ROCHFORD CORE STRATEGY – PROPOSED AMENDMENTS

1 SUMMARY

1.1 This report provides details of proposed amendments to the Rochford Core Strategy (appendix 1) following the decision by the Secretary of State for Communities and Local Government to revoke Regional Spatial Strategies.

2 INTRODUCTION

2.1 The Rochford Core Strategy was submitted to the Secretary of State for Communities and Local Government in February 2010 and a public examination commenced in May 2010. The start of the public examination preceded the decision taken by the new Secretary of State to revoke Regional Spatial Strategies. The revocation of the East of England Plan (the regional plan covering Rochford) has prompted a review of the contents of the Core Strategy, particularly the housing policy proposals.

2.2 Following receipt of the Secretary of State's letter on 6 July 2010, the Inspector holding the public examination into the Core Strategy asked for the Council's views on the implications for the Core Strategy of amendments to Planning Policy Statement 3 and the stated commitment to rapidly abolish Regional Strategies.

2.3 A statement was prepared setting out the Council's position and this was reported to the Portfolio Holder for Planning and Transportation whose decision to publish the statement was considered by Council on 27 July 2010. Council resolved that the statement be confirmed.

2.4 The statement was subsequently sent to the Inspector. Following consideration of the statement, the Inspector indicated her view that a review of the contents of the Core Strategy should be carried out, agreed by Council and then placed on deposit for a further round of consultation. The results of the consultation would then be considered at the public examination re-convened in January 2011.

3 REVISIONS TO THE CORE STRATEGY

3.1 The proposed schedule of changes to the Core Strategy, taking account of the statement agreed on 27 July, is set out in the appendix to this report. In broad terms, the revocation of regional strategies means that all references to the East of England Plan must be removed from the Core Strategy.

3.2 The 27 July statement explained key proposed changes to the delivery of housing. Firstly, the plan period would be extended by five years to make the timescale for the Core Strategy a twenty year period from 2011 to 2031. Changing the end date for the plan means that the housing quantum would be delivered over a longer period, giving greater certainty and a longer-term

Green Belt boundary. Secondly, the quantum of housing to be delivered would become a maximum figure, to be adjusted as windfall sites are developed.

3.3 Taking a flexible, plan, monitor and manage approach to the implementation of the plan will mean that the release for Green Belt land for development will be minimised over the next twenty years and furthermore, no decisions need to be taken immediately to determine the exact quantums of land required later in the new plan period; land can be safeguarded and brought forward if/when it is shown to be required. The annual delivery rate will also be reduced to 190 dwellings per annum (from 250) as a result of the extended plan period. Full details are explained in Housing Topic Paper 3, Topic Paper 4 (Green Belt) and Topic Paper 5 (on PPS3) appended to this report (appendices 2, 3 and 4).

3.4 Notwithstanding the proposed changes to the housing policies, the Council is still required to demonstrate the availability of a five year supply of housing land. Revised policies H2 and H3 set out the proposed quantums for the preferred development locations; details of the housing trajectory and five year supply are explained in the supporting text. The five year supply of housing would be reduced to 950 dwellings (from 1250) as a result of the change to the annual rate.

3.5 As a consequence of the request from the Inspector, the timetable for the delivery of the Core Strategy has been amended and this has inevitable implications for the preparation of other development plan documents. Subject to the proposed schedule of changes to the Core Strategy being approved, it is intended to place these on deposit for consultation from 18 October to 30 November. Thereafter the results of the consultation will be sent to the Inspector who will re-open the public examination in January (expected to be the week commencing 17 January).

3.6 The Inspector has indicated that once the final hearings sessions are completed her report will be available relatively quickly to minimise any delay to adoption. It is anticipated this may be achieved in May 2011.

4 RISK IMPLICATIONS

4.1 The advice from the Secretary of State is that Local Authorities should continue to prepare their Core Strategies to ensure there is certainty for local people and the development industry. Without an adopted Core Strategy, it is anticipated that the District will remain at risk from unsolicited approaches from developers for planning consent for housing in particular.

5 ENVIRONMENTAL IMPLICATIONS

5.1 Whilst there is an inevitable focus on housing resulting from the preparation of the Core Strategy, it should not be forgotten that the document includes a number of important policies that will deliver a framework for the protection

and enhancement of the District's environment. An updated Sustainability Appraisal of the proposed amendments to the Core Strategy is attached as appendix 5.

6 RESOURCE IMPLICATIONS

6.1 The resources required for the new consultation can be met from existing budgets.

7 LEGAL IMPLICATIONS

7.1 The preparation of a Core Strategy is governed by regulations and it is essential to ensure these are carefully followed so that the plan can be found to be sound and avoid or minimise the likelihood of legal challenge.

