebased from 2014/15**

Adopted housing target for 2011-2025 based on adopted Core Strategy	250 dwellings per annum or 1,250 dwellings over five years
Historic shortfall (rebased from the year 2014/2015 to 2017/18)	318 dwellings at 1 April 2018
Shortfall plus housing target and 5% buffer	1,646 dwellings over five years
Shortfall plus housing target and 20% buffer	1,882 dwellings over five years

**Table 4.3 – Scenario based on 331 dwellings per year rebased from 2014/15**

Lower end of recommended OAN range for 2014-2037 from South Essex SHMA Addendum 2017	331 dwellings per annum or 1,655 dwellings over five years
Historic shortfall (rebased from the year 2014/2015 to 2017/18)	561 dwellings at 1 April 2018
Shortfall plus housing target and 5% buffer	2,327 dwellings over five years
Shortfall plus housing target and 20% buffer	2,659 dwellings over five years

**Table 4.4 – Scenario based on 361 dwellings per year rebased from 2014/15**

Upper end of OAN recommended range for 2014-2037 from South Essex SHMA 2016	361 dwellings per annum or 1,805 dwellings over five years
Historic shortfall (rebased from the year 2014/2015 to 2017/18)	651 dwellings at 1 April 2018
Shortfall plus housing target and 5% buffer	2,579 dwellings over five years
Shortfall plus housing target and 20% buffer	2,947 dwellings over five years

**Table 4.5 – Scenario based on 362 dwellings per year rebased from 2014/15**

<p> <span style="background-color: #4F81BD; color: white; padding: 2px;">OAN using standardised methodology for assessing housing need</span> </p>	<p>362 dwellings per annum or 1,810 dwellings over five years</p>
<p> <span style="background-color: #4F81BD; color: white; padding: 2px;">Historic shortfall (rebased from the year 2014/2015 to 2017/18)</span> </p>	<p>N/A</p>
<p> <span style="background-color: #4F81BD; color: white; padding: 2px;">Housing target and 5% buffer</span> </p>	<p>1,901 dwellings over five years</p>
<p> <span style="background-color: #4F81BD; color: white; padding: 2px;">Housing target and 20% buffer</span> </p>	<p>2,172 dwellings over five years</p>

- 4.24 Due to unexpected delays in the delivery of some of the key strategic sites allocated in the Council’s adopted Allocations Plan, there is likely to be a nominal shortfall in the early part of the five year supply, however it is expected that this will be compensated through a projected increase in delivery as these sites begin to contribute to housing supply. An analysis of the potential five year supply position taking into account 5% and 20% buffers plus any shortfall is considered below.
- 4.25 At 250 dwellings per year from 2011/12 (Table 1), projected completions indicate that there may be a surplus in the five year supply, including both a 5% and 20% buffer (including shortfall from 2011/12 onwards) without taking into account sites from later on in the plan period. **The trajectory suggests there is a sufficient supply of housing land to deliver around 6.2 (5%) and 5.4 (20%) years’ housing requirement respectively.**
- 4.26 At 250 dwellings per year rebased from 2014/15 (Table 2), projected completions for the next five year period indicate that the five year supply can be met including both a 5% and 20% buffer (including shortfall from 2014/15 to 2016/17) without including sites from later in the plan period. **The trajectory suggests there is a sufficient supply of housing land to deliver around 7.6 (5%) and 6.7 (20%) years’ housing requirement respectively.**
- 4.27 At 331 dwellings per year, rebased from 2014/15 (Table 3), projected completions indicate that the five year supply can be met at this lower end of the recommended OAN range. **Taking into consideration shortfall and a 5% buffer, the lower end of the OAN range can still be met within the five year supply period (around 5.4 years’ supply), however projected completion rates indicate that a 20% buffer is marginally unlikely to be met within five years. The trajectory suggests there is a sufficient supply of housing land to deliver around 4.7 years’ housing requirement in the 20% scenario.**
- 4.28 At 361 dwellings per year, rebased from 2014/15 (Table 4), projected completions indicate that with both a 5% and 20% buffer, there is likely to be a marginal deficit in housing delivery against the five year OAN requirement. **The trajectory suggests there is a sufficient supply of housing land to deliver around 4.9 (5%) and 4.3 (20%) years’ housing requirement respectively.**
- 4.29 At 362 dwellings per year, which already factors in previous shortfall, projected completions indicate that with both a 5% and 20% buffer, there is likely to be a surplus



in housing delivery against the five year OAN requirement. **The trajectory suggests there is a sufficient supply of housing land to deliver around 6.6 (5%) and 5.8 (20%) years' housing requirement respectively.**

- 4.30 Despite the caution which is recommended when considering the untested and unconstrained OAN figures; any potential shortfall in supply does not however take into consideration strategic sites from later on in the plan period which have not been brought forward by developers. For example, Allocation SER8, South East Ashingdon, remains in the latter stages of the plan period (post-2021), as identified by the adopted Core Strategy. This site's potential to be delivered earlier remains a possibility. When taking this site from later on in the plan period into account, a potential further 200 dwellings could be delivered within the next five years. It should also be noted that whilst a windfall allowance has not been incorporated into these calculations, windfall developments have the potential to supplement the Council's housing land supply over the next five years.
- 4.31 Table 6 below demonstrates Rochford District Council's position in terms of five year housing land supply using the various potential Objectively Assessed Need (OAN) scenarios.

**Table 4.6 – Five year housing land supply scenarios**

		Objectively Assessed Need (OAN) Scenarios		
		331	361	362
Buffer	5%	5.4 years	4.9 years	6.6 years
	20%	4.7 years	4.3 years	5.8 years

## Appendix B – Housing Delivery Trajectory, 2016-2028

Reference	Address	Status	Year											
			2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
<b>Sites with extant planning permissions</b>														
ROC/0046/03	Lillyville, Granville Road	Under Construction	0	-1	1									
ROC/0268/95	Rochelles Farm, Lower Road	Under Construction	0	0	1									
11/00366/FUL	Land adjacent to 8 Preston Gardens, Rayleigh	Complete	0	2										
14/00536/FUL	609 Ashingdon Rd, Ashingdon	Under Construction	0	-1	1									
ROC/0686/13	Crowstone Preparatory School, Shopland Rd Sutton	Under Construction	0	0	1									
ROC/0015/13	Hall Farm, London Rd Rawreth	Under Construction	0	0	1									
ROC/0072/13	Site of 120 & 122 Rawreth Lane Rayleigh	Under Construction	0	0	3									
ROC/0189/14	Land Junction of Hambro Ave & Preston Gardens , Rayleigh	Under Construction	0	0	1									
ROC/0870/14	83 New Road, Gt Wakering	Under Construction	0	0	1									
ROC/0121/07	89 Downhall Rd Rayleigh	Under Construction	0	0	7									
ROC/0152/11	Adjacent 8 Willow Drive Rayleigh	Under Construction	0	0	1									
ROC/0375/13	Land to the rear of 10 Eastcheap, Rayleigh	Under Construction	0	0	1									
ROC/0390/13	Land to the rear of 10 Eastcheap Rayleigh	Under Construction	0	0	1									
ROC/0561/12	Crystal House, 1 The Approach Rayleigh	Complete	0	14										
ROC/0817/05	26 Station Avenue Rayleigh	Under Construction	0	0	1									
ROC/1012/05	25 York Rd Ashingdon Rochford	Under Construction	0	0	1									
14/00374/FUL	37 Thorpe Road, Hawkwell, Hockley	Under Construction	1	-1	1									
<b>ROC/0139/14 and ROC/0683/13</b>	<b>Land between Main Rd &amp; Rectory Rd &amp; Clements Hall Way, Hawkwell</b>	<b>Under Construction</b>	<b>18</b>	<b>0</b>	<b>1</b>									
ROC/0756/13	24 Victor Gardens Hawkwell	Under Construction	0	0	1									



ROC/0073/12	59 Spa Road Hockley	Under Construction	0	-1	1														
ROC/0487/14	24 Highams Rd, Hockley	Under Construction	0	-1	1														
ROC/0569/12	56 Highams Rd Hockley	Under Construction	0	0	1														
ROC/0672/14	Land Rear of 28 Meadow Way, Hockley	Under Construction	0	0	1														
ROC/0319/98	Plumberow Cottage, Lower Road	Under Construction	0	0	1														
ROC/0418/13	Martyns Church Rd Hockley	Complete	0	1															
ROC/0598/13	215 Hockley Rd, Rayleigh	Under Construction	0	0	1														
ROC/0629/14	Haslemere, Church Rd, Hockley	Under Construction	0	-1	1														
ROC/0671/12	215 Hockley Road Rayleigh	Under Construction	0	0	2														
ROC/0773/14	Cherry Tree Farm, Lower Rd, Hockley	Under Construction	0	-1	1														
ROC/0301/11	Sheepcotes Farm Lower Rd, Hockley SS5 6AN	Under Construction	0	-1	1														
ROC/0809/14	70 Grasmere Avenue, Hullbridge	Under Construction	0	-1	1														
ROC/0956/74	Adjacent The Birches, Sandhill Road	Under Construction	0	1	1														
<b>ROC/0552/13 and 16/00183/REM</b>	<b>Land West of Oak Rd &amp; North of Hall Rd Rochford</b>	<b>Under Construction</b>	<b>0</b>	<b>108</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>105</b>	<b>92</b>										
<b>ROC/0048/79 and ROC/0407/13</b>	<b>Ld Opposite Rayleigh Cemetery, Hockley Road, Rayleigh</b>	<b>Under Construction</b>	<b>3</b>	<b>11</b>	<b>9</b>	<b>8</b>	<b>8</b>	<b>8</b>											
ROC/0301/14	107 Bull Lane, Rayleigh	Under Construction	0	-1	1														
ROC/0519/13	Land Adjacent 18 Eastern Rd, Rayleigh	Under Construction	0	0	1														
ROC/0632/12	1 - 5 Church Street Rayleigh	Under Construction	0	0	3														
ROC/0635/12	29 - 31 Bellingham Lane Rayleigh	Under Construction	0	0	2														
ROC/0636/12	27 Bellingham Lane Rayleigh	Under Construction	0	0	2														
ROC/0743/14	Kingsleigh House, 17 High Street, Rayleigh	Under Construction	0	0	4														
15/00585/FUL	5A Castle Road, Rayleigh	Not Started	0	0	5	4													
15/00040/FUL	Land Rear Of 421 Ashingdon Road Wedgwood Way Rochford	Not started	0	0	1														
15/00053/FUL	Land Adjacent 2 Foxfield Close Hockley	Under Construction	0	0	1														
15/00054/FUL	47 Southend Road Hockley	Not started	0	0	4														

15/00046/FUL	Site Of And Land West Of 7 Hillside Road Eastwood	Under Construction	0	0	1									
15/00202/FUL	Workshop At Mount Bovers Farm, Mount Bovers Lane, Hawkwell	Not started	0	0	1									
<b>12/00252/FUL</b>	<b>Star Lane Brickworks, Star Lane, Great Wakering</b>	<b>Complete</b>	<b>57</b>	<b>59</b>										
15/00165/FUL	464 Ashingdon Road Ashingdon	Not started	0	0	1									
15/00846/DPDP3M	Ivanhoe Nurseries Ironwell Lane Hawkwell	Under Construction	0	0	1									
15/00264/DPDP3M	Agricultural Barn At Bolt Hall Farm Lark Hill Road	Not started	0	0	1									
15/00074/FUL	336 Little Wakering Road Little Wakering	Not started	0	0	1									
15/00962/FUL	Grasscroft Folly Chase Hockley	Under Construction	0	0	1									
15/00135/FUL	Land Adjacent Sovereign Heights Weir Pond Road Rochford	Not started	0	0	2									
15/00156/OUT	44 York Road Ashingdon	Not started	0	0	1									
15/00313/FUL	Wensley Lodge 145 Ferry Road Hullbridge	Not started	0	0	1									
15/00334/FUL	New Buildings Farm Mucking Hall Road Barling Magna	Under Construction	0	0	1									
15/00357/DPDP3M	Barn North Of Crouchmans Business Yard Poynters Lane Great Wakering	Not started	0	0	1									
<b>15/00075/FUL</b>	<b>90 Main Road Hawkwell</b>	<b>Complete</b>	<b>0</b>	<b>36</b>										
15/00427/FUL	Colwinn 6 Alfreda Avenue Hullbridge	Under Construction	0	0	1									
15/00517/FUL	Land Rear Of Ranch House Greenacres Nursery Folly Chase	Not started	0	0	1									
15/00526/FUL	Scout Hall Adjacent 11 Love Lane Rayleigh	Not started	0	0	0	5								
15/00212/FUL	Bramlings Anchor Lane Canewdon	Complete	0	5										
15/00330/FUL	Cattery Adjacent Kensal Bridge House Apton Hall Road Stambridge	Not Started	0	0	1									
15/00397/FUL	Villa Maris Anchor Lane Canewdon	Complete	2	0										
15/00394/FUL	Cariads Rest Kingsmans Farm Road Hullbridge	Not Started	0	0	-1	1								
15/00538/DPDP3M	Gore Farm Gore Road Ballards Gore	Under Construction	0	0	1									
15/00608/FUL	3 Tithe Barn Cottages Poynters Lane Great Wakering	Not Started	0	0	1									
15/00317/FUL	Land Rear Of 4 High Street, Rayleigh	Not Started	0	0	2									
14/00872/FUL	3 Burrows Way, Rayleigh	Under Construction	0	0	1									

15/00379/OUT	Site Of Bullwood Hall, Bullwood Hall Lane, Hockley	Not Started	0	0	30	30								
15/00498/FUL	1 Barrow Hall Cottages, Barrow Hall Road, Little Wakering,	Complete	0	1										
15/00653/FUL	Long Acres, Lower Road, Hockley	Not Started	0	0	-1	1								
15/00777/FUL	Land between 42 - 44 Little Wakering Rd , Gt Wakering	Complete	0	1										
15/00771/FUL	Site Of 41 And 43 Grove Road, Rayleigh	Not Started	0	0	-1	2								
15/00795/OUT	Avonside, Eastwood Rise, Eastwood	Not Started	0	0	0	1								
15/00641/FUL	28-30 London Hill Rayleigh	Not Started	0	0	0	2								
15/00814/FUL	200 Main Road Hawkwell	Under Construction	0	0	2									
15/00824/OUT	Land Rear of 112 High Street Great Wakering	Not Started	0	0	1									
15/00846/DPDP3M	Ivanhoe Nurseries Ironwell Lane Hawkwell	Complete	0	1										
15/00775/FUL	Treetops Hillview Road Rayleigh	Complete	0	3										
15/00920/FUL	8 The Gattens Rayleigh	Complete	-1	1										
15/00928/FUL	Land Rear Of 81 New Road Great Wakering	Complete	0	1										
15/00949/FUL	Land Adjacent 3 The Spinneys Hockley	Under Construction	0	0	1	1								
16/00013/FUL	Site Of 22 Highams Road Hockley	Complete	0	2										
16/00018/FUL	30 Daws Heath Road Rayleigh	Not Started	0	-1	1	1								
15/00667/FUL	Rochford Delivery Office, 50 East Street, Rochford, Essex, SS4 1AZ	Complete	0	8										
11/00568/FUL	37 North Street, Rochford, Essex SS4 1AB	Under Construction	0	0		2								
14/00898/FUL	Brandy Hole Moorings Kingsmans Farm Road Hullbridge	Not started	0	0		1								
15/00539/FUL	223 Greensward Lane Ashingdon	Not started	0	1										
15/00895/FUL	Nobles Green Pumping Station Cottage Blatches Chase Eastwood	Not started	0	0		1								
16/00037/FUL	1 Woodlands Road Hockley	Not started	0	0		7								
16/00109/FUL	Site of 4 and 6 Church Street Rayleigh	Not started	0	0	1									
16/00145/FUL	Woodlands Parade Main Road Hockley	Not started	0	0		4								
15/00599/FUL	Pond Chase Nursery Folly Lane Hockley	Under Construction	0	24	25	21								
15/00626/FUL	Heathercote Lark Hill Road Canewdon	Not started	0	0	-1	1								

15/00855/FUL	6 North Street Rochford	Not started	0	0	-1	6								
16/00244/DPDP3M	Agricultural Building Loftmans Farm Creeksea Ferry Road Canewdon	Under Construction	0	0		1								
15/00362/OUT	<b>Land North of London Road And South Of Rawreth Lane And West Of Rawreth Industrial Estate Rawreth Lane Rayleigh</b>	<b>Not Started</b>	0	0		30	50	100	100	100	100	70		
16/00338/FUL	The Mill Rear Of 8 St Johns Road Great Wakering	Not Started	0	0	2									
16/00407/FUL	37 Waxwell Road Hullbridge	Complete	0	1										
16/00312/FUL	Site of 264 and 266 Main Road Hawkwell	Complete	0	4										
16/00443/FUL	Land South of 27 Church Road and Barling Magna	Not Started	0	0		1								
16/00465/FUL	Land between 17 and 23 Shakespeare Avenue, Rayleigh	Complete	0	1										
16/00481/FUL	173 Ferry Road Hullbridge	Not Started	0	0	-1	4								
16/00496/FUL	Land adjacent 6 Bosworth Close, Hawkwell	Not Started	0	0		1								
16/00537/FUL	Wadham Park Farm, Church Road Hockley, SS5 6AF	Not Started	0	0	-1	2								
16/00597/FUL	Land to the rear of 4 The Evergreens, Kimberley Road, Little Wakering	Complete	-1	2										
16/00641/FUL	48 Highams Road Hockley, Essex, SS5 4DF	Not Started	0	0	-1	1								
16/00662/DPDP3M	Upper Raypits Farm, Lark Hill Road, Canewdon	Not started	0	0		1								
15/00421/FUL	The Barn Trenders Avenue, Rayleigh	Not Started	0	0		1								
16/00705/FUL	29 White Hart Lane, Hawkwell	Complete	-1	3										
16/00726/FUL	Garage Block Adjacent Harris Court, Hillcrest Road, Hockley	Not Started	0	0		2								
16/00732/FUL	Land rear of 103 High Road, Rayleigh	Not Started	0	0		1								
16/00743/FUL	1 Kingsmead Cottages, Barling Road, Barling Magna	Not Started	0	0	-1	1								
15/00927/FUL	1 Plumberow Avenue Hockley	Not Started	0	0	-1	4	3							
16/00632/FUL	Land north of Crouchmans Cottages, Poynters Lane, Great Wakering	Not Started	0	0		1								
16/00700/OUT	523 Ashingdon Road, Ashingdon	Not Started	0	0	-1	4								
16/00706/FUL	64 Windermere Avenue Hullbridge	Not Started	0	0	-1	2								
15/00513/FUL	Workshop North of the barn Trenders Avenue, Rayleigh	Not Started	0	0		1								

