



**Rochford District Council  
LOCAL DEVELOPMENT  
FRAMEWORK**

**RURAL  
SETTLEMENT  
AREAS**

**Supplementary Planning  
Document**

Regulation 17 Consultation Draft

**July 2006**





## **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 dwelling to which the policy applies. The 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.**

<b>CENTRAL AVENUE / PEVENSEY GARDENS, HULLBRIDGE AREA</b>
<p><b>Central Avenue</b> Nos. 2 - 32 even numbers inclusive</p> <p><b>Pevensey Gardens</b> 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><b>Lower Road</b> Nos. 238 - 250, 256, 260 - 264 even numbers inclusive</p>
<b>POOLES LANE, HULLBRIDGE</b>
Clovelly, Tawny Lodge, Sharon, Lyenda, Riverdale, The Lytchgate, Autumn tide
<b>WINDSOR GARDENS, HAWKWELL AREA</b>
<p><b>Rectory Road</b> Nos. 186 (Honeysuckle Cottage) – 204 (Clematis Cottage) even numbers inclusive, 206, 208, 208A, 210, 210A, 212, 212A, 214</p> <p><b>Windsor Gardens</b> 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>
<b>RECTORY ROAD/HALL ROAD, HAWKWELL AREA</b>
<p><b>Rectory Road</b> Nos. 382, 384, 384A, 386, 386A, 388 - 400 even numbers inclusive Nos. 393 - 401 odd numbers inclusive</p> <p><b>Hall Road</b> Potash Cottage, High Hedges</p> <p><b>Main Road</b> Nos. 1 and 3 Foxhunters Nos. 4, 6 (Woodview), 8 (Wayside), 10, 12 (Whispers), 14 (Birch Farm), 20, 22, 24 (Dragon Willow).</p> <p><b>Thorpe Road</b> Nos. 82 - 88 even numbers inclusive The Bramleys, Charnwood, Twin Oaks</p>
<b>BARLING ROAD/REBELS LANE, GREAT WAKERING AREA</b>
<p><b>Barling Road</b> Smithcroft 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, Firstone 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**

Fremlins, St. Nicholas, Windrush, Maryon House

**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)



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