

Rochford District Council



Authority Monitoring Report 2018 - 2019



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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 to the west and south. The District also shares marine boundaries with Maldon and Chelmsford local authority areas to the north.
- 1.2 Rochford benefits from regular 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 South Essex and beyond, including via onward connections to the A12, A13 and M25. Rochford is also home to the regionally important 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 important sites for wildlife principally along its coastline 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 at that time was 83,287. A breakdown of this figure into sex is 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).

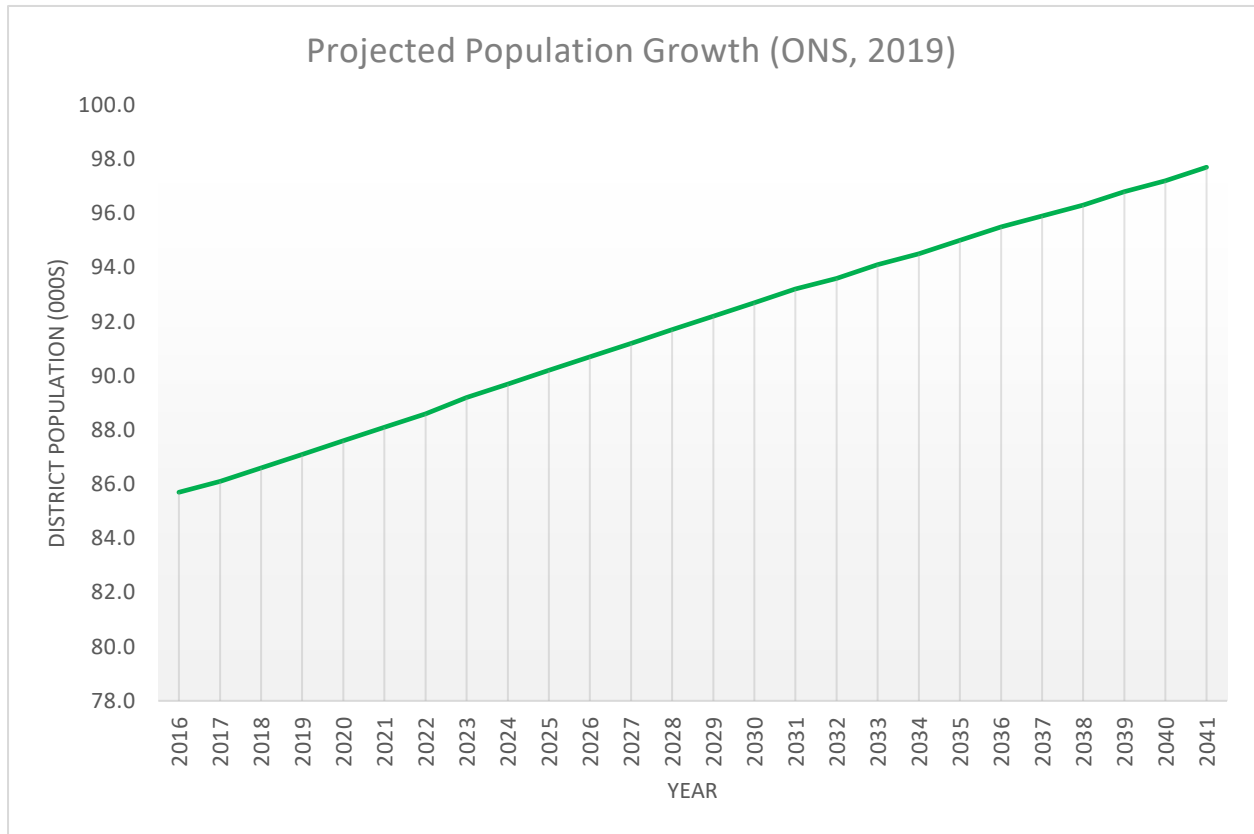
	<i>2011 Census</i>	<i>2017 ONS Estimates</i>
Total Population	83,287	86,200
Of which male	40,787	42,200
Of which female	42,500	44,000

- 1.6 Statistics from ONS indicate that population density in Rochford is slightly higher than the average for the rest of Essex, being 509 persons per square kilometre, compared to 424 persons per square kilometre.

Population Growth

1.7 The population of the District is predicted to continue to grow in the future. ONS have published population growth projections up to 2041, which are based on observed rates of births, deaths and migration. These statistics suggest that by 2031, the population of the District is expected to grow to 93,200, and to 97,700 by 2041.

Table 1.1 – Rochford District Projected Population Growth (ONS, 2019)



1.8 Table 1.2 shows that the population of Rochford District is expected to increase by around 14% between 2016 and 2041. The population increase for Essex is expected to be greater relative to the District, around 17.5% by 2041. The population increase for England is expected to be lower relative to the District, around 12.1% by 2041.

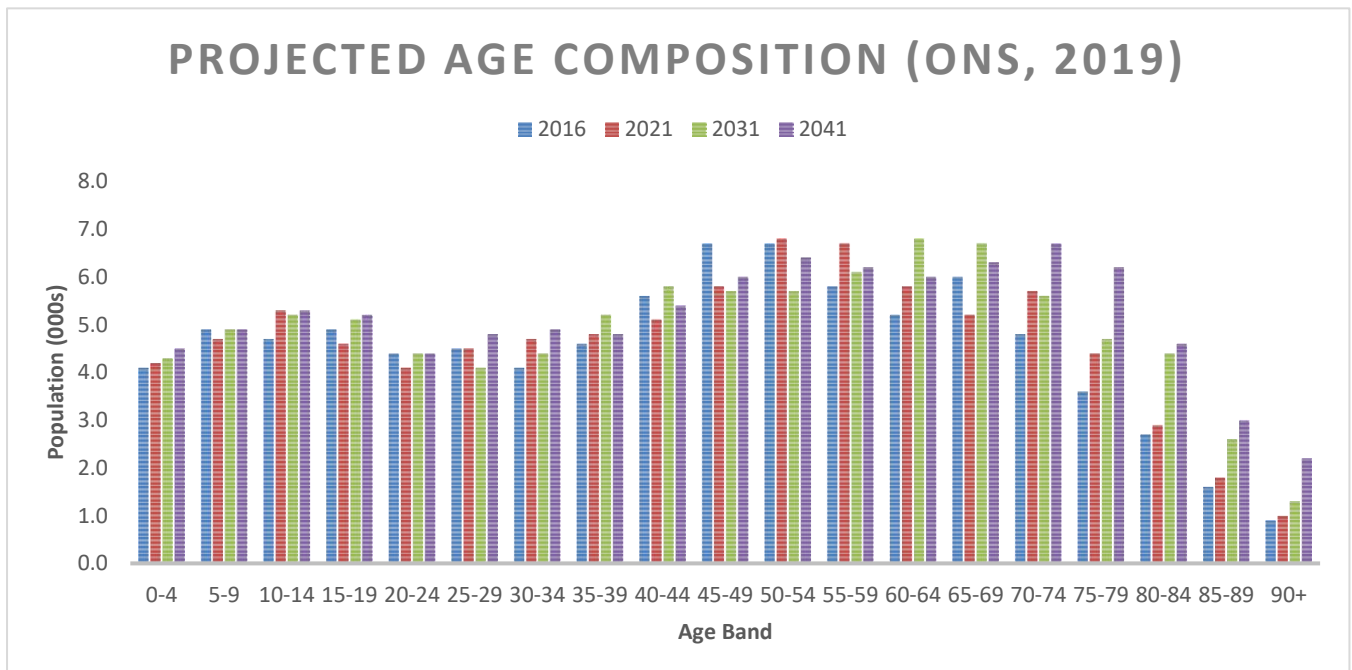
Table 1.2 – Projected changes to population, 2016-2041 (ONS, 2019)

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

Age Composition

1.9 The age composition of the District’s population is also predicted to undergo significant changes 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.

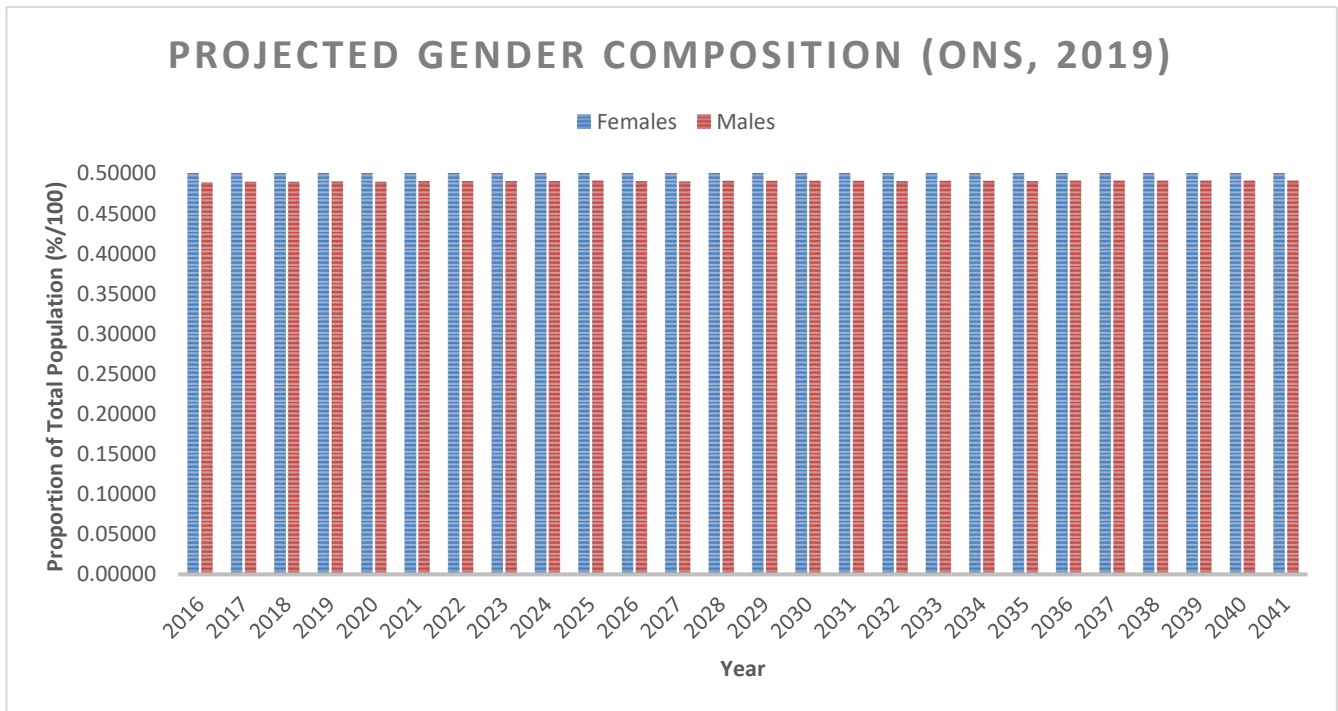
Table 1.3 – Projected Age Composition Population of Rochford District (ONS, 2019)



Gender Composition

1.10 The proportion of females to males in the District is around 51:49 which is expected to remain relatively stable into the future by 2041. This is line with regional and national trends.

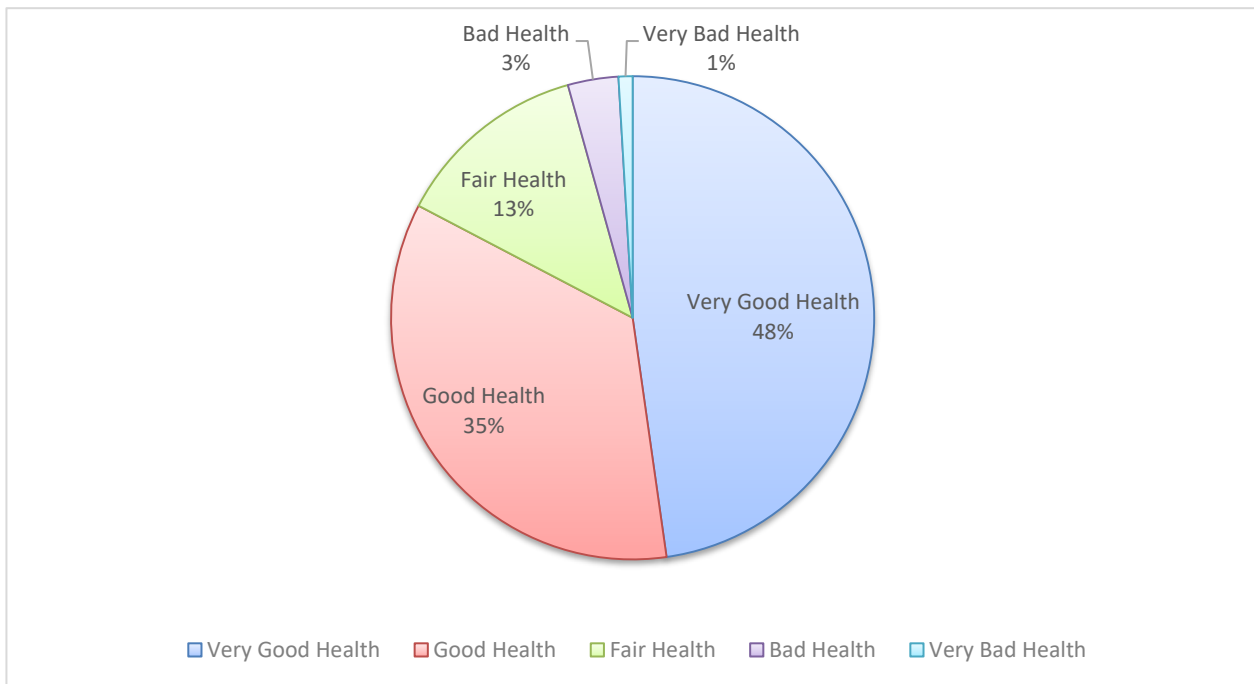
Table 1.4–Projected Gender Composition Population of Rochford District (ONS, 2019)



General Health

- 1.11 In the 2011 Census, 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. This is generally similar to Essex and England averages.
- 1.12 The Rochford and Castle Point Health and Well-being Strategy 2019-21 identifies that local levels of child obesity, winter-related deaths and cardiovascular disease are lower than the national average.