16/00761/FUL	7 White Hart Lane, Hawkwell SS5 4DQ	Not Started	0	0	-1	2								
16/00813/FUL	47 Albert Road, Ashingdon	Under Construction	0	0		2								
16/00832/FUL	Alder House, High Road, Rayleigh	Under Construction	0	6	1									
16/00938/FUL	Land between 43 and 47 Shakespeare Avenue, Rayleigh	Complete	0	1										
16/00949/FUL	Woodview, Mount Bovers Lane, Hawkwell	Not Started	0	0	-1	1								
16/01014/FUL	Land rear of 20 Southend Road, Gladstone Road, Hockley	Under Construction	0	0	1									
16/01037/FUL	28 Cheapside East, Rayleigh SS6 9JU	Under Construction	0	0	1									
PD	13 High Road, Rayleigh, Essex, SS6 7SA	Under Construction	0	0	7									
<b>14/00813/OUT</b>	<b>Land between Windermere Avenue and Lower Road, Maylons Lane, Hullbridge</b>	<b>Not Started</b>	0	0		100	100	100	100	100				
16/01028/FUL	Lowlights, Rayleigh Downs Road, Rayleigh	Not Started	0	0	-1	1								
16/01022/FUL	Land rear of 29 Malting Villas Road, North Street, Rochford	Under Construction	0	0		1								
16/01044/FUL	110 High Street, Great Wakering	Not Started	0	0		1								
16/01049/FUL	2 Badgers Mount, Hockley	Not Started	0	0	-1	1								
16/01104/DPDP3J	66 Lower Road, Hullbridge	Not Started	0	0		1								
16/01108/FUL	Land Adjacent 76 Hullbridge Road, Rayleigh	Not started	0	0		1								
16/01123/DPDP3M	Greenacre Hyde Wood Lane, Canewdon	Not started	0	0		1								
16/01031/FUL	22 South Street, Rochford, Essex	Complete	0	12										
16/0165/FUL	Land South Of Windfield Church Road Hockley	Under Construction	0	0		5								
16/01071/OUT	89 Rayleigh Avenue, Eastwood	Not started	0	0	-1	2								
16/01095/COU	School House Churchend Foulness Island	Not started	0	0		-1								
16/01192/FUL	Ancillary Building At South Side Greenacres Farm Hyde Wood Lane	Not started	0	0		3								
16/01204/FUL	Land rear of 59 Rawreth Lane Rayleigh	Not started	0	0		1								
16/01224/FUL	64 Rectory road Rochford SS4 1UE	Not started	0	0	-1	1								
17/00018/DPDP3J	22 Main Road Hockley	Not started	0	0		2								
17/00083/FUL	Golf Driving Range Adjacent 33A Aldermans Hill Hockley	Not started	0	0		3								
17/00105/FUL	19 Hillcrest Road Hockley SS5 4QB	Not started	0	0	-1	2								

17/00137/FUL	66 Harewood Avenue Rochford Essex	Not started	0	0		1								
17/00070/OUT	Land Between 7 and 13 Cagefield Road Stambridge	Not started	0	0		3								
<b>16/00733/FUL</b>	<b>Three Acres Anchor Lane Canewdon Essex</b>	<b>Not started</b>	0	0		20	15							
16/01085/FUL	44 York Road Ashingdon	Not started	0	0	-1	2								
17/00112/FUL	17 Western Road Rayleigh	Not started	0	0	-1	1								
17/00160/FUL	31 Grasmere Avenue Hullbridge	Not started	0	0	-1	2								
17/00222/FUL	Covertside Trinity Wood Road Hockley	Not started	0	0	-1	1								
16/00850/FUL	Land rear of the Anchor Inn, Anchor Lane, Canewdon	Not started	0	0	1									
16/00939/FUL	Garage Block The Evergreens Kimberley Road	Not started	0	0	3	3								
17/00113/FUL	15 Tudor Way Hawkwell	Not started	0	0	-1	1								
17/00236/FUL	Land Rear of 112 High Street Great Wakering	Not started	0	0	-1	1								
17/00283/FUL	46 Harewood Avenue Rochford	Not started	0	0	-1	1								
17/00148/FUL	Wedgewood Court Wedgewood Way Ashingdon	Not Started	0	0	3	2								
17/00228/FUL	289 Ferry Road Hullbridge	Under Construction	0	0	6	6								
17/00357/FUL	52 Plumberow Avenue Hockley	Not Started	0	0	-1	2								
17/00454/DPDP3M	Barn at Eastwood Nurseries Arterial Road	Not Started	0	0	1									
17/00489/DPDP3M	Agricultural Building Adjacent Rose Wood Gardiners Lane Canewdon	Not Started	0	0	1									
17/00543/FUL	1 Merryfields Avenue, Hockley	Not Started	0	0	1									
17/00642/FUL	126 Plumberow Avenue Hockley	Not Started	0	0	-1	3								
17/00713/FUL	Land Rear of 40 Mount Crescent Mount Avneue Hockley	Not Started	0	0	1									
17/00773/FUL	11 Upway Rayleigh	Not Started	0	0	-1	1								
17/00875/DPDP3M	Rose Wood Gardiners Lane Canewdon	Not Started	0	0	1									
17/00827/FUL	44 Clifton Road Ashingdon	Under Construction	0	0	-1	2								
17/00876/FUL	72 Grasmere Avenue Hullbridge	Under Construction	0	0	-1	2								
17/00783/FUL	Garage Block Between 28 and 29 Althorne Way Canewdon	Not Started	0	0		6								
17/00940/FUL	Wildwood Farm Arterial Road Rayleigh	Not Started	0	0	1									
17/00928/COU	11 West Street Rochford	Not Started	0	0	11									
18/00020/FUL	17 Victoria Road Rayleigh	Not Started	0	0	-1	2								



16/00668/OUT	Land between Star Lane and Alexandra Road South of High street Great Wakering Essex	Not Started	0	0	30	50	50	50						
16/00731/OUT	Land West of Little Wakering Road and South of Barrow Hall Road Little Wakering Essex	Not Started	0	0		20	50	50						
15/00736/FUL	Grange Villa London Road Rayleigh	Not Started	0	0		20	27							
ROC/0322/12	Sherbourne, Downhall Park Way, Rayleigh	Complete	0	0										
ROC/0362/14	24 Station Avenue, Rayleigh	Complete	1	0										
14/00617/FUL	117 Main road (land rear of 179-185) Hawkwell	Complete	4	0										
ROC/0786/14	9 Tudor Way, Hockley	Complete	2	0										
ROC/0066/11	The Bungalow, Merton Road, Hullbridge, SS5 6AQ	Complete	0	0										
ROC/0720/13	2-4 Aldermans Hill, Hockley	Complete	7	0										
ROC/1095/06	Westview & Oakhurst, Church Road, Hockley	Complete	2	0										
ROC/0807/10	Land Between 18 & 24, Hillside Road, Eastwood	Complete	1	0										
06/01015/FUL	4A & 4 East Street, Rochford	Complete	1	0										
ROC/0053/13	11 Eastwood Road, Rayleigh	Complete	1	0										
ROC/0224/14	Garage Block Adjacent 1 Highfield Crescent Rayleigh	Complete	1	0										
15/00129/LDC	533A Ashingdon Road, Ashingdon	Complete	1	0										
15/00288/FUL	1 Merryfields Avenue, Hockley	Complete	1	0										
15/00308/FUL	Land rear of 98 Down Hall Road Gayleights, Rayleigh	Complete	1	0										
15/00419/FUL	Pinetree Place, Ashingdon Road, Rochford	Complete	2	0										
15/00441/FUL	Site of 34 Mortimer Road, Rayleigh	Complete	1	0										
15/00349/FUL	Site of 16 Hamilton Gardens, Hockley	Complete	1	0										
15/00839/FUL	59 Banyard Way, Rochford	Complete	1	0										
16/00012/FUL	36D Ashingdon Road, Rochford	Complete	1	0										
13/00503/FUL	9 Selbourne Road, Hockley	Complete	0	0										
08/00718/FUL	Land adjacent 16 Leasway Rayleigh, Essex	Complete	1	0										
10/00609/FUL	621 Ashingdon Road	Complete	0	0										
07/00911/FUL	10 Kingsmans Farm Road, Hullbridge, Hockley, Essex, SS5 6QB	Complete	0	0										
15/00175/LDC	Site of 4 and 6 Lancaster Road, Rayleigh Essex	Complete	2	0										

16/00117/FUL	Garage at Belvedere Central Avenue, Hullbridge	Complete	1	0										
16/00335/FUL	Land adjacent 12 Dartmouth Close, Rayleigh	Complete	2	0										
16/01061/FUL	18 Hill Lane Hawkwell	Complete	1	0										
<b>Total</b>			<b>117</b>	<b>299</b>	<b>298</b>	<b>544</b>	<b>408</b>	<b>413</b>	<b>292</b>	<b>200</b>	<b>100</b>	<b>70</b>	<b>0</b>	
<b>Allocated sites approved subject to S106 agreement</b>														
16/00899/FUL	Timber Grove London Road Rayleigh	Approved subject to S106	0	0		43	40							
17/00258/FUL	Birch Lodge Anchor Lane Canewdon Essex	Approved subject to S106	0	0		7	7							
15/00144/OUT	27 - 29 Eldon Way, Hockley	Approved subject to S106	0	0	20									
<b>Total</b>			<b>0</b>	<b>0</b>	<b>20</b>	<b>50</b>	<b>47</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Allocated sites without planning permission</b>														
Allocations Plan site SER8	South East Ashingdon	Allocated site	0	0			100	100	100	100	100			
Allocations Plan site BFR1	Star Lane Industrial Estate, Great Wakering (minus Brickworks element)	Allocated site	0	0							35	35		
Allocations Plan site BFR2	Eldon Way / Foundry Industrial Estate (minus element covered by 15/00144/OUT)	Allocated site	0	0							40	40		
Allocations Plan site BFR3	Stambridge Mills, Rochford	Allocated site	0	0							50	48		
Allocations Plan site BFR4	Rawreth Industrial Estate, Rayleigh	Allocated site	0	0							70	70	82	
<b>Total</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>295</b>	<b>193</b>	<b>82</b>	<b>0</b>
<b>Sites without planning permission but considered deliverable (Brownfield register, SHELAA etc.)</b>														
ROC018 / BF01	68-72 West Street Rochford	Brownfield register / SHELAA	0	0				6	7					
ROC019 / BF02	162-168 High Street Rayleigh	Brownfield register / SHELAA	0	0				5	5					
ROC020 / BF03	247 London Road Rayleigh SS6 9DW	Brownfield register / SHELAA	0	0				6	6					
ROC022	Former Dairy Crest Site, Rear of 98 to 128 High Street, Rayleigh	Brownfield register	0	0				5	4					
17/00530/FUL COL88, COL89	Number 57 South Street Rochford	Application Received / SHELAA Site	0	0				3						
COL38	Former Play Space, Malvern Road, Ashingdon	SHELAA	0	0					4					
COL56	Amenity Site E, Betts Farm Estate, Hockley	SHELAA	0	0					2					



COL65	21 London Hill, Rayleigh	SHELAA	0	0					3					
COL91A	Land Adjacent 14 Hambro Close, Rayleigh	SHELAA	0	0					2					
COL91B	Land in and around Hartford Close and Maine Crescent, Rayleigh	SHELAA	0	0					2					
COL91C	Land Adjacent Malting Villas and Stambridge Road, Rochford	SHELAA	0	0					2					
COL96	Land at Appleyard Avenue, Hockley	SHELAA	0	0					3					
BF05	Castle Road Recycling Centre, Rayleigh	SHELAA	0	0				11						
GF01	Land north west of Hockley Station	SHELAA	0	0				13						
GF02	Land adjacent 213 High Street, Great Wakering	SHELAA	0	0				2						
GF04	Land between 77-83 Keswick Avenue, Hullbridge	SHELAA	0	0				2						
GF05	Land adjacent 97 Crouch Avenue, Hullbridge	SHELAA	0	0				2						
GF06	Land rear of 175 Bull Lane, Rayleigh	SHELAA	0	0				3						
GF07	Land to the rear of 30-34 Lower Road, Hullbridge	SHELAA	0	0				3						
CFS156	Lime Court and Poplar Court, Greensward Lane, Hockley, Essex, SS5 5HB & SS5 5JB	SHELAA	0	0						20				
CFS157	Sangster Court, Church Road, Rayleigh, Essex, SS6 8PZ	SHELAA	0	0						11				
CFS050 / 17/00102/FUL	Former Castle Point and Rochford Adult Community College, Rocheway, Rochford	SHELAA / Application permitted	0	0				14						
CFS096	43-45 South Street, Rochford	SHELAA	0	0				6						
EXP03	18 Albert Road, Ashingdon	SHELAA	0	0				4						
EXP04	Adjacent 200 Ashingdon Road	SHELAA	0	0				3						
EXP12	Land Adjacent 44 Great Wheatley Road, Rayleigh	SHELAA	0	0				5						

EXP14	Warren House, 10-20 Main Road, Hockley	SHELAA	0	0				2							
EXP15	7 Malting Villas Road, Rochford	SHELAA	0	0				2							
EXP17	Resource House, 144A High Street, Rayleigh	SHELAA	0	0					1						
EXP18	89 High Street, Rayleigh	SHELAA	0	0					4						
EXP20	Land Rear of 1-3 Read Close, Hawkwell	SHELAA	0	0					5						
EXP21	23 Bellingham Lane, Rayleigh	SHELAA	0	0					2						
EXP22	30 Woodlands Road, Hockley	SHELAA	0	0					2						
<b>Total</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>97</b>	<b>54</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Cumulative Total</b>			<b>117</b>	<b>299</b>	<b>318</b>	<b>594</b>	<b>555</b>	<b>610</b>	<b>446</b>	<b>331</b>	<b>395</b>	<b>263</b>	<b>82</b>	<b>0</b>	
									5 Year	<b>2523</b>				10 Year	<b>3594</b>

## 5 Character of Place

### Introduction

- 5.1 In the 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.

### Design

- 5.3 Policy CP1 of the Core Strategy seeks to promote good, high quality design that has regard to local flavour. 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.
- 5.4 Between April 2016 and March 2018, thirteen appeal cases were determined following planning applications refused based on, amongst other reasons, elements of poor design or visual amenity. Of those, 11 appeals were dismissed with two allowed.

### Conservation Areas

- 5.5 Policy CP2 of the Core Strategy seeks to implement the actions recommended in the adopted Conservation Area Appraisal and Management Plans and have regard to the advice within them when making decisions and recommendations.
- 5.6 Within Rochford District, there are ten designated Conservation Areas, as listed in Table 5.1.
- 5.7 It is an important component of decision-making to duly consider the impact of any relevant development proposal on the character and integrity of a conservation area. To this end, it is the Council's current practice to seek specialist advice from Place Services on any proposals within conservation areas.
- 5.8 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 noted in Table 5.1:
- 5.9 Some alterations are normally permitted within Conservation Areas without the need to acquire planning permission through Permitted Development rights. These Permitted Development rights may be withdrawn, where justified, through the issuing of an Article 4(2) Direction.
- 5.10 In general, they only apply to elevations fronting a highway, and only apply to houses, and not to flats or commercial properties.
-

**Table 5.1 – Lists of Conservation Areas within District**

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

**Local List**

- 5.11 Policy CP3 of the Core Strategy is set out that the Local List SPD will give protection to local buildings with special architectural and historic value. Between 2016 and 2018, no building/heritage asset identified within the Local List SPD was demolished.

## 6 Green Belt

### Introduction

- 6.1 Policy GB1 of the Core Strategy sought to ensure that the minimum amount of Green Belt land necessary was allocated to meet the District's housing and employment needs. The policy seeks to 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. Certain types of rural diversification however are supported.
- 6.2 Following adoption of the Allocations Plan and London Southend Airport and Environs Joint Area Action Plan in 2014, 12,481 hectares of the District are currently designated as Metropolitan Green Belt; this compares to 12,763 hectares prior to the adoption of these plans.
- 6.3 This policy approach is in broad accordance with national policy on Green Belt which sets out the five purposes that Green Belts should achieve:
- to check the unrestricted sprawl of large built-up areas;
  - to prevent neighbouring towns merging into one another;
  - to assist in safeguarding the countryside from encroachment;
  - to preserve the setting and special character of historic towns; and
  - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land
- 6.4 To achieve these purposes, national policy is clear that the construction of new buildings will usually be considered inappropriate in the Green Belt, except where such buildings are needed for agriculture and forestry, or sports and recreation uses, or where the land is previously developed. The Council's policies within the Core Strategy and Development Management Plan are consequently very restrictive on the forms of development that are permissible within the established Green Belt.
- 6.5 Policy GB2 of the Core Strategy relates to rural diversification and recreational uses. It identifies appropriate forms of rural diversification that may be considered acceptable in appropriate circumstances in the Green Belt.
- 6.6 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.