7.2 As has been reported in the press, a judicial review of the Secretary of State's decision has been lodged by a development company called Cala Homes (South) Ltd alleging that the decision of the Secretary of State to revoke Regional Spatial Strategies was unlawful for two particular reasons.

7.3 The first reason, per the Particulars of Claim, is an allegation that the Secretary of State was not entitled to exercise the power under Section 79(6) of the Local Democracy Economic Development and Construction Act 2009 for a purpose or objective that is not permitted by the primary legislation conferring that power. Whilst Section 79 enables the Secretary of State to revoke all or any part of a regional strategy, abolition, without replacement, appears to go far beyond what the power granted by Parliament was intended to achieve.

7.4 The second ground of challenge is an allegation that the Secretary of State has breached the obligations of the Environmental Assessment of Plans and Programmes Regulations 2004. Directive 2001/42/EC of the European Parliament relates to the need to undertake an assessment of the effects of certain plans and programmes on the environment. The key point here is that the revocation of all regional spatial strategies by way of interim implementation of the Coalition Government's stated plans is one that would require strategic environmental assessment when of course no such assessment has been carried out.

7.5 The recent appeal decision on Coombes Farm is also now the subject of a legal challenge similar to the Cala Homes' challenge. In any event, regardless of the outcome of the above, the advice from the Secretary of State remains that Local Authorities should continue to prepare their Core Strategies.

8 RECOMMENDATION

8.1 It is proposed that Council **RESOLVES**

That the amendments to the Rochford Core Strategy set out in appendix 1 to this report be approved, published for public consultation, together with Topic Papers 3, 4 and 5 and the Sustainability Appraisal (appendices 2, 3, 4 and 5), and then submitted with the consultation responses to the Inspector for consideration at the public examination in January 2011.

Shaun Scrutton

Head of Planning and Transportation

Background Papers:-

Letter from Secretary of State for Communities and Local Government, 6 July 2010.

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Rochford Core Strategy Schedule of Changes

The changes below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the change in words in *italics*.

The page numbers and paragraph numbering below refer to the submission DPD, and do not take account of the deletion or addition of text.

Page	Policy/ Paragraph	Suggested Change
7	1.2	…will deliver the spatial aspects of the vision set out in the Sustainable Community Strategy and the Council's Corporate Plan, as well as how ~~regional and~~ national policies~~, including those contained within the East of England Plan,~~ will be applied locally.
21	1.25	*Delete the paragraph.*
22	1.27	The strategies at ~~regional,~~ sub-regional, county, district and sub-district levels include the following:
22	First text box on the page	*Delete the text box.*
29	2.29	The East of England Plan has been revoked. The East of England Plan Review 2031, which was approved by the Regional Assembly, submitted to the Secretary of State, and represents the 'Option 1 ' numbers for Rochford District, set a housing requirement of 3,800 additional dwellings between 2011 and 2031. This equates to an average of 190 dwellings per annum. ~~requires that a minimum of 4600 dwellings be built in Rochford District between 2001 and 2021.~~ This figure is based on meeting the needs of the current and the future population of the District in a sustainable manner.
29	2.31	The revoked East of England Plan acknowledged that between 2001 and 2006 810 dwellings were completed in the District. Furthermore, between 2006 and 2008 an additional 618 dwellings were developed.
29	2.32	The Council are required to ensure there is an adequate supply of housing for at least 15 years from the date of adoption, and assuming adoption of the ~~RCS~~ Rochford Core Strategy in 2011~~0~~, that would mean

		continuous delivery of homes ~~continuing the annual requirement beyond 2021~~ to at least 2026
30	2.35	… It also calculates that there is a need for 131 net additional dwellings per annum to be developed in the District – this represented 52% of the District's annual housing completion requirement as set out in the East of England Plan (2008). The Thames Gateway South Essex Strategic Housing Market Assessment notes the need to ensure that the affordable housing requirements set by local authorities do not render the delivery of housing economically unviable and recommends local authorities across the housing market area set a requirement for 35% of new dwellings to be affordable.
38	Objectives	~~Ensure the delivery of an adequate supply of sustainable dwellings to cater for the District's growing demand, as per the requirements of the East of England Plan (2008) and a 15 year housing land supply.~~ Ensure the delivery of homes to meet the needs of the District's population, balanced with sustainability considerations and, in particular, accounting for the environmental constraints in the District
39	4.2	~~The East of England Plan requires a minimum of 4600 dwellings to be provided in the District between 2001 and 2021. In addition, the Local Planning Authority is required to plan for delivery of housing for at least 15 years from the date of adoption of the Core Strategy (2010) and, in so doing, assume that the average annual requirement of 250 units will continue beyond 2021 to 2025.~~ The East of England Plan (2008) has now been revoked. It is therefore necessary to consider what level of housing provision is appropriate for Rochford District. Topic Paper 3 to the Core Strategy discussed this issue in detail. In summary, it concluded that the figures within the draft East of England Plan Review 2011-2031 ('Option 1' figures) are the most appropriate for Rochford District. This equates to 3,800 dwellings, or 190 dwellings per annum delivered between 2011 and 2031.
39	4.3	Rochford's allocation is based on meeting current and future needs of the population, balanced with

