
ROCHFORD DISTRICT REPLACEMENT LOCAL PLAN - APPROVAL OF WORK SCRUTINISED BY THE ENVIRONMENT OVERVIEW & SCRUTINY COMMITTEE

1 SUMMARY

- 1.1 The report brings before Members for approval details of parts of the replacement Local Plan that have been examined by the Environment Overview and Scrutiny Committee. The Rochford District Replacement Local Plan is intended to provide a policy basis for the control of development in the District up to 2011.
- 1.2 The preparation of a Local Plan is a statutory function for the authority.

2 THE PROCESS

- 2.1 The current Rochford District Local Plan was adopted in April 1995, and a replacement is therefore required to ensure an appropriate basis for development control decisions. The Replacement Local Plan aims to interpret central government guidance and to reflect that upon the particular local circumstances of the district.
- 2.2 The Replacement Local Plan will comprise of 12 chapters and a series of Supplementary Planning Guidance documents.
- 2.3 At the meeting of the Environment Overview and Scrutiny committee on 19th March 2003, recommendations were made in respect of the content of the replacement plan dealing with: Pollution; Monitoring; Utilities, Healthcare and Social Services; Leisure and Tourism; Mobility Standards for new Housing; Design Guidelines for Conservation Areas; Shopfront Security and Design; and the Local Plan Proposals Maps. The recommendations to this committee are contained within Appendix A. Appendix B details the amendments made in the light of these recommendations.
- 2.4 If Members approve these parts of the Local Plan now reported, the first stage of the work to prepare the replacement local plan will be complete. The next stage will be to prepare the plan for publication and deposit. This will include obtaining a certificate from Essex County Council and Southend Borough Council to the effect that the plan is in conformity with the Essex and Southend Structure Plan.
- 2.5 It is proposed to place the new plan on First Deposit on 2nd June 2003. The six week deposit period for representations would then run until the 14th July 2003. Subject to the collation and analysis of the

representations, it would then be hoped to report back to Members in the autumn.

- 2.6 Given the complexity of the plan, it is likely that minor points of accuracy or drafting errors will be found during the preparation of the plan for final publication. Where these do not affect the policy direction or intent of the plan, it is requested that authority be delegated to the Head of Planning Services to authorise such minor corrections as may be required.
- 2.7 It is intended that the plan be published in several formats. As well as the traditional paper version, the plan will be available on CD-ROM, via the Council's website and interactively on the Planning Portal. Those people wishing to make representations will also be able to do so either on a paper form or electronically via the website.

3 RECOMMENDATION

- 3.1 It is proposed that the Committee **RESOLVES** that:
1. The proposed parts of the Rochford District Replacement Local Plan, including the Proposals Maps, as outlined in this report, be approved.
 2. Authority be delegated to the Head of Planning services to approve minor amendments to the replacement Local Plan as may be required to ensure the accuracy of the published plan. (HPS)

Shaun Scrutton

Head of Planning Services

Background Papers: None

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**APPENDIX A - ENVIRONMENT OVERVIEW AND SCRUTINY COMMITTEE
RECOMMENDATIONS**

**COPIES OF THE FULL UPDATED TEXT & PROPOSALS MAPS
CAN BE FOUND IN THE MEMBERS' LOUNGES.**

A1 At the meeting held on 19th May 2003 the committee considered the following:

CHAPTERS:

Leisure & Tourism (amendment - removal of policy)
Utilities, Health and Social Services
Pollution
Monitoring

SUPPLEMENTARY PLANNING GUIDANCE:

Design guidance for listed buildings and conservation areas
Mobility standards in new housing
Shop fronts - Security & design

PROPOSALS MAPS:

Proposals maps for the district
Town centre inset maps of Hockley, Rayleigh & Rochford

The following items of relevance relate to the Rochford district
Replacement Local Plan:

**Draft Minute reference 137
ROCHFORD DISTRICT REPLACEMENT LOCAL PLAN -
POLLUTION**

A2 The Committee considered the report of the Head of Planning Services which sought Members' views on a new chapter to be included in the First Deposit Draft of the Replacement Local Plan. The Plan would replace the existing Rochford District Local Plan First Review, and provide a policy basis for the control of development in the District up to 2011.

Recommended to the Environmental Services Committee:-

That the Committee approves the contents of the proposed Pollution chapter, a copy of which is attached to the signed copy of these Minutes, for inclusion in the Rochford District Replacement Local Plan. (HPS)

**Draft Minute reference 138
ROCHFORD DISTRICT REPLACEMENT LOCAL PLAN -
MONITORING**

- A3 The Committee considered the report of the Head of Planning Services which sought Members' views on a new chapter to be included in the First Deposit Draft of the Replacement Local Plan.

Recommended to the Environmental Services Committee:-

That the draft monitoring chapter, a copy of which is attached to the signed copy of these Minutes, be approved for inclusion in the Replacement Local Plan. (HPS)

**Draft Minute reference 139
ROCHFORD DISTRICT REPLACEMENT LOCAL PLAN - UTILITIES,
HEALTHCARE AND SOCIAL SERVICES**

- A4 The Committee considered the report of the Head of Planning Services which sought Members' views on a new chapter to be included in the First Deposit Draft of the Replacement Local Plan.
- A5 Members believed that paragraph 10.4 of the draft new chapter should be re-worded to take account of the fact that surface water discharges from newly developed sites could be too great for existing water courses to handle.
- A6 Similarly, with respect to paragraph 10.7, Members believed that surface water drainage systems should be effective and sustainable in the long term to prevent occurrences of silting.