### Performance against Policy Aims

- 6.7 Between April 2016 and March 2018, 22 appeals were received against refusals of planning permission where the development was considered to be contrary to, inter alia, Policy GB1 – Green Belt Protection. Of those 22, seventeen were dismissed and five were allowed.

- 6.8 In 2016-18, eight change of use applications were received relating to land or buildings within the Metropolitan Green Belt. Of these, four applications were permitted, of which one was on appeal, and four were refused permission.

**Table 6.1 – Change of Use Applications in the Green Belt**

Reference	Proposal	Status
16/00558/COU	Use Of Land For Stationing Of Caravans For Purpose Of Human Habitation	Application Refused - Appeal Allowed
16/00698/COU	Use of Land For Parking Of Commercial Vehicles on a Contract Hourly Basis. No Long Term Storage of Vehicles at Any Time	Application Refused
16/00787/COU	Proposed change of use from parking/storage of touring caravans to a mixed use to include the parking/storage of touring caravans and siting of shipping containers to be used for storage of furniture items	Application Refused
16/01064/COU	Change of use of redundant farm buildings to commercial uses B1 ( Business) B2 ( General Industry) B8 ( Storage or Distribution And Equestrian Uses)	Application Permitted
16/01065/COU	Change use of dwelling to use in association with neighbouring Heritage Centre	Application Permitted
17/00585/COU	Change use from Public House (A4) to Residential (C3)	Application Refused
17/00723/COU	Change of Use of Land From Agriculture to Use for Boot Sales	Application Refused
17/01169/COU	Change use of land to incorporate into domestic garden	Application Permitted

## 7 Upper Roach Valley

### Introduction

- 7.1 The Upper Roach Valley and Wallasea Island have been identified in the Core Strategy as large green open spaces that are important for recreation and biodiversity.

### Upper Roach Valley

- 7.2 The Upper Roach Valley, including the area around Hockley Woods, is an area with special landscape characteristics. 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. Parts of the Upper Roach Valley are already well utilised, such as Hockley Woods and the recently established Cherry Orchard Jubilee Country Park.
- 7.3 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. Policy URV1 of the Core Strategy sets out the council's goals for the Upper Roach Valley including protecting the area from inappropriate development, creating a single, vast informal recreational area and enhancing its natural character. The policy also supports the expansion of Cherry Orchard Jubilee Country Park.
- 7.4 As of July 2018, the Council has jointly commissioned a Landscape Character assessment with Southend Borough Council to support the preparation of each Councils' respective Local Plan. This Landscape Character assessment, once completed, will allow the Council to measure the success of Policy URV1 in terms of the protection and enhancement of the landscape qualities of the Upper Roach Valley.

### Wallasea Island

- 7.5 Policy URV2 of the Core Strategy seeks to support the RSPB in delivering the Wallasea Island Wild Coast Project and promote recreational use and additional marina facilities in the area, along with access improvements.
- 7.6 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 to accommodate future climate change induced sea level rise.
- 7.7 Substantial progress is being made with the transformation of Wallasea Island into a restored coastal wetland, including a new circular path. The RSPB continues to seek the remaining required fill material from major infrastructure projects.

## 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, Core Strategy Policy ENV1 will act to enhance and protect the biodiversity through the planning system.
- 8.3 Policy ENV1 of the Core Strategy 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. There are a number of sites in the District that have been designated for their biodiversity importance.
- 8.4 The majority of the District's coast and estuaries are protected under international statutes and obligations including Natura 2000 legislation.

### Ramsar Sites

- 8.5 Ramsar sites are notified based on a range of assessment criteria. The criteria for waterbirds state that a wetland should be considered internationally important if it regularly supports 20,000 or more waterbirds and/or if it regularly supports 1% of the individuals in a population of one species of waterbird. There are two listed Ramsar sites in Rochford District: Foulness and the Crouch and Roach Estuaries.

### Special Protection Areas (SPAs)

- 8.6 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 (*Recurvirostra avosetta*).



**Essex Coast Recreation Disturbance Avoidance and Mitigation Strategy (RAMS)**

- 8.7 In December 2017, Rochford, in partnership with 10 other coastal authorities across Greater Essex, commissioned Place Services to prepare a strategy focussed on protecting wildlife on the Essex coastline from the impacts of new recreational pressures. With assistance from Natural England, progress in being made on the production of a Technical Report and Mitigation Report identifying a strategic approach to mitigating the impacts of increased visitor numbers on protected Natura 2000 sites, resulting in part due to the projected population growth in the region.
- 8.8 The Natura 2000 sites within Rochford District that are to be included in the Strategy are the Crouch and Roach Estuaries SPA and Ramsar site and Foulness Estuary SPA and Ramsar site.
- 8.9 It is anticipated that a Supplementary Planning Document will be produced in due course to enshrine the mitigation measures identified and facilitate the collection of a development tariff in order to fund their delivery.

**Special Areas of Conservation (SACs)**

- 8.10 Special Areas of Conservation are intended to protect natural habitats 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 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**

- 8.11 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.

- 8.12 The whole of the District coastline effectively falls 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.
- 8.13 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**

- 8.14 Local Wildlife Sites (LoWSs) are areas of land with significant wildlife value (previously known as Sites of Importance for Nature Conservation and County Wildlife Sites). 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.
- 8.15 The Council instructed ECCOS from the Essex Wildlife Trust to survey and comment upon the condition/suitability of the Districts’ County Wildlife sites. The report identified the number lost and the number of the 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 Wallasea Island Managed Realignment which covers 90.3 ha.
- 8.16 The principal objective of this review was 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 report, former Local Wildlife Sites had been significantly revised and amended. Major changes included: 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. This review was undertaken in 2007.
- 8.17 As of August 2017, a new review of the District’s Local Wildlife Sites has been commissioned which will examine the wildlife character and contribution of the District’s existing LoWSs and any non-designated sites which it is considered may be worthy of designation. This new review will form an important, up-to-date source of environmental evidence when preparing the new Local Plan.

### **The Conservation (Natural Habitats etc.) Regulations**

- 8.18 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

- 8.19 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.
- 8.20 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.
- 8.21 Appendix C lists in detail the SSSIs within the District.

### Coastal Protection Belt

- 8.22 Policy ENV2 of the Core Strategy seeks to 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.
- 8.23 Policy ELA2 of the adopted Allocations Plan 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.”*
- 8.24 In Summer 2018, the Council intends to commission a Landscape Character review to support the preparation of its new Local Plan. This Landscape Character review, once completed, will allow the Council to measure the success of Policy ENV2 and ELA2 in terms of protecting and enhancing the landscape quality of the Coastal Protection Belt.
-

## Flood Risk

- 8.25 Policy ENV3 of the Core Strategy seeks to direct development away from areas at risk of flooding by applying the sequential test and, where necessary, the exceptions test. 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 the NPPF, the Council will consult the Environment Agency on any applications submitted for development.
- 8.26 The Environment Agency is also consulted on applications where there is a potential impact on water quality. The Council will only approve planning applications contrary to Environment Agency recommendation on flood risk or water quality in exceptional circumstances.
- 8.27 The Thames Gateway South Essex Strategic Flood Risk Assessment 2011 (SFRA) provides a revision to the SFRA published in November 2006. The report constitutes a Level 1 and Level 2 SFRA for Rochford District which will contribute to the evidence base for the plan-making process. 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.
- 8.28 A revised Level 1 SFRA is currently under preparation by AECOM, and is estimated for completion by Summer 2018. At that point, it will become an up to date source of evidence for flood risk across the District.
- 8.29 The findings of the SFRA will provide some specific information which will facilitate the application of the Sequential and Exceptions Tests, where required, and inform the preparation of site specific Flood Risk Assessments for individual development sites in the potential main development areas.
- 8.30 In 2016-18, the Council approved zero planning applications contrary to Environment Agency recommendations based on flood risk. The performance against the target is set out in Table 8.1 below.

**Table 8.1 – Performance Relative to Flood Protection Targets**

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

## Water Quality

- 8.31 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.

- 8.32 During 2016-18, the Council approved no planning applications contrary to Environment Agency recommendations based on water quality. The performance against the target is set out in Table 8.2 below.

**Table 8.2 – Performance Relative to Water Quality Targets**

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

### Sustainable Drainage System (SuDS)

- 8.33 Sustainable Drainage Systems (SuDS) aim to reduce surface water run-off from developments, mimicking the natural route that rainwater takes.
- 8.34 Essex County Council has become a SuDS Approval Body (SAB) by the enactment of Schedule 3 of the Flood and Water Management Act 2010, which passed 31 March 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.
- 8.35 Policy ENV4 of the Core Strategy requires that all residential development over 10 units will need to incorporate runoff control via SUDS to ensure runoff and infiltration rates do not increase the likelihood of flooding. In addition, the Allocations Plan 2014 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

- 8.36 Policy ENV5 of the Core Strategy states that new residential development will be restricted in Air Quality Management Areas (AQMA) in order to reduce public exposure to poor air quality; and that 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.
- 8.37 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. Part of Rayleigh town centre down to the A127 was designated as an AQMA in January 2015. Development within the AQMA will be restricted through the development management process.
- 8.38 In June 2017, an Air Quality Action Plan (AQAP) was prepared for this area which set out the strategy and measures identified to alleviate the identified air quality issues in Rayleigh town centre.

**Renewable Energy**

- 8.39 Policy ENV6 of the Core Strategy set out the criteria for the support of large-scale renewable energy projects in the District. Renewable energy is energy which is generated from resources which are unlimited, rapidly replenished or naturally replenished such as wind, water, sun, wave and refuse, and not from the combustion of fossil fuels. Along with energy conservation strategies, the use of renewable energies can help reduce carbon dioxide emissions and the reliance on energy sources that will ultimately run out, to the benefit of the environment and contributing towards a more sustainable form of development.
- 8.40 In the period 2016-18, there have been no planning permissions granted for large-scale renewable energy producing facilities in the District.
- 8.41 Policy ENV7 of the Core Strategy seeks to support small-scale renewable energy projects having regard to their location, scale, design and other measures. 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.
- 8.42 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.
- 8.43 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.
- 8.44 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 monitoring of the number of PV installations going on in the District is less accurate.

**Table 8.3 – Small scale Renewable energy projects in 2016-18**

	Solar Photovoltaics	Wind Onshore	Hydro	Biomass
<b>Permissions for installations of renewable energy sources granted 2016-17</b>	unknown	-	-	-
<b>Known renewable energy sources implemented 2016-17</b>	unknown	-	-	-
<b>Completed installed capacity in MW</b>	unknown	-	-	-
<b>MW Generation</b>	unknown			

## Appendix C – Condition of Sites of Special Scientific Interest (SSSIs)

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

Area (ha)	Main habitat	Area Meeting PSA Target	Area Favourable	Area Unfavourable Recovering	Area Unfavourable No Change	Area Unfavourable Declining	Area Destroyed/ Part Destroyed	Reasons for Adverse Condition
<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.



## 9 Community Infrastructure, Leisure and Tourism

### Introduction

- 9.1 It is vital that new development is accompanied with appropriate infrastructure in order to create sustainable growth within the communities. 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. The Council is at the early stages of preparing the CIL to support the preparation of the new Local Plan. 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. The timetable for preparation of CIL can be found in the Council's latest Local Development Scheme (LDS).

### Planning Obligations and Standard Charges

- 9.2 Policy CLT1 of the Core Strategy sets out the Council's policy for planning obligations and standard charges. The Council will monitor the provision of contributions and the infrastructure that is being delivered, once CIL is in place.

### Education

- 9.3 Policy CLT2 of the Core Strategy deals with the Council's policy towards primary education, early years and childcare facilities in the District. It supports the delivery of two new primary schools, and states that 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.
- 9.4 Land has been set aside within the allocated sites to the west of Rochford and to the west of Rayleigh within the Allocations Plan 2014. The outline and reserved matters applications for land to the west of Rochford (Policy SER2) have been through the planning application process, with the school being delivered in the second phase. An outline application for land to the west of Rayleigh has been through the planning application process, with a reserved matters application expected in due course.
- 9.5 Policy CLT3 of the Core Strategy sets out the Council's policy towards secondary education in the District. The policy supports the reservation of three hectares of land for the expansion of King Edmund School and improved access. The policy also seeks to support the necessary expansion of Fitzwimarc and Sweyne Park schools. An allocated site to the east of Ashingdon (Policy SER5) has been through the planning application process, and has been delivered on site providing improved access to King Edmund School. Land has also been set aside for the expansion of the school.
- 9.6 The Essex County Council-produced report 'Commissioning School Places in Essex' 2017-2022<sup>6</sup> provides detailed information of actual and forecast number on roll and capacity for each quadrant and district of Essex. An overview on school places for

<sup>6</sup> [http://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/Commissioning\\_School\\_Places\\_in\\_Essex\\_2017-2022.pdf](http://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/Commissioning_School_Places_in_Essex_2017-2022.pdf)



primary schools and secondary schools within sub-areas of the district are set out in Table 9.1 below. These forecasts reflect the projected capacities for each sub-area as a whole, and may not be representative of the projected capacity of an individual school within that sub-area.

**Table 9.1 – Primary and Secondary School Places Overview**

Area	Primary School	Secondary School
<p><b>Rayleigh</b> (Down Hall, Edward Francis, Glebe, Grove Wood, Our Lady of Ransom, Rayleigh Primary, St Nicholas' and Wyburns) [Sweyne Park and Fitzwimarc]</p>	<p>Pupil numbers are forecast to decrease by approximately 300 over the next five years. There is expected to be a surplus in capacity of around 359 pupils in the Rayleigh area in 2021/2022, when adjusting for new developments and changes in school capacity. A site for a new primary school has been secured on the West Rayleigh development but it is unlikely that this will have a full roll of pupils within five years.</p>	<p>The number of secondary school pupils in Rayleigh is forecast to increase by approximately 327 over the next five years.</p> <p>Fitzwimarc school is projected to have a deficit in capacity of around 61 pupils by 2021/2022, when adjusting for new developments. Sweyne Park is projected to have a deficit in capacity of around 8 pupils by 2021/2022 when adjusting for new developments. Improvements to school capacities may be pursued.</p> <p>Sweyne Park is projected to have 229 sixth form pupils by 2022, whilst Fitzwimarc is projected to have 261 sixth form pupils by 2022. Fitzwimarc's sixth form college opened in September 2016.</p>
<p><b>Rochford</b> (Holt Farm, Rochford Primary, St Teresa's, Stambridge and Waterman) [King Edmund]</p>	<p>Pupil numbers are forecast to increase by approximately 90 over the next five years. There is expected to be a surplus in capacity of around 98 pupils in the Rochford area in 2021/2022, when adjusting for new developments and changes in capacity. A site for a new primary school has been secured on the Hall Road development but it is unlikely that this will have a full roll of pupils within five years.</p>	<p>The King Edmund School is projected to have a deficit in capacity of around 10 pupils by 2021/2022, when adjusting for new developments. Land has been allocated in the Council's current local development plan for the expansion of the school to meet future needs.</p> <p>The number of sixth form pupils attending King Edmund school is projected to decrease modestly from 240 to 227 pupils by 2022.</p>

<b>Hockley</b> (Ashingdon Primary, Hockley Primary, Plumberow and Westerings) [Greensward]	Pupil numbers are forecast to increase by approximately 110 over the next five years. There is expected to be a deficit in capacity of around 203 pupils in the Hockley area in 2021/2022, when adjusting for new developments and changes in capacity. It may be necessary to invest in capacity improvements to meet this deficit moving forward.	Greensward school is projected to have a surplus in capacity of approximately 192 pupils in 2021/2022, when adjusting for new developments and changes in capacity.
		The number of sixth form pupils attending Greensward school is projected to decrease from 212 to 188 pupils by 2021.
<b>Barling / Gt Wakering</b> (Barling Magna and Great Wakering Primary)	Pupil numbers are forecast to increase by around 40 over the next five years. There is expected to be a surplus in capacity of around 1 pupil in the Great Wakering area in 2021/2022, when adjusting for new developments.	N/A
<b>Ungrouped</b> (Canewdon, and Riverside (Hullbridge))	Both schools are projected to have surpluses in capacity in 2021/2021, when adjusting for new developments and changes in capacity.	N/A

## Healthcare

- 9.7 Policy CLT4 of the Core Strategy sets out the Council's policy towards healthcare provision in relation to development in the District. It seeks to ensure that the Council works with local healthcare providers to ensure that needs are provided for. New residential developments over 50 dwellings and non-residential developments over 1000 square metres will also need to be accompanied by a Health Impact Assessment for example.
- 9.8 The Council will work closely together with local Clinical Commissioning Group (CCG) to ensure that there are adequate healthcare facilities available to serve the District's population. Updates will be provided when more information is available.

## Open Space

- 9.9 Policy CLT5 of the Core Strategy sets out the Council's approach to incorporating, protecting and enhancing open space in relation to development in the District. New public open space will be sought to support new development, and existing uses will be protected.