		sustainability considerations. Current need encompasses the number of people in the District who are living within a household wanting to move to their own accommodation and form a separate household but are unable to do so (e.g. adult children). Projected need is derived from the supposition that the population will increase from 81,300 in 2007 to 87,000 by 2021.
39	4.4	~~The East of England Plan notes the provision of housing within local authorities between 2001 and 2006, and specifies the remaining provision between 2006 and 2021. Rochford District is required to accommodate 3,790 dwellings between 2006 and 2021, at an approximate average of 250 dwellings per year. Post 2021, in accordance with PPS3, the District is required to continue the development rate of 250 dwellings per year. As such, the Core Strategy addresses the location of housing provision to 2025.~~ The Council will allocate land for a maximum of 2,850 dwellings to be delivered between 2011 and 2026, at an approximate average of 190 dwellings per year. To ensure development is sustainable in the long run, the Council will continue the annual-plan for housing provision after the 15 year plan period; this will ensure a greater level of certainty and permanence of the Green Belt. As such, the Core Strategy addresses the location of housing provision to 2031.
39	4.6	The 2009 Strategic Housing Land Availability Assessment (SHLAA) examined the supply of housing land and, although identified some capacity from extant permissions and other appropriate sites, also ascertained that Green Belt would have had to be reallocated in order to meet the requirements of the now revoked East of England Plan. ~~as outlined below.~~ Having regard to the housing supply requirements following the revocation of the East of England Plan, some Green Belt land will have to be reallocated in order to deliver 3,800 dwellings by 2031, as detailed below

<table>
<tr><td>39,40</td><td>Table</td><td>Delete table and replace with:
<table>
<tr><th rowspan="2">Source</th><th colspan="5">Dwellings</th></tr>
<tr><th>2011-2016</th><th>2016-2021</th><th>2021-2026</th><th>2026-2031</th><th>Total 2011-2031</th></tr>
<tr><td>Housing target (190 dwellings per year)</td><td>950</td><td>950</td><td>950</td><td>950</td><td>3800</td></tr>
<tr><td>Extant planning permissions</td><td>322</td><td>0</td><td>0</td><td>0</td><td>322</td></tr>
<tr><td>Existing allocations/ other appropriate sites identified in Strategic Housing Land Availability Assessment</td><td>465</td><td>456</td><td>0</td><td>0</td><td>921</td></tr>
<tr><td>Total without Green Belt release</td><td>787</td><td>456</td><td>0</td><td>0</td><td>1243</td></tr>
<tr><td>Green Belt release required</td><td>163</td><td>494</td><td>950</td><td>950</td><td>2557</td></tr>
</table></td></tr>
<tr><td>42</td><td>Policy H1</td><td>Replace with Appendix CSSC1</td></tr>
<tr><td>42</td><td>4.16</td><td>In order to ~~fulfil the requirements of the East of England Plan and to~~ meet the housing needs of the District, the Council is required to allocate additional land for residential development, including land which is currently allocated as Green Belt, due to the limited supply of alternative land.</td></tr>
<tr><td>42</td><td>4.17</td><td>Whilst the Council acknowledge ~~that the housing requirement stipulated in the East of England Plan is a minimum, it must be also mindful of the need to maintain Green Belt as far as possible.~~ the need to ensure provision of housing to meet local needs, it must also be mindful of the need to maintain the Green Belt as far as possible.</td></tr>
<tr><td>44</td><td>Policy H2</td><td>Replace with Appendix CSSC2</td></tr>
</table>