Resolved

- A7 That Officers consult with the Environment Agency about appropriate wording for chapter 10.4 and 10.7 for consideration by the Environmental Services Committee in April. (HPS)
- A8 Members were also concerned that paragraph 10.36 made no provision for permanent, rather than temporary, classrooms to be linked to major new developments.

Resolved

- A9 That an amendment addressing the issue of permanent classroom provision with respect to major new developments be considered at the next meeting of the Environmental Services Committee. (HPS)
- A10 Concluding the discussion, it was:-

Recommended to the Environmental Services Committee:-

That, subject to Members' comments above, the Committee approves the contents

of the draft Utilities, Healthcare and Social Services Chapter. (HPS)

**Draft Minute reference 140
ROCHFORD DISTRICT REPLACEMENT LOCAL PLAN -
AMENDMENT TO THE LEISURE AND TOURISM CHAPTER**

- A11 The Committee considered the report of the Head of Planning Services which sought Members' views on an amendment to the Leisure and Tourism chapter to be included in the First Deposit Draft of the Replacement Local Plan.

Recommended to the Environmental Services Committee:-

That draft Policy LT22 be omitted from the Rochford District Replacement Local Plan.

**Draft Minute reference 141
ROCHFORD DISTRICT REPLACEMENT LOCAL PLAN -
PROPOSALS MAPS**

- A12 The Committee considered the report of the Head of Planning Services which sought Members' views on the proposals maps to be included in the First Deposit Draft of the Replacement Local Plan.

Recommended to the Environmental Services Committee:-

That the Committee approves the Proposals Maps, a copy of which is attached to the signed copy of these Minutes, for inclusion in the Rochford District Replacement Local Plan. (HPS)

**Draft Minute reference 142
REPLACEMENT LOCAL PLAN – SPG6 MOBILITY STANDARDS
FOR NEW HOUSING**

The Committee considered the report of the Head of Planning Services which sought Members' views on new supplementary planning guidance to be included in the First Deposit Draft of the Replacement Local Plan.

Recommended to the Environmental Services Committee:-

That the Committee approves the contents of the draft Supplementary Planning Guidance for Mobility Standards in New Housing, a copy of which is attached to the

signed copy of these Minutes. (HPS)

Draft Minute reference 142

**REPLACEMENT LOCAL PLAN – SPG7 DESIGN GUIDELINES FOR
CONSERVATION AREAS**

- A13 The Committee considered the report of the Head of Planning Services which sought Members' views on new supplementary planning guidance to be included in the First Deposit Draft of the Replacement Local Plan.

Recommended to the Environmental Services Committee:-

That the Committee approves the contents of the draft Supplementary Planning Guidance for Design Guidelines in Conservation Areas, a copy of which is attached to the signed copy of these Minutes. (HPS)

Draft Minute reference 143

**137 REPLACEMENT LOCAL PLAN – LPSPG8 SHOP FRONTS –
SECURITY & DESIGN**

The Committee considered the report of the Head of Planning Services which sought Members' views on new supplementary planning guidance to be included in the First Deposit Draft of the Replacement Local Plan.

Recommended to the Environmental Services Committee:-

That the Committee approves the contents of the draft Supplementary Planning Guidance for Shop Fronts – Security & Design, a copy of which is attached to the signed copy of these Minutes. (HPS)

**APPENDIX B - AMENDMENTS FOLLOWING ENVIRONMENT OVERVIEW
AND SCRUTINY COMMITTEE RECOMMENDATIONS**

- B1 Following the meeting held on 19th May 2003 the following amendments were made:
- B2 The Committee requested that the Environment Agency be consulted on revised wording for paragraphs 10.4 and 10.7. The revised paragraphs are as follows:

REPLACEMENT PARAGRAPHS FOR PARAGRAPH 10.4

- 10.4** *PPG 25 requires adequate flow restriction arrangements to be made for surface water drainage in all cases where flood risk may be increased. Surface water discharges from newly developed sites should therefore be attenuated to current run-off rates. It may be possible to overcome the need for mechanical surface water attenuation devices by the use of Sustainable Drainage Systems, provided that ground conditions are suitable. These should always be investigated as the primary method of flow restriction and mitigation.*
- 10.5** The Environment Agency will assist by advising on these techniques and scoping the options, which may include mechanical methods where ground conditions necessitate. Development adversely affecting flood risk may be required to carry out on- and off-site works to alleviate any detriment.

REPLACEMENT PARAGRAPH FOR PARAGRAPH 10.7

- 10.8** Anglian Water will require adequate arrangements to be made for the drainage of surface water by a separate system in all cases. If discharge into a watercourse is involved, then both on- and off-site flow restriction may be required. Pre-development liaison with the Environment Agency will help to identify the most appropriate options.

- B3 The Committee agreed that an amended paragraph be formulated to replace existing paragraph 10.36. This was agreed under minute reference 139. The revised paragraph is as follows:

- 10.36** *Essex County Council have proposed to erect a new primary school on part of the Park School site, but no need is foreseen for other new sites during the plan period. However, the expansion of existing schools is likely as housing numbers increase. As development proposals come forward, the local planning authority will seek that where classrooms are to be provided, they are permanent. The local planning authority will also seek the replacement of temporary classrooms - many of which provide poor quality learning environments - with permanent facilities, by the imposition of appropriate conditions.*