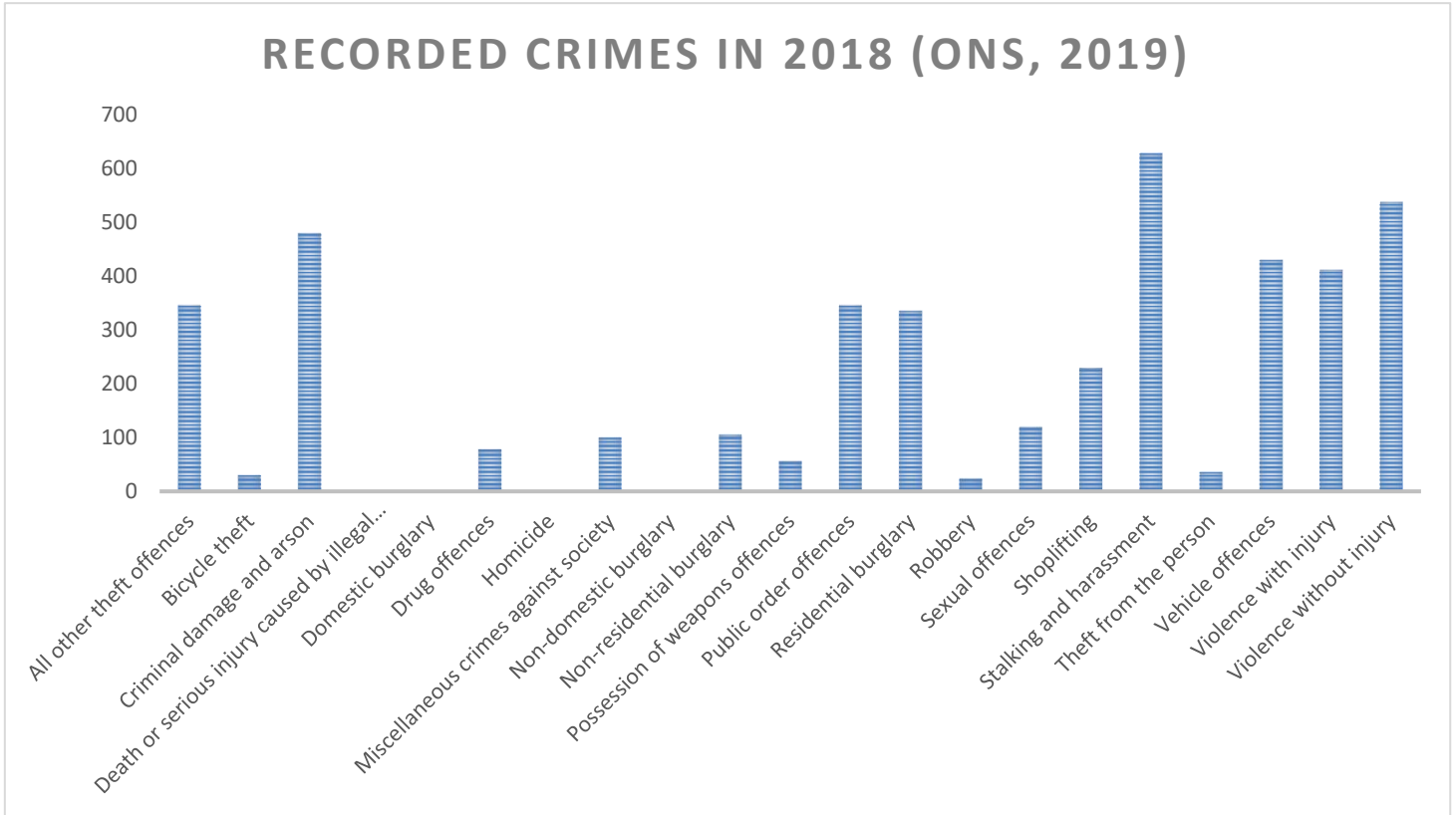
Table 1.5 –General Health Rating, UK Census (ONS, 2011)



Crime Statistics

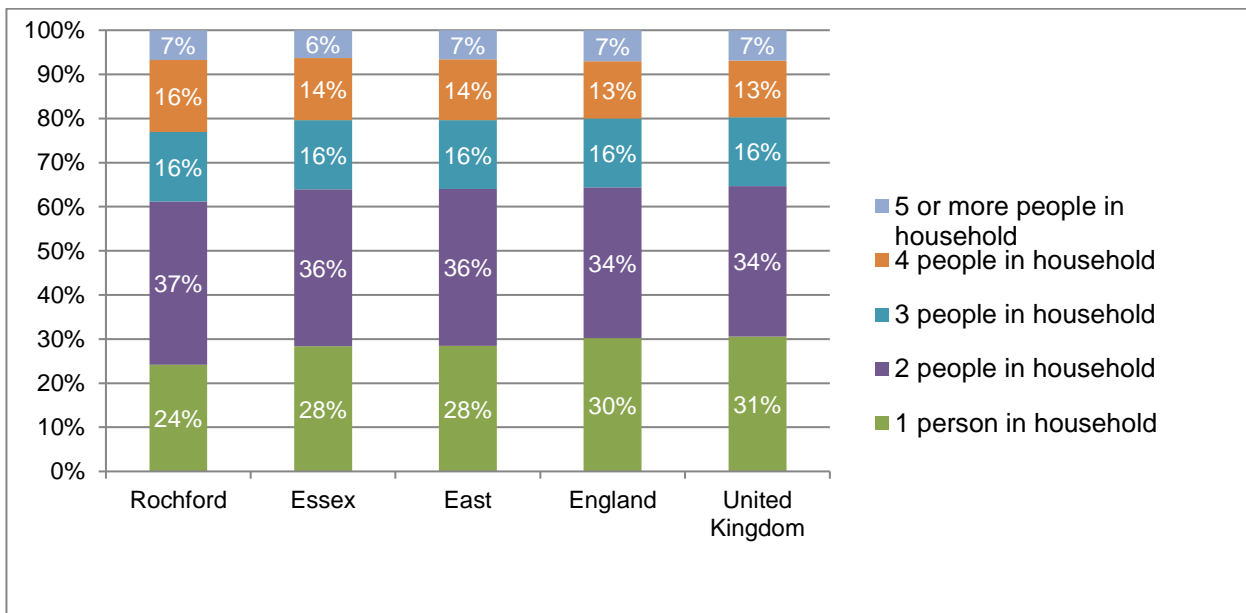
- 1.13 In 2018, crime incidents in the District totalled 3,812 recorded incidents, excluding those related to fraud. Over a quarter of these recorded incidents were theft or burglary offences (1,103). The total number of crimes recorded in Rochford District increased by 12% relative to 2017 levels where there was a total of 3,417 crimes recorded. The type of crime that has seen the greatest increase in incidents since 2017 is non-domestic burglary which has increased by 60%. The type of crime that has seen the greatest decrease since 2017 is robbery, which has decreased by 17% over that period.
- 1.14 Despite the modest increase in crime incidence since 2017, Rochford District remains much lower than national and regional averages in terms of the incidence of crime.

Figure 1.6 – Number of recorded crimes for headline offences 2018 in Rochford District



Household Sizes

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



- 1.15 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.
- 1.16 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.
- 1.17 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

- 1.18 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.
- 1.19 All 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.
- 1.20 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.
- 1.21 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.
- 1.22 The settlement hierarchy is as follows:

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

- 1.23 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.
- 1.24 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.
- 1.25 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.
- 1.26 The District has a strong historic character, including being home to 328 Listed Buildings, 10 Conservation Areas and 6 Scheduled Ancient Monuments.
- 1.27 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 the preparation of a Local Development Framework (LDF), following the introduction of the Planning and Compulsory Purchase Act in 2004. The current local development plan consists of several planning policy documents, including a Local Development Scheme (LDS), a Statement of Community Involvement (SCI), a Core Strategy, as well as number of other 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 have since been made which will need to be reflected as the Council progresses with its development plan review.

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 will 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.
- 2.4 The Council expects to consult on 'addendums' to its existing SCI in Summer 2019. The addendums relate to neighbourhood planning, data protection and the South Essex Plan respectively.

Local Development Scheme

- 2.5 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 (the South Essex Plan). The LDS also sets out a projected timescale for the introduction of a Community Infrastructure Levy (CIL) in the District.
- 2.6 The Council last revised its LDS in February 2019 to reflect its commitment to the preparation of the South Essex Plan and changes to other projected timescales for its development plan review. The current timetable for the preparation of development plan documents is set out below.
- 2.7 The Council will continue to revise its LDS to reflect any subsequent changes to its plan-making timetable.

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

Stage	Target Date
Issues and Options Document public consultation (Regulation 18)	Was held between December 2017 and March 2018
Preferred Options Document public consultation (Regulation 18)	October / November 2019
Proposed Pre-Submission Document public consultation (Regulation 19)	October / November 2020
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 (South Essex Plan)*

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

*This timetable is likely to be revised shortly to reflect an agreed change in approach

Core Strategy

- 2.8 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.
- 2.9 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. This review has now taken the form of preparing a new Local Plan for the District.

- 2.10 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.
- 2.11 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

- 2.12 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.
- 2.13 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

- 2.14 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)

- 2.15 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)

- 2.16 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)

- 2.17 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)

- 2.18 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)

- 2.19 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

- 2.20 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

- 2.21 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)

- 2.22 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.
- 2.23 As part of this process, the South Essex authorities are committed to the production of a Joint Strategic Plan ('the South Essex Plan') 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.
- 2.24 The South Essex Plan 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.
- 2.25 The South Essex Plan is expected to define 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.
- 2.26 The anticipated timescales for the preparation of the JSP are set out in the Council's latest LDS.

New Local Plan

- 2.27 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 several 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.

- 2.28 The preparation of the new Local Plan will be a three-stage process and will be informed by a range of evidence. There are several 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.
- 2.29 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 Statement¹, available on the Council website.
- 2.30 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.
- 2.31 The comments received in this consultation have been summarised as part of a Feedback Report² with an initial response provided. These comments will help to inform the next stages of the new Local Plan. The projected timescales for these further stages are set out in the Council's adopted LDS.

Neighbourhood Plans

- 2.32 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.
- 2.33 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 Plan³.

¹ https://www.rochford.gov.uk/sites/default/files/planning_ee_consultationstatement.pdf

² <https://www.rochford.gov.uk/issues-and-options-document-feedback-report-2018>

³ <http://www.essexinfo.net/canewdon-parish-council/neighbourhood-plan/>

- 2.34 As of April 2019, no other neighbourhood plan areas have been designated within the District.

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 2019, 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.
- 3.4 **The Council's position with regard to housing land supply is set out in the accompanying Housing Land Supply Position Statement 2019.** 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 2019) which includes an assessment of the five-year supply of land.

Planning Permissions and Completions 2018-2019

- 3.8 Appendix A sets out a breakdown of the sites where completions occurred between April 2018 and March 2019.

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 2019	1,419 dwellings
Remaining requirement	2,329 dwellings

Loss of Residential to Non-Residential Uses

- 3.10 3.10 Table 3.2 details the number of dwellings that were lost to non-residential uses between April 2018 and March 2019.

Table 3.2 – Dwellings Converted into Non-Residential Uses

Dwellings converted into non-residential uses, April 2018 - March 2019	0 dwellings
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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 2018 and March 2019. 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 2018 and 2019 show that windfall sites have made a positive contribution to the District’s housing supply in the last year, 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 2019.

Table 3.3 – Dwelling completions on windfall sites (net), 2018-2019

Windfall Development	Net Dwelling Completions
Dwellings completed (2018-2019)	65
Dwellings outstanding (at March 2019)	288

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 In respect of affordable housing, it is evident that updates to the NPPF seek to provide some clarity on a number of issues including reiterating the definition of affordable housing (as in Annex 2 of the Framework) and setting out how authorities should calculate and plan to meet the need for affordable housing in their area. In particular, the guidance advocates bringing forward affordable rural exception sites through a collaborative approach between landowners, authorities, parish councils and community land trusts.
- 3.18 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 2018 and March 2019, there were 56 (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.

Local Housing Market Trends

Market Sales

- 3.19 Nationally, house prices have continued to grow, although at a slower rate since April 2013. The average house price as at September 2019 was £232,574⁴. Activity levels and price growth are expected to remain subdued while the current period (at the time of writing this report) of economic uncertainty persists.
- 3.19 The table below shows that locally, South Essex house prices have fallen apart from those in the Rochford District which have seen an increase by 2.33% between August 2018 and August 2019, with an average house price at £387,805⁵.

Table 3.4 – Overall Change in Average House Prices August 2018 – August 2019⁶

LA	London	Southend	Thurrock	Basildon	Castle Point	Rochford
Aug 2018	578,125	327,148	301,817	343,460	339,069	378,993
Aug 2019	570,234	326,202	295,687	333,660	334,175	387,805
CHANGE	-7,891	-946	-6,130	-9,800	-4,894	8,812
%	-1.36%	-0.29%	-2.03%	-2.85%	-1.44%	2.33%

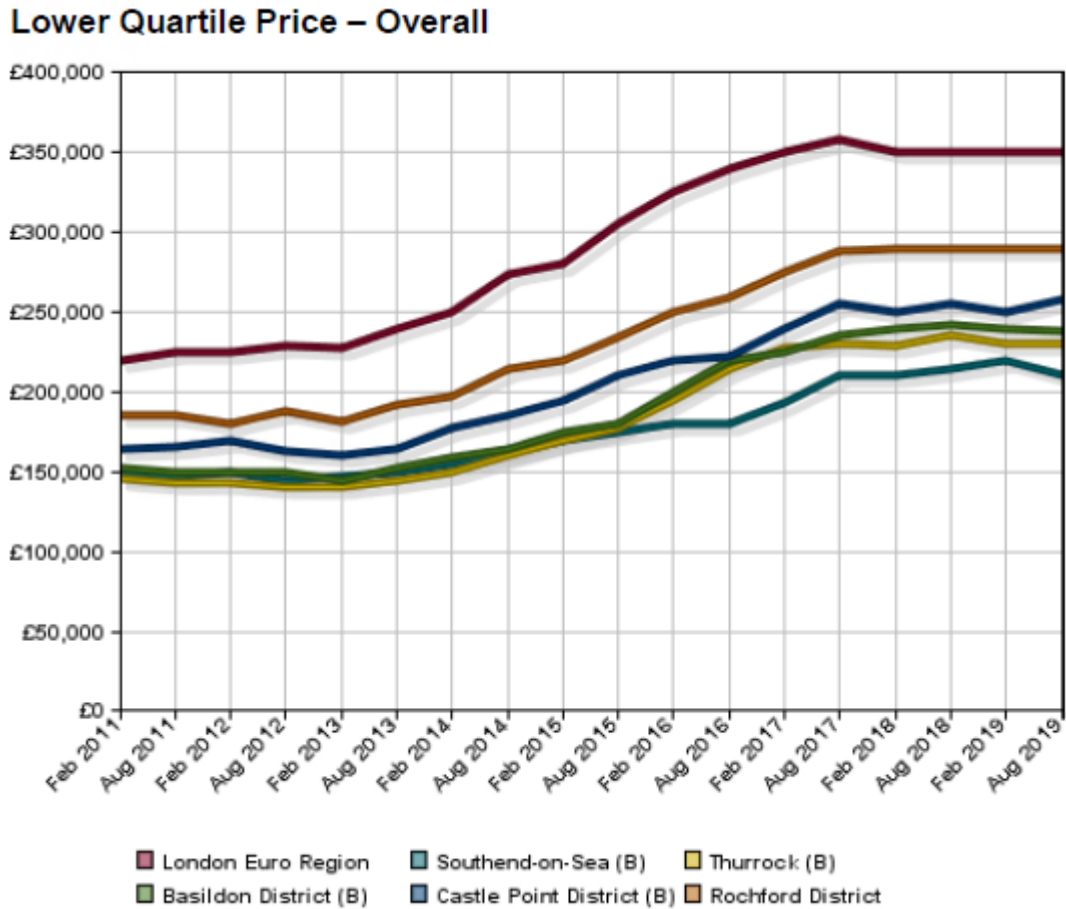
- 3.20 The chart below in Table 3.5 further analyses South Essex property prices since 2011, showing a steady recovery from February 2013. It illustrates how house prices (all house types) in Rochford District have significantly increased from February 2013 to August 2017 with the highest growth in South Essex at £105,000 where prices then remained stable through to August 2019 where the lower quartile property price was £290,000.