44	Heading	Extension to residential envelopes ~~post-2021~~ post-2026
44	4.24	In considering the general development locations for post -2026 development, the same issues as for Policy H2 above have been considered, but areas identified for post 2026 development may not be immediately deliverable, or the situation vis-à-vis infrastructure and the impact on existing communities is such that their delivery earlier would not be appropriate.
44	4.25	The figures, with an annual average of 190 ~~250~~ units, meet the annual housing target ~~East of England Plan's minimum in the period 2021-2025~~ and do not make allowance for any contribution through windfall. The figures are approximates at this stage. The exact figures will need to be determined through the Allocations Development Plan Document process or, where appropriate, Area Action Plans at a later date. In determining such figures, the Council will take a plan, monitor, manage approach to the supply of housing land, assessing progress through the Annual Monitoring Report, in order to ensure that the extent of the Green Belt is retained as far as practicable.
45	4.26	As with the pre-2026 development areas, it is important to note that development coming forward within the areas outlined in **Policy H3** will have to conform to the other policies within the Core Strategy.
45	4.27	The Council will monitor the provision of housing and residential development may be allocated within the general locations prior to 2026 in place of locations identified in Policy H2, if delivery of the latter is delayed to the extent that such action is necessary in order to maintain a five-year housing supply. ~~additional housing land is required.~~
45	**Policy H3**	*Replace with Appendix CSSC3*
46	4.30	… As such, 35%, being the indicative aim for the ~~region~~ District as a whole as ~~set out in the East of England Plan~~ assessed in the Viability Study Report is not considered ~~appropriate~~ impractical as a local requirement, especially for development towards the west of the District and in a longer term on the whole.
49	4.46	~~The East of England Regional Assembly has prepared a single-issue review on Gypsy and Travellers accommodation that has resulted in the allocation within the East of England Plan of 15 pitches to be provided in Rochford District by 2011.~~

		An assessment of Gypsy and Traveller accommodation needs was undertaken in 2009 (Essex Gypsy and Traveller Accommodation Assessment) and identified a need for 14 additional pitches in Rochford District by 2021.
49	4.47	Given the historically low demand within the District, provision for any additional pitches post ~~2011~~ 2021 will be subject to further review of need.
50	**Policy H7 (Para 1)**	The Council will allocate 14~~5~~ pitches by 2021 ~~2011,~~ to meet local need as per the findings of the Essex Gypsy and Traveller Accommodation Assessment (2009)
55-57	Appendix H2	*Replace with CSSC4*
65	6.3	~~Policy SS7 of the East of England Plan states that the regional Green Belt boundary is appropriate and should be maintained. However, Rochford District is part of the Thames Gateway Sub-Region and the East of England Plan~~ Rochford District Council recognises that local strategic revisions to the Green Belt boundary are ~~may be~~ necessary to meet local development needs in sustainable locations, but that it is important to maintain the extent of the Green Belt as far as practicable. As such less than one percent ~~a small proportion~~ of the District's 12,763 hectares of designated Green Belt land will be reallocated to meet local housing and employment needs.
66	6.6 (line 6-8)	Previous community involvement exercises have made it clear to the Council that the District's residents consider the protection of the Green Belt to be very important, as does national ~~and regional~~ policy.
82	8.34	The East of England Plan (2008) require~~s~~d Local Planning Authorities to encourage developers to incorporate decentralised renewable or low carbon energy technologies to help achieve the Government's targets for reducing carbon emissions. ~~, and the Council's local policy is in line with its aims~~. Notwithstanding the revocation of the East of England Plan, such an approach is still considered a sustainable one.
96	9.36	Leisure activities have an important role to play in health, quality of life and the economy. ~~The importance of having good, accessible leisure facilities is iterated in the East of England Plan.~~
103	10.1	~~The East of England Plan incorporates a Regional Transport Strategy (RTS) which outlines the delivery of funding for transport initiatives, and also sets out transport policies which are in line with the objectives of the East of England Plan. The Regional Transport Strategy is a statutory document and as such is~~

		~~influenced by the delivery programmes of both the Highways Agency and Network Rail.~~ ~~In turn, the Regional Transport Strategy will then help to shape Local Transport Plans (LTP) which are produced by Local Highways Authorities; namely County and Unitary Councils.~~ The Local Transport Plan covering the district of Rochford is produced by Essex County Council and the current LTP covers the time period 2006-11.
113	11.4	In the past, employment allocations for the District were quantified in terms of the amount of land to be set aside for employment purposes. ~~The East of England Plan instead specifies the number of jobs each sub-region must provide. Rochford District is within the Thames Gateway sub-region and must provide 3000 new jobs during the plan period.~~ It is considered more appropriate to express employment allocations in terms of number of jobs. In Rochford District, it is considered appropriate to ensure at least 3,000 jobs are provided during the plan period. A significant proportion of these jobs can be accommodated as part of the growth around London Southend Airport and the Council will produce a Joint Area Action Plan with Southend Borough Council to ensure that the airport's potential is fully realised, whilst having regard to environmental and amenity impacts such as noise, air quality and traffic generation.
117	11.20	~~The East of England Plan identifies~~ London Southend Airport has ~~as having~~ an important role to play in the economic development of the area. London Southend Airport…
133	H2 (The 3rd column)	Extensions to the residential envelope pre-2026 ~~pre-2021~~ in the identified general areas are not delivered in time, and there is not a constant five-year housing supply.
134	H3 (The 1st column)	H3 - Extension to residential envelopes ~~post-2021~~ post-2026
134	H3 (The 2nd column)	Sites within the identified general locations will not be allocated for development until ~~post-2021~~ post-2026. Such sites will be prevented from development until an appropriate time through the development management process. ~~Post-2021~~ Post-2026, the completion of dwellings will be carried out by developers having regard to the Council's adopted policies in the Local Development Framework, guided by the Council's development management.
134	H3 (The 3rd	Extensions to the residential envelope ~~pre-2021~~ pre-2026 in the identified general areas are not delivered,

