

REPLACEMENT LOCAL PLAN - RURAL SETTLEMENTS

1 SUMMARY

- 1.1 The purpose of this report is to seek Members' views on new supplementary planning guidance to be included in the First Deposit Draft of the Replacement Local Plan. The Plan will 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.
- 1.2 The preparation of a Local Plan is a statutory function for the authority.

2 INTRODUCTION

- 2.1 The Environment Overview and Scrutiny Committee approved a number of chapters and supplementary planning guidance in June 2002 (minute reference 246). One of the chapters approved was that relating to Rural Issues, which contains a Rural Settlement Areas policy (R2).

3 RURAL SETTLEMENT AREAS

- 3.1 These are areas of residential development that are already fairly built-up and have little scope for infilling or rounding-off. In the Local Plan First Review such areas were not subject to the fairly restrictive policy relating to extensions that applied elsewhere in the Green Belt, but to a policy regime more similar to that applied in residential areas. Green Belt control was, however, maintained in all other respects and applications for the replacement of dwellings were considered on their merits.
- 3.2 This approach has proved effective in practice, and a similarly worded policy relating to extensions was approved, as set out below:

"POLICY R2 - RURAL SETTLEMENTS AREAS WITHIN THE GREEN BELT

Within the following rural settlement areas:-

- (i) Central Avenue/Pevensey Gardens, Hullbridge;**
- (ii) Pooles Lane, Hullbridge;**
- (iii) Windsor Gardens, Hawkwell;**
- (iv) Rectory Road/Hall Road, Hawkwell;**
- (v) Barling Road/Rebels Lane, Great Wakering;**
- (vi) Stonebridge, Barling;**
- (vii) Hall Road, Rochford; and,**
- (viii) Bullwood Hall Lane and High Road, Hockley,**

planning applications for extensions to dwellings within the territorial limits as defined in Appendix [insert number] will be treated on their individual merits having due regard to: -

(A) the character of the development already existing in the settlement;

(B) the visual amenities of the area; and

(C) housing design policy [insert number]."

3.3 The existing Local Plan contains a similarly worded policy and it is appears that no significant changes to the area covered by the policy are necessary. A survey of the areas affected by the policy found that the boundary is still appropriate, subject to the addition of two further properties (Foxhunters, Main Road, Hawkwell and Ye Olde Shoulderstick, Barling Road, Barling) as shown in Appendix 1. The Supplementary Planning Guidance contained in Appendix 1 to this document details the properties covered by policy R2.

4 RECOMMENDATION

4.1 It is recommended:

That Committee considers the details of the proposed text for the Rochford District Replacement Local Plan, as outlined in the appendix to the report, and determines whether any revisions or additions are required (HPS)

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Background Papers: None

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**APPENDIX 1 - SCHEDULE DEFINING THE LIMITS OF PROPERTIES IN
RURAL SETTLEMENT AREAS TO WHICH POLICY R2 APPLIES.**

CENTRAL AVENUE / PEVENSEY GARDENS, HULLBRIDGE AREA
Central Avenue Nos. 2 - 32 even numbers inclusive Pevensey Gardens Nos. 2 - 30 even numbers inclusive Nos. 1 - 27 odd numbers inclusive Lower Road Nos. 238 - 252, 256, 260 - 264 even numbers inclusive
POOLES LANE, HULLBRIDGE
Clovelly, Tawny Lodge, Sharon, Lyenda, Riverdale, The Lych Gate, Autumntide
WINDSOR GARDENS, HAWKWELL AREA
Rectory Road Nos. 186 - 214 even numbers inclusive Windsor Gardens Shangri-La, Willow Croft Nos. 1 - 11 and 15 - 29 odd numbers inclusive Nos. 2 - 10 even numbers inclusive
RECTORY ROAD/HALL ROAD, HAWKWELL AREA
Rectory Road Nos. 382, 384, 384A, 386 - 400 even numbers inclusive Nos. 393 - 401 odd numbers inclusive Hall Road Potash Cottage, High Hedges Main Road Nos. 1 and 3 Foxhunters Nos. 4 - 14, and 20 - 24 even numbers inclusive Thorpe Road Nos. 82 - 88 even numbers inclusive Bramleys, Charnwood, Twin Oaks

BARLING ROAD/REBELS LANE, GREAT WAKERING AREA

Barling Road

Smithcroft Bungalow; 2 - 6, 10 - 34, 38 - 82 even numbers inclusive;
21 - 27, 31 - 39, 63 - 85 odd numbers inclusive.

Rebels Lane

West Hayes, Woodbridge, Lamorna, St Gilgen, Brading.

Silchester Corner, Southend Road

Nos. 1 - 12 all numbers consecutive

STONEBRIDGE BARLING AREA

Barling Road

White Oak, Little Orchard Cottage, Rose Marie, Favonia (name subject to change), Stonebridge House, Greenways, Firststone, Foxhill, Wyldings, Tyrells, Magna Point, Chad, Cu Nim, Silver Birches, The Poplars, The Beeches, The Oaks, Brookfields, Viewfield, The Firs, High Pines, Tanglewood, Newtor, Nos. 1 and 2 Florence Villas, Magna Croft, New Horizons, The Cedars, Adelaide Lodge, Grosvenor Lodge, The Nook, Lamorna, Ye Olde Shoulderstick.

Barrow Hall Road

Nos. 1 and 2 Rosedene Nurseries, Mareng, Fintry, Clematis, Fowey, Coppins, Andrellos, Montana, Broadlands, Wakefield, Autumn, Kimbas, Idlewild, Foxgloves, Tinkers Patch, Treetops, Cheldon House, Quinta Rosa, Junatison, White Lodge, Edgecombe Lodge, Rutland Lodge, Elm Lodge, Kilburn Lodge.

HALL ROAD, ROCHFORD

Tilneys, Nicholas House, Talgarth, Avalon, Elm Lodge, Birches, High Trees, Westfield, White Cottage, Green Shutters, Longbridge, Nortonbury, Rookwood, Knaresboro, Glade House, Greenways.

BULLWOOD HALL LANE AND HIGH ROAD, HOCKLEY

Bullwood Hall Lane

Fremlins, St. Nicholas, Windrush, Maryon House.

High Road

Odd Numbers: 57 (Greensleeves), 63 (Towerside), 67 (Northlands Farm), 69, 71, 71A, 73, 73A (High Ridge Lodge), 75 (Hillcrest), 75A (Casa Mia), 77 (North Lodge), Whitbreds.

Even Numbers: 48 (Hockley House), 54 (Rookery Lodge), 56 (Rose Cottage), 58 (Cresta), 60, 64, 66, 68 (Foxholes), 70 (Bounty Hunters), 70A (Spinners), 72 (Honey End), 74, 76 (Holly Cottage), 78, 80, 84 (Drovers Hill House), 86.