

## Extraordinary Council – 9 September 2009

---

Minutes of the meeting of **Council** held on **9 September 2009** when there were present:-

Chairman: Cllr A J Humphries  
Vice-Chairman: Cllr D G Stansby

|                      |                         |
|----------------------|-------------------------|
| Cllr Mrs P Aves      | Cllr Mrs G A Lucas-Gill |
| Cllr C I Black       | Cllr M Maddocks         |
| Cllr P A Capon       | Cllr J R F Mason        |
| Cllr Mrs T J Capon   | Cllr D Merrick          |
| Cllr M R Carter      | Cllr Mrs J A Mockford   |
| Cllr Mrs L M Cox     | Cllr R A Oatham         |
| Cllr T G Cutmore     | Cllr J M Pullen         |
| Cllr Mrs J Dillnutt  | Cllr C G Seagers        |
| Cllr K A Gibbs       | Cllr S P Smith          |
| Cllr Mrs H L A Glynn | Cllr M G B Starke       |
| Cllr K J Gordon      | Cllr Mrs M J Webster    |
| Cllr J E Grey        | Cllr P F A Webster      |
| Cllr K H Hudson      | Cllr Mrs B J Wilkins    |

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllrs Mrs R Brown, Mrs L A Butcher, J P Cottis, T E Goodwin, T Livings, C J Lumley, Mrs J R Lumley, P R Robinson, M J Steptoe, J Thomass and Mrs C A Weston.

### **OFFICERS PRESENT**

|                |  |
|----------------|--|
| P Warren       | - Chief Executive                        |
| R J Honey      | - Corporate Director (Internal Services) |
| G Woolhouse    | - Corporate Director (External Services) |
| S Scrutton     | - Head of Planning and Transportation    |
| S Hollingworth | - Team Leader (Planning Policy)          |
| S Worthington  | - Committee Administrator                |

### **200 ROCHFORD DISTRICT CORE STRATEGY – SUBMISSION DOCUMENT – REPORT OF THE LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE**

**(Note:** Cllr T G Cutmore declared a personal interest in this item by virtue of membership of the East of England Regional Assembly.)

Council considered the report of the Local Development Framework Sub-Committee on accepting the Rochford District Core Strategy Submission Document for pre-submission consultation, followed by formal submission to the Secretary of State. An addendum to the report was circulated to all Members, which outlined further minor amendments to the Core Strategy document.

The Portfolio Holder for Planning and Transportation, in addressing Council, emphasised that the Rochford District Core Strategy Submission Document is the overarching document that will determine the shape of things to come, the shape of the place where we live and work. It is the precursor to many publications that will be the substance of our local development framework. Within the Rochford District Core Strategy document the Council has identified the five-year supply of housing essential to comply with law. This will protect the District from proposals from developers for locations other than those identified within Policy H2 within the Core Strategy document, two of which have come forward as planning applications within recent days.

The East of England Plan 2031 consultation was launched last week, according to which Rochford will be forced to build a minimum of 250 new homes each year ad infinitum, irrespective of whether there was sufficient available land.

Essex County Council commissioned a sustainability study as part of its evidence base to the East of England Regional Assembly that concluded that the sub area would struggle to deliver the regional spatial strategy; the problems would only increase for the National Housing and Planning Advice Unit range. There were no sustainable transport options for any level of growth.

It is clear that more homes, more jobs and more infrastructure are required, but at achievable levels.

In conclusion, the Portfolio Holder for Planning and Transportation commended the Rochford District Core Strategy Submission Document as well thought through, and carefully structured; if implemented, it will encourage investment in business and jobs and provide a prosperity to which our residents are justly entitled.

The Leader of the Council made particular reference to the hard work of the Portfolio Holder for Planning and Transportation, Members of the Local Development Framework Sub-Committee and officers in compiling the Rochford Core Strategy document.

He further emphasised that his objection to the East of England Plan was a matter of public record; the East of England Regional Assembly itself had never endorsed the East of England Plan; the Council was, nevertheless, legally bound to comply with the housing targets contained within the Plan.

There is an infrastructure deficit throughout the East of England, but the East of England Regional Assembly has just published its latest East of England Plan which charges local authorities with releasing land for housing up to 2031. Planning applications have been received by the Council for developments at Coombes Farm and Rectory Road, Hawkwell which are in excess of what has been allocated within the Rochford Core Strategy document.

## Extraordinary Council – 9 September 2009

---

During debate, One Member emphasised that he could not support the Rochford Core Strategy document as he believed that the proposals for South Hawkwell failed to meet many of the aspirations contained within policy H1.

One Member expressed concern about the proposals for North of London Road as, in his view, the proposed locations would not lead to increased community cohesion in Rawreth. He was disappointed that alternative locations that had been proposed by Rawreth Parish Council had not been included in the Core Strategy and also considered that the list of infrastructure detailed in appendix H1 could be refined.

He further stressed that there was no guarantees that finance would be made available sufficient to improve Watery Lane in Hullbridge sufficiently in order to serve the proposed new houses in Hullbridge. He did, however, support the principle of re-developing Rawreth Industrial Estate and also welcomed the inclusion of the Local List within the Core Strategy.

Responding to these concerns, the Leader of the Council emphasised that the Council had a legal obligation, imposed by central Government, to identify land for new housing. The required locations had been spread throughout the Rochford District.

He drew attention to page 5 of the East of England Plan 2031 Scenarios for Housing and Economic Growth which states “Southend Council has advised that there are only limited opportunities to increase housing capacity within proposals relating to its area. It notes that there may be merit in development in a small part of Fossetts Farm Strategic Development Area (part of CP85) but that part lies within Rochford District.” It was, he stressed, essential to take a strategic approach to the legal requirement for new housing; District Councillors were best placed to determine locations for new housing.

### **Resolved**

That the Rochford Core Strategy Submission Document be accepted for pre-submission consultation, followed by formal submission to the Secretary of State. (HPT)

**(Note:** Cllrs C I Black, Mrs J Dillnutt, J R F Mason and R A Oatham wished it to be recorded that they voted against the above decision).

The meeting closed at 8.10 pm.

Chairman .....

Date .....

If you would like these minutes in large print, braille or another language please contact 01702 546366.