⁴ South Essex Housing Market Trends Quarterly Report October 2019 – South Essex Housing Group

⁵ South Essex Housing Market Trends Quarterly Report October 2019 – South Essex Housing Group

⁶ South Essex Housing Market Trends Quarterly Report October 2019 – South Essex Housing Group

Table 3.5 – Lower Quartile Price Overall⁷



3.21 Table 3.6 below further illustrates how property prices in Rochford District by property bed size compares to other South Essex Local Authority areas.

Table 3.6 – Lower Quartile Price of Property by Bed Count⁸

Lower Quartile Price of Property by Bed Count (August 2019)

	Southend	Thurrock	Basildon	Castle Point	Rochford
1 bed Prices (Flat)	130,000	140,000	139,500	145,500	145,000
2 bed Prices (Flat)	175,000	180,000	180,000	175,000	200,000
2 bed Prices (House)	240,000	246,917	240,000	246,000	272,125
3 bed Prices (House)	280,000	279,246	258,750	275,000	300,000
4 bed Prices (House)	385,000	350,000	383,250	350,000	386,000

⁷ South Essex Housing Market Trends Quarterly Report October 2019 – South Essex Housing Group

⁸ South Essex Housing Market Trends Quarterly Report October 2019 – South Essex Housing Group

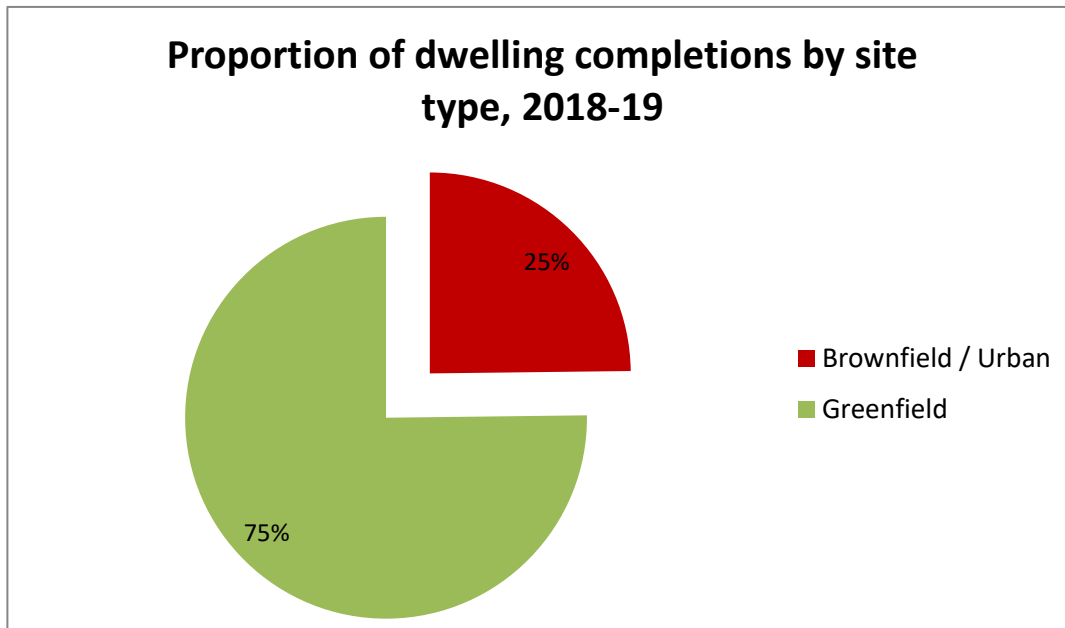
Market Rents

- 3.22 Figures indicate that the cost of private renting in Rochford District has increased. As of August 2019, a one bedroom flat in Rochford District was demanding a weekly rent of £159 compared to £150 in February and May 2019. There remains a significant gap between private renting and the Local Housing Allowance (Housing Benefit), a deficit of £42.
- 3.23 1-bedroom properties let as an Intermediate Rent (20% below market rent) through Registered Providers (housing associations) in Rochford District are also experiencing a deficit (£10) between Local Housing Allowance and the weekly rent.
- 3.24 Private renting is therefore unaffordable for those relying on Universal Credit and not having access to any other source of income.
- 3.25 It is, however, cheaper to rent privately than buying an average resale property in South Essex. The same applies to buying a new build property i.e. it is cheaper to rent, apart from Castle Point where it is more expensive to rent.

Greenfield Land and Previously Developed Land (PDL) Development

- 3.26 The NPPF, as revised in January 2019, 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.'
- 3.27 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.
- 3.28 Policy H1 confirms that the Council will prioritise the use of appropriate previously developed (brownfield) land within existing settlements, where possible.
- 3.29 Between April 2018 and March 2019, 197 dwellings were completed on greenfield sites (75% of total), compared to 65 dwellings on brownfield/urban sites (25%). Figure 3.4 shows the proportion of dwelling completions (gross) on both brownfield/urban and greenfield sites in Rochford District in 2018-19.
- 3.30 The majority of dwelling completions occurred on greenfield sites over the monitoring period. This largely reflects the significant contributions made to housing delivery by the development of Land West of Oak Road And North of Hall Road Rochford and Pond Chase Nursery Folly Lane Hockley. The majority of dwellings delivered on greenfield land in the same period was as part of the West Rochford and West Hockley residential allocation.

Figure 3.4: Proportion of dwelling completions by site type, 2018-19



Dwelling

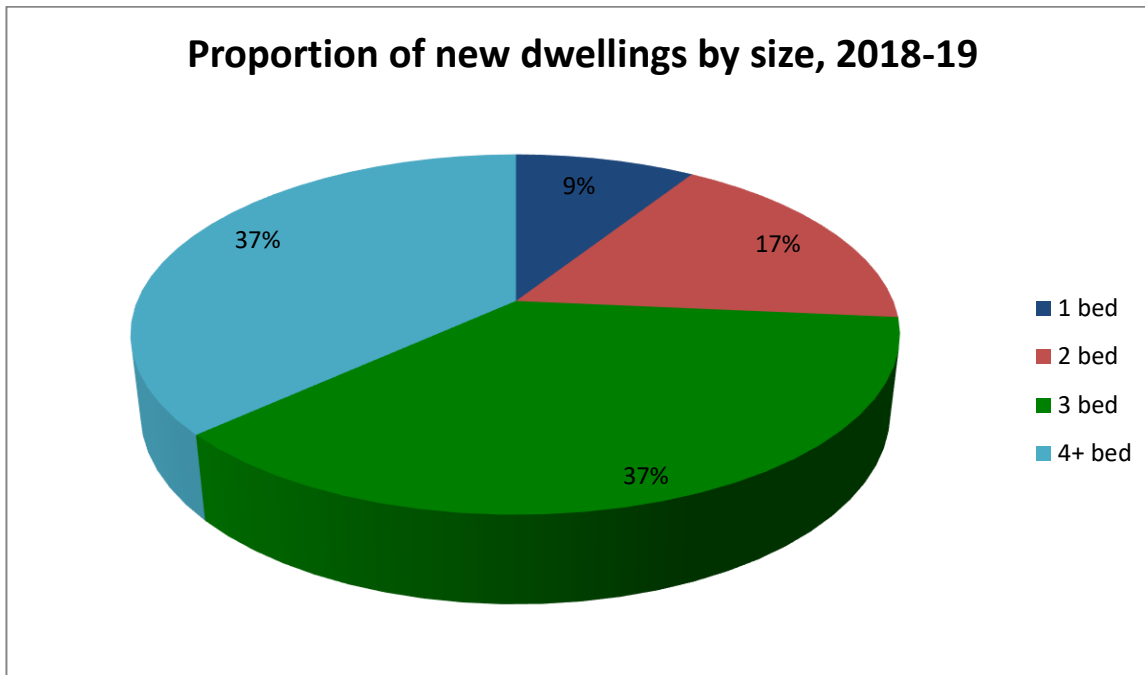
Types

- 3.31 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.
- 3.32 Table 3.5 provides a breakdown of the size of dwellings completed in the district in 2018-19, on schemes delivering 10 homes or more, where known. Number of dwelling completions have been based on NHBC returns to the Rochford District which are considered to give an overall reflection of the breakdown of dwellings completed generally. It demonstrates that the most common size of dwelling being delivered in the District is a 3 and 4 plus-bed home. Whilst the proportion of 1-bed and 2-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, 2018-19

	Dwelling Size (No. of bedrooms)			
	1	2	3	4+
Number of known completed dwelling size (gross), 2018-19	14	27	57	57
Percentage of total completed dwellings, 2018 -19	9%	17%	37%	37%

Table 3.6 – Proportion of dwelling completions by size, 2018-19



Lifetime Homes

- 3.33 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.
- 3.34 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.
- 3.35 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.
- 3.36 The Council does require new residential units to comply with the Nationally Described Space Standards⁹ which provide guidance on minimum gross floor areas, bedroom floor areas, ceiling heights and storage space.

⁹https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard____Final_Web_version.pdf

Major and Minor Schemes

- 3.37 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.
- 3.38 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.
- 3.39 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, 2018-19

Major and Minor Schemes, 2018-19	Minor Schemes	Major Schemes
Dwelling completions (net)	52	209

- 3.40 Most dwellings completed in 2018-19 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

- 3.41 There are several factors which need to be considered when determining the appropriate density for a residential development site. However, in most 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.

Land Availability Assessments

- 3.42 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. Reviews have been undertaken in 2012 and more recently with the Strategic Housing and Economic Land Availability Assessment (SHELAA) in 2017. The SHELAA will form an important part of the evidence base for the Council's new Local Plan, examining the suitability, availability and achievability of land in the District to meet identified development needs. It will be kept under review and updated periodically to reflect the availability of new evidence and changes to both local and national policy, which could impact on the appropriateness of sites for meeting needs. The purpose of the SHELAA is only to guide and inform the plan-making process; the SHELAA will not allocate sites for development, nor will it set specific policies.
- 3.43 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.

- 3.44 A new Strategic Housing and Employment Land Availability Assessment (SHELAA) (2017) was published in December 2017, along with an anticipated housing trajectory. The Council is planning to undertake an update to its SHELAA later in 2019 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

- 3.45 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.
- 3.46 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 to 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 65 individuals recorded on the Council's register.

Gypsy and Traveller Sites

- 3.47 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.
- 3.48 As of April 2019, there are seven private Gypsy and Traveller sites in the District providing a total of 8 pitches or plots. Two other sites have temporary permissions providing a total of 2 pitches or plots. There are an additional 12 pitches or plots across six sites that are unauthorised and not tolerated.
- 3.49 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.
- 3.50 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.

- 3.51 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.
- 3.52 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.
- 3.53 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.
- 3.54 As of March 2019, the Council's allocated site for Gypsy and Traveller occupation, at Michelins Farm (Policy GT1), has not been delivered.
- 3.55 Table 3.9 below shows the location of all the authorised Gypsy and Traveller sites in the district as at April 2019.

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	3	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), 2018-19

REFERENCE	ADDRESS	STATUS
14/00748/FUL	8 Willow Close Rayleigh	Completed
16/00732/FUL	Land Rear of 103 High Rd Rayleigh	Completed
16/00496/FUL	Land Adjacent 6 Bosworth Close, Hawkwell	Completed
15/00207/FUL	Wadham Park Farm Church Road Hockley	Completed
15/00357/DPDP3M	Barn North Of Crouchmans Business Yard Poynters Lane Great Wakering	Completed
15/00538/DPDP3M	Gore Farm Gore Road Ballards Gore	Completed
14/00872/FUL	3 Burrows Way, Rayleigh	Completed
15/00814/FUL	200 Main Road Hawkwell	Completed
15/00599/FUL	Pond Chase Nursery Folly Lane Hockley	Under Construction
15/00855/FUL	6 North Street Rochford	Completed
16/00244/DPDP3M	Agricultural Building Loftmans Farm Creeksea Ferry Road Canewdon	Completed
16/00183/REM /17/00582/FUL	Land West Of Oak Road And North Of Hall Road Rochford	Under Construction
15/00927/FUL	1 Plumberow Avenue Hockley	Completed
16/01014/FUL	Land rear of 20 Southend Road, Gladstone Road, Hockley	Completed
16/01037/FUL	28 Cheapside East, Rayleigh SS6 9JU	Completed
16/01022/FUL	Land rear of 29 Malting Villas Road, North Street, Rochford	Completed
16/01044/FUL	110 High Street, Great Wakering	Completed
16/01204/FUL	Land rear of 59 Rawreth Lane Rayleigh	Completed
17/00083/FUL	Golf Driving Range Adjacent 33A Aldermans Hill Hockley	Completed
17/00105/FUL	19 Hillcrest Road Hockley SS5 4QB	Completed
16/01085/FUL	44 York Road Ashingdon	Completed
17/00139/LDC	Flat B 20 Stanley Road, Ashingdon	Completed
17/00141/LDC	Flat C 20 Stanley Road, Ashingdon	Completed
17/00142/LDC	Flat D 20 Stanley Road, Ashingdon	Completed
17/00148/FUL	Wedgewood Court Wedgewood Way Ashingdon	Completed
17/00228/FUL	289 Ferry Road Hullbridge SS5 6NA	Completed
17/00357/FUL	52 Plumberow Avenue Hockley SS5 5AB	Completed

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17/00454/DPDP3M	Barn at Eastwood Nurseries Arterial Road	Completed
16/00668/OUT / 12/00252/FUL	Land Between Star Lane and Alexandra Road South of High Street Great Wakering (phase 1 completed)	Under Construction
17/00517/DPDP3J	Alder House, High Road, Rayleigh	Completed
17/00543/FUL	1 Merryfields Avenue Hockley SS5 5AN	Completed
17/00642/FUL	126 Plumberow Avenue Hockley SS5 5AT	Completed
17/00713/FUL	Land Rear of 40 Mount Crescent Mount Avenue Hockley	Completed
17/00827/FUL OR 18/00094/FUL	44 Clifton Road Ashingdon SS4 3HJ	Completed
17/00593/FUL	Land Adjacent 29 Dalys Road Rochford	Completed
17/01036/FUL	190 Down Hall Road Rayleigh Essex SS6 9PD	Completed
17/00876/FUL	72 Grasmere Avenue Hullbridge SS5 6LF	Completed

TOTAL

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 most recently revised in February 2019.
- 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.

- 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, and affirmed in the February 2019 version, 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 Book¹⁰, 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 requires 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. The first Housing Delivery Test results published in November 2018 suggested that Rochford's housing delivery over the last three years fell below 95% (75%) of its housing requirements. The Council will therefore be required to produce a Housing Delivery Test 'Action Plan' and incorporate a 20% buffer within its five-year housing land supply calculations until such time that its Housing Delivery Test result improves.
- 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

¹⁰https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HD_T_Measurement_Rule_Book.pdf

- 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 several 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 established 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 local housing need equates to 385 dwellings per annum up to 2029. It should also be noted that unmet housing need from neighbouring areas may also need to be considered when determining Rochford's housing needs.
- 4.16 It is recognised however that the standard methodology figure does not consider need for particular types of housing, such as affordable or specialist accommodation. There therefore remains some value in noting the findings of the South Essex SHMA and Addendum.