	column)	and there is not a constant five year housing supply. Extensions to the residential envelope ~~post-2021~~ post-2026 in the identified general areas are not delivered. ~~and there is not a constant five year housing supply.~~
134	H3 (The 4th column, second paragraph onwards)	As such, some sites may be brought forward from ~~post-2021~~ post-2026 allocations, if allocated sites ~~pre-2021~~ pre-2026 are not delivered. Where ~~post-2021~~ post-2026 sites are brought forward for development, it is anticipated that ~~pre-2021~~ pre-2026 sites which were not delivered through earlier phasing, will be delivered ~~post-2021~~ post- 2026. However, if there are not enough deliverable sites, then the Council will review the situation through the Local Development Framework Process.
140	GB1 (The 4th column)	…By allocating land for the development the District ~~is required to~~ must accommodate to meet local needs, the Council will be able to ensure that land allocated in the Local Development Framework as Green Belt remains protected from inappropriate development.
141	URV1 (The 4th column, second paragraph)	…By allocating land for the development the District ~~is required to~~ must accommodate to meet local needs, the Council will be able to ensure that land allocated in the Local Development Framework as Green Belt remains protected from inappropriate development.

Appendix CSSC1

Policy H1 – The efficient use of land for housing

The Council will enable the delivery of 3,800 dwellings between 2011 and 2031, maintaining a rolling five-year supply of 950 dwellings until at least 2026.

The Council will prioritise the reuse of previously developed land and ensure the delivery of appropriate sites within existing settlements identified by the Strategic Housing Land Availability Assessment.

The Council will seek the redevelopment of Rawreth Lane Industrial Estate, Stambridge Mills and Star Lane Industrial Estate for appropriate alternative uses, including residential development, with alternative employment land allocated in appropriate locations as identified in Policy ED4. In the case of Eldon Way / Foundry Industrial Estate, the nature of any redevelopment will be determined through the Hockley Area Action Plan.

Any scheme for the redevelopment of Stambridge Mills must include adequate flood mitigation measures to satisfy the PPS25 exceptions test.

Appendix H1 outlines the infrastructure that will be required for the development of newly allocated housing sites.

The remaining housing requirement that cannot be delivered through the redevelopment of appropriate previously developed land will be met through extensions to the residential envelopes of existing settlements as outlined in Policies and H2 and H3.

Residential development must conform to all policies within the Core Strategy, particularly in relation to infrastructure, and larger sites will be required to be comprehensively planned.

In order to protect the character of existing settlements, the Council will resist the intensification of smaller sites within residential areas. Limited infilling will be considered acceptable, and will continue to contribute towards housing supply, provided it relates well to the existing street pattern, density and character of the locality.

The Council will encourage an appropriate level of residential intensification within town centre areas, where higher density schemes (75+ dwellings per hectare) may be appropriate.

Appendix CSSC2

Policy H2 – Extensions to residential envelopes and phasing

The residential envelope of existing settlements will be extended in the areas set out below and indicated on the **Key Diagram,** to contribute to a fifteen-year supply of housing land from 2011 onwards as follows:

Area	Dwellings 2011-2021	Dwellings 2021-2026
North of London Road, Rayleigh	0	400
West Rochford	500	100
West Hockley	50	0
South Hawkwell	175	0
East Ashingdon	100	0
South East Ashingdon	0	450
South Canewdon	20	40
TOTAL	**845**	**990**

The above figures will be treated as maxima over the fifteen-year period, in order to ensure that the amount of Green Belt land allocated for development is kept to the minimum required.

In order to ensure the appropriate phasing of development, and to avoid the premature release of Green Belt land, development specified for 2021-2026 will only be brought forward earlier if:

a) It is required in order to deliver an adequate five-year supply of land, and;
b) The net total of dwellings developed 2011-2026 within each of the general locations as set out in the above table is not exceeded.