- 9.10 Within the period 2016-18, no new areas of open space have been completed as part of housing developments, however multiple areas of new open space will be implemented in the coming years on schemes which received planning permission with this monitoring period. The provision of such open spaces will be reported upon in future Authority Monitoring Reports.

### **Community Facilities**

- 9.11 Policy CLT6 of the Core Strategy sets the Council's approach to safeguarding and enhancing community facilities in relation to development in the District. The Council requires due consideration to be given to the provision of community facilities within appropriate planning applications.

### **Play Space**

- 9.12 Policy CLT7 of the Core Strategy sets out the Council's approach to the provision of play space in the District which supported the provision of new facilities alongside new residential development. Within the period 2016-18, there was no provision of new play spaces in the District delivered as a result of new development.

### **Youth Facilities**

- 9.13 Policy CLT8 of the Core Strategy sets out the Council's position regarding youth facilities within the District. Additional facilities for young people will be supported within appropriate locations where a need has been identified and which are accessible by a range of transport options.
- 9.14 There has been no provision of new youth facilities in the District delivered as a result of new development in the period 2016-18.

### **Leisure Development**

- 9.15 Policy CLT9 of the Core Strategy sets out the Council's aims regarding leisure facilities in the District, for example maintaining and enhancing current facilities, and making the best use of existing facilities in the District by encouraging those such as within school premises to be made accessible to all. The District contains both private and public sports facilities. Sport England notes the following leisure facilities as available in Rochford District, as outlined in Table 9.2.

- 9.16 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.
- 9.17 The Council, in partnership with other Councils in South Essex, has commissioned KKP to prepare Playing Pitch and Built Facilities Strategies. Once complete, these Strategies will provide an up to date source of quantitative and qualitative information on both current and future playing pitch and built facility needs. These Strategies are estimated for completion by Winter 2018, and may supersede the information presented in Tables 9.2 to 9.6 below.
- 9.18 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.
- 9.19 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 – Demand for leisure and recreational uses in the District**

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	23.27 courts	0
Artificial grass pitches	4	2.29	0
Indoor bowls	4	6.92 rinks	2.92

- 9.20 Table 9.2 suggests that there is currently no shortfall of swimming pools, sports courts or artificial grass pitches in the District.

### Swimming Pools

- 9.21 The location of swimming pools in the District – both public and private – is set out in Table 9.3 below.

**Table 9.3 – Location of 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

Name	Location	Swimming Pool Area (m <sup>2</sup> )	Owner Type
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

9.22 The location of swimming pools in the District – both public and private – is set out in Table 9.4 below.

**Table 9.4 – Location of 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>	

### Artificial Grass Pitches

9.23 The location of artificial grass pitches is set out in Table 9.5 below.

**Table 9.5 – Location of artificial grass pitches**

Name	Location	Pitches	Owner Type
Clements Hall Leisure Centre	Hockley	1	Local Authority
Greensward Academy	Hockley	1	School
King Edmund Business and Enterprise School	Rochford	1	School
Sweyne Park School	Rayleigh	1	School
<b>Total</b>		<b>4</b>	

### Indoor Bowls

9.24 The location of indoor bowls facilities in the District – both public and private – is set out in Table 1.6 below.

**Table 9.6 – Location of indoor bowls facilities**

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

### Completed Leisure Developments 2016-18

9.25 In the period between April 2016 and March 2018, four applications for planning permission were approved for the provision of new leisure floorspace. For the purposes of this table, leisure floorspace is considered to be any use falling within Class D2 which is sporting in nature. These four applications are listed in Table 9.7 below.

**Table 9.7 – Applications approved for new leisure floorspace, 2016-18**

Application reference	Description	New floorspace
16/01029/COU	Change of Use from Workshop to D2 (Gym)	355m <sup>2</sup>
16/01149/COU	Change of Use to Class D2 (Martial Arts and Fitness Studio)	248m <sup>2</sup>
17/00200/FUL	Change Use Of Part Of Building From Use Class B2 (General Industry) to Use as Trampoline Park (Use Class D2 Assembly and Leisure) and External Alterations	170m <sup>2</sup>
17/00362/COU	Change use of premises from general industry (Use Class B2) to use as a class based gym (Use Class D2)	132m <sup>2</sup>

### Playing Pitches

9.26 Policy CLT10 of the Core Strategy outlines the Council's policy towards playing pitches in the District, which seeks to support the provision of new pitches where appropriate – in accordance with specific criteria – and resist the loss of existing facilities. In the period 2016-18, there have been no applications approved for the provision of new playing pitches.

### Tourism

9.27 The Council's Growth Strategy for the District will be used in conjunction with planning policy documents to drive forward the Council's goals for tourism in the District.

9.28 Policy CLT10 of the Core Strategy seeks to support appropriate green tourism projects in the District such as bed and breakfasts/hotels. The Council continues to support green tourism initiatives on an ad hoc basis, where these comply with planning policy.

## 10 Transport

### Introduction

10.1 Rochford District 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 has limited public transport provision in rural areas. The Council works alongside Essex County Council, who are the local highway authority for Rochford District, to ensure that the strategic and local road networks are maintained and upgraded where necessary.

### Highways

10.2 Policies T1 and T2 of the Core Strategy set out the Council's approach regarding highways issues and their relationship with development in the District. Policy T1 states that the Council will work with developers and the Highway Authority to ensure that necessary improvements are carried out, and will seek developer contributions where appropriate. Improvements to the east to west road network will also be supported. In addition, Policy T2 identifies specific roads and junctions where improvements should be prioritised, in particular:

- Brays Lane, Ashingdon;
- Ashingdon Road;
- Rectory Road/Ashingdon Road roundabout;
- Watery Lane;
- Spa Road/Main Road roundabout;
- Rayleigh Weir junction;
- The B1013; and
- Surface access to London Southend Airport.

10.3 Rochford District Council are not the responsible local highway authority for the District, but continue to work closely with Essex County Council to support these priorities for road and junction improvements, seeking developer contributions and supporting funding bids where appropriate. For example, improvements to the access to King Edmund School were delivered alongside the development of land to the east of Ashingdon (Policy SER5 in the 2014 Allocations Plan).

### Public Transport

10.4 Policy T3 of the Core Strategy sets out the Council's position regarding public transport and future development within the District. For example, 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. This relates to Policy T1 which states that developments will be required



to be located and designed in such a way as to reduce reliance on the private car. Locating development so that local shops and services and employment opportunities can be accessed through sustainable modes of travel is a key to achieving this.

- 10.5 To enable Policy T1 and Policy T3 to be monitored, only allocated housing sites with ten or more dwellings have been considered. In the period 2016-18, four residential allocations delivered housing, as set out in Table 10.1. Using public transport, residents of these sites would be able to access a GP surgery, a hospital, a primary and secondary school, a major employment site and a health centre within thirty minutes.

**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/0139/14	Land between Main Rd and Rectory Rd and Clements Hall Way, Hawkwell	Yes
12/00252/FUL	Star Lane Brickworks Star Lane Great Wakering	Yes
ROC/0552/13 and 16/00183/REM	Land West of Oak Road and North of Hall Road Rochford	Yes
15/00599/FUL	Pond Chase Nursery Folly Lane Hockley	Yes

**Accessibility of New Housing**

- 10.6 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. Figures 1.1-1.5 illustrates the accessibility of the four sites to key facilities including school, retail, healthcare and employment opportunities.

Figure 10.2 – Accessibility of Primary Schools in Rochford District (ECC, 2010)

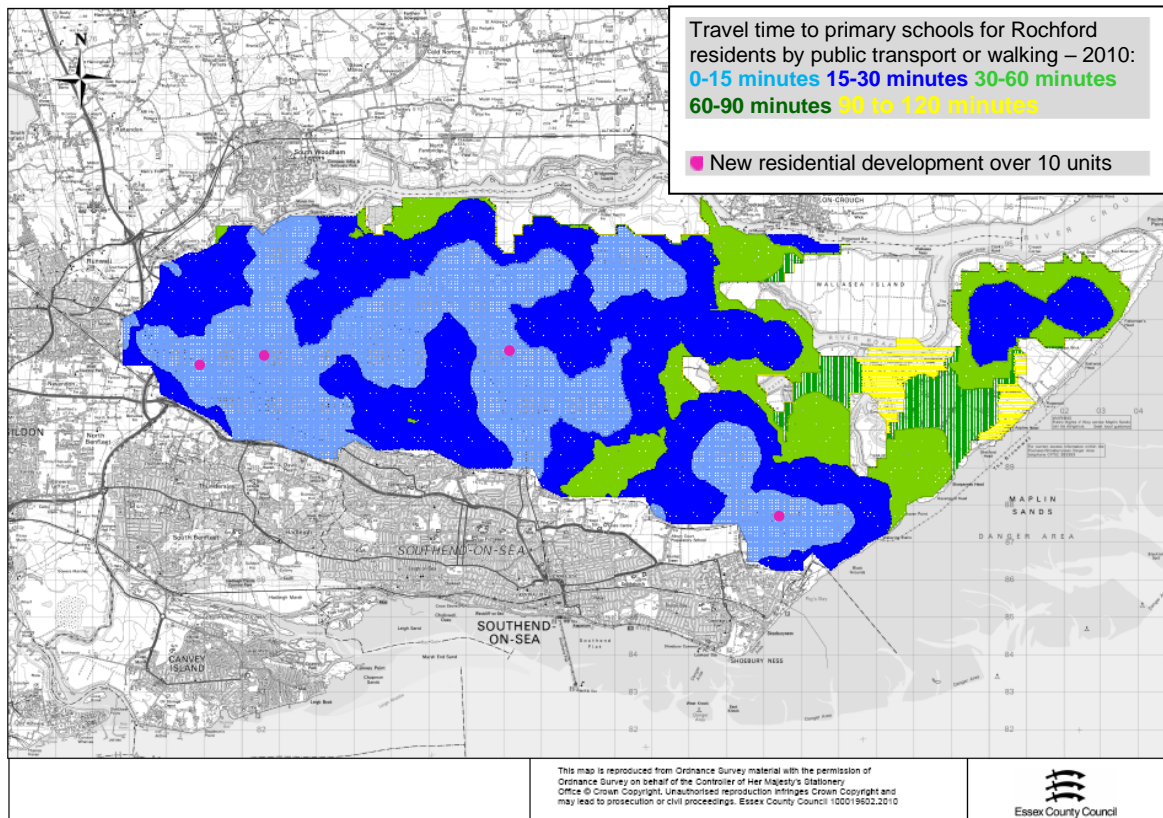


Figure 10.3 – Accessibility of Secondary Schools in Rochford District (ECC, 2010)

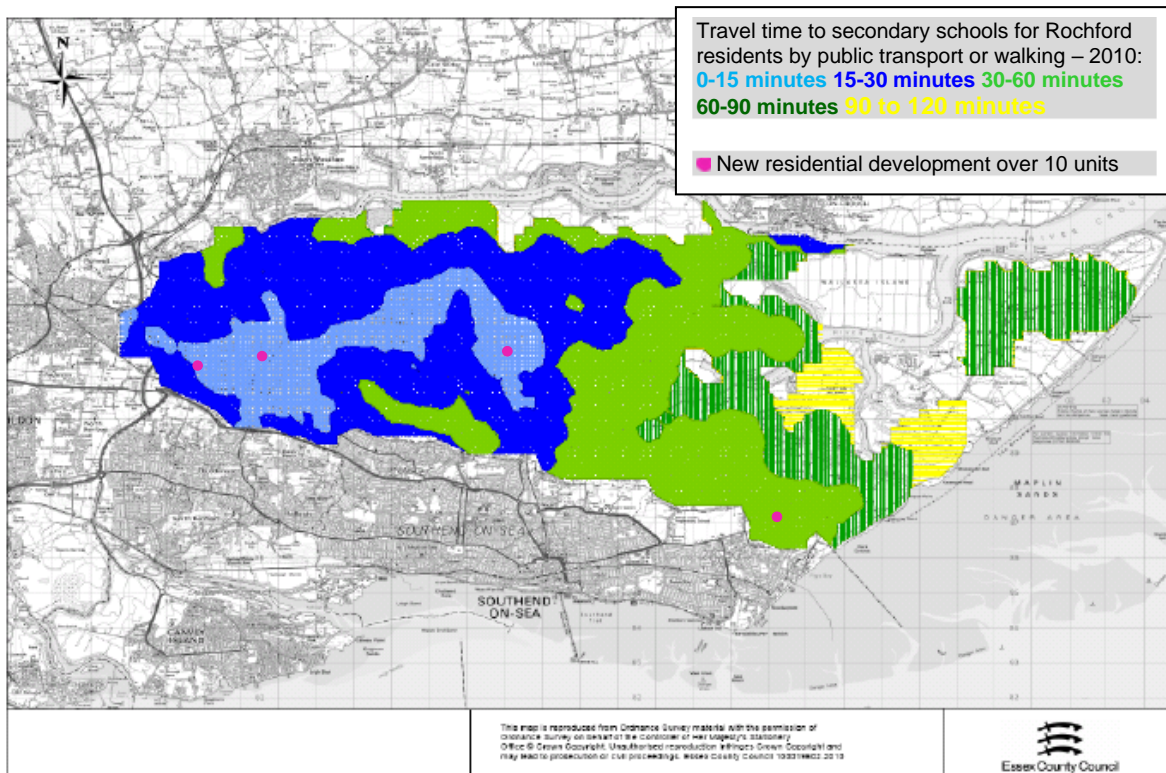




Figure 10.4 – Accessibility of Retail Centres in Rochford District (ECC, 2010)