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.
- 4.20 As set out in Table 4.1 below, the 2017 SHELAA identified a total of 38 sites that were considered to be suitable, available and achievable for housing development with a potential yield of 935 dwellings. This supply did not include sites which were already under construction or which had achieved planning permissions as it was considered that their deliverability had already been established through the planning process.

Table 4.1 – Summary Findings of 2017 SHELAA

	NUMBER OF SITES	POTENTIAL YIELD
SUITABLE	43	1,105
ACHIEVABLE	38	935
SUITABLE AND ACHIEVABLE	38	935

- 4.21 As set out in Table 4.2 below, a total of 26 of these sites were identified as being deliverable¹¹ with a potential yield of 603 units, whilst a further 12 sites were considered developable² with a yield of 332 units.

Table 4.2 – Summary Trajectory of 2017 SHELAA

	YEARS 1-5 (2017-22)	YEARS 6-10 (2022-27)	YEARS 11-15 (2027-2032)
NUMBER OF SITES	26	12	0

¹¹ As defined in the NPPF Glossary

POTENTIAL YIELD	603	332	0
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4.22 Table 4.3 below provides an update to the trajectory for these SHELAA sites, as at April 2019. This only includes those sites identified in the SHELAA as being deliverable or developable for housing and does not include sites which were already under construction or which had planning permission at the time of the SHELAA being published.

Table 4.3 – 2019 Update to SHELAA Trajectory¹²

	COMPLETE (2018-19)	YEARS 1-5 (2017-22)	YEARS 6-10 (2022-27)	YEARS 11-15 (2027-2032)
NUMBER OF SITES	0	21	20	0
POTENTIAL YIELD	0	210	787	0

4.23 Table 4.3 highlights a moderate delay to the delivery of these sites compared with expectations. A significant factor in this delay has been a modest delay to the delivery of a single site, Policy SER8 – South East Ashingdon, which would provide a minimum of 500 units. This site is expected to progress through the planning process in 2020.

4.24 A more comprehensive site-by-site update to the delivery of these SHELAA sites is set out as part of the overall housing land trajectory, provided at Appendix A.

Brownfield Land Register

4.25 In accordance with regulations¹³, the Council published the first annual update to its Brownfield Land Register in January 2019. This Register sets out a list of sites in Rochford District that:

- Meet the definition of Previously Developed Land, as set out in Annex 2 to the NPPF;
- Have a site area of at least 0.25 hectares OR be capable of supporting at least 5 dwellings;
- Are considered suitable for residential development (development on the site would comply with local and national planning policies);
- Are considered available for residential development (on best information, the landowner/developer is willing to develop the site); and

¹² The totals in Table 4.3 may not match those in Table 4.2 due to changes the potential yield of sites, such as where planning permission has been granted for a different number of units to that envisaged in the 2017 SHELAA, or where planning permission has been granted for a different mix of uses to that envisaged in the 2017 SHELAA

¹³ <https://www.gov.uk/guidance/brownfield-land-registers>

- Are considered achievable for residential development (on best information, it would be viable to develop the site within 15 years.

- 4.26 The Council's Brownfield Land Register 2019¹⁴ identifies a total of 20 sites which together are considered capable of providing a minimum of 720 dwellings over the next 15 years, and comprise a mix of brownfield sites allocated for residential development in the Council's current local development plan, brownfield sites which currently have planning permission for residential development, and brownfield sites which are considered to be suitable for future planning permissions for residential development.
- 4.27 Where appropriate, sites from the Council's Brownfield Land Register have been incorporated into the housing land supply figures set out within this chapter.
- 4.28 The Council will continue to undertake reviews of its Register at least annually and publish these reviews on its website.

Housing Land Supply

- 4.29 The starting point for calculating the District's five-year housing land supply is to establish the five year housing requirement. Paragraph 005 of the PPG¹⁵ makes it clear that where a housing requirement in the local development plan is more than five years old, it should no longer be used for the purposes of five year housing land supply calculations and that, in such circumstances, the authority's local housing need figure, calculated using the standard methodology in the PPG¹⁶, should be used instead.
- 4.30 As the Council's Core Strategy was adopted in 2011, it is now more than five years old. As a result, the Council is required to use a housing requirement calculated using the standard methodology in the PPG for the purposes of any five-year housing land supply calculations. The District's local housing need figure for 2019-24, calculated using the standard methodology, is 1,925 homes or annualised as 385 homes per year.
- 4.31 To ensure that there is a realistic prospect of achieving the planned level of housing supply, the PPG further requires local planning authorities to add on an appropriate buffer depending on the circumstances of housing delivery over the previous 3 years. The Council will therefore need to add a 20% buffer due to housing delivery having fallen below 85% of the housing requirement over the last 3 years, as set out in the Government's Housing Delivery Test 2018 measurement results.
- 4.32 The methodology used for the purposes of five-year housing land supply calculations is set out below:

¹⁴ <https://www.rochford.gov.uk/planning-and-building/planning-policy/brownfield-register>

¹⁵ <https://www.gov.uk/guidance/housing-supply-and-delivery>

¹⁶ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

$$\text{Housing Land Supply (in Years)} = 5 \times \frac{\text{Deliverable housing supply over next five years}}{\text{Housing requirement over next five years} + \text{appropriate buffer}}$$

- 4.33 **Appendix B sets out the Council’s housing trajectory (including the five-year supply) between 2018/19 and 2027/28.** From this trajectory, it is possible to identify that a minimum of 3,104 dwellings are expected to be delivered across the District by 2028, of which 2,240 are expected to be delivered within the next five years.
- 4.34 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, such as the 2017 SHELAA, 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.
- 4.35 As acknowledged above, the PPG makes it clear that where an authority’s housing requirement is more than five years old, five-year housing land supply calculations should use an authority’s local housing need figure, calculated using the standard methodology in the PPG, as its starting point. **The figures provided below should be taken as the Council’s definitive five-year housing land supply position for the purposes of this statement.**

Table 4.3 – Key Figures (based on requirement of 385 dwellings per year)

Local housing need using standardised methodology for assessing housing need	385 dwellings per annum or 1,925 dwellings over five years
Housing requirement plus 5% buffer	2,021 dwellings over five years
Housing requirement plus 20% buffer	2,310 dwellings over five years
Deliverable housing supply	2,240 dwellings over five years

- 4.36 At 385 dwellings per year, which already factors in previous shortfall, projected completions indicate that with a 5% buffer, there is likely to be sufficient land to meet the District’s housing requirement. With a 20% buffer, there is likely to marginal deficit in supply of around 0.1 years’ requirement. **Overall, the trajectory suggests there is a sufficient supply of housing land to deliver between 4.9 (20%) and 5.5 (5%) years’ housing requirement.**
- 4.37 Despite the caution which is recommended when considering the untested and unconstrained local housing need figures; any potential shortfall in supply does not however take into consideration strategic sites from later in the plan period which are yet to be 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 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, additional windfall development has the potential to supplement the Council's housing land supply over the next five years and close any marginal deficit anticipated.

4.38 Table 4.4 below demonstrates Rochford District Council's housing land supply position in years.

Table 4.4 – Five-year housing land supply scenarios

		Housing Land Supply (in Years)
		385
Buffer	5%	5.5
	20%	4.9

Appendix B – Housing Delivery Trajectory, 2018-2028

Reference	Address	Settlement / Parish	Status	Year									
				2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Sites with extant planning permissions													
14/00748/FUL	8 Willow Close Rayleigh	Rayleigh	Completed	1									
16/00732/FUL	Land Rear of 103 High Rd Rayleigh	Rayleigh	Completed	1									
16/00496/FUL	Land Adjacent 6 Bosworth Close, Hawkwell	Hawkwell	Completed	1									
15/00202/FUL	Workshop At Mount Bovers Farm, Mount Bovers Lane, Hawkwell	Hawkwell	Not Started		1								
15/00165/FUL	464 Ashingdon Road Ashingdon	Ashingdon	Not Started		1								
15/00207/FUL	Wadham Park Farm Church Road Hockley	Hockley	Completed	1									
15/00264/DPDP3M	Agricultural Barn At Bolt Hall Farm Lark Hill Road	Canewdon	Not Started		1								
15/00074/FUL	336 Little Wakering Road Little Wakering	Barling Magna	Not Started		1								
15/00135/FUL	Land Adjacent Sovereign Heights Weir Pond Road Rochford	Rochford	Not Started		1								
15/00313/FUL	Wensley Lodge 145 Ferry Road Hullbridge	Hullbridge	Not Started		1								
15/00357/DPDP3M	Barn North Of Crouchmans Business Yard Poynters Lane Great Wakering	Great Wakering	Completed	1									
15/00517/FUL	Land Rear Of Ranch House Greenacres Nursery Folly Chase	Hockley	Not Started		1								
15/00526/FUL	Scout Hall Adjacent 11 Love Lane Rayleigh	Rayleigh	Not Started			5							
15/00330/FUL	Cattery Adjacent Kensal Bridge House Apton Hall Road Stambridge	Stambridge	Not Started		1								
15/00538/DPDP3M	Gore Farm Gore Road Ballards Gore	Stambridge	Completed	1									
15/00317/FUL	Land Rear Of 4 High Street, Rayleigh	Rayleigh	Not Started		1	1							
14/00872/FUL	3 Burrows Way, Rayleigh	Rayleigh	Completed	1									
15/00771/FUL	Site Of 41 And 43 Grove Road, Rayleigh	Rayleigh	Not Started		1								
15/00795/OUT	Avonside, Eastwood Rise, Eastwood	Rayleigh	Not Started		1								
15/00641/FUL	28-30 London Hill Rayleigh	Rayleigh	Not Started		1	1							
15/00814/FUL	200 Main Road Hawkwell	Hawkwell	Completed	2									
15/00824/OUT	Land Rear of 112 High Street Great Wakering	Great Wakering	Not Started		1								
15/00949/FUL	Land Adjacent 3 The Spinneys Hockley	Hockley	Under Construction		2								
16/00018/FUL	30 Daws Heath Road Rayleigh	Rayleigh	Not Started		2								
14/00898/FUL	Brandy Hole Moorings Kingsmans Farm Road Hullbridge	Hullbridge	Not Started		1								
15/00895/FUL	Nobles Green Pumping Station Cottage Blatches Chase Eastwood	Rayleigh	Not Started		1								
16/00037/FUL	1 Woodlands Road Hockley	Hockley	Not Started			2	2	3					
16/00109/FUL	Site of 4 and 6 Church Street Rayleigh	Rayleigh	Not Started			1							
16/00145/FUL	Woodlands Parade Main Road Hockley	Hockley	Not Started		2								
15/00599/FUL	Pond Chase Nursery Folly Lane Hockley	Hockley	Under Construction	37	7								
15/00855/FUL	6 North Street Rochford	Rochford	Completed	6									
16/00244/DPDP3M	Agricultural Building Loftmans Farm Creeksea Ferry Road Canewdon	Canewdon	Completed	1									

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15/00362/OUT	Land North of London Road And South Of Rawreth Lane And West Of Rawreth Industrial Estate Rawreth Lane Rayleigh	Rayleigh	Under Construction (ground works)			70	70	70	70	70	70	80	
16/00183/REM /17/00582/FUL	Land West Of Oak Road And North Of Hall Road Rochford	Rochford	Under Construction	156	100	100	100	56					
16/00338/FUL	The Mill Rear Of 8 St Johns Road Great Wakering	Great Wakering	Under Construction		2								
17/00531/FUL / 18/01210/NMA	Land South of 27 Church Road and Barling Magna	Barling Magna	Under Construction		1								
16/00481/FUL	173 Ferry Road Hullbridge	Hullbridge	Under Construction		4								
15/00421/FUL	The Barn Trenders Avenue, Rayleigh	Rayleigh	Not Started		1								
16/00726/FUL	Garage Block Adjacent Harris Court, Hillcrest Road, Hockley	Hockley	Under Construction		2								
15/00927/FUL	1 Plumberow Avenue Hockley	Hockley	Completed	6									
16/00632/FUL	Land north of Crouchmans Cottages, Poynters Lane, Great Wakering	Great Wakering	Not Started		1								
16/00700/OUT	523 Ashingdon Road, Ashingdon	Ashingdon	Not Started			3							
15/00513/FUL	Workshop North of the barn Trenders Avenue, Rayleigh	Rayleigh	Not Started		1								
16/00761/FUL	7 White Hart Lane, Hawkwell SS5 4DQ	Hawkwell	Under Construction		1								
16/00813/FUL	47 Albert Road, Ashingdon	Ashingdon	Under Construction		2								
16/01014/FUL	Land rear of 20 Southend Road, Gladstne Road, Hockley	Hockley	Completed	1									
16/01037/FUL	28 Cheapside East, Rayleigh SS6 9JU	Rayleigh	Completed	1									
14/00813/OUT	Land between Windermere Avenue and Lower Road, Maylons Lane, Hullbridge	Hullbridge	Under Construction		28	128	100	100	100	44			
16/01022/FUL	Land rear of 29 Malting Villas Road, North Street, Rochford	Rochford	Completed	1									
16/01044/FUL	110 High Street, Great Wakering	Great Wakering	Completed	1									
19/00227/FUL	66 Lower Road, Hullbridge	Hullbridge	Not Started		1								
16/01108/FUL	Land Adjacent 76 Hullbridge Road, Rayleigh	Rayleigh	Under Construction		1								
16/01123/DPDP3M	Greenacre Hyde Wood Lane, Canewdon	Canewdon	Not Started		1								
16/01065/FUL	Land South Of Windfield Church Road Hockley	Hockley	Under Construction		5								
16/01071/OUT	89 Rayleigh Avenue, Eastwood	Rayleigh	Under Construction		2	1							
16/01192/FUL	Ancillary Building At South Side Greenacres Farm Hyde Wood Lane	Ashingdon	under Construction		3								
16/01204/FUL	Land rear of 59 Rawreth Lane Rayleigh	Rayleigh	Completed	1									
17/00018/DPDP3J	22 Main Road Hockley	Hockley	Not Started		2								
17/00083/FUL	Golf Driving Range Adjacent 33A Aldermans Hill Hockley	Hockley	Completed	3									
17/00105/FUL	19 Hillcrest Road Hockley SS5 4QB	Hockley	Completed	1									
17/00137/FUL	66 Harewood Avenue Rochford	Rochford	Under Construction		1								
17/00070/OUT or 18/01026/REM	Land Between 7 and 13 Cagefield Road Stambridge	Stambridge	Not Started			3							
16/00733/FUL	Three Acres Anchor Lane Canewdon	Canewdon	Under Construction			35							
17/00258/FUL	Birch Lodge Anchor Lane, Vicarage View, Canewdon	Canewdon	Under Construction		14								
16/01085/FUL	44 York Road Ashingdon	Ashingdon	Completed	1									
17/00160/FUL	31 Grasmere Avenue Hullbridge	Hullbridge	Not Started		1								
16/00850/FUL	Land rear of the Anchor Inn, Anchor Lane, Canewdon	Canewdon	Not Started		1								
16/00939/FUL	Garage Block The Evergreens Kimberley Road	Barling Magna	Under Construction		6								
17/00236/FUL	Land Rear of 112 High Street Great Wakering	Great Wakering	Not Started		1								