The specific sites required in each location will be set out in the Allocations Development Plan Document.

Development will be managed to ensure a housing delivery trajectory as set out in Appendix H2.

Development within the above areas will be required to be comprehensively planned. A range of other uses and infrastructure (including off-site infrastructure), having regard to the requirements of the Core Strategy, will be required to be developed and implemented in a timely manner alongside housing. **Appendix H1** outlines the infrastructure that will be required for each residential area, and should be read in conjunction with **Policy CLT1**.

The Council will maintain a flexible approach with regards to the timing of the release of land for residential development to ensure a constant five-year supply of land whilst balancing the need to maintain the Green Belt as far as practicable.

Appendix CSSC3

Policy H3 – Extension to residential envelopes post-2026

Post-2026, the residential envelope of existing settlements will be extended in the following areas (as indicated on the **Key Diagram**) to deliver the following approximate number of units post-2026.

Prior to this time, Green Belt land within such areas will be retained with the exception of release as per Policy H2, and land safeguarded to meet longer-term development needs.

Area	Dwelling post-2026
North of London Road, Rayleigh	150
South East Ashingdon	50
South West Hullbridge	500
West Great Wakering	250
Total	**950**

As part of a flexible plan, monitor and manage approach, and reflecting the figures as maxima, the Council will adjust the numbers on the table in response to changing housing supply requirements.

Development within the above areas will be required to be comprehensively planned. A range of other uses and infrastructure (including off-site infrastructure), having regard to the requirements of the Core Strategy, will be required to be developed and implemented in a timely manner alongside housing. **Appendix H1** outlines the infrastructure that will be required for each residential area, and should be read in conjunction with **Policy CLT1**.

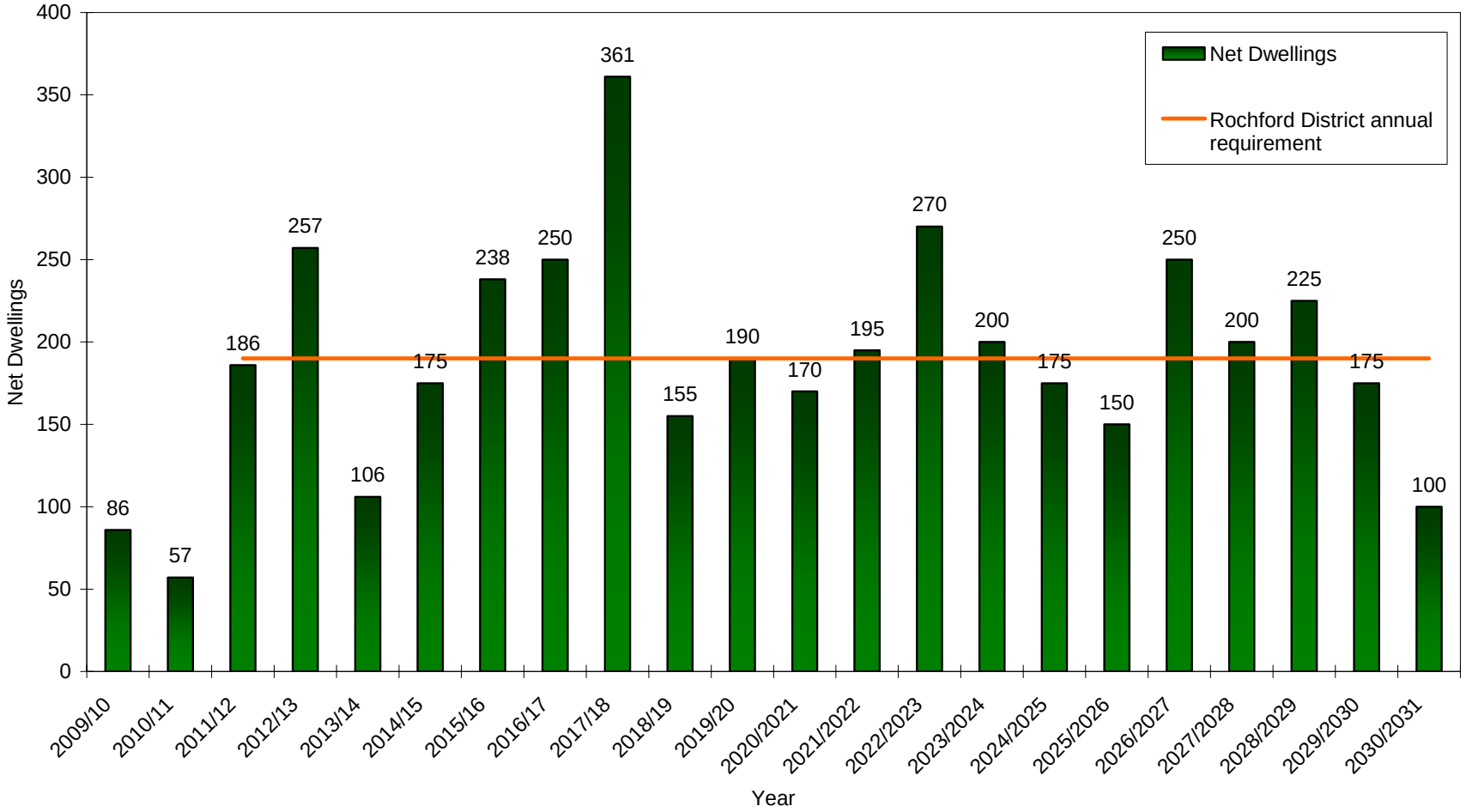
The Council will monitor the supply and development of housing in the District and may bring forward development in these locations prior to 2026 if required to meet five-year supply requirements, but only if infrastructure to serve such developments is also brought forward earlier.

