Land West of Rayleigh – Environmental Statement Addendum

1.1 In August 2014 Countryside Properties (UK) Ltd submitted a planning application to Rochford District Council, seeking approval in outline for residential development, non-residential development (uses falling within Use Classes A1 (retail), A3 (sale of food and drink on the premises e.g. restaurant), A4 (public house), C2 (residential care), D1(a) (medical use) or D1(b) (crèche/day nursery/day centre)), reservation of land for a primary school, open space, landscaping, a link road from Rawreth Lane to London Road, parking, servicing, utilities, footpath and cycle links, drainage and infrastructure works. All matters of detail were reserved for future approval, with the exception of access.

1.2 An environmental impact assessment (EIA) was undertaken as part of the application, in accordance with Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (the EIA Regulations) and an environmental statement (ES) was prepared to report the findings.

1.3 In November 2014, changes to the original application package were made. These changes covered four matters, namely:

(a) The submission of a plan showing the internal spine road;
(b) Amendments to the Access and Movement/Land Use Parameter Plans in respect of the potential bus route;
(c) An updated Flood Risk Assessment; and
(d) An additional ‘sensitivity’ test in respect of the operation of the site access points 5 years after opening.

1.4 An Addendum to the Environmental Statement was prepared, which updated those parts of the original Statement affected by the changes. The additional information in respect of the internal spine road, updated bus routing, and
supplemental traffic modelling were not considered to have any material implications for the original assessment. The Addendum therefore principally covered the changes to the Flood Risk Assessment.

1.5 The original planning application is now being resubmitted to Rochford District Council, alongside additional information to address the four reasons for refusal. The additional information submitted provides further explanation on matters concerned with the previous reasons for refusal (in respect of open space, drainage, transport and education). However, none of the additional information submitted changes the nature of the proposed development for which planning permission is sought, and therefore the additional information raises no further matters for consideration as part of the Environmental Statement.

1.6 The original application was submitted in Outline, with all matters reserved except access. The re-submitted application is submitted entirely in Outline, with all matters reserved. However, the application is accompanied by the same application plans as previously, which include plans showing the detail of the means of access to the site from London Road, Rawreth Lane, and the Industrial Estate Road, as well as details of the internal spine road, and therefore no change to the Environmental Statement is considered necessary as a result of the change in the format of the application.

1.7 The re-submitted application is also accompanied by the same Parameter Plans as previously (including the revised Parameter Plans submitted in November 2014). The only change to the Parameter Plans since the previous application has been the inclusion of arrows showing two possible points of access from the industrial estate access road to the non-residential site on the north-eastern side of the Application Site. One of the possible access points is situated in the middle on the apex of the bend and the other is at the bottom of the non-residential area. The Environmental Statement had previously assumed vehicular access to this site, and showing approximate
means of access provides extra clarity, but does not affect the findings of the previous Environmental Statement.

1.8 The original Environmental Statement included the Transport Assessment at Appendix G, and the Flood Risk Assessment at Appendix H. For the re-submitted application, the original Appendix G is replaced by the updated 2015 Transport Assessment, and the original Appendix H is replaced by the November 2014 updated Flood Risk Assessment.

1.9 The Environmental Statement accompanying the re-submitted application therefore comprises:

- This 2015 Addendum;
- The November 2014 Addendum; and
- The original August 2014 Environmental Statement.