
ROCHFORD DISTRICT REPLACEMENT LOCAL PLAN - FURTHER DRAFT POLICIES

1 SUMMARY

- 1.1 The purpose of this report is to seek Members approval for a number of policies to be included in the First Deposit Draft of the Replacement Local Plan.
- 1.2 The preparation of a Local Plan is a statutory function for the authority.

2 INTRODUCTION

- 2.1 The Local Planning Authority is preparing a Replacement Local Plan to supersede the Rochford District Local Plan First Review adopted in April 1995. The replacement Plan will provide planning policies for the District up to 2011.
- 2.2 The attached appendix details a number of policies dealing mainly with housing issues. It should be noted that the attached policies do not comprise all those to be included in the Housing Issues chapter. The numbering of the policies presented in the appendix is not sequential: the gaps will be filled by the further policies in due course.

3 THE POLICIES

3.1 Policy HP1 – Housing Allocation

This policy confirms that land has been identified in the sufficient to meet the Structure Plan housing allocation of 3,050 units. A report to a future meeting of the committee will set out the detail of site allocations and the means by which this total will be met in detail. However, the draft policy included specific mention of intensification, re-use of vacant, redundant and underused land, sub-division of dwellings and living over the shop, all categories of development within the existing urban areas that are discussed in the Urban Capacity Study.

3.2 Policy HP6 - Design Statements

This policy seeks to ensure that developers prepare a design statements for all sites of more than 12 dwellings.

3.3 Policy HP7 – Supply of Housing Land

This policy remains largely unaltered and is intended to reflect the planning authority's commitment to ensure that allocated land can be developed.

3.4 Policy HP8 – Provision of Facilities

This policy indicates that various facilities and infrastructure will be required, where appropriate within housing development sites. Other policies in the plan will provide more detail on the requirements for particular facilities or infrastructure, for example, affordable housing.

3.5 Policy HP11 – Housing Design and Layout

This links the local plan with the authority's adopted design policies. It is proposed that the guidance on layout and design, car parking standards, etc. will be contained in separate, but linked documents rather than being specifically bound in as appendices to the local plan. The Local Plan Supplementary Planning Guidance (LPSPG) notes on each of these matters and others will be brought back to a future meeting of this committee for approval and will be placed on deposit with the local plan. This arrangements allows for more flexibility in the use of planning guidance linked to the local plan, and is in accordance with advice from the DTLR.

3.6 Policy HP22 – Loss of Residential Land

It is essential to ensure there is no loss of residential accommodation within the urban areas, and this policy confirms that planning consent will be refused.

3.7 Policy HP23 – Subdivision of Houses to Flats

This policy is slightly revised, but supports the principle of the subdivision of residential accommodation, one of the elements of the Urban Capacity Study.

3.8 Policy HP24 – Safeguarding of Amenities

It is essential that any development proposals approved within residential areas do not harm the character and appearance of those areas.

3.9 Policy HP25 – Legal Agreements

This policy explains that permitted development rights will be removed in certain cases.

3.10 Policy HP26 – Enclosure of Grass Verges

This slightly revised policy explains the criteria against which proposals for enclosure of grass verges will be considered by the planning authority.

3.11 Policy HP27 – Caravan Parks

Proposals for new caravan parks and extensions to existing caravan parks as shown on the Proposals Map will be refused. It is intended that a review of existing boundaries be undertaken.

4 ENVIRONMENTAL IMPLICATIONS

As above.

5 LEGAL IMPLICATIONS

The preparation of a Local Plan is a statutory function for the authority.

6 RECOMMENDATION

It is proposed that the Sub-Committee **RECOMMENDS**

That the policies in attached appendix be approved for inclusion in the Replacement Rochford District Local Plan First Deposit Draft. (HPS)

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