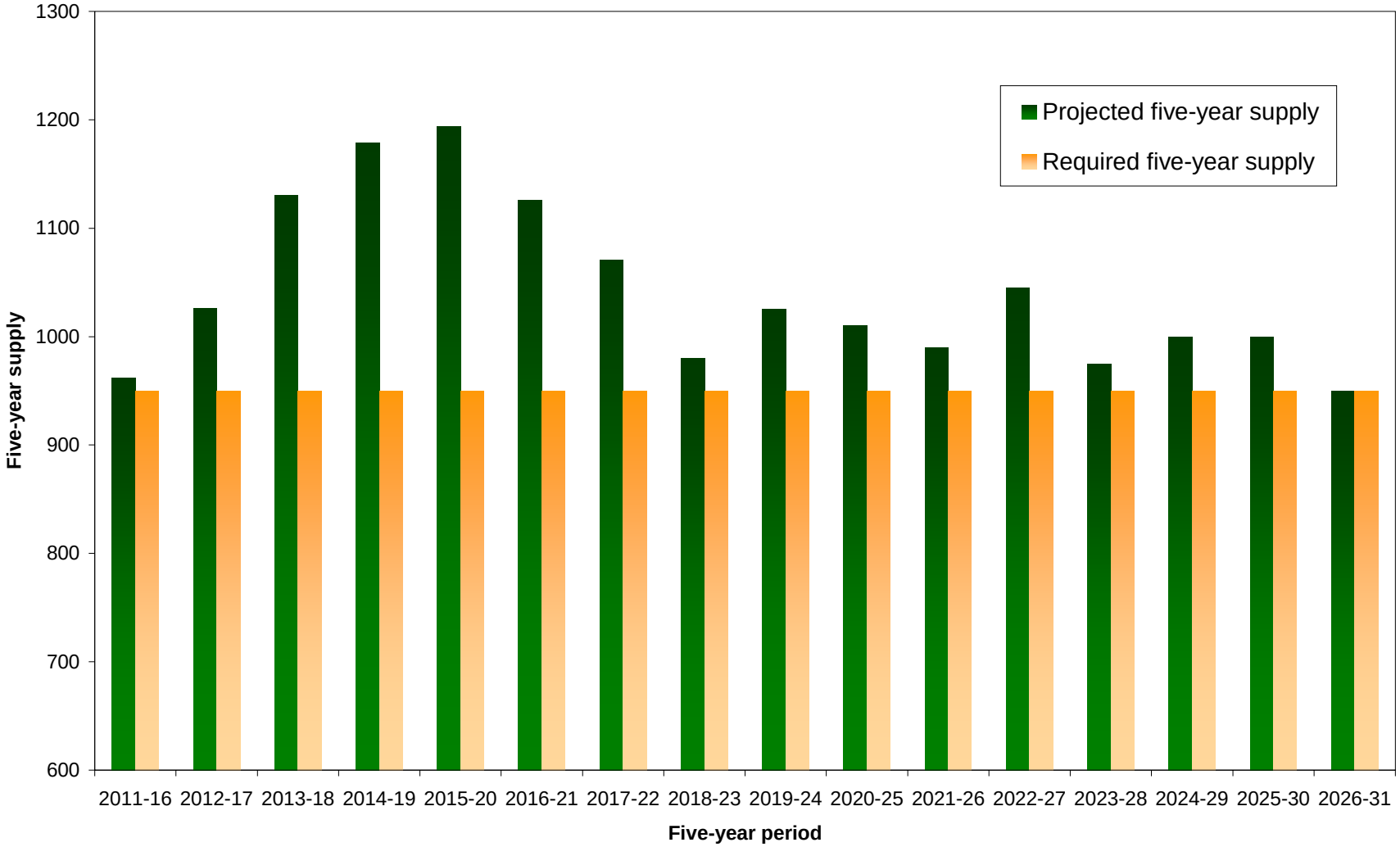
Appendix CSSC4

Appendix H2
Breakdown of 2011-2031 housing trajectory by source

Source	Net dwelling completions																					
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Actual Completions 2009-2010	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Extant permissions	0	57	166	100	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Appropriate Brownfield sites identified in SHLAA	0	0	20	157	50	125	113	50	136	80	115	75	0	0	0	0	0	0	0	0	0	0
Extensions to residential envelopes	0	0	0	0	0	50	125	200	225	75	75	95	195	270	200	175	150	250	200	225	175	100

Housing trajectory 2011-2031 from combination of Policies H1, H2 and H3




1300
1200
1100
1000
900
800
700
600
Five-year supply
Projected five-year supply
Required five-year supply
2011-16
2012-17
2013-18
2014-19
2015-20
2016-21
2017-22
2018-23
2019-24
2020-25
2021-26
2022-27
2023-28
2024-29
2025-30
2026-31
Five-year period

Topic Paper 3 Appendix 1

Housing trajectory site list (from planning application information up to 31.3.2010)

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
ROC/0875/08	19 Church Road, Barling Magna.	Full permission	1																				
ROC/0495/09	Ld Between 11 & 13 Talbot Avenue Rayleigh	Full permission	1																				
ROC/0886/08	41 Central Avenue, Rochford.	Full permission	1																				
ROC/0639/03	R/O 29 Great Eastern Road	Full permission	1																				
ROC/0703/08	Land rear of 21 Woodlands Road, Hockley.	Full permission	1																				
ROC/1021/02	117 Greensward Lane	Full permission	1																				
ROC/0435/06	Goodwood, Woodside Rd, Hockley	Full permission	1																				

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
ROC/0551/07	land adj Rustlings Folly Chase Hockley	Full permission	1																				
ROC/0621/08	20 Kings Road, Rayleigh	Full permission	1																				
ROC/0718/08	Land adj 16 Leasway. Rayleigh.	Full permission	1																				
ROC/0826/06	Land adjoining Dudulah, Eastwood Rise, Eastwood	Full permission	1																				