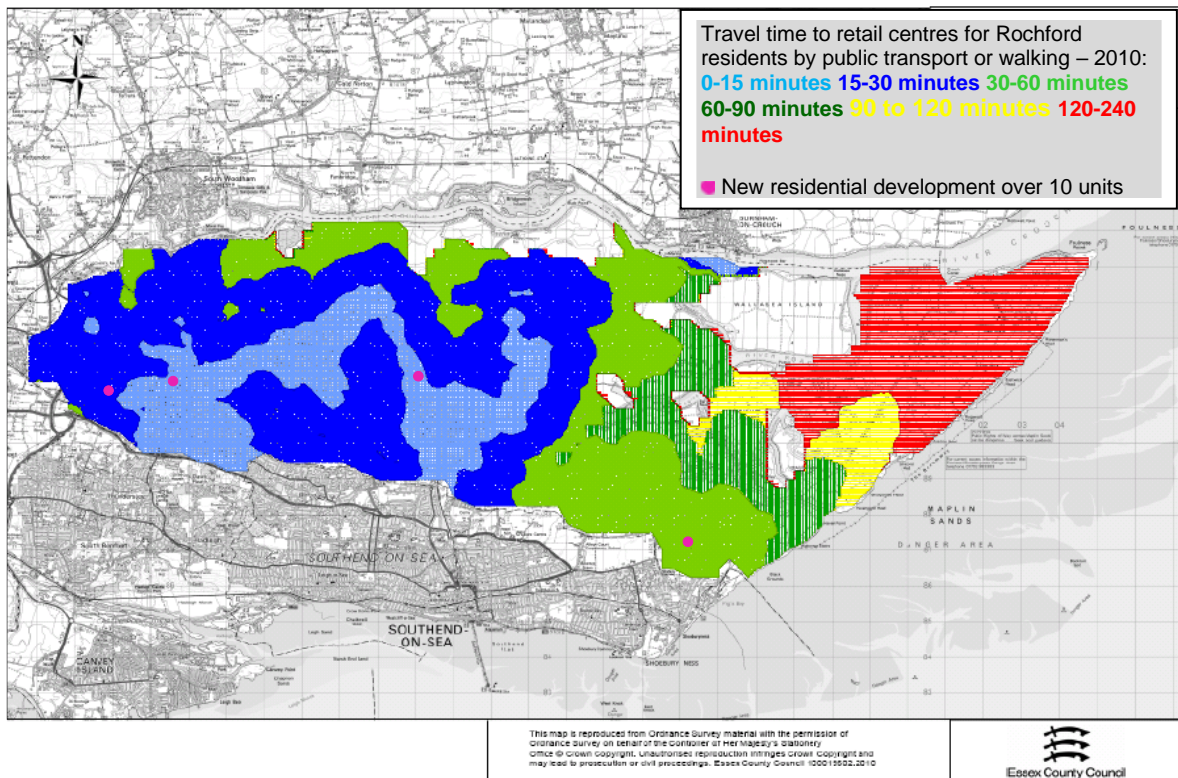
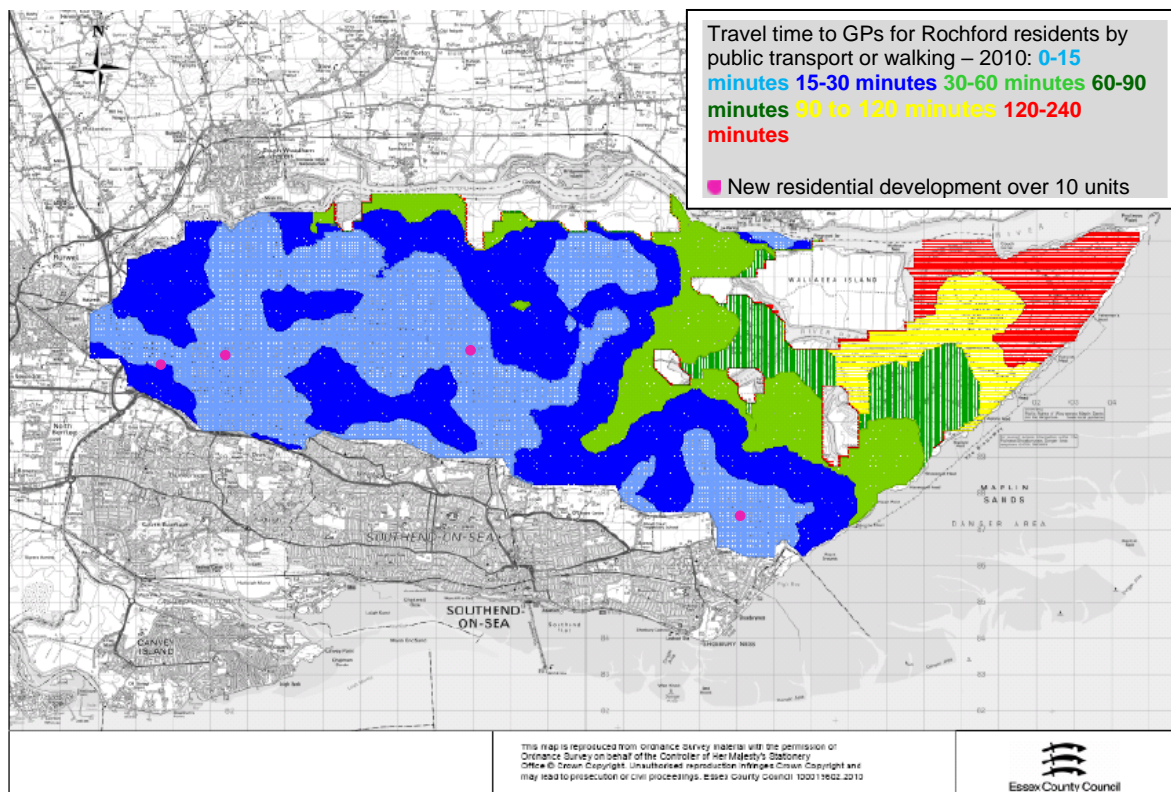
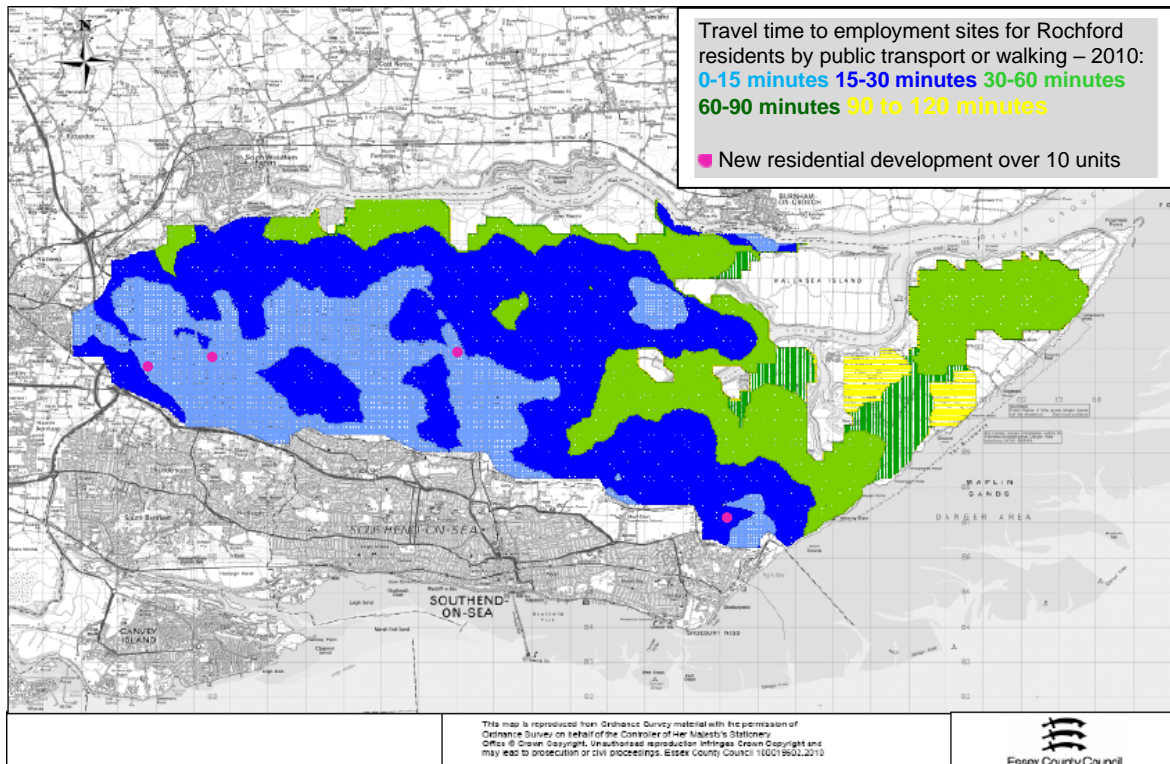


Figure 10.5 – Accessibility of GP Surgeries in Rochford District (ECC, 2010)



**Figure 10.6 – Accessibility of Employment Centres in Rochford District (ECC, 2010)**



- 10.7 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.
- 10.8 Rochford District has a significantly higher proportion of residents travelling to work by train, 10.6%, (Census 2011) when compared to regional, national and county trends. This is likely due to a high proportion of the District’s residents commuting into Greater London and the relative accessibility of train stations to much of the District’s population. The number of residents opting to walk or cycle to work is lower than that found at regional and county levels, possibly due to the rural nature of much of the District and high levels of long-distance commuting. Table 10.7 below details the primary methods that residents use to travel to work.

**Table 10.7 – Rochford residents’ preferred method of travel to work (%) (Census, 2011)**

Method	Rochford	Essex	East	England
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



## Travel Plans

- 10.9 Policy T5 of the Core Strategy sets out the Council's policy for the inclusion of travel plans as part of developments of an appropriate size in the District.
- 10.10 Travel plans continue to be sought on any developments greater than 50 units within the District.

## Cycling and Walking

- 10.11 Policy T6 of the Core Strategy supports the delivery of cycling and walking routes through the District and the Council will work with Essex County Council and other organisations to deliver these.
- 10.12 National Route 16 runs to the south of Rayleigh town centre, providing a 41 mile cycle link between Southend-on-Sea, Shoeburyness and Basildon. A cycle network through the District was identified in the Core Strategy (proposed National Cycle Network 135) to connect the settlements of Battlesbridge, Hullbridge, Rayleigh, Hockley, Hawkwell and Rochford to London Southend Airport. Following adoption of the Core Strategy a feasibility study was undertaken by Sustrans on the development of proposed National Cycle Network 135. Funding opportunities are being sought for the delivery of this route including through the planning application process. Opportunities for other cycling routes to be delivered in the District are being explored.
- 10.13 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 Strategy include a requirement for enhancements to the local cycle network as well as a link to the proposed National Cycle Network where appropriate.
- 10.14 Essex County Council has prepared an Essex Cycle Strategy which was adopted in June 2016. This will be followed by District/Borough specific action plans. The Rochford Cycle Strategy, led by Essex County Council as the Highway Authority, was completed in January 2018.
- 10.15 The main residential site allocations within the Core Strategy include enhancements to local pedestrian routes as part of the infrastructure to accompany new development. The District will benefit from a number of enhanced walking routes as allocated developments are built out.
- 10.16 Policy T7 of the Core Strategy states the Council will support the delivery of a number of greenways identified in the Green Grid Strategy 2005 which are of relevance to Rochford District. Further information will be included when it becomes available.

## Parking

- 10.17 Policy T8 of the Core Strategy concerns parking standards. Minimum parking standards, including visitor parking, will be applied to residential development; whereas maximum standards will be applied for trip destinations provided that adequate provision is delivered. This is supported by the Parking Standards Design and Good Practice Supplementary Planning Document.

## 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, whilst significant employment opportunities are also concentrated in the District's other employment sites.

### Employment Growth

11.2 Policy ED1 of the Core Strategy sets out specific projects/opportunities that the Council will support, including the development of Cherry Orchard Jubilee County Park and the Wallasea Island Wild Coast Project, the enhancement of London Southend Airport and the District's commercial centres.

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 amount of additional floorspace by type and employment land available by type.

11.4 Key accessibility facts are provided below:

- 65% of Rochford residents live within 15 minutes travel of one of the District's retail centres;
- 89% of Rochford residents live within 30 minutes travel of one of the Districts retail centres;
- 69% of Rochford residents live within 15 minutes travel of one of the District's employment sites;
- 98% of Rochford residents live within 30 minutes travel of one of the District's employment sites.

### London Southend Airport and Environs

11.5 Policy ED2 of the Core Strategy sets out the Council's aims for the airport; including expressing support for development of the airport, a skills training academy and the preparation of a joint plan with Southend Borough Council.

11.6 The London Southend Airport and Environs Joint Area Action Plan (also known as the JAAP) was formally adopted by Rochford District Council on 16 December 2014. 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

- 11.7 In accordance with the JAAP, an outline planning application for land to the north of London Southend Airport for the development of the new Airport Business Park was approved in October 2016. At the outline planning application stage, new floorspace is predominantly allocated to B1 and B2 uses (approximately 80,000m<sup>2</sup>), with around 7,000m<sup>2</sup> being allocated to ancillary uses including C1, A1, A3, A4, D1, D2 and B8.
- 11.8 Planning permission was also granted in January 2018 for an extension to the Airport terminal building; in part, to help facilitate the Airport's growth ambitions.

### Existing Employment Land

- 11.9 Policy ED3 of the Core Strategy sets out the Council's goals for existing employment land in the District. There are a number of industrial estates allocated primarily for B1 (Light Industry/Offices), B2 (General Industry) and B8 (Warehousing and Distribution) uses, the Council will continue to protect existing employment land within the District. The Council has re-allocated four employment land sites for appropriate alternative uses due to the location and condition of these existing industrial estates.
- 11.10 The following employment sites will be protected, in order to safeguard jobs and the local economy:
- 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
- 11.11 The following employment sites have been reallocated for residential/mixed use development, due to their location and condition:
- Star Lane Industrial Estate, Great Wakering
  - Eldon Way/Foundry Industrial Estate, Hockley
  - Stambridge Mills, Rochford
  - Rawreth Industrial Estate, Rayleigh



## New Employment Land

11.12 A number of additional employment sites were also allocated, in 2014, upon the adoption of the Allocations Plan and the JAAP. These additional sites were allocated to help meet additional employment needs, as well as to off-set the impact of the proposed re-development of sites listed under Paragraph 11.11:

- Michelins Farm, Rayleigh
- Land south of Great Wakering
- Land to the north of Aviation Way Industrial Estate, Rochford

## Employment Densities

11.13 The East of England Plan was revoked on 3 January 2013. Previous monitoring reports 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).

11.14 Rochford District Council will now use the average employment densities set out in the Employment Densities Guide (3<sup>rd</sup> Edition) 2015 produced by the Homes and Communities Agency as the basis for its default assumptions regarding employment densities in the District. These default assumptions are shown in Table 11.1 below.

**Table 11.1 – Average Employment Densities Default Assumptions**

Land Use	Square Metres per Worker
Offices	11
Industrial	41.5
Warehouse and Distribution	80.7
Retail	41.7

Source: Homes and Communities Agency Employment Densities Guide (3<sup>rd</sup> Edition) 2015

## Employment Land and Floorspace

11.15 Table 11.2 below shows the net quantity of floorspace for employment uses permitted between April 2016 and March 2018. For the purposes of Table 1.2, employment uses are taken to mean any use falling within Class B1 (including B1a), B2 or B8 of the Use Classes Order. Whilst other uses, such as retail, financial and professional services, are also employment-generating, they will be considered separately within the Retail and Town Centres chapter.

11.16 Table 11.2 shows that permissions have been granted that would result in a significant increase in the quantity of B1 and B2 floorspaces within the District. The table shows that these increases are concentrated on allocated employment land, as is envisaged in the Council’s policies, with a net reduction within the urban area. The permitted increase to B2 and B8 floorspace outside of the urban area reflect ongoing rural diversification and the re-use of vacant rural buildings for industrial and warehousing uses.

11.17 Table 11.3 sets out an indicative estimate of the potential number of jobs that could be generated by the employment uses permitted in the monitoring period (based on floorspace). In calculating the potential numbers of jobs, the default assumptions in the Employment Densities Guide (3rd Edition) 2015 have been used. Table 11.3 shows a total of 5,139 jobs could be created in the District through permissions granted over the monitoring period; the majority of these fall within offices and light industrial uses, with a significant number also being created through new general industry.

**Table 11.2 – Permitted Employment Uses (B1, B2 and B8), April 2016 - March 2018**

Location	B1 floorspace permitted (net), 2016-18 (m <sup>2</sup> )	B2 floorspace permitted (net), 2016-18 (m <sup>2</sup> )	B8 floorspace permitted (net), 2016-18 (m <sup>2</sup> )	Employment Uses permitted (net), 2016-18 (m <sup>2</sup> )
Allocated employment land	48482	31593	655	80730
Within urban area (incl. town centres)	-650	0	0	-650
Outside urban area	-84	377	1598	1891
<b>Total</b>	<b>47748</b>	<b>31970</b>	<b>2253</b>	<b>81971</b>

**Table 11.3 – Potential number of jobs created through permissions**

	B1: Offices and Light Industrial	B2: General Industry	B8: Warehouse and Distribution	Totals
Floorspace permitted (net), 2016-18 (m <sup>2</sup> )	47748	31970	2253	81971

<b>Average Employment Density</b>	11	41.5	80.7	<b>N/A</b>
<b>Potential number of jobs created (net)</b>	<b>4341</b>	<b>770</b>	<b>28</b>	<b>5139</b>

### Available Employment Land

- 11.18 Policy ED4 of the Core Strategy sets out the Council's approach to the allocation of new employment land in the District. The policy sets the general strategy for the allocation of sites to the west of Rayleigh, north of London Southend Airport and south of Great Wakering in the 2014 Allocations Plan and 2014 JAAP.
- 11.19 The Allocations Plan was adopted on 25 February 2014; a site to the west of Rayleigh and a site to the south of Great Wakering have been allocated as new employment sites. In addition the JAAP which was adopted on 16 December 2014 identifies new employment land to the north of London Southend Airport.
- 11.20 The Council, in partnership with neighbouring Councils in South Essex, commissioned GVA to undertake an Economic Development Needs Assessment (EDNA) for South Essex. The purpose of the South Essex EDNA is to assess the economic picture across South Essex, providing an evidenced, guidance-compliant analysis of the economic and employment land opportunities and challenges for both Rochford, and the wider South Essex area, and establishing a strategic, multi-authority strategy for realising the area's economic opportunity. It includes an analysis of both the existing quantity of employment land and future employment needs.
- 11.21 Tables 11.4 and 11.5 provide a statistical summary of the quantity of the office and industrial stock within the District, as set out in the South Essex EDNA 2017. These statistics show that the proportion of available units to total units, asking rents and vacancy trends are generally in line with South Essex averages.

**Table 11.4 – Office Stock (Use Class B1a) Summary Statistics, South Essex EDNA 2017**

	<b>Rochford</b>	<b>South Essex</b>
<b>No. of Units (Total)</b>	73	536
<b>Of Which Available</b>	7	53
<b>Total Floorspace (m<sup>2</sup>)</b>	37694	614594
<b>Of Which Available (m<sup>2</sup>)</b>	1330	26138
<b>Asking Rent (£ pm<sup>2</sup>, 5 yr average)</b>	102	105
<b>Vacancy Rate (% , 5 yr average)</b>	5	4.6
<b>Months on Market (5 yr average)</b>	12.1	16.9

**Table 11.5 – Industrial Stock Summary Statistics (Use Classes B1 (except B1a), B2 and B8), South Essex EDNA 2017**

	<b>Rochford</b>	<b>South Essex</b>
<b>No. of Units (Total)</b>	90	911
<b>Of Which Available</b>	12	122
<b>Total Floorspace (m<sup>2</sup>)</b>	108364	2281234
<b>Of Which Available (m<sup>2</sup>)</b>	7089	1093364
<b>Asking Rent (£ pm<sup>2</sup>, 5 yr average)</b>	49	59
<b>Vacancy Rate (% , 5 yr average)</b>	6.4	5.8
<b>Months on Market (5 yr average)</b>	12.4	15.8

## 12 Retail and Town Centres

### Town Centres

- 12.1 Policy RTC1 of the Core Strategy broadly supports the enhancement and vitality of Rochford, Hockley and Rayleigh town centres. The success of this policy will be indicated by a high proportion of retail uses and new retail development being located in town centres.
- 12.2 Rochford District has three main town centres, as identified in the Core Strategy. Rayleigh is the only settlement in the District classified as a principal town centre, whilst Hockley and Rochford are classed as smaller town centres which cater for more localised needs.
- 12.3 The Council, in partnership with neighbouring Councils across South Essex, have commissioned Peter Brett Associates to produce a South Essex Retail Study. The purpose of the Retail Study is to provide an up to date source of evidence on retail and leisure trends both in Rochford, and across the wider South Essex sub-region, and in doing so, establish the quantity and spatial distribution of retail floorspace that should be provided in the future. An interim ‘topic paper’ was produced in November 2017, and the final report was noted by the Council in July 2018.
- 12.4 The South Essex Retail Study uses the Venuescore ranking system to compare the UK’s top retail destinations including town centres, malls, retail warehouses parks and factory outlet centres. Within Rochford District, Rayleigh, Rochford and Southend Airport Retail Park have been ranked by Venuescore. A comparison of these destinations with other town centres and retail outlets in the sub-region is provided at Table 12.1 below.
- 12.5 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.
- 12.6 Rayleigh is ranked 716<sup>th</sup> by Venuescore, and is described as a District-grade retail centre. Rochford and Hockley are much smaller town centres that serve more localised catchment areas than Rayleigh; Rochford is ranked 1709<sup>th</sup> by Venuescore while Hockley is currently unranked due to its comparatively small catchment and offer. The table below highlights the ranking of District and other local town centres.

