

SUPPLEMENTARY PLANNING DOCUMENT 8

RURAL SETTLEMENT AREAS

1. INTRODUCTION

- 1.1 This Supplementary Planning Document provides further detail on Policy R2 (Rural Settlement Areas) of the Rochford District Replacement Local Plan.
- 1.2 Within the Rural Settlement Areas dwellings are not subject to the restrictive policies relating to extensions that are applied elsewhere in the Green Belt. Instead they are subject to policy R2 of the Replacement Local Plan which considers ~~modest~~ extensions in a similar way to that applied in residential areas. Due to the fairly built-up nature of these areas Policy R2 allows greater scope for the extension of dwellings ~~within these areas~~ whilst still maintaining Green Belt control in all other aspects.
- 1.3 The policy is applied individually to each dwelling and the latter section of this SPD lists ~~each~~ dwellings to which the policy applies. The ~~only~~ dwellings to which the policy applies are ~~also~~ shown on the Replacement Local Plan Proposals Map.

2. RURAL SETTLEMENT AREAS POLICY

- 2.1 Policy R2 of the Replacement Local Plan is shown below.

POLICY R2 – RURAL SETTLEMENT 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;**
- viii. Kingsmans Farm Road, Hullbridge; and,**
- ix. Bullwood Hall Lane and High Road, Hockley,**

Proposals for extensions to dwellings in these areas as defined on the Proposals Map and in LPSPD8 will be permitted if the following criteria are met:

- a. The appearance of the extension is in keeping with the scale and character of the dwelling and with its setting;**
- b. The extension will not be visually intrusive in the open character of the surrounding countryside;**
- c. The extension would not harm the amenity of nearby residents.**

CENTRAL AVENUE / PEVENSEY GARDENS, HULLBRIDGE AREA
<p>Central Avenue Nos. 2 - 32 even numbers inclusive</p> <p>Pevensey Gardens Nos. 2 – 16 even numbers inclusive, 18 (Charlamy), 20, 22, 24, 26 (Des Gralias), 28, 30 Nos. 1, 3, 5, 7 (Sinhala), 9 - 27 odd numbers inclusive</p> <p>Lower Road Nos. 238 - 250, 256, 260 - 264 even numbers inclusive</p>
POOLES LANE, HULLBRIDGE
Clovelly, Tawny Lodge, Sharon, Lyenda, Riverdale, The Lytchgate, Autumn tide
WINDSOR GARDENS, HAWKWELL AREA
<p>Rectory Road Nos. 186 (Honeysuckle Cottage) – 204 (Clematis Cottage) even numbers inclusive, 206, 208, 208A, 210, 210A, 212, 212A, 214</p> <p>Windsor Gardens Shangri-La, Willow Croft Nos. 1, 3 (Southview), 5, 7, 9, 11 and 15 - 29 odd numbers inclusive Nos. 2 (Edelweiss) - 10 even numbers inclusive</p>
RECTORY ROAD/HALL ROAD, HAWKWELL AREA
<p>Rectory Road Nos. 382, 384, 384A, 386, 386A, 388 - 400 even numbers inclusive Nos. 393 - 401 odd numbers inclusive</p> <p>Hall Road Potash Cottage, High Hedges</p> <p>Main Road Nos. 1 and 3 Foxhunters Nos. 4, 6 (Woodview), 8 (Wayside), 10, 12 (Whispers), 14 (Birch Farm), 20, 22, 24 (Dragon Willow).</p> <p>Thorpe Road Nos. 82 - 88 even numbers inclusive The Bramleys, Charnwood, Twin Oaks</p>
BARLING ROAD/REBELS LANE, GREAT WAKERING AREA
<p>Barling Road Smitheroft Bungalow; 2, 4 (Highview House), 6, 8, 10, 12, 14, 16 (Langdale), 18, 20 (Moonrakers), 22, 24, 26 (Melodies), 28 (Edis), 30 (The Chimes), 32 (Ferndale), 34, 38 (Whitelands), 40, 42, 44, 46, 48, 50, 52 (Melrose), 54 (Kelmscott), 56 (Isabelle), 58, 60, 62, 64, 66, 68 (Elizabeth Ann), 70 (The Elms), 72 - 82 even numbers inclusive; 21 (Breenagh Lodge), 23 (Bovington House), 25, 27 (Mallards), 31 (Orchard</p>

House), 33 - 39, and 63 - 85 odd numbers inclusive.

Rebels Lane

West Hayes, Woodbridge, Lamorna, St Gilgen, Bramble Lodge

Silchester Corner, Southend Road

Nos. 1 - 12 all numbers consecutive

STONEBRIDGE BARLING AREA

Barling Road

White Oak, Little Orchard Cottage, Rosemarie, Oak Ridge, Stonebridge House, Greenways, Firststone Cottage, Foxhill, Wyldings, Magna View House, 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

Rochford Hall Cottages, Nos. 1 – 6 all numbers consecutive

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

KINGSMANS FARM ROAD, HULLBRIDGE

The Crouch, Browhead, Riverside, Twin Oaks, Mandalay, 7, Highwood, Cariads, 10 (Llamedos), Freshwinds, Cedar Lodge, 14, 15 (Crouch End), 16 (Even Keel), 17 (Spring Tide), 20, Water's Edge, The Loft, The Chalet, River Nook

BULLWOOD HALL LANE AND HIGH ROAD, HOCKLEY

Bullwood Hall Lane

Fremilins, St. Nicholas, Windrush, Maryon House, Whitbreds

High Road

Odd Numbers: 57 (Greensleeves), 63 (Towerside), 67 (Northlands Farm), 69 (The Priory), 71, 71A (Magnolia House), 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 (The Gables), 78 (The Croft), 80, 84 (Drovers Hill House), 86 (Barton House)