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17/00139/LDC	Flat B 20 Stanley Road, Ashingdon	Ashingdon	Completed	1									
17/00141/LDC	Flat C 20 Stanley Road, Ashingdon	Ashingdon	Completed	1									
17/00142/LDC	Flat D 20 Stanley Road, Ashingdon	Ashingdon	Completed	1									
17/00148/FUL	Wedgewood Court Wedgewood Way Ashingdon	Ashingdon	Completed	5									
17/00228/FUL	289 Ferry Road Hullbridge SS5 6NA	Hullbridge	Completed	12									
17/00357/FUL	52 Plumberow Avenue Hockley SS5 5AB	Hockley	Completed	1									
17/00454/DPDP3M	Barn at Eastwood Nurseries Arterial Road	Rayleigh	Completed	1									
16/00668/OUT / 12/00252/FUL	Land Between Star Lane and Alexandra Road South of High Street Great Wakering (phase 1 completed)	Great Wakering	Under Construction	4	50	25							
17/00489/DPDP3M	Agricultural Building Adjacent Rose Wood Gardiners Lane Canewdon	Canewdon	Not Started		1								
17/00517/DPDP3J	Alder House, High Road, Rayleigh	Rayleigh	Completed	1									
17/00543/FUL	1 Merryfields Avenue Hockley SS5 5AN	Hockley	Completed	1									
17/00642/FUL	126 Plumberow Avenue Hockley SS5 5AT	Hockley	Completed	2									
17/00713/FUL	Land Rear of 40 Mount Crescent Mount Avenue Hockley	Hockley	Completed	1									
16/00731/OUT	Land West of Little Wakering Road and South of Barrow Hall Road Little Wakering	Great Wakering	Not Started				70	50					
17/00875/DPDP3M	Rose Wood Gardiners Lane Canewdon	Canewdon	Not Started		1								
17/00827/FUL OR 18/00094/FUL	44 Clifton Road Ashingdon SS4 3HJ	Ashingdon	Completed	1									
17/00593/FUL	Land Adjacent 29 Dalys Road Rochford	Rochford	Completed	1									
17/01036/FUL	190 Down Hall Road Rayleigh Essex SS6 9PD	Rayleigh	Completed	3									
17/00876/FUL	72 Grasmere Avenue Hullbridge SS5 6LF	Hullbridge	Completed	1									
17/00102/FUL	Castle Point and Rochford Adult Community College Rocheway Rochford	Rochford	Not Started				70	4					
17/01138/LDC	75B West Street Rochford SS4 1AX	Rochford	Not Started		1								
17/01145/FUL	Shotgate Farm London Road Rawreth	Rawreth	Not Started		1								
18/00120/FUL	69 High Street Great Wakering SS3 0ED	Great Wakering	Under Construction		8								
18/00147/FUL	Land Adjacent 191 Rectory Avenue Rochford	Rochford	Not Started		1								
18/00183/FUL	30 Hillcrest Road Hockley SS5 4QB	Hockley	Not Started		1								
18/00214/FUL	8 Warwick Road Rayleigh SS6 8PB	Rayleigh	Under Construction		1	1							
18/00309/FUL	17 Victoria Road Rayleigh SS6 8EG	Rayleigh	Under Construction		1								
18/01093/FUL	4 Birch Close Rayleigh SS6 9LZ	Rayleigh	Not Started		1								
18/00576/FUL	10 Disraeli Road Rayleigh SS6 8XP	Rayleigh	Not Started		1								
18/01097/FUL	14 London Hill Rayleigh SS6 7HP	Rayleigh	Not Started		1								
18/01144/OUT	41 Crown Hill Rayleigh SS6 7HQ	Rayleigh	Not Started				5						
17/00750/FUL	Brandy Hole Yacht Club Kingsman Farm Road Hullbridge	Hullbridge	Not Started				7	7					
18/00398/FUL	Ricbra Lower Road Hockley	Hockley	Not Started			2	2						
18/00501/FUL	Land Rear of 49 Ambleside Gardens Harrison Gardens Hullbridge	Hullbridge	Not Started		1								

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18/00835/FUL	1 Malyons Lane Hullbridge Essex	Hullbridge	Not Started			2	2	2					
17/00964/FUL	Site Of Bullwood Hall, Bullwood Hall Lane, Hockley	Hockley	Not Started				35	37					
17/01190/FUL	Land Rear of 145 to 149 Ferry Road Hullbridge	Hullbridge	Not Started		1	1							
18/00298/FUL	Garage Back Lane Rochford	Rochford	Not Started		1	1							
18/00686/FUL	171 High Street Rayleigh SS6 7QA	Rayleigh	Not Started				3						
18/00944/FUL	24 Orchard Avenue Hockley SS5 5BE	Hockley	Not Started			1							
18/00541/FUL	Land Rear of 93 The Chase Rayleigh	Rayleigh	Under Construction		1								
18/00560/FUL	156 Little Wakering Road Little Wakering	Barling Magna	Not Started			1							
18/00088/FUL	Land Rear of 24 Hockley Road Rayleigh	Rayleigh	Not Started		1								
18/00373/FUL	53 Hawkwell Road Hockley SS5 4DE	Hockley	Not Started		1								
18/00203/FUL	7 Woodlands Parade Main Road Hockley	Hockley	Not Started		1								
13/00117/FUL	Land Adjacent Silverbraes Brays Lane Rochford	Rochford	Under Construction		1								
18/01000/FUL	523 Ashingdon Road Ashingdon SS4 3HE	Ashingdon	Not Started				4						
18/01135/LDC	Land Junction Blountswood Road Lower Road Hullbridge	Hullbridge	Under Construction		1								
18/01187/FUL	Pear Tree 750 New Park Road Hockley	Hockley	Under Construction		1								
19/00076/FUL	Avonside Eastwood Rise Eastwood	Rayleigh	Not Started			1							
19/00208/FUL	42 Golden Cross Road Ashingdon SS4 3DG	Ashingdon	Not Started			1							
08/00631/FUL	18 Kingsmans Farm Road Hullbridge	Hullbridge	Under Construction		1								
Total				262	290	386	470	329	170	114	70	80	0
Allocated Sites Approved Subject to S106 Agreement													
16/00899/FUL	Timber Grove London Road Rayleigh	Rayleigh	Approved subject to S106			13	35	35					
15/00144/OUT	27-29 Eldon Way, Hockley	Hockley	Approved subject to S106			10	10						
Total				0	0	23	45	35	0	0	0	0	0
Allocated sites without planning permission													
Allocations Plan site SER8	South East Ashingdon	Ashingdon	Allocated site	0	0		100	100	100	100	100		
Allocations Plan site BFR2	Eldon way / Foundry Industrial estate (minus element covered by 15/00144/OUT)	Hockley	Allocated site	0	0							40	40
Allocations Plan site BFR3	Stambridge Mills, Rochford	Rochford	Allocated site									50	48
Allocations Plan BFR4	Rawreth Industrial Estate, Rayleigh	Rayleigh	Allocated Site									70	70
Total				0	0	0	100	100	100	100	260	158	82
Sites without planning permission but considered deliverable (Brownfield register, SHELAA etc.)													
ROC018 / BF01	68-72 West Street Rochford	Rochford	Brownfield register / SHELAA				6	7					
ROC019 / BF02	162-168 High Street Rayleigh	Rayleigh	Brownfield register / SHELAA				5	5					
ROC020 / BF03	247 London Road Rayleigh SS6 9DW	Rayleigh	Brownfield register / SHELAA				6	6					
ROC022	Former Dairy Crest Site, Rear of 98 to 128 High Street, Rayleigh	Rayleigh	Brownfield register				5	4					
17/00530/FUL COL88, COL89	Number 57 South Street Rochford	Rochford	Application Received / SHELAA Site				13						

COL38	Former Play Space, Malvern Road, Ashingdon	Ashingdon	SHELAA					4						
COL56	Amenity Site E, Betts Farm Estate, Hockley	Hockley	SHELAA					2						
COL65	21 London Hill, Rayleigh	Rayleigh	SHELAA					3						
COL91A	Land Adjacent 14 Hambro Close, Rayleigh	Rayleigh	SHELAA					2						
COL91B	Land in and around Hartford Close and Maine Crescent, Rayleigh	Rayleigh	SHELAA					2						
COL91C	Land Adjacent Malting Villas and Stambridge Road, Rochford	Rochford	SHELAA					2						
COL96	Land at Appleyard Avenue, Hockley	Hockley	SHELAA					3						
BF05	Castle Road Recycling Centre, Rayleigh	Rayleigh	SHELAA				11							
GF01	Land north west of Hockley Station	Hockley	SHELAA				13							
GF02	Land adjacent 213 High Street, Great Wakering	Great Wakering	SHELAA				2							
GF04	Land between 77-83 Keswick Avenue, Hullbridge	Hullbridge	SHELAA				2							
GF05	Land adjacent 97 Crouch Avenue, Hullbridge	Hullbridge	SHELAA				2							
GF06	Land rear of 175 Bull Lane, Rayleigh	Rayleigh	SHELAA				3							
GF07	Land to the rear of 30-34 Lower Road, Hullbridge	Hullbridge	SHELAA				3							
CFS156	Lime Court and Poplar Court, Greensward Lane, Hockley, Essex, SS5 5HB & SS5 5JB	Hockley	SHELAA							20				
CFS157	Sangster Court, Church Road, Rayleigh, Essex, SS6 8PZ	Rayleigh	SHELAA							11				
CFS050 / 17/00102/FUL	Former Castle Point and Rochford Adult Community College, Rocheway, Rochford	Rochford	SHELAA / Application permitted				14							
CFS096	43-45 South Street, Rochford	Rochford	SHELAA				6							
EXP03	18 Albert Road, Ashingdon	Ashingdon	SHELAA				4							
EXP04	Adjacent 200 Ashingdon Road	Ashingdon	SHELAA				3							
EXP12	Land Adjacent 44 Great Wheatley Road, Rayleigh	Rayleigh	SHELAA				5							
EXP14	Warren House, 10-20 Main Road, Hockley	Hockley	SHELAA				2							
EXP15	7 Malting Villas Road, Rochford	Rochford	SHELAA				2							
EXP17	Resource House, 144A High Street, Rayleigh	Rayleigh	SHELAA					1						
EXP18	89 High Street, Rayleigh	Rayleigh	SHELAA					4						
EXP20	Land Rear of 1-3 Read Close, Hawkwell	Hawkwell	SHELAA					5						
EXP21	23 Bellingham Lane, Rayleigh	Rayleigh	SHELAA					2						
EXP22	30 Woodlands Road, Hockley	Hockley	SHELAA					2						
				Total	0	0	0	107	54	31	0	0	0	0
				Cumulative Total	262	290	409	722	518	301	214	330	238	82

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 2018 and March 2019, three appeal cases were determined following planning applications refused based on, amongst other reasons, elements of poor design or visual amenity. Of those, 2 appeals were dismissed with one 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 April 2018 and March 2019, no building or 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 restrictive on the uses and 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 2018 and March 2019, seven appeals were determined against refusals of planning permission where the impact on the character or

openness of the Green Belt was a reason for refusal. Of these seven appeals, 6 were dismissed and one was allowed.

- 6.8 Between April 2018 and March 2019, five change of use applications were determined relating to land or buildings within the Metropolitan Green Belt, as set out in Table 6.1 below. Of these applications, four were approved and one was refused.

Table 6.1 – Change of Use Applications in the Green Belt Determined in 2018-19

Reference	Proposal	Status
18/00072/FUL	Use of Caravan Site For Up to 10 Touring Caravans; Storage of Up to 5 Touring Caravans and Installation of Septic Tank	Refused
18/00387/FUL	Change of Use of Existing Buildings to B2 (General Industrial) and B8 (Storage or Distribution)	Permitted
18/00388/FUL	Change of use of existing agricultural buildings to a flexible business use	Permitted
18/00593/FUL	Conversion of Existing Barn to Form One Dwelling with Parking Area	Permitted
18/00845/FUL	Use of Caravan Site For Up to 10 Touring Caravans and Installation of Septic Tank	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 April 2019, 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 water birds state that a wetland should be considered internationally important if it regularly supports 20,000 or more water birds and/or if it regularly supports 1% of the individuals in a population of one species of water bird. 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 (*Recurvirostera 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, a RAMS Strategy has been developed which includes both a Technical Report and a Mitigation Report which provide 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 included in the Strategy are the Crouch and Roach Estuaries SPA and Ramsar site and Foulness Estuary SPA and Ramsar site.
- 8.9 In April 2019, the Council adopted and finalised the Strategy. The Council has been collecting contributions towards mitigation identified in the RAMS during the monitoring period.
- 8.10 It is anticipated that a Supplementary Planning Document (SPD) will be consulted on in early 2020. This SPD, once adopted, will distil the Strategy into a concise guide for developers and applicants which demonstrates why mitigation is needed and sets out the process for complying with the RAMS.

Special Areas of Conservation (SACs)

- 8.11 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

- 8.12 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.
- 8.13 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.
- 8.14 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

- 8.15 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.
- 8.16 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.
- 8.17 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.

- 8.18 In April 2019, a review of the District's Local Wildlife Sites was published. This Review examines 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 Review identified a number of additional sites which are considered worthy of designation. This Review will form an important source of evidence to shape and support the preparation of the new Local Plan.

The Conservation (Natural Habitats etc.) Regulations

- 8.19 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

- 8.20 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.

- 8.21 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.

- 8.22 Appendix C lists in detail the SSSIs within the District.

Coastal Protection Belt

- 8.23 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.
- 8.24 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.”*
- 8.25 The Council has commissioned a Landscape Character, Sensitivity and Capacity Study to support the preparation of its new Local Plan. This Study, 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

- 8.26 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.
- 8.27 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.
- 8.28 In July 2018, the Council published a new ‘Level 1’ Strategic Flood Risk Assessment (SFRA). This Level 1 SFRA provides a source of strategic evidence on the level of flood risk from a variety of sources including tidal, fluvial and surface water, present across the District. This Level 1 SFRA will inform and shape the preparation of the Council’s new Local Plan, and will be supplemented by a Level 2 SFRA, which will consider the relative flood risk of proposed development sites, in due course.
- 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 2018-19, the Council approved no 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
Target	0
Actual	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 2018-19, 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
Target	0
Actual	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 2018-19, 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 2018-19

	Solar Photovoltaics	Wind Onshore	Hydro	Biomass
Permissions for installations of renewable energy sources granted 2018-19	unknown	-	-	-
Known renewable energy sources implemented 2018-19	unknown	-	-	-
Completed installed capacity in MW	unknown	-	-	-
MW Generation	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
Crouch and Roach Estuaries (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
Foulness (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
Hockley Woods								
92.12	Broadleaved, mixed and yew woodland – lowland	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	N/A
Total								
Within the District: 9956.21 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’ 2017-2022¹⁷ 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 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 Schools) [Secondary Schools]	Primary School	Secondary School
<p>Rayleigh (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. 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> <hr/> <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>

¹⁷ http://www.essex.gov.uk/Education-Schools/Schools/Delivering-Education-Essex/School-Organisation-Planning/Documents/Commissioning_School_Places_in_Essex_2017-2022.pdf

<p>Rochford (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>
<p>Hockley (Ashingdon Primary, Hockley Primary, Plumberow and Westerings) [Greensward]</p>	<p>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.</p>	<p>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.</p> <p>The number of sixth form pupils attending Greensward school is projected to decrease from 212 to 188 pupils by 2021.</p>
<p>Barling / Gt Wakering (Barling Magna and Great Wakering Primary)</p>	<p>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.</p>	<p>N/A</p>
<p>Ungrouped (Canewdon, and Riverside (Hullbridge))</p>	<p>Both schools are projected to have surpluses in capacity in 2021/2021, when adjusting for new developments and changes in capacity.</p>	<p>N/A</p>

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 2018-19, 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 2018-19, 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 2018-19.