**Table 12.1 – Ranking of District and other Local Centres  
(South Essex Retail Study 2018)**

Centre	Market position	Location Grade	Venuescore Rank
intu Lakeside Shopping Centre	Upper Middle	Major Regional	50
Westfield Stratford	Upper Middle	Sub-Regional	30
Chelmsford	Middle	Regional	67

Centre	Market position	Location Grade	Venuescore Rank
Southend-on-Sea	Middle	Regional	88
Basildon	Lower Middle	Regional	97
Grays	Lower Middle	Major District	547
Billericay	Lower Middle	District	629
<b>Rayleigh</b>	<b>Middle</b>	<b>District</b>	<b>716</b>
Canvey Island	Lower Middle	District	943
<b>Airport Retail Park, Rochford</b>	-	-	<b>1,709</b>
<b>Rochford</b>	-	-	<b>2,577</b>

- 12.7 The South Essex Retail Study 2018 will also provide a source of both qualitative and quantitative information about current and future retail trends and will make recommendations for how both retail and leisure development should be planned for in future plan-making both locally and across South Essex. The final report was noted by the Council in July 2018 and it's findings will be used to inform plan-making moving forward.
- 12.8 Policy RTC2 of the Core Strategy deals with the Council's aims regarding the 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; supporting a town centre first approach. The success of this policy will be indicated by a high proportion of retail uses and new retail development being located in town centres.

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

- 12.9 In order to monitor the performance of Policy RTC2, Table 1.2 below sets out the net change to retail (Class A1) floorspace permissioned between April 2016 and March 2018, and the location of such permissions. For the purposes of Table 1.2, 'town centre' is taken to mean the areas covered by the Rochford, Rayleigh and Hockley Area Action Plans respectively.
- 12.10 As not all changes of use to, or from, a retail use require a formal planning consent, the figures contained within Table 1.2 should only be considered an estimation.
- 12.11 Table 12.2 shows that permissions granted over the monitoring period would result in an overall increase in the quantity of A1 floorspace across the District. The change of A1 floorspace within town centres represents a modest increase, suggesting that town centre policies are largely successful, however the majority of new retail floorspace permissioned was in out of centre locations. These locations include a new car

showroom to the west of London Southend Airport, as well as ancillary elements to the Airport Business Park and West Rayleigh housing developments.

**Table 12.2 – Retail floorspace permitted (net), April 2016 – March 2018**

Location	Retail Floorspace Permitted (net) 2016-18 (m <sup>2</sup> )	Of which on Previously Developed Land (m <sup>2</sup> /%)
Town centre	114	100%
Out of centre	1548	4%
<b>Total</b>	<b>1662</b>	<b>10%</b>

### Primary and Secondary Shopping Frontage Areas

- 12.12 There are three Town Centres in the District: Rayleigh, Rochford and Hockley. Rayleigh provides the most comprehensive range of facilities, and is defined as a principal town centre in the local development plan. Hockley and Rochford are classed as smaller centres in the District.
- 12.13 The Core Strategy sets the requirement that the Council produce Area Action Plans for each of the three centres in the District. The three Area Action Plans for the town centres have been adopted and form part of the local development plan. They include policies aimed at retaining suitable levels of A1 retail uses within the primary and secondary shopping frontages of the District's main centres.
- 12.14 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.
- 12.15 The 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. Each area has a designated Primary and Secondary Shopping Frontage Area.

### Rayleigh Town Centre

- 12.16 Policy RTC4 of the Core Strategy sets out the Council's goals for Rayleigh town centre; including improved accessibility, a safe and high quality environment and a range of evening leisure use. With regards to primary and secondary shopping frontages the Rayleigh Centre Area Action Plan 2015 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. At the time of the last survey in 2015, retail (A1) use in the primary shopping frontage was at 63% with secondary shopping frontage at 48%.

### Rochford Town Centre



12.17 Policy RTC5 of the Core Strategy sets out the Council's goals for Rochford town centre; including an enhanced retail offer, a market square area that encourages visitors and improved accessibility. The Rochford Town Centre Area Action Plan sets a general target that 65% of retail (A1) uses should be retained within the defined primary shopping frontage. 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. The Rochford Town Centre 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. At the time of the last survey in 2015, retail (A1) use within the primary shopping frontage was at 69%.

### **Hockley Town Centre**

12.18 Policy RTC6 of the Core Strategy sets out the Council's goals for Hockley Centre; including redevelopment of Eldon Way/Foundry industrial estates, improved connectivity between retail focus and train station and a safe and high quality environment. Whilst recognising the dynamic nature of centres the Hockley Centre Area Action Plan seeks to ensure 75% retail (A1) uses within the primary shopping frontage and 50% retail (A1) uses within the secondary shopping frontage. At the time of the last survey in 2015, retail (A1) use within the primary shopping frontage was at 64%.

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

12.19 Table 12.3 below sets out the net change to financial and professional services (Class A2) floorspace permitted between April 2016 and March 2018, and the general location of these permissions. For the purposes of Table 1.2, 'town centre' is taken to mean the areas covered by the Rochford, Rayleigh and Hockley Area Action Plans respectively.

12.20 As not all changes of use to, or from, a financial or professional service use require a formal planning consent, the figures contained within Table 1.3 should only be considered an estimation.

12.21 Table 12.3 shows that permissions granted over the monitoring period would result in a moderate net reduction in the quantity of A2 floorspace in the District, and that the entirety of this reduction falls within town centres. This is largely as a result of the closure, and subsequent permitted change of use, at the previous NatWest bank in Rochford town centre.

**Table 12.3 – Financial and Professional services floorspace permissioned (net), April 2016 – March 2018**

Location	Financial and Professional Services floorspace permissioned (net), 2016-18 (m <sup>2</sup> )
Town centre	-212
Out of centre	0
<b>Total</b>	<b>-212</b>

**Offices (B1a of Use Class Order)**

- 12.22 Table 1.4 below sets out the net change to office (Class B1a) floorspace permissioned between April 2016 and March 2018, and the general location of these permissions. For the purposes of Table 1.2, 'town centre' is taken to mean the areas covered by the Rochford, Rayleigh and Hockley Area Action Plans respectively.
- 12.23 As not all changes of use to, or from, an office use require a formal planning consent, the figures contained within Table 1.4 should only be considered an estimation.
- 12.24 Table 1.4 shows that permissions granted over the monitoring period would result in a large net increase in B1a floorspace in the District. However, these permissions suggest there is likely to be a significant net reduction in town centre-based office floorspace, where many units have been permitted to convert to other forms of commercial use, whilst a large amount of additional office space will be provided in out of centre locations. This largely reflects the permission granted for a large new business park ('Airport Business Park') comprising predominantly B1 and B2 uses.

**Table 12.4 – Office floorspace permissioned (net), April 2016 – March 2018**

Location	Office floorspace permissioned (net), 2016-18 (m <sup>2</sup> )
Town centre	-701
Out of centre	48240
<b>Total</b>	<b>47539</b>

## 13 Duty to Co-Operate

### Statutory Requirements

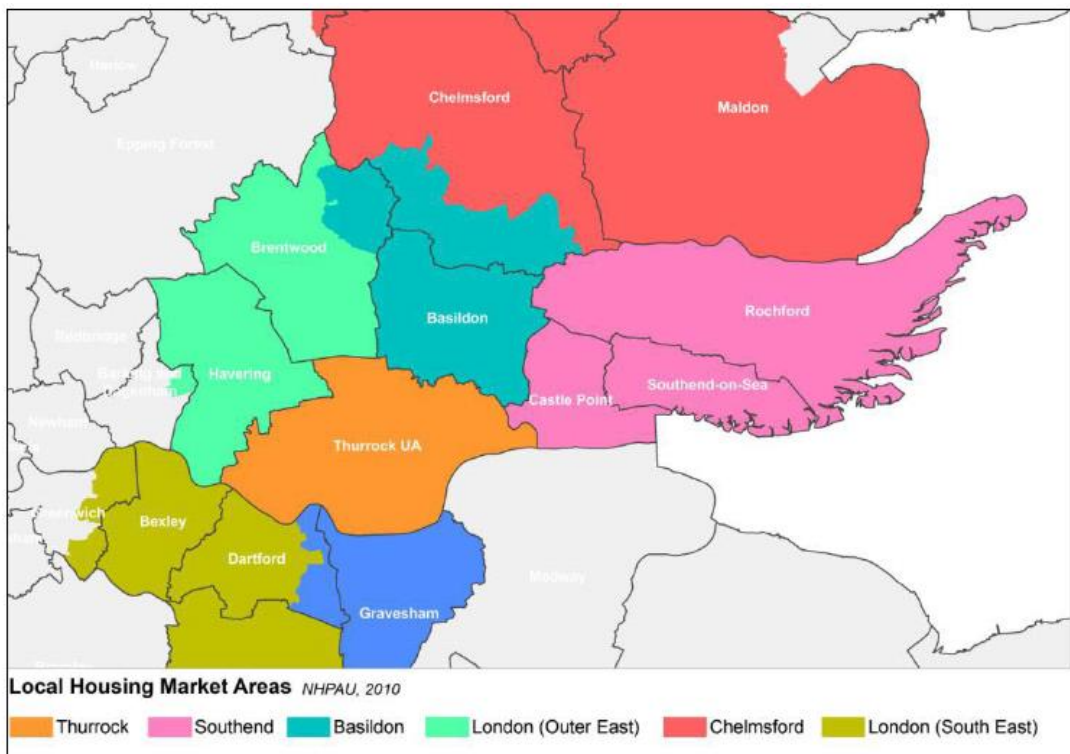
- 13.1 The Localism Act 2011 established a requirement for local planning authorities (LPAs) to co-operate with each other, and with other public bodies, to address strategic planning issues within their area.
- 13.2 The Localism Act specifically requires LPAs to engage constructively, actively and on an on-going basis on strategic planning matters, and consider joint approaches to plan-making where appropriate. This formalised 'Duty to Co-operate' came into force on 15 November 2011.
- 13.3 The NPPF requires that each LPA identifies strategic priorities for the area within their respective local plans, and include strategic policies which aim to deliver these priorities. These strategic priorities are likely to be those issues of greatest relevance to engagement under the Duty to Co-operate, and include:
- The provision of homes and jobs;
  - The provision of retail, leisure and other commercial development;
  - The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
  - The provision of health, security, community and cultural infrastructure and other local facilities; and
  - Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.
- 13.4 The NPPF states that local planning authorities will be expected to demonstrate evidence of having effectively co-operated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. The Duty to Co-operate is a fundamental component of the soundness testing which forms part of the Independent Examination process for a local plan.
- 13.5 The Town and Country Planning (Local Planning) England Regulations 2012 further require that each local planning authority's Authority Monitoring Report provides details of what action has been taken during the monitoring period pursuant to satisfying the Duty to Co-operate.

### Duty to Co-operate Topic Paper 2017

- 13.6 A Duty to Co-operate Topic Paper is being produced which will set out – in greater detail - the measures that Rochford District Council has taken to date to engage with other local authorities and public bodies through the plan-making process pursuant to satisfying the Duty to Co-operate. The Duty to Co-operate Topic Paper was accepted into the Council's evidence base in November 2017.

**Summary of Actions Taken under the Duty to Co-operate (2016-18)**

- 13.7 Rochford District sits within the Thames Gateway South Essex priority area for regeneration, and has strong infrastructure, commercial and employment links to its neighbouring authorities within the South Essex housing market area.
- 13.8 Prior to and throughout the monitoring period, Rochford District Council has sought to constructively, actively and on an on-going basis co-operate with other local authorities and public bodies on strategic planning matters. Some of the mechanisms through which such co-operation has occurred include:
- The preparation of joint strategic evidence;
  - Attendance and participation at regular meetings and workshops on strategic planning matters; and
  - Regular consultation and engagement with other authorities on development plan drafts and larger scale planning applications.
- 13.9 The map below shows Rochford district within the context of the Thames Gateway area.



13.10 Set out below are a list of the measures that Rochford District Council has taken over the period 2016-18 pursuant to discharging its Duty to Co-operate.

**South East Local Enterprise Partnership (SELEP)**

13.11 SELEP is the largest local enterprise partnership outside London and brings together leads from business, education and local government across the four federated areas

of Kent and Medway, East Sussex, South Essex and Greater Essex. SELEP aims to create an enterprising economy by exploring opportunities for and addressing barriers to growth.

13.12 Throughout the monitoring period, Rochford District Council has been an active member of SELEP and officers regularly attend its meetings. To date, SELEP has provided significant financial contributions to help fund specific ambitious projects in and around the District, such as:

- Part funding the costs of setting up a new high-tech business park to the north-west of London Southend Airport
- Part funding improvement schemes to the A127 including the A127/A130 'Fairglen' interchange

13.13 SELEP prepared a Strategic Economic Plan in 2014 for the period 2014-2021. This plan is in the process of being revised.

### **South Essex 2050 and South Essex Joint Strategic Plan (JSP)**

13.14 Rochford District Council, together with Southend-on-Sea Borough Council, Castle Point Borough Council, Basildon Borough Council, Thurrock Council and Essex County Council signed a formal Memorandum of Understanding on 22 March 2017. This Memorandum of Understanding sets out how the above-named South Essex authorities will work together on cross-boundary strategic planning issues, and identified key outputs that this co-operation is expected to deliver. This includes:

- The preparation of joint evidence base documents;
- The preparation of a joint Strategic Planning Framework;
- The preparation of a joint Co-operation Monitoring Report;
- The preparation of a joint Statement of Co-operation; and
- Further MoUs, if and when appropriate.

13.15 A further Memorandum of Understanding was signed by the Council in February 2018, to which Basildon, Brentwood, Castle Point, Essex County, Southend-on-Sea and Thurrock Councils were also signatories. This second MoU set out an intention to establish an Association of South Essex Local Authorities (ASELA), which would form an organisation comprising the signatory local authorities. ASELA will be strategic organisation providing place leadership for South Essex; its aims, as set out in the MOU, are to:

- Provide place leadership;
- Open up spaces for housing, business and leisure development by developing a spatial strategy;
- Transform transport connectivity;

- Support our 7 sectors of industrial opportunity;
- Shape local labour & skill markets;
- Create a fully digitally-enabled place;
- Secure a sustainable energy supply;
- Influence and secure funding for necessary strategic infrastructure;
- Enhance health and social care through co-ordinated planning; and
- Work with and provide a voice for South Essex to the Thames Estuary 2050 Growth Commission and Commissioners.

13.16 As part of this process, the South Essex authorities are committed to the preparation of a Joint Strategic Plan (JSP) to help implement their vision for South Essex. The JSP will provide the strategic framework for the preparation of a new Local Plan, which will provide more detailed local planning policies and perform an essential place-shaping role.

13.17 The JSP will set out the following:

- South Essex Spatial strategy: distribution of growth, town centre hierarchy and setting long term extent of the Green Belt;
- Strategic Areas of Opportunity (SAO) and the role of each;
- Cross-cutting themes: including promoting social cohesion; healthy and inclusive growth; high quality development and design; supporting sustainable development; climate change;
- Overall housing provision, distribution across SAO and housing needs;
- Local industrial strategy priorities and spatial implications (including strategic employment land allocations);
- Strategic transport and infrastructure priorities;
- Natural environment and resources, including green and blue infrastructure;
- Climate change and energy; and
- Implementation and Monitoring Framework.

13.18 The anticipated timescales for the preparation of the JSP are set out in the Council's latest LDS.

### **Other Joint Working Projects**

13.19 In January 2018, a Memorandum of Understanding (MoU) relating to a proposed Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy (RAMS) was signed by the Council, along with Basildon Borough Council, Braintree District Council, Brentwood Borough Council, Castle Point Borough Council, Chelmsford City Council, Colchester Borough Council, Maldon District Council, Southend-on-Sea Borough Council, Tendring District Council and Thurrock Borough Council. This MoU establishes the need to formulate a strategy which identifies mitigation and avoidance

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measures to safeguard environmentally sensitive areas – primarily those protected under Natura 2000 designations – from harm that would otherwise result from recreational activities, particularly in the context of the growth proposed in emerging Local Plans throughout the county. Given the scope for recreational harm to transcend local authority boundaries, there are clear advantages to undertaking this work at a strategic level; as at April 2018, a steering group has met on a number of occasions and surveying work has commenced. The formulation of the RAMS will continue throughout the next monitoring period in order to support plan-making throughout the sub-region.

