

## **Glossary**

- 'Regional Spatial Strategy' to be replaced with the words "East of England Plan".
- To include the following items:-
  - Historic Environment Record
  - Historic Environment Characterisation of Rochford
  - Historic Town Assessment
  - Historic Settlement Assessments

## **Contents Pages for Supplementary Planning Documents 1 – 8**

To include the following text:-

"A glossary of the technical terms used in this document is available on the Council's website or can be obtained in hard copy from the Council's offices in Rochford and Rayleigh. Terms listed in the glossary are shown in italic type."

## **Supplementary Planning Document 1 – Educational Contributions**

### Statutory Basis Page

To be amended to include a reference to Section 106 of the Town & Country Planning Act 1990 and Circular 5/05 Planning Obligations.

### Page 2

The reference to the Regional Spatial Strategy in paragraph 2.2 should be deleted and replaced with the term "the East of England Plan".

## **Supplementary Planning Document 2 – Housing Design**

### Page 4

Insert the following sentence at the end of paragraph 5.1:-

"Housing development on small vacant frontage plots comprising infilling shall be subject to the following building design criteria."

### Page 5

The first sentence of paragraph 7.2 to read as follows:-

“In assessing planning applications for housing schemes, including the development of new estates and infill plots within existing residential areas, the Local Planning Authority will require that a minimum separation of one metre is achieved in all cases between the side boundaries of the hereditament and habitable rooms of the dwelling house”.

Page 10

In paragraph 15.3, replace “should” with “must”.

Page 11

In paragraph 15.6, replace “may” with “is likely to”.

Page 12

In paragraph 16.4, replace “expect” with “require”.

Page 13

In paragraph 17.2, delete “additional” in the first line.

Page 14

At the beginning of the first sentence of paragraph 18.2, delete “It will be expected that”.

**Supplementary Planning Guidance 3 – Playing Pitch Strategy**

Page 7

At the end of paragraph 2.17, insert the following:-

“Contributions will be required where new developments will put pressure on existing facilities and any sums sought should be in direct proportion to the developments in question”.

**Supplementary Planning Guidance 5 – Vehicle Parking Standards**

Page 6

Insert paragraph 11.2, as follows:-

“It should be noted that a minimum standard will be applied for residential developments in rural and suburban areas due to the poor public transport found in these areas”.

Page 12

Insert “Colleges” before “(Further and higher education)” in the standards table.

Page 16

Under 16, parking bay size, delete “preferred bay size 5.5m x 2.4m”.

Insert “useable floor space” after “Minimum garage size 5.0m x 2.5m”.

In the notes section of the table, delete “parallel to and” from the first sentence of the second bullet point.

Paragraph 17.1 to read as follows:-

“The most economical layout in terms of land usage is 70 degree parking with parallel aisles. Examples of parking arrangements are shown below and overleaf.”

Page 19

The diagram relating to disabled parking did not match the dimensions for disabled parking bays outlined in paragraph 19.1. Officers to verify the dimensions with County Highways and to ensure that the correct dimensions are included in both paragraph 19.1 and in the corresponding diagram.

Page 20

At the end of paragraph 20.2 insert “for public, commercial and industrial buildings”.

Page 21

At the beginning of D1, replace “plans of worship” with “places of worship”.

Page 22

Officers to verify the dimensions listed in the table relating to car sales showrooms with County Highways and to amend, if necessary.

Page 23

Insert “to comply with the secured by design standard” at the end of the second sentence in paragraph 21.1.

Replace “suitable” with “acceptable” in the third sentence of paragraph 21.2.

Page 24

Insert “for all use classes” at the end of paragraph 22.2.

Page 25

Under A1, Shops – food, insert “maximum” at the end.

**Supplementary Planning Document 6 – Design Guidelines for Conservation Areas**

Page 1

Replace “needs to” with “must” in the final sentence of paragraph 1.2.

Delete “such as the Royal Institute of British Architects (RIBA)” at the end of paragraph 1.5.

Page 3

Replace “should” with “must” in the second sentence of paragraph 3.1.

Page 8

Replace “should” with “must” in the first sentence of paragraph 4.17.

Delete “considered to be” in the second sentence of paragraph 4.19.

Page 9

Re-number paragraphs after 4.21, as paragraph 4.21 appears twice.

In the second paragraph under ‘Floorscape’, replace “should” with “must” in the second sentence.

Page 11

Replace the first word of paragraph 4.32 with “Doors”.

Replace “should” with “must” in both instances in the first sentence of paragraph 4.33. Delete the final sentence of paragraph 4.33.

Page 13

Paragraph 6.2 should read as follows:-

“Conservatories must be modest in size in relation to the original building, carefully detailed with the minimum of architectural embellishment and sensitively sited away from the principle elevations. They should take a simple lean-to greenhouse form, be constructed of white painted softwood and with the minimum of fancy decoration. Conservatories must be designed to be in keeping and in harmony with the existing environment.”

Page 14

Replace “sitting” with “siting” in paragraph 7.1.

**Supplementary Planning Document 7 – Design, Landscaping and Access  
Statements**

Page 1

Add a sentence to the end of paragraph 1.3 making clear that the requirements for design, landscaping and access can all be incorporated into one statement.

Page 4

Replace “should” with “must” and delete “essentially” in the first sentence of paragraph 3.7.

Page 10

Insert “less” before “bleak” in the penultimate sentence of paragraph 4.15.

Page 11

Replace “should” with “must” in the final sentence of paragraph 5.2.

The statements in paragraph 5.4 to be verified against Part M of the Building Regulations (2000) and amended, if necessary.

Page 12

Replace “should” with “must” in the final sentence of paragraph 5.6.

The penultimate bullet point should make reference to SPD5 in the text in brackets.

Page 13

Delete “however, will” in the third sentence of paragraph 5.8.