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, commissioned Knight Kavanagh Page to prepare Playing Pitch and Built Facilities Strategies. These Strategies were published in April 2019 and provide an up to date source of quantitative and qualitative information on both current and future playing pitch and built facility needs in the District and how these relate to the supply and demand for facilities in neighbouring authorities.
- 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	1884.5 m ²	872.46 m ²	0
Sports courts	41	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 ²)	Owner Type
Athenaeum Club	Rochford	300	Commercial
Clements Hall Leisure Centre	Hockley	425	Local Authority
Great Wakering Primary School	Great Wakering	242	School
Greensward Academy	Hockley	142.5	School
Holt Farm Junior School	Rochford	80	School
King Edmund Business and Enterprise School	Rochford	180	School
Our Lady of Ransom	Rayleigh	66	School
Riverside Primary School	Hullbridge	105	School
Sweyne Park School	Rayleigh	152	School
'Swimming Tales'	Rayleigh	96	Commercial
Waterbabies The Croft	Hockley	N/A	Commercial
Waterman Primary Academy	Rochford	96	School
Total		1884.5	

Sports Halls

9.22 The location of sports hall in the District – both public and private – is set out in Table 9.4 below. Of these, halls with some form of community use are highlighted in green.

Table 9.4 – Location of sports halls

Name	Location	Number of Courts	Owner Type
Clements Hall Leisure Centre	Hockley	9	Local Authority
Elite Fitness Gym	Rochford	1	Commercial
Fitzwimarc School	Rayleigh	7	School

Name	Location	Number of Courts	Owner Type
Great Wakering Primary School	Great Wakering	1	School
Greensward Academy	Hockley	5	School
Grove Wood Primary School	Rayleigh	1	School
King Edmund Business and Enterprise School	Rochford	5	School
Rayleigh Leisure Centre	Rayleigh	4	Local Authority
Plumberow Primary Academy	Hockley	2	School
Samantha Boyd School of Dance (previously Great Wakering Leisure Centre)	Great Wakering	3	Local Authority / Commercial
Sweyne Park School	Rayleigh	4	School
Total		41	

Artificial Grass Pitches

9.23 The location of artificial grass pitches in the District 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
Total		4	

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 1.6 – Location of indoor bowls facilities

Name	Location	Rinks	Owner Type
Rayleigh Leisure Centre	Rayleigh	4	Local Authority
Total		4	

Completed Leisure Developments 2018-19

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, 2018-19

Application reference	Description	New floorspace
18/00861/FUL	Proposed Extension of and Conversion from Storage Use to Business Use for a Yoga Studio of Existing Outbuilding. Extension to involve increase in floor area, raising of eaves of existing and new pitched roof over extended building.	44m ²
18/00521/FUL	Partial demolition (buildings EFAB & EFAJ) and remodelling of access, entrance and reception area, (including temporary reception, lobby and external stairs during construction). Erection of a new three storey teaching block with new dining facilities and qualitative improvements to existing playing fields including the resurfacing of the existing multi-use games area (MUGA). Associated hard and soft landscaping works, and temporary construction and staff access from Helena Road.	N/A
18/00785/FUL	Change Use First Floor to Dance Studio (D2)	127m ²
18/00839/FUL	Change of use from Use class A4 as a night club and bar to Use Class D2 - Assembly and Leisure.	340m ²

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 2018-19, 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 2018-19, three 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
16/00668/OUT / 12/00252/FUL	Land Between Star Lane and Alexandra Road South of High Street Great Wakering (phase 1 completed)	Yes
16/00183/REM /17/00582/FUL	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 10.1-10.5 illustrates the accessibility of the four sites to key facilities including school, retail, healthcare and employment opportunities.

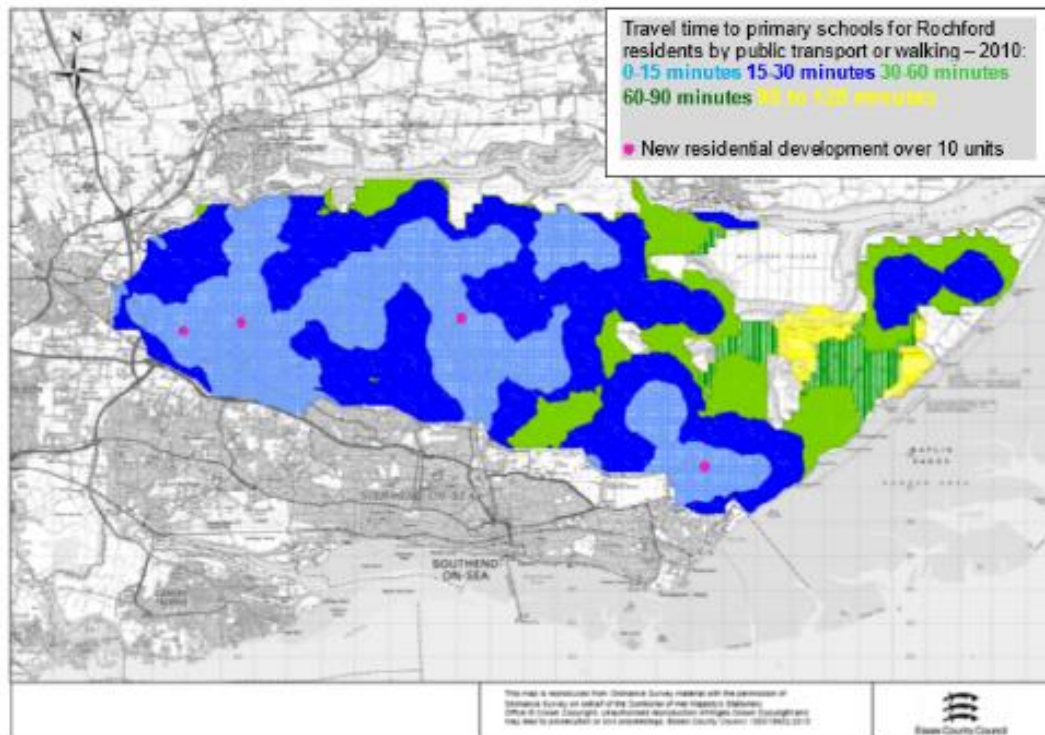


Figure 10.2 – Accessibility of Primary Schools in Rochford District (ECC, 2010)

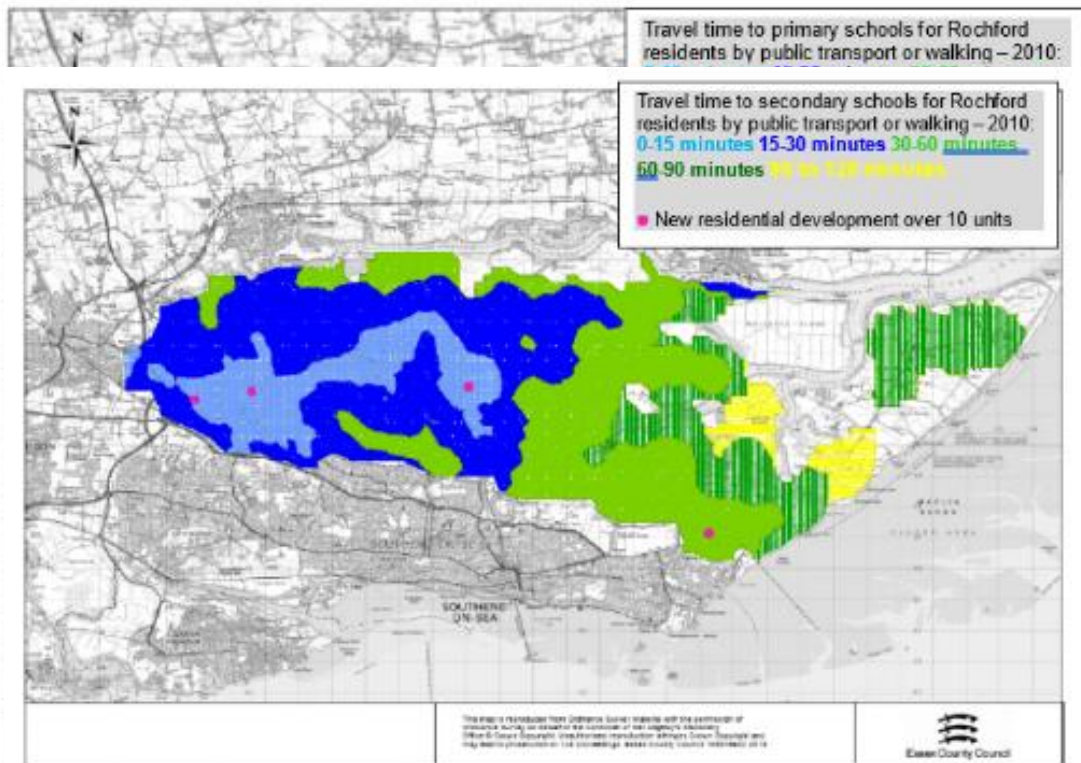


Figure 10.3 – Accessibility of Secondary Schools in Rochford District (ECC, 2010)

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

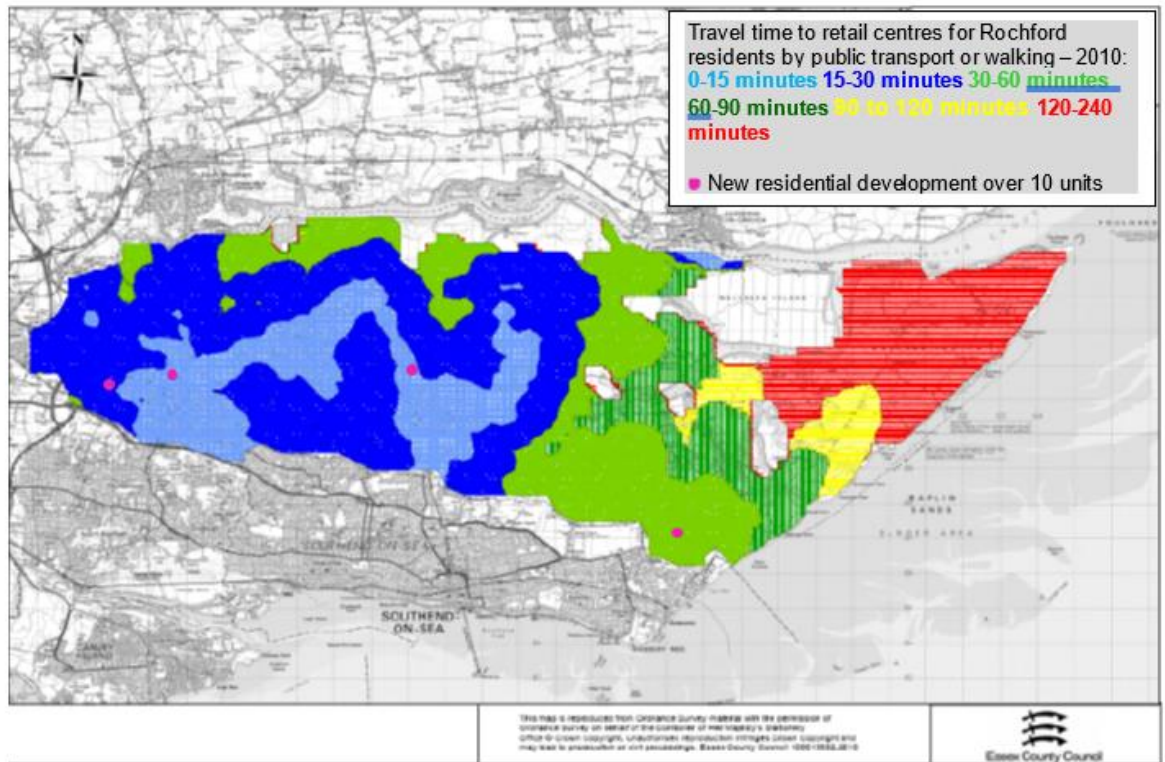


Figure 10.5 – Accessibility of GP Surgeries in Rochford District (ECC, 2010)