13.20 A further Statement of Common Ground, presented to the Inspector conducting the examination of the Castle Point Borough Council Draft New Local Plan, sets out a list of key cross-boundary strategic planning matters that the above-named authorities have identified. These include:

- Housing (including provision for Gypsy and Travellers);
- Economic Growth and Employment;
- Retail;
- Green Belt;
- Climate Change;
- Green Infrastructure/Green Grid;
- Transport and Access;
- Health and well-being;
- Minerals and Waste; and
- Communications Infrastructure

### **Housing Matters**

13.21 Rochford District Council falls within the South Essex Housing Market Area (HMA) and has strong links with its neighbouring authorities with respect to housing. Regular meetings are held by the Essex Planning Officers Association (EPOA), South Essex Strategic Planning Officers group, South Essex Heads of Service group and South Essex Members group to discuss strategic housing issues and all of the resultant issues that arise from the need to deliver new homes within this HMA. Key outcomes from these meetings to date include exploring opportunities to deliver a Joint Strategic Plan and working together to prepare joint strategic evidence. The agreed structure for joint working and engagement, as a result of these meetings, is set out in the South Essex Strategic Planning Memorandum of Understanding (MoU).

13.22 Collectively the South Essex authorities are working together to address housing need at the sub-regional level, through exploring options for a mechanism to address any potential unmet housing need across South Essex. In addition RDC will continue its



current approach to work with other authorities outside the South Essex HMA, through individual and group meetings, to discuss cross-boundary issues, including Chelmsford City Council and Maldon District Council in particular.

- 13.23 Co-operation between the five South Essex authorities and ECC in the monitoring period has resulted in comprehensive housing evidence being prepared across the HMA. This includes the South Essex Strategic Housing Market Assessment (SHMA) 2016, and a 2017 SHMA Addendum, and the Gypsy and Traveller Accommodation Assessment (GTAA) 2017. A GTAA topic paper was accepted into the Council's evidence base in November 2017, and the full GTAA report will be considered by the Council in Summer 2018.
- 13.24 Essex County Council has also jointly developed an Independent Living Position Statement in partnership with other Essex Council's Housing teams for Older People and for Adults with Disabilities. The purpose of this strategy is to identify and invest in future need to create attractive, self-contained housing with 24/7 care for those with needs of over six hours a week of care. This evidence has helped inform the SHMA.
- 13.25 Rochford District Council is also an active member of the Essex Countywide Gypsy and Traveller Unit, along with other local authorities across Essex.

### **Economic Growth and Employment**

- 13.26 Rochford District Council has a smaller economy than its neighbouring authorities, and experiences high levels of out-commuting to neighbouring areas, particularly London, Basildon and Southend-on-Sea.
- 13.27 Rochford District Council has worked collaboratively with Southend-on-Sea Borough Council to pursue opportunities to deliver new local job opportunities in the environs of London Southend Airport, within Rochford's local authority area. This collaborative work has included the preparation of the London Southend Airport and Environs Joint Area Action Plan (JAAP) in 2014. Within the monitoring period, outline planning permission has been secured for a new business park, 'Airport Business Park', which will deliver up to 99,000m<sup>2</sup> of mixed-use floorspace to the north of the airport.
- 13.28 Opportunity South Essex (OSE) is a public/private partnership between the five South Essex LPAs, including RDC, and ECC, and business representatives focusing on supporting and lobbying for improvements to support growth of South Essex economy. The South Essex Growth Strategy 2016 seeks to support and promote the diversity and growth of the South Essex economy. RDC is an active part of OSE through the EDM meetings which take place on a regular basis and through the OSE board. This group has overseen SELEP bids for funding (and has been successful in securing monies to support the development of the new business park, and improvements at the Fair Glen Interchange on the A127).
- 13.29 Economic growth and employment is a strategic issue which forms part of discussions at the regular meetings of the South Essex Strategic Planning Officers group, South Essex Heads of Service group and South Essex Members group. A key output from these groups has been the commissioning of strategic evidence to support spatial planning across the sub-region, including a South Essex Economic Development Needs Assessment (EDNA). An EDNA Topic Paper was accepted into the Council's

evidence base in November 2017, and the full EDNA report will be considered by the Council in Summer 2018. This will help inform partnership working with our neighbours, including the development of other evidence such as the SHMA.

### **Retail**

- 13.30 Within the monitoring period, a South Essex Retail Study has been commissioned to undertake a review of the existing retail centres across South Essex, analyse retail spending patterns and consider the need for new retail facilities in the future. This South Essex Retail Study has been finalised and will be considered by the Council in Summer 2018 .
- 13.31 This Retail Study has formed part of the discussions of the regular meetings of the South Essex Strategic Planning Officers group, South Essex Heads of Service group and the South Essex Members group over the monitoring period.

### **Green Belt**

- 13.32 The Metropolitan Green Belt extends eastwards from London and covers the majority of the land area of the five South Essex local authority areas. It was formally introduced in the area as part of the 1982 Essex Structure Plan.
- 13.33 The Metropolitan Green Belt forms a significant constraint to development, with the NPPF requiring development which would be materially harmful to its character and openness be refused, save for a few exceptions or if very special circumstances can be demonstrated.
- 13.34 Within the monitoring period, the Green Belt has formed part of the discussions of the regular meetings of the South Essex Strategic Planning Officers group, South Essex Heads of Service group and the South Essex Members group. It is intended that the Council jointly commissioned a Green Belt assessment with neighbouring Southend Borough Council in 2018.

### **Climate Change and Environment**

- 13.35 Throughout the monitoring period, joint working has taken place with the RSPB in relation to the management and progress of the Wallasea Island Nature Reserve.
- 13.36 A marine plan is also being prepared by the Marine Management Organisation (MMO), with co-operation from Rochford District Council, which will set out priorities and directions for future development within the plan area, inform sustainable use of marine resource and help marine users understand the best locations for their activities. As at April 2018, the marine plan is still under preparation.
- 13.37 Rochford District Council also co-operates with the other Essex coastal local authorities in relation to the Shoreline Management Plan for the area. This co-operation has included, within the monitoring period, attendance and participation at meetings and providing updates and revisions to identified objectives.
- 13.38 With relation to flooding, Rochford District Council has consulted Essex County Council on eligible development proposals throughout the monitoring period, as the

lead local flood authority. Where a response has been provided, this has been integrated into the final decision made.

- 13.39 A Strategic Flood Risk Assessment (SFRA) has been prepared by the South Essex local authorities (excluding Thurrock) to take account of changes to the climate change allowances made by the Environment Agency. The SFRA has been finalised and will be considered by the Council in Summer 2018
- 13.40 In January 2017, the Environment Agency, Historic England and Natural England were all consulted on the Sustainability Appraisal Scoping Report for the new Local Plan.
- 13.41 It is also intended that the Council jointly commission a Landscape Character, Sensitivity and Capacity Assessment with neighbouring Southend Borough Council in 2018.

### **Green Infrastructure/Green Grid**

- 13.42 Within the monitoring period, the playing pitches and other recreational activities has formed part of the discussions of the regular meetings of the South Essex Strategic Planning Officers group, South Essex Heads of Service group and the South Essex Members group. Subsequently a review of the existing Playing Pitch Strategy (PPS) and Built Facility Strategy (BFS) was commissioned and is currently underway between Rochford District Council, Essex County Council and Basildon, Castle Point and Southend-on-Sea Borough Councils.
- 13.43 Similarly the South Essex authorities intend to jointly commission an Open Space and Green Infrastructure Study to inform future partnership working. This study will cover Basildon Borough, Brentwood Borough, Castle Point Borough, Rochford District, and Southend-on-Sea Borough Councils.

### **Transport and Access**

- 13.44 During the monitoring period, Rochford District Council has worked collaboratively with Essex County Council to jointly prepare a highways baseline study looking at the existing highway network within Rochford District. This study formed a topic paper and was accepted into the Council's evidence base in November 2017.
- 13.45 The Council is also in the process of undertaking joint highway modelling work with neighbouring Southend-on-Sea Borough Council to identify and evaluate the vitality and capacity of the highway network in the environs of the Rochford and Southend-on-Sea local authority areas.
- 13.46 The issue of strategic transport and infrastructure is a topic of discussion at the regular meetings of the South Essex Strategic Planning Officers group, South Essex Heads of Service group and the South Essex Members group over the monitoring period.
- 13.47 A Growth and Infrastructure Framework (GIF) was published for the Greater Essex level in March 2017. The GIF discusses strategic matters such as health, education, highways, communications and utilities across Greater Essex.

- 13.48 Regular meetings are held between Rochford District Council, Essex County Council, Southend-on-Sea Borough Council and staff at London Southend Airport as part of the Airport Transport Liaison Group. These meetings focus on finding ways to encourage passengers and manage sustainable use of the airport. Rochford District Council also provided responses to London Southend Airport's consultation on introducing new arrival and departure procedures within the monitoring period.
- 13.49 Collaborative work has continued to take place with Essex County Council and Southend-on-Sea Borough Council pursuant to the 'A127 Corridor for Growth' Study 2014.

### **Health and Well-being**

- 13.50 Healthcare within Rochford District falls under the Castle Point and Rochford Clinical Commissioning Group (CCG). The CCG was consulted on all major planning applications within the monitoring period, to ensure any healthcare contributions needed to mitigate development are identified. Rochford District Council has acted as the recipient for any healthcare contributions triggered within the monitoring period, on behalf of the NHS.
- 13.51 Rochford District Council sits as part of the CCG Strategic Estates Project Board, set up in 2016, and the South East Essex Estates Group. The purpose of these boards is that influence healthcare planning and improve future healthcare provision across the sub-region.

### **Minerals and Waste**

- 13.52 Essex County Council is the minerals and waste planning authority across Essex, including for Rochford District. A Replacement Minerals Local Plan (MLP) was adopted in 2014 and provides planning policies for minerals development up to 2029.
- 13.53 A Replacement Waste Local Plan (WLP) has also been prepared by ECC, in co-operation with Southend-on-Sea Borough Council, which will set out the vision and policies for managing waste development across Essex in the future. The draft WLP was submitted for examination in September 2016 and was adopted in October 2017.

### **Communications Infrastructure**

- 13.54 Superfast Essex is part of the Superfast Britain Programme co-ordinated by Essex County Council. The programme is funded and part-delivered by Broadband Delivery UK (BDUK), BT, Gigaclear and some local authorities. Throughout the monitoring period, improvements to broadband connectivity have been made across the District as part of the programme. It is expected that these improvements will continue throughout 2018/19. The Council is also partnering with its neighbours in a joint LFFN bid to improve broadband connectivity across South Essex.

### **Formal Consultations**

- 13.55 In the period 2016-18, Rochford District Council consulted neighbouring authorities and other public bodies on the following:
- Larger development proposals;

- Sustainability Appraisal Scoping Report consultation – January 2017

13.56 In the period 2016-18, Rochford District Council provided a consultation response to a neighbouring authority or other public body on the following:

- Castle Point Borough Council Local Plan consultation – June 2016
- Department for Communities and Local Government Neighbouring Planning Regulations consultation – October 2016
- Castle Point Borough Council Local Plan examination – November 2016
- London Mayor’s Draft Vision for the City consultation – December 2016
- Southend-on-Sea Borough Council Central Area Action Plan consultation – December 2016
- Basildon Borough Council ‘New and Alternative Sites’ – December 2016
- Essex County Council and Southend Borough Council Draft Waste Local Plan consultation – January 2017
- Department for Communities and Local Government Housing White Paper – July 2017
- Chelmsford City Council Preferred Options Local Plan – July 2017
- Department for Communities and Local Government ‘Planning for the Right Homes in the Right Places’ – September 2017
- London Borough of Havering Planning Policy consultation – September 2017
- Brentwood Borough Council Preferred Site Allocations – March 2018
- Chelmsford City Council Pre-Submission Local Plan – March 2018

13.57 Rochford District Council will continue to request and provide consultation responses to any relevant consultations which emerge in future.

## **14 Section 106 and Planning Obligations**

14.1 Policy CLT1 of the Rochford District Council Core Strategy 2011 sets out that 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. 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.

- 14.2 Through the monitoring period, the Council has secured its planning obligations solely through legal agreements under Section 106 of the Town and Country Planning Act 1990. Section 106 of this Act sets out the basis for, inter alia, the payment of sums to an authority by persons interested in land in the area of that authority in relation to development.
- 14.3 The NPPF sets out the tests that should be met before a planning obligation can be sought from a developer; these ensure any obligations are:
- necessary to make the development acceptable in planning terms;
  - directly related to the development; and
  - fairly and reasonably related in scale and kind to the development.
- 14.4 Planning obligations secured through a Section 106 agreement may include the provision of affordable housing, open spaces or youth facilities, or financial contributions towards education, healthcare or infrastructure improvements in the vicinity of the site. Whether such a contribution is required, and the value of that contribution, is typically determined by the relevant authority, e.g. Rochford District Council, Essex County Council, NHS etc., and has regard to the size of the development being proposed.
- 14.5 At the current time, Rochford District Council does not have in place a Community Infrastructure Levy (CIL). The Council's latest Local Development Scheme estimates adoption of a CIL charging schedule by Winter 2020. Until such time that a charging schedule is in place, the Council will likely continue to secure its planning obligations through legal agreements.
- 14.6 Between April 2016 and March 2018, nine Section 106 agreements were signed with respect to approved developments within the district. The main details of these agreements are provided in Table 14.1:

**Table 14.1 – Summary of new Section 106 agreements, 2016-2018**

Development	Contributions
<p><b>Pond Chase Nursery, Folly Lane, Hockley</b></p> <p>70 dwellings</p> <p>(Planning reference: 15/00599/FUL)</p>	<p>24 units to be affordable (80% affordable rent/20% intermediate split)</p> <p>Education contribution of £206,315 to be made to Essex County Council</p> <p>Healthcare contribution of £23,040 to be paid to Rochford District Council on behalf of the NHS</p> <p>Integration of Sustainable Drainage Systems (SuDs), landscaping, home zone roadway and parking courts in relation to details agreed in the planning application</p>



Development	Contributions
<p><b>Land North of London Road, Rayleigh</b></p> <p>500 dwellings</p> <p>(Planning reference: 15/00362/OUT)</p>	<p>175 units to be affordable (80% affordable rent/20% intermediate split)</p> <p>Education contribution to be made to Essex County Council indeterminable at present due to formulae – new single-form primary school in policy</p> <p>Allotment contribution – may entail £80,000 contribution to Rawreth Parish Council in the event they agree to the transfer of the allotments</p> <p>Highway infrastructure improvements, totalling a £250,000 contribution to Essex County Council and provision of a school footpath, bus service, bus passes and travel plan</p> <p>Integration of Sustainable Drainage Systems (SuDs), sports pitches and open spaces. Commuted sum may be paid to Rochford District Council in the event they agree to the transfer of the sports pitches/open spaces</p> <p>Off-site flooding contribution of up to £200,000</p> <p>Refuse bin contribution to Rochford District Council of up to £84,000</p> <p>Healthcare contribution of £164,581.82 to be paid to Rochford District Council on behalf of NHS</p>
<p><b>Saxon Business Park, Aviation Way</b></p> <p>Business Park to provide up to 99,000m<sup>2</sup> of mixed-use floorspace</p> <p>(Planning reference: 15/00781/OUT)</p>	<p>Integration of Sustainable Drainage Systems (SUDs) in accordance with details agreed at planning application</p> <p>£100,000 contribution to be paid to Rochford District Council towards cycle way improvements between Cherry Orchard Way and Hall Road</p> <p>£175,000 contribution towards improvements to the access and facilities at Cherry Orchard Jubilee Country Park</p> <p>Landowner to construct and lease</p>



Development	Contributions
	<p>educational facilities, including Early Years and Childcare, and at the discretion of Essex County Council, a further educational facility</p> <p>Landowner to provide 2 bus stops and roundabout highway works, as well as financial contributions totalling £400,000 to Essex County Council for highways improvements</p> <p>Developer to agree details with Rochford District Council for the re-homing of Westcliff Rugby Club</p> <p>Strategic green space to be implemented in accordance with the details agreed at planning application</p> <p>Financial contribution towards improvements to Cherry Orchard park</p> <p>Landowner to pay Essex County Council for travel plan</p> <p>Landowner to deliver sustainable business units as part of development</p>
<p><b>Land at Lower Road, Windermere Avenue and Malyons Lane, Hullbridge</b></p> <p>500 dwellings</p> <p>(Planning reference: 14/00813/OUT)</p>	<p>175 dwellings to be affordable (80% affordable rent/20% intermediate split)</p> <p>Public open space, landscaping and play areas to be provided, including £70,000 contribution towards sports facilities in Hullbridge and £150,000 towards the construction of a multi-use games area OR skate park</p> <p>£164,500 contribution towards healthcare, to be paid to Rochford District Council on behalf of NHS</p> <p>£100,000 contribution towards proposed new cycle route 135</p> <p>Contribution to be made towards healthcare; value will be determined at Reserved Matters stage based on housing mix</p> <p>Owner to enter into separate highway improvement agreement with Essex County</p>

Development	Contributions
	<p>Council</p> <p>Developer to provide each dwelling with a Travel Information and Marketing Scheme</p>
<p><b>Three Acres, Anchor Lane, Canewdon</b></p> <p>35 dwellings</p> <p>(Planning reference: 16/00733/FUL)</p>	<p>12 units to be affordable (80% affordable rent/20% intermediate split)</p> <p>Education contribution to be provided to Essex County Council</p> <p>£13,248 contribution towards healthcare improvements, to be paid to Rochford District Council on behalf of the NHS</p> <p>Provision of estate roads must occur prior to any dwellings being occupied</p> <p>£5,880 contribution towards refuse bin provision to be paid to Rochford District Council</p> <p>A 2 metre footway to be provided along the northern side of Anchor Lane and other public transport improvements, comprising bus stops, to be provided pursuant to a separate agreement with Essex County Council</p>
<p><b>Land West of Little Wakering Road, Little Wakering</b></p> <p>120 dwellings</p> <p>(Planning reference: 16/00731/OUT)</p>	<p>42 units to be affordable (80% affordable rent/20% intermediate split)</p> <p>£15,000 contribution to Essex County Council for highway improving comprising bus stops</p> <p>£47,311 contribution towards healthcare improvements, to be paid to Rochford District Council on behalf of the NHS</p> <p>£949,443 contribution towards education improvements, to be paid to Essex County Council</p>
<p><b>Land South of High Street, Great Wakering</b></p> <p>180 dwellings</p>	<p>63 units to be affordable (80% affordable rent/20% intermediate split)</p> <p>£225,666 contribution towards Early Years and Childcare services, to be paid to Essex</p>

Development	Contributions
(Planning reference: 16/00668/OUT)	<p>County Council</p> <p>£659,772 and £668,196 in contributions towards primary and secondary education provision respectively, to be provided to Essex County Council</p> <p>Highway improvements pursuant to a separate agreement with Essex County Council</p> <p>£70,978 contribution towards healthcare, to be provided to Rochford District Council on behalf of the NHS</p>
<p><b>Grange Villas, London Road, Rayleigh</b></p> <p>47 dwellings</p> <p>(Planning reference: 15/00736/FUL)</p>	<p>17 units to be affordable (80% affordable rent/20% intermediate split)</p> <p>£116,851 contribution for education provision, to be provided to Essex County Council</p> <p>£50,000 contribution for highway improvements, to be provided to Essex County Council</p> <p>Other highway improvements as set out in a separate agreement with Essex County Council</p> <p>£45,000 contribution towards improvements at Little Wheatleys playspace</p>
<p><b>Rochford Adult Community College, Rocheway, Rochford</b></p> <p>70 dwellings</p> <p>(Planning reference: 17/00102/FUL)</p>	<p>Vehicle and pedestrian accesses to neighbouring open space must remain available and maintained for the duration of the development</p> <p>Accompanying development (17/00807/FUL – car park and facilities for open space) must be completed prior to phase 2 of the development</p>

14.7 Provided at Appendix D is the Council's latest Section 106 monitoring spreadsheet as at April 2018. This only includes those contributions which are payable to the Council, and therefore does not certain contributions, such as highways or education contributions which would be payable to Essex County Council.