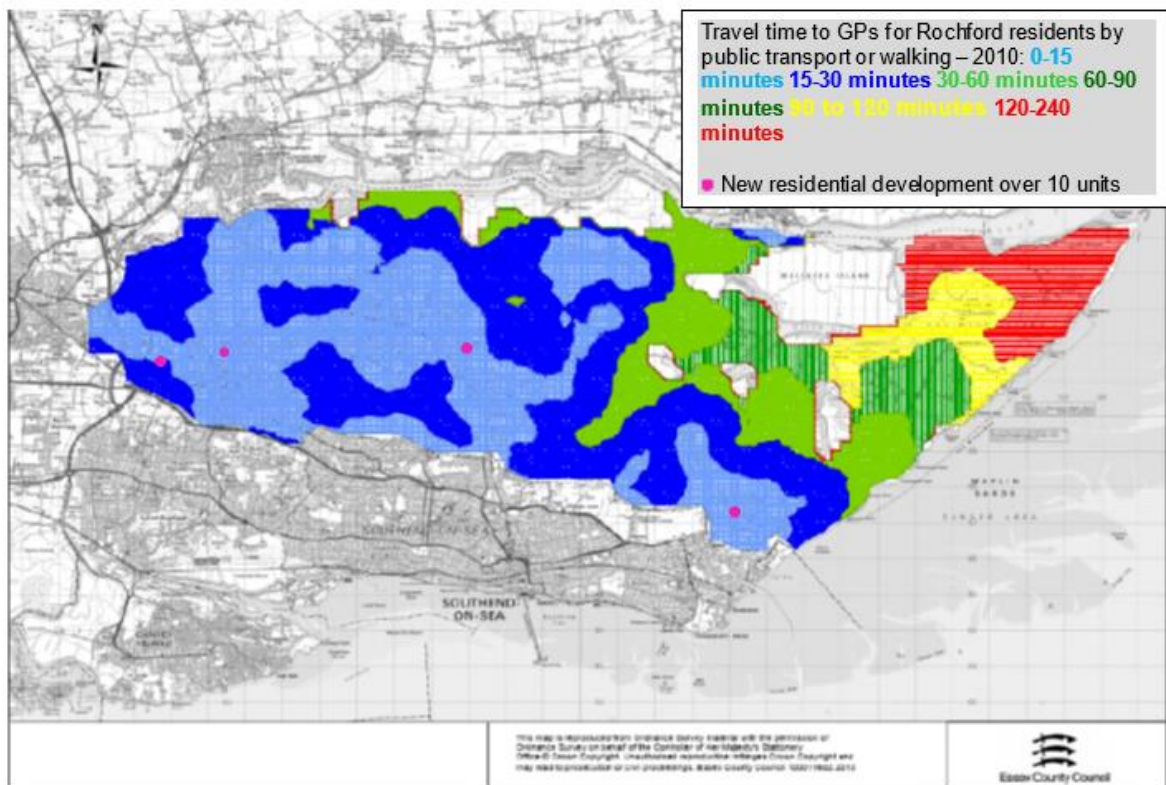
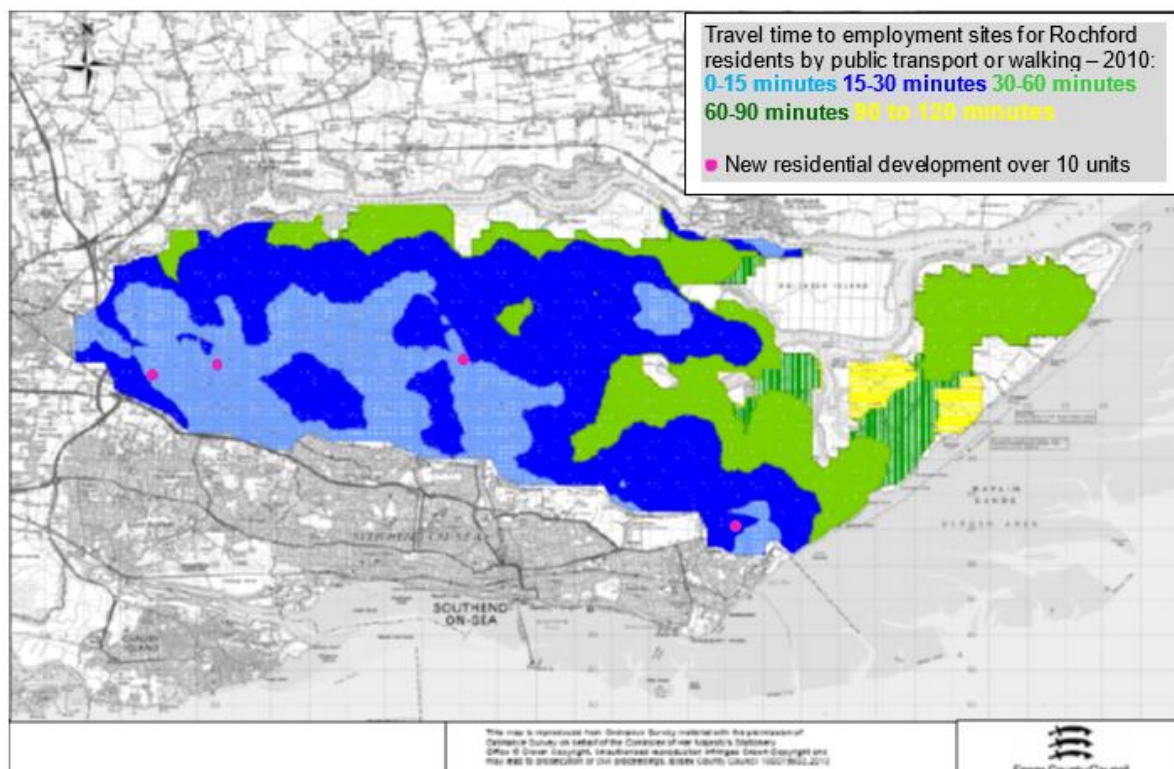


Figure 10.6 – Accessibility of Employment Centres in Rochford District (ECC, 2010)



- 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 Cycling 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 Councils 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 80,000m²), with around 7,000m² 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 (3rd 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 (3rd Edition) 2015

Employment Land and Floorspace

- 11.15 Table 11.2 below shows the net quantity of floorspace for employment uses permissioned 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 2018 - March 2019

Location	B1 floorspace permissioned (net), 2018-19 (m²)	B2 floorspace permissioned (net), 2018-19 (m²)	B8 floorspace permissioned (net), 2016-18 (m²)	Employment Uses permissioned (net), 2016-18 (m²)
Allocated employment land	12,121	9,158	5,710	26,989
Within urban area (incl. town centres)	40	0	0	40
Outside urban area	3,013	127	127	3,267
Total	15,174	9,285	5,837	30,296

Table 11.3 – Potential number of jobs created through permissions

	B1: Offices and Light Industrial	B2: General Industry	B8: Warehouse and Distribution	Totals
Floorspace permissioned (net), 2018-19 (m²)	15,174	9,285	5,837	30,296
Average Employment Density	11	41.5	80.7	N/A
Potential number of jobs created (net)	1,380	224	72	1,676

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

	Rochford	South Essex
No. of Units (Total)	73	536
Of Which Available	7	53
Total Floorspace (m²)	37694	614594
Of Which Available (m²)	1330	26138
Asking Rent (£ pm², 5 yr average)	102	105
Vacancy Rate (% , 5 yr average)	5	4.6
Months on Market (5 yr average)	12.1	16.9

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

	Rochford	South Essex
No. of Units (Total)	90	911
Of Which Available	12	122
Total Floorspace (m²)	108364	2281234
Of Which Available (m²)	7089	1093364
Asking Rent (£ pm², 5 yr average)	49	59
Vacancy Rate (% , 5 yr average)	6.4	5.8
Months on Market (5 yr average)	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 716th 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 1709th 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

Centre	Market position	Location Grade	Venuescore Rank
Westfield Stratford	Upper Middle	Sub-Regional	30
Chelmsford	Middle	Regional	67
Southend-on-Sea	Middle	Regional	88
Basildon	Lower Middle	Regional	97
Grays	Lower Middle	Major District	547
Billericay	Lower Middle	District	629
Rayleigh	Middle	District	716
Canvey Island	Lower Middle	District	943
Airport Retail Park, Rochford	-	-	1,709
Rochford	-	-	2,577

- 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 its 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 permitted between April 2018 and March 2019, 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 have not resulted in an overall increase in the quantity of A1 floorspace across the District. The change of A1 floorspace within town centres represents a small decrease, suggesting that town centre policies are largely successful.

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 permissioned between April 2018 and March 2019, 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 no change in the quantity of A2 floorspace in the District.

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

Location	Financial and Professional Services floorspace permissioned (net), 2018-19 (m²)
Town centre	0
Out of centre	0
Total	0

Offices (B1a of Use Class Order)

- 12.22 Table 12.4 below sets out the net change to office (Class B1a) floorspace permissioned between April 2018 and March 2019, and the general location

of these permissions. For the purposes of Table 12.2, '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 12.4 should only be considered an estimation.
- 12.24 Table 12.4 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 permissions granted for a large new employment unit comprising predominantly B1 and B2 uses, and a new business park comprising predominantly B1 and B8 uses.

Table 12.4 – Office floorspace permissioned (net), April 2018 – March 2019

Location	Office floorspace permissioned (net), 2018-19 (m²)
Town centre	0
Out of centre	17,982.6
Total	17,982.6

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 adaption, 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.

Summary of Actions Taken under the Duty to Co-operate (2018-19)

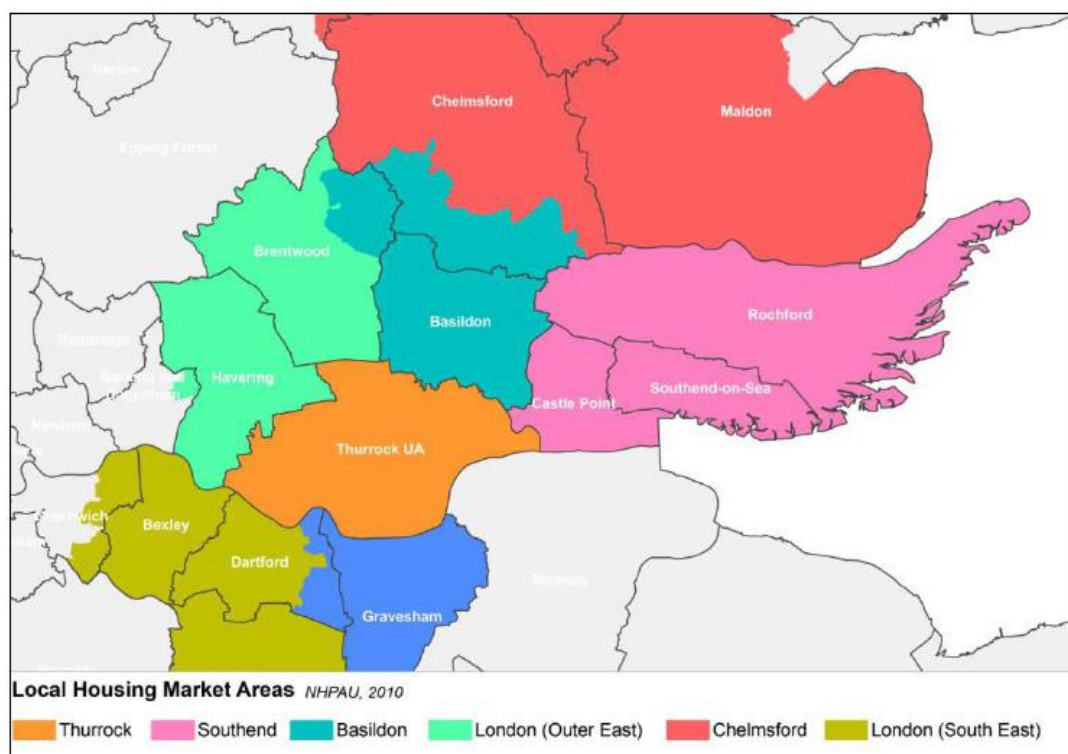
- 13.6 Rochford District sits within the Thames Gateway South Essex priority area for regeneration, and has strong infrastructure, commercial and employment

links to its neighbouring authorities within the South Essex housing market area.

13.7 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.

13.8 The map below shows Rochford district within the context of the Thames Gateway area.



13.9 Set out below are a list of the measures that Rochford District Council has taken over the period 2018-19 pursuant to discharging its Duty to Co-operate.

South East Local Enterprise Partnership (SELEP)

13.10 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.

13.11 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 'Fairglens' interchange

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

Association of South Essex Local Authorities (ASELA) and the South Essex Joint Strategic Plan (JSP)

13.13 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.

13.14 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.

13.15 Over the monitoring period, the Council, as part of ASELA, has supported the development of multiple workstreams, including those on place, infrastructure and the economy. Support for these workstreams has included financial and resource support to enable the development of key technical documents and strategies.

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. Over the monitoring period, the Council has supported the preparation of the South Essex JSP in a number of ways, including supporting the development of key technical evidence base documents and helping to prepare the *Issues* document which will form the first stage of consultation on the JSP. This consultation is expected to commence in 2020.

13.17 When adopted, the JSP is expected to 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 A list of the joint evidence base documents that have been prepared and/or procured as part of the South Essex JSP include:

- South Essex Strategic Growth Locations Study (being prepared)
- South Essex Leisure and Tourism Study (being prepared)
- South Essex Grow-on Space Study (being prepared)
- South Essex Employment Land Availability Assessment (being prepared)
- South Essex Green and Blue Infrastructure Study (being prepared)

13.19 The anticipated timescales for the preparation of the JSP are set out in the Council's latest Local Development Scheme.

Other Joint Working Projects

13.20 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 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. A RAMS strategy document has been developed to provide the technical evidence base and sets out the mitigation requirements and how these are expected to be implemented.

13.21 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

13.22 The Council adopted the RAMS strategy in April 2019 and has been implementing the strategy in its development management decisions across the monitoring period. The Council has also supported the preparation of a supplementary planning document (SPD) to provide further information for applicants on how the RAMS affects them and the processes and procedures to be followed to implement the RAMS. This SPD is expected to be the subject of a public consultation in early 2020.

13.23 In the monitoring period, the Council also jointly prepared and published a South East Essex Growth Locations Assessment with Southend Borough Council and Castle Point Borough Council. The purpose of this assessment was to explore the capacity of land in the environs of Southend urban area to deliver strategic scale growth, defined as growth delivering more than 6-8,000 units.

Housing Matters

13.24 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).

13.25 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 99,000m² 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) which was adopted into the Council's evidence base in July 2018.

Retail

- 13.30 Within the monitoring period, a South Essex Retail Study was 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 was finalised and published in July 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 The Council jointly commissioned a Green Belt Study with neighbouring Southend Borough Council in 2018. This Study is expected to be finalised and published in early 2020.

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.
- 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 was finalised and published in 2018.
- 13.40 The Council jointly commissioned a Landscape Character, Sensitivity and Capacity Study with neighbouring Southend Borough Council in 2018. This Study is expected to be finalised and published in early 2020.

Green Infrastructure/Green Grid

- 13.41 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.
- 13.42 The Council, along with Basildon, Castle Point and Southend Councils, jointly commissioned Knight Kavanagh Page (PPG) to prepare a Playing Pitch Strategy (PPS) and Built Facility Strategy (BFS). These strategies were finalised and published in April 2019.
- 13.43 A joint South Essex Green and Blue Infrastructure (GBI) study has also been commissioned to support the preparation of the South Essex JSP. This study is expected to be finalised and published in 2020.

Transport and Access

- 13.44 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.
- 13.45 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.
- 13.46 Officers and Members of the Council jointly support the A127 Economic Growth Corridor Taskforce which promotes the importance of the A127 arterial route and is exploring opportunities to deliver a long-term vision for the A127.

Health and Well-being

- 13.47 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.
- 13.48 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.

Communications Infrastructure

- 13.49 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 2019/20. The Council is also partnering with its neighbours in a joint LFFN bid to improve broadband connectivity across South Essex.

Formal Consultations

- 13.50 In the period 2018-19, Rochford District Council provided a consultation response to a neighbouring authority or other public body on the following matters:

- Castle Point Borough Council Local Plan (2018) consultation – August 2018
- Basildon Borough Council Local Plan (Publication Draft) consultation – December 2018
- Thurrock Council Local Plan (Issues and Options 2) consultation – February 2019
- Brentwood Borough Council Local Plan (Publication Draft) consultation – March 2019

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 2018 and March 2019, four 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, 2018-19

Development	Contributions
<p>Bullwood Hall Prison, Bullwood Hall Lane, Hockley</p> <p>72 dwellings</p> <p>(Planning reference: 17/00964/FUL) *</p> <p>*Please note this supersedes the previous planning consent and legal agreement under 15/00379/OUT</p>	<p>To provide 27 affordable units, of which 22 would be affordable rented and 5 would be shared ownership</p> <p>To make a £28,382.00 contribution towards healthcare capacity improvements to Church View Surgery</p> <p>To provide an area of on-site open space to be maintained by the Council or a management company or another nominated organisation</p> <p>To transfer an area of woodland adjacent to the development site to the Council</p>
<p>Land at Cherry Orchard Brickworks, Cherry Orchard Lane, Rochford</p> <p>Business park comprising B1, A3, D1 and D2 uses</p> <p>(Planning reference: 17/00850/OUT)</p>	<p>To make a £200,000 contribution towards sustainable transport improvements, including bus service and infrastructure enhancement</p> <p>To make a £18,500 contribution towards cycle- and footpath improvements in the vicinity of the development</p>
<p>Birch Lodge, Anchor Lane, Canewdon</p> <p>14 dwellings</p> <p>(Planning reference: 17/00258/FUL)</p>	<p>To provide 5 affordable units on site</p> <p>To make a £5,520.00 contribution towards capacity improvements to nearby healthcare facilities</p>
<p>Land West Of Oak Road And North Of Hall Road, Rochford</p> <p>20 dwellings</p> <p>(Planning reference: 17/00582/FUL)**</p> <p>**This application made amendments to a wider scheme for 600 dwellings, resulting in an overall capacity of 620 dwellings</p>	<p>To provide an additional 7 affordable units on site</p> <p>To make an additional £22,000 contribution towards highway works in association with the development</p> <p>To make an additional £12,789 contribution towards capacity improvements to nearby healthcare facilities</p> <p>To make an additional £18,082 contribution towards improvements to primary schools in the environs of the development</p>

Development	Contributions
	<p>To make an additional £15,120 contribution towards improvements to secondary schools in the environs of the development site</p> <p>To make an additional £41,086 contribution towards early years and childcare facilities in the environs of the development site</p>

14.7 Provided at Appendix D is the Council's latest Section 106 monitoring spreadsheet as at April 2019. 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.

Parish / Town	Planning Application No.	Development Location	Developer/Owner	Date of Agreement	S106 Amount £	RDC Amount	RDC Housing	RDC Housing & Received	RDC Open Spaces	RDC Open Spaces Received	RDC Amount Wheelie Bins	RDC Wheelie Bins Received	RDC Legal Fees	RDC Legal Fees Received	NHS Amount	NHS Amount Received	Detail	Date Invoice Raised	Date Contribution Received	Purpose of Contribution
Rayleigh Town	12/00363/FUL	190 London Road, Rayleigh	Bellway Homes Ltd	01/10/2012	71,015.13										71,015.13	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 17/9/15	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.
Rayleigh Town	12/00363/FUL		Bellway Homes Ltd	01/10/2012	20,000.00	20,000.00			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 17/9/15	Community Facility near the London Rd Site - No timescales given on spend.
Rayleigh Town	12/00363/FUL		Bellway Homes Ltd	01/10/2012	1,000.00								1,000.00	1,000.00	0.00		Rochford District Council monitoring administration fee for healthcare contribution .		Received 11/09/12	
Rayleigh Town	12/00363/FUL		Bellway Homes Ltd	01/10/2012	3,859.20								3,859.20	3,859.20	0.00		Legal Fees		Received 11/09/12	
Hawkwell Parish	12/00381/FUL	Land at Thorpe Road, Rectory Road and Clements Hall Way, Hawkwell.	W H Royer Building Contractors	17/12/2012	93,378.21	93,378.21			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.
Hawkwell Parish	12/00381/FUL		W H Royer Building Contractors	18/12/2012	1,000.00							1,000.00	1,000.00	0.00		Finance Monitoring Fee		Received 22/10/2015	
Great Wakering	12/00252/FUL	Star Lane Brickworks , Star Lane, Great Wakering	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	
Great Wakering	12/00252/FUL		Taylor Wimpey UK Limited	26/06/2015	28,400.00									28,400.00	28,400.00	Healthcare contribution . Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project.		Received 11/11/16	NHS - Money to be held by RDC until the PCT (or other NHS body) requests 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			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		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.

																contribution			
Hockley	15/00379/ OUT		Harrow Estates	18/12/2 015	1,346.0 0							1,346. 00	1,346. 00	0.00		Legal Fees		Received 22/12/15	
Hockley	15/00379/ OUT		Harrow Estates	18/12/2 015	3,975.0 0	3,975.0 0				3,975.0 0				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. Contributio n must be used within 12 months of receipt.
Hockley	15/00379/ OUT		Harrow Estates	18/12/2 015	19,740. 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.			Contributio n 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 Practice.
Hockley	15/00379/ OUT		Harrow Estates	18/12/2 015	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.			Contributio n will be received in instalments. First instalment when the 20th dwelling is occupied, 2nd upon 40th dwelling occupancy and 3rd upon 60th dwelling occupancy.
Rochfor d	10/00234/ OUT	Hall Rd, Rochford	Bellway Homes Ltd	01/07/2 013	8,640.0 0							8,640. 00	8,640. 00	0.00		Legal Fees		Received 31/01/13	
Rochfor d	10/00234/ OUT		Bellway Homes Ltd	01/07/2 013	1,000.0 0							1,000. 00	1,000. 00			Rochford District Council monitoring administrati on fee for healthcare contribution .		Received 31/01/13	

Rochford	10/00234/OUT		Bellway Homes Ltd	01/07/2013	383,689.00									383,689.00	427,635.76	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 £213817.88 26/06/18 Received £213817.88 07/09/18	The contribution will be received upon occupancy of the 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	15,000.00	15,000.00			15,000.00							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.	
Rochford	15/00075/FUL	90 Main Rd, Hawkwell	Marden Homes Developments Limited	28/08/2015	1,557.60							1,557.60	1,557.60			Legal Fees		27/08/2015		
Rochford	15/00075/FUL		Marden Homes Developments Limited	28/08/2015	1,000.00							1,000.00	1,000.00			RDC Finance Monitoring Fee		27/08/2015		
Rochford	15/00075/FUL		Marden Homes Developments Limited	28/08/2015	37,000.00	37,000.00	37,000.00	38,743.41									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.	18/07/2017	28/09/2018	Contribution will be used in accordance with the Councils Affordable Housing Policy as detailed in the core strategy.
						957.19	957.19									Interest on above invoice	30/10/17 + 26/03/18			
Rochford	15/00075/FUL		Marden Homes Developments Limited	28/08/2015	6,048.00					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.		£1513 31/07/17 £2267.50 11/09/17 £2267.50 30/11/17		
Rochford	15/00599/FUL	Ponds Chase, Folly lane, Hockley	Persimmon Homes Ltd	01/06/2016	1,373.70							1,373.70	1,373.70	0.00		Legal Fees		23/05/2016		

Rochford	15/00599/ FUL		Persimmon Homes Ltd	01/06/2 016	1,000.0 0							1,000. 00	1,000. 00	0.00		Rochford District Council monitoring administrati on fee for healthcare contribution .		23/05/20 16	
Rochford	15/00599/ FUL		Persimmon Homes Ltd	01/06/2 016	23,040. 00									23,040. 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.		01/05/20 18	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. Contributio n will be kept by the Council until the 10th Anniversary of receipt. The council will have to return any unspent cash at that point.
Rayleigh		Land North of London Road, Rayleigh	Countryside Properties	03/06/2 016	132,370 .00	132,370 .00			132,370 .00							Where the sports pitches are to be transferred to the council pursuant to Part 4 of this schedule the sum shall be paid by the owners to the council. To be used for the managemen t and maintenanc e of the respective area of sports pitches that are the subject of an open space land transfer to the council			

Rayleigh		Land North of London Road, Rayleigh	Countryside Properties	03/06/2016	164,581.82									164,581.82		Healthcare contribution . Only payable if healthcare land not needed - NHS decision - 5 years from receipt			
Rayleigh		Land North of London Road, Rayleigh	Countryside Properties	03/06/2016	84,000.00					84,000.00						Prior to occupation - expiry of 5 years			£168 per dwelling - 500 dwellings
Rochford	15/00781/OUT	Saxon Business Park	Henry Boot Developments	06/12/2016	7,500.00								7,500.00			Legal Fees			
Rochford	15/00781/OUT		Henry Boot Developments	06/12/2016	175,000.00	175,000.00			175,000.00	175,000.00						To be paid towards improvements to the access and facilities of Cherry Orchard Country Park prior to first occupation of any commercial unit.		19/11/2018	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. To be paid on prior to first occupancy in commercial unit

Rochford	15/00781/ OUT		Henry Boot Developments	06/12/2016	100,000.00	100,000.00			100,000.00	100,000.00							The owner will pay towards a cycleway between Cherry orchard Way and Hall Rd. The Owner, RDC and ECC shall use reasonable endeavours to negotiate with relevant landowners to deliver the cycleway improvements within 5 years	30/01/2017	Works must be implemented within 2 years of receipt of payment. The contribution is for works at the Butterly Bridge Bypass.
Hullbridge	14/00813/ OUT	Lower Road, Windermere Avenues and Malyons Lane, Hullbridge	Southern & Regional Developments Ltd (David Wilson Jones)	18/01/2017	70,000.00	70,000.00			70,000.00								Improvement of sports facilities in Hullbridge by carrying out works to improve drainage at the Pooles Lane Playing Field		
Hullbridge	14/00813/ OUT	Southern & Regional Developments Ltd (David Wilson Jones)		18/01/2017	150,000.00	150,000.00			150,000.00								construction of multi-use games area or a skate park on land within the vicinity of the development site if the proposals approved under clause 3.2 include funding such facilities on a site secured for such purpose instead of the owner constructing such a facility itself		
Hullbridge	14/00813/ OUT	Southern & Regional Developments Ltd.		18/01/2017	164,500.00										164,500.00		Healthcare contribution . Fund capital expenditure for the provision of primary healthcare facilities to serve the area in which the site is situated prior to the occupation		

																	of the first dwelling			
Hullbridge	14/00813/OUT	Southern & Regional Developments Ltd.		18/01/2017	100,000.00	100,000.00			100,000.00								Providing the proposed National Cycle Network Route 135			
Hullbridge	Hullbridge	Southern & Regional Developments LTD		18/01/2017	1,000.00							1,000.00					Monitoring fee			
Canewdon	16/00733/FUL	Three Acres, Anchor lane, Canewdon	Dove Jeffery Homes Limited / Anthony Stephen Hines	27/03/2017	3,000.00							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	13,248.00		Contribution will be made towards expansion of local doctors' surgeries in respect of increased demand.		16/06/2017	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 Centre.
Canewdon	16/00733/FUL		Dove Jeffery Homes Limited / Anthony Stephen Hines	27/03/2017	5,880.00					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.			
Barling	16/00432/FUL	63 Barling Road		26/05/2017	137.70							137.70	137.70	0.00			Legal Fees		28/09/2016	
Little Wakering	16/00731/OUT	Land West of Little Wakering Road	Cogent Land LLP	11/10/2017	2,500.00							2,500.00	2,500.00				Legal Fees		01/09/2017	

Little Wakering	16/00731/OUT		Cogent Land LLP	11/10/2017	47,311.00									47,311.00		Healthcare contribution . Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project.			Prior to occupation of the first dwelling, a contribution will be received towards the provision of healthcare facilities so serve the area in which the site is located. The contribution must be used within 10 years of receipt. Any unspent element must be repaid to the owner upon written request within 50 days of the end of the 10-year period.
Rayleigh Town	15/00736/FUL	Grange Villas	Silver City Estates Limited	11/08/2017	3,162.80								3,162.80	3,162.80		Legal Fees 211.20		04/07/2017	
Rayleigh Town	15/00736/FUL		Silver City Estates Limited	11/08/2017	45,000.00	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.
Rochford	17/00102/FUL	Rocheway	Essex County Council	23/03/2018	1,036.80								1,036.80	1,036.80		Legal Fees		12/03/2018	
Canewdon	17/00258/FUL	Birch Lodge	Birch Lodge Developments Ltd	26/07/2018	5,520.00									5,520.00		Healthcare Provision in surrounding area			A capital provision towards the healthcare facilities at either Greensward Surgery or the

																			Ashingdon Medical Centre - occupation of first dwelling	
Canewdon	17/00258/FUL		Birch Lodge Developments Ltd	26/07/2018	1,067.30									1,067.30	1,067.30			Legal Fees	30/07/2018	
Canewdon	17/00258/FUL		Birch Lodge Developments Ltd	26/07/2018										574.70				Legal Fees	10/05/2019	
Rochford	17/00582/FUL	Hall Rd, Addendum	Bellway Homes Ltd	10/04/2018	966.00									966.00	966.00			Legal Fees	04/04/2018	
Rochford	17/00582/FUL		Bellway Homes Ltd	10/04/2018	12,789.00										12,789.00	12,789.00		Healthcare contribution. Developer to pay RDC a Healthcare Uplift Contribution for the Primary Care Trust, which is to be paid prior to Occupation of the 501st Dwelling. To be paid plus or minus a sum to reflect increase or decrease of RPI	12/09/2018	
Rochford	18/00431/FUL	Greenfields, Rosilian Drive	Mr & Mrs Bewley	10/08/2018	137.70									137.70	137.70			Legal Fees	07/08/2018	Unilateral Undertaking - material consideration. Annex reinstated to a double garage within 6 months of planning permission. 10 days written notice to council of commencement date and completion date

Rochford	17/00850 2018	Land at Cherry Orchard Brickworks , Cherry Orchard Lane	Cherry Orchard Homes and Villages Ltd	12/11/2 018	1,292.4 9								1,292. 49	1,292. 49			Legal Fees		09/11/20 18
			Cherry Orchard Homes and Villages Ltd	12/11/2 018	18,500. 00	18,500. 00			18,500. 00								Pay towards the delivery of cycleway and footpath enhanceme nts within the vicinity of the Developmen t prior to Commence ment of Developmen t. The Council is required to hold the contribution in an interest- bearing account pending use. On reasonable request from the Owner the Council must provide a breakdown of expenditure		
Rochford	17/00964/ FUL	Bullwood Hall, Hockley	Sanctuary Affordable Housing LTD	21/12/2 018	1,746.3 4								1,746. 34	1,746. 34			Legal Fees		12/11/20 18
			Sanctuary Affordable Housing LTD	21/12/2 018	28,382. 00									28,382. 00	28,382. 00		Paid prior to commence ment. This will contribute towards the addition, or improvement at the General Practitioners Church View Surgery with predominan tly serves the district of Hockley (including the Jones Family Practice). Contribution must be paid to NHS within 3 months of receipt		22/05/20 19

<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	190 London Road, Rayleigh	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	Land at Thorpe Road, Rectory Road and Clements Hall Way, Hawkwell.	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	Star Lane Brickworks, Star Lane, Great Wakering	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 designated account until an invoice is received for provision of capital project.	Received 11/11/16	NHS - Money to be held by RDC until the PCT (or other NHS body) requests 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.	11/11/2026

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. Payment to be made prior to first occupation.	Received 11/11/16		11/11/2031
Hockley	15/00379/OUT	Bullwood Hall, Hockley	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 Practice.	No date Yet
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	Hall Rd, Rochford	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 in a designated account until an invoice is received for provision of capital project.		The contribution will be received upon occupancy of the 100th, 200th, 300th and 400th dwelling. It will only be used by the PCT or successor body.	No date Yet
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	90 Main Rd, Hawkwell	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	Ponds Chase, Folly lane, Hockley	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 kept by the Council until the 10th Anniversary of receipt. The council will have to return any unspent cash at that point.	No date yet

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	Commutated 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 th 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	Saxon Business Park	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 Butterfly 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 th 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 th 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 primary healthcare facilities serving the site		To be held on behalf of NHS who can request its release for the provision of a capital project. Any unspent balance can be refunded after the expiry of 10 years from receipt.	No Date as money not received yet.
					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 th 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	Three Acres, Anchor Lane, Canewdon	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 Centre.	No Date as money not received yet.
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	Land South of High Street, Great Wakering	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	Land West of Little Wakering Road, Little Wakering	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	Grange Villas, London Road, Rayleigh	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	Rochford Adult Community College, Rocheway, Rochford	Essex Housing (Essex County Council)	23/03/2018	1,036.80	1,036.80		Legal fees			