<u>Parish / Town</u>	<u>Planning Application No.</u>	<u>Development Location</u>	<u>Developer/Owner</u>	<u>Date of Agreement</u>	<u>S106 Amount £</u>	<u>RDC Amount £</u>	<u>NHS Amount £</u>	<u>Detail</u>	<u>Date Contribution Received</u>	<u>Purpose of Contribution</u>	<u>Date to be spent by</u>
Rayleigh Town	12/00363/FUL	<b>190 London Road, Rayleigh</b>	Bellway Homes Ltd	01/10/2012	71,015.13	0.00	71,015.13	Healthcare contribution . Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project.	Received 10/8/15	NHS - Money to be held by RDC until the PCT (or other NHS body) requests the contribution . The money will be held for 15 years by the Council.	10/08/2030
Rayleigh Town	12/00363/FUL		Bellway Homes Ltd	01/10/2012	20,000.00	20,000.00	0.00	Rochford District Council Community Facility contribution . To be used on the development of community facilities near the site.	Received 10/8/15	Community Facility near the London Rd Site - No timescales given on spend.	10/08/2030
Rayleigh Town	12/00363/FUL		Bellway Homes Ltd	01/10/2012	1,000.00	1,000.00	0.00	Rochford District Council monitoring administration fee for healthcare contribution	Received 25/09/15		10/08/2030
Rayleigh Town	12/00363/FUL		Bellway Homes Ltd	01/10/2012	3,859.20	3,859.20	0.00	Legal Fees			10/08/2030

Hawkwell Parish	12/00381/FUL	<b>Land at Thorpe Road, Rectory Road and Clements Hall Way, Hawkwell.</b>	W H Royer Building Contractors	17/12/2012	93,378.21	93,378.21	0.00	Rochford District Council Sports Facility contribution	Received 15/10/14	Improvement of Sports Facilities in Hawkwell to be spent on at least two of the following:- 1. Levelling and improving the drainage of 2 football pitches at Clements Hall 2. Providing a new floor surface at the Clements Hall Sports Centre 3. Providing a 3G surface for the multi-use games area at Clements Hall.	No End Date
Hawkwell Parish	12/00381/FUL		W H Royer Building Contractors	18/12/2012	1,000.00	1,000.00	0.00	Finance Monitoring Fee	Received 22/10/2015		No End Date
Great Wakering	12/00252/FUL	<b>Star Lane Brickworks, Star Lane, Great Wakering</b>	Taylor Wimpey UK Limited	26/06/2015	1,000.00	1,000.00	0.00	Rochford District Council monitoring administration fee for healthcare contribution	Received 22/12/2015		11/11/2031
Great Wakering	12/00252/FUL		Taylor Wimpey UK Limited	26/06/2015	28,400.00	0.00	28,400.00	Healthcare contribution. Money received on behalf NHS England. Monies held in a	Received 11/11/16	NHS - Money to be held by RDC until the PCT (or other NHS body) requests	11/11/2026

								designated account until an invoice is received for provision of capital project.		the contribution . The money will be held for 10 years by the Council. Any unexpended funds after this anniversary will need to be paid back to Taylor Wimpey.	
Great Wakering	12/00252/FUL		Taylor Wimpey UK Limited	26/06/2015	25,000.00	25,000.00	0.00	Community Facilities contribution to be paid to RDC on occupation of first dwelling. Money to be held for the provision of a multi-use games area in Gt Wakering. Any unexpanded balance to be returned to Taylor Wimpey after the 15th Anniversary of the payment.	Received 11/11/16	This is to be used for the provision of a multi use games area in Great Wakering. Any unexpended balance is to be returned to Taylor Wimpey on the 15th Anniversary of receipt.	11/11/2031
Great Wakering	12/00252/FUL		Taylor Wimpey UK Limited	26/06/2015	19,488.00	19,488.00	0.00	Contribution of £168 per dwelling for the provision of refuse bins.	Received 11/11/16		11/11/2031



								Payment to be made prior to first occupation.			
Hockley	15/00379/OUT	<b>Bullwood Hall, Hockley</b>	Harrow Estates	18/12/2015	1,000.00	1,000.00	0.00	Rochford District Council monitoring administration fee for healthcare contribution	Received 22/12/15		No Date yet
Hockley	15/00379/OUT		Harrow Estates	18/12/2015	1,346.00	1,346.00	0.00	Legal Fees	Received 22/12/15		No Date yet
Hockley	15/00379/OUT		Harrow Estates	18/12/2015	3,975.00	3,975.00	0.00	Contribution to implement a footpath through the woodland. To be paid upon occupation of 1st dwelling.		To be used to provide a footpath through the woodland between the points marked X and Y on the plan annexed in the agreement. Contribution must be used within 12 months of receipt.	No Date yet as money not received
Hockley	15/00379/OUT		Harrow Estates	18/12/2015	19,740.00	0.00	19,740.00	Healthcare contribution. Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project.		Contribution will be received upon 20th, 40th and 60th dwelling occupancy. The contribution will be used to enhance the Church View GP surgery, known as the Jones Family	No date Yet

										Practice.	
Hockley	15/00379/OUT		Harrow Estates	18/12/2015				"			
Hockley	15/00379/OUT		Harrow Estates	18/12/2015				"			
Hockley	15/00379/OUT		Harrow Estates	18/12/2015	10,080.00	10,080.00	0.00	Contribution of £168 per dwelling for the provision of refuse bins. Payment to be made prior to first occupation.		Contribution will be received in instalments. First instalment when the 20th dwelling is occupied, 2nd upon 40th dwelling occupancy and 3rd upon 60th dwelling occupancy.	No Date yet as money not received
Hockley	15/00379/OUT		Harrow Estates	18/12/2015				"			
Hockley	15/00379/OUT		Harrow Estates	18/12/2015				"			
Rochford	10/00234/OUT	<b>Hall Rd, Rochford</b>	Bellway Homes Ltd	01/07/2013	8,640.00	8,640.00	0.00	Legal Fees	Received 31/01/13		No date yet
Rochford	10/00234/OUT		Bellway Homes Ltd	01/07/2013	1,000.00	1,000.00	0.00	Rochford District Council monitoring administration fee for healthcare contribution	Received 31/01/13		No date yet
Rochford	10/00234/OUT		Bellway Homes Ltd	01/07/2013	383,689.00	0.00	383,689.00	Healthcare contribution. Money received on behalf NHS England. Monies held		The contribution will be received upon occupancy of the	No date Yet

								in a designated account until an invoice is received for provision of capital project.		100th, 200th, 300th and 400th dwelling. It will only be used by the PCT or successor body.	
Rochford	10/00234/OUT		Bellway Homes Ltd	01/07/2013				"			
Rochford	10/00234/OUT		Bellway Homes Ltd	01/07/2013				"			
Rochford	10/00234/OUT		Bellway Homes Ltd	01/07/2013				"			
Rochford	10/00234/OUT		Bellway Homes Ltd	01/07/2013	15,000.00	15,000.00	0.00	Contribution to be paid on occupation of 300th dwelling to assess the levels of nitrogen dioxide at the Sutton Rd/Southend Rd junction.		To assess the Nitrogen levels at the Sutton Rd / Southend Rd junction.	No date yet
Rochford	15/00075/FUL	<b>90 Main Rd, Hawkwell</b>	Marden Homes Developments Limited	28/08/2015	1,557.60	1,557.60	0.00	Legal Fees	27/08/2015		No date yet
Rochford	15/00075/FUL		Marden Homes Developments Limited	28/08/2015	1,000.00	1,000.00	0.00	RDC Finance Monitoring Fee	27/08/2015		No date yet
Rochford	15/00075/FUL		Marden Homes Developments Limited	28/08/2015	37,000.00	37,000.00	0.00	A sum of £37,000 to be paid to RDC towards it Affordable Housing Policy. This will be paid upon occupation of the first dwelling.		Contribution will be used in accordance with the Councils Affordable Housing Policy as detailed in the core strategy.	No date yet

Rochford	15/00075/FUL		Marden Homes Developments Limited	28/08/2015	6,048.00	6,048.00	0.00	Contribution of £168 per dwelling for the provision of refuse bins. Payment to be made prior to first occupation.			No date yet
Rochford	15/00599/FUL	<b>Ponds Chase, Folly lane, Hockley</b>	Persimmon Homes Ltd	01/06/2016	1,373.70	1,373.70	0.00	Legal Fees	23/05/2016		23/05/2026
Rochford	15/00599/FUL		Persimmon Homes Ltd	01/06/2016	1,000.00	1,000.00	0.00	Rochford District Council monitoring administration fee for healthcare contribution	23/05/2016		23/05/2026
Rochford	15/00599/FUL		Persimmon Homes Ltd	01/06/2016	23,040.00	0.00	23,040.00	Healthcare contribution. Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project.		NHS - Money to be held by the Council until requested from NHS England. The funds will be used to improve the capacity of GP surgeries in the vicinity of the site to which residents of the site have reasonable access. Contribution will be kept by the Council until the 10th Anniversary of receipt.	No date yet

										The council will have to return any unspent cash at that point.	
Rawreth	15/00362/OUT	Land North of London Road, Rayleigh	Countryside Properties (UK) Limited	03/06/2016	132,370.00	132,370.00	0.00	Commuted sum to be paid to Rochford District Council to be used for the management and maintenance of transferred sports pitches provided as part of development.			
					80,000.00	80,000.00	0.00	Sum to be paid for the laying out and completion of necessary works by the Parish Council to lay out allotment land for the cultivation of vegetables			

								and plants by residents of the Development.			
					164,581.82	0.00	164,581.82	Healthcare contribution to be used for the provision of capital projects to expand existing or provide new general practitioner medical surgeries that serve or will serve the residents of the development. To be paid prior to the occupation of the 450 <sup>th</sup> dwelling.		NHS - Money to be held by the Council until requested from NHS England. The funds will be used to improve the capacity of GP surgeries in the vicinity of the site to which residents of the site have reasonable access. Contribution will be kept by the Council until the 5th Anniversary of receipt. The council will have to return any unspent cash at that point.	

					84,000.00	84,000.00	0.00	Refuse bin contribution to be used for the provision of refuse bins to the occupiers of the development. To be paid prior to the occupation of any dwelling.		Contribution will be kept by the Council until the 5th Anniversary of receipt. The council will have to return any unspent cash at that point.	
					3,000.00	3,000.00	0.00	Rodent control contribution, up to £3000. Council can request contribution with evidence that it is required.			
Rochford	15/00781/OUT	<b>Saxon Business Park</b>	Henry Boot Developments	06/12/2016	7,500.00	7,500.00	0.00	Legal Fees			No Date Yet
Rochford	15/00781/OUT		Henry Boot Developments	06/12/2016	175,000.00	175,000.00	0.00	To be paid towards improvements to the access and facilities of Cherry Orchard Country Park prior to first occupation of any commercial unit.		Works must be commenced within 5 years from the date of receipt. If not, the council must return the contribution with interest to the owner.	No Date yet as money not received



Rochford	15/00781/OUT		Henry Boot Developments	06/12/2016	100,000.00	100,000.00	0.00	The owner will pay towards a cycleway between Cherry orchard Way and Hall Rd.	30/01/2017	Works must be implemented within 2 years of receipt of payment. The contribution is for works at the Butterly Bridge Bypass.	30/01/2019
Rawreth / Hullbridge	14/00813/OUT	Land at Lower Road, Windermere Avenue and Malyons Lane, Hullbridge	Southern & Regional Developments Limited	18/01/2017	70,000.00	70,000.00	0.00	For the improvement of sports facilities in Hullbridge, specifically at Pooles Lane sports ground. To be paid before the occupation of the 50 <sup>th</sup> dwelling		Any unspent balance can be refunded after the expiry of 10 years from receipt.	No Date as money not received yet.
					150,000.00	150,000.00	0.00	To be used for the construction of a multi-use games area or skate park on land near development. To be paid before the occupation of the 50 <sup>th</sup> dwelling		Any unspent balance can be refunded after the expiry of 10 years from receipt.	No Date as money not received yet.
					164,500.00	0.00	164,500.00	Healthcare contribution, to be used for the provision or improvement of		To be held on behalf of NHS who can request its release for the provision of	No Date as money not received yet.

								primary healthcare facilities serving the site		a capital project. Any unspent balance can be refunded after the expiry of 10 years from receipt.	
					100,000.00	100,000.00	0.00	Cycle route improvement works comprising the provision of new cycle route '135' (Stock to Southend). To be paid prior to the occupation of the 100 <sup>th</sup> dwelling.		Any unspent balance can be refunded after the expiry of 10 years from receipt.	No Date as money not received yet.
Canewdon	16/00733/FUL	<b>Three Acres, Anchor Lane, Canewdon</b>	Dove Jeffery Homes Limited / Anthony Stephen Hines	27/03/2017	3,000.00	3,000.00		Legal Fees	17/03/2017		
Canewdon	16/00733/FUL		Dove Jeffery Homes Limited / Anthony Stephen Hines	27/03/2017	13,248.00		13,248.00	Contribution will be made towards expansion of local doctors surgeries in respect of increased demand.		A contribution will be made upon 1st occupation for the provision of capital projects of NHS England specifically relating to the Greensward Surgery and/or Ashingdon Medical	No Date as money not received yet.

										Centre.	
Canewdon	16/00733/FUL		Dove Jeffery Homes Limited / Anthony Stephen Hines	27/03/2017	5,880.00	5,880.00		Contribution of £168 per dwelling for the provision of refuse bins. Payment to be made prior to first occupation.			No Date Yet.
Great Wakering	16/00668/OUT	<b>Land South of High Street, Great Wakering</b>	Swan Hill Homes	19/07/2017	1,804.80	1,804.80		Legal Fees	Received		
Great Wakering	16/00668/OUT		Swan Hill Homes	19/07/2017	1,000.00	1,000.00		Monitoring Fees	?		
Great Wakering	16/00668/OUT		Swan Hill Homes	19/07/2017	70,978.00		70,978.00	Healthcare contribution received on behalf of NHS England. To be paid prior to the occupation of the first dwelling. To be held by RDC until invoice received from NHS England or successor body for capital project		Contribution towards healthcare provision within vicinity of site	No date yet as money not received
Great Wakering	16/00731/OUT	<b>Land West of Little Wakering Road, Little Wakering</b>	Cogent Land LLP	10/10/2017	2,500.00	2,500.00		Legal Fees	Received		

Great Wakering	16/00731/OUT		Cogent Land LLP	10/10/2017	47,311.00		47,311.00	Healthcare contribution received on behalf of NHS England. To be paid prior to the occupation of the first dwelling. To be held by RDC until invoice received from NHS England or successor body for capital project		Contribution towards healthcare provision within vicinity of site	No date yet as money not received
Rayleigh Town	15/00736/FUL	<b>Grange Villas, London Road, Rayleigh</b>	Silver City Estates Limited	11/08/2017	3,162.80	3,162.80		Legal fees	Received 04/07/2018		
					45,000.00	45,000.00		Community facility contribution for overhaul and upgrade to Little Wheatleys play space		A contribution of £45,000 is to be made towards the upgrade and overhaul of Little Wheatleys play Space. Contribution will be paid prior to the first dwelling being occupied.	No date specified in the agreement

Rochford	17/00102/FUL	<b>Rochford Adult Community College, Rocheway, Rochford</b>	Essex Housing (Essex County Council)	23/03/201 8	1,036.80	1,036.80		Legal fees			
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