ROC/0115/08	23 High Road, Hockley.	Full permission	2																				
ROC/0403/08	Rear of 16 - 24 Kingswood Crescent, Rayleigh	Full permission	2																				
ROC/0563/08	279b Ashingdon Road, Rochford.	Full permission	1																				
ROC/0313/09	19 Bellingham Lane, Rayleigh	Full permission	2																				

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
ROC/0714/07	24 High Road, Rayleigh	Under Construction	1	2																			
ROC/0407/08	Site of 2-4 High Road, Hockley.	Full permission	3																				
ROC/0997/07	151 Daws Heath Rd Rayleigh	Full permission	3	1																			
ROC/0511/09	Site Of 80 West Street Rochford	Full permission	4	3																			
ROC/1126/03	234 Ferry Road, Hullbridge	Full permission	4																				
ROC/0813/02	50-54 West Street	Full permission	8																				
ROC/0304/08	Land adj 43 Ashingdon Road, Rochford.	Full permission	13																				
ROC/0718/06	Land west of Pollards Close, Rochford	Full permission	14																				

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
ROC/0653/07	Service Garage Southend Rd Gt Wakering	Full permission	23																				
ROC/0683/87	25 Branksome Avenue	Under Construction		1																			
ROC/0631/08	18 Kingsmans Farm Road	Under Construction		1																			
ROC/0955/08	254 High Street, Great Wakering	Under Construction		2																			
ROC/0319/98	Plumberow Cottage, Lower Road	Under Construction		1																			
ROC/0407/05	15 Sandhill Road, Eastwood	Under Construction		1																			
ROC/0395/00	Adj Mansfield Nurseries, Nore Road	Under Construction		1																			
ROC/0956/74	Adj. The Birches, Sandhill Road	Under Construction		1																			

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
ROC/0466/95	74 Folly Lane, Hockley	Under Construction		1																			
ROC/0439/97	Gusli, Lower Road	Under Construction		1																			
ROC/0839/02	End of Gloucester Avenue	Under Construction		1																			
ROC/0268/95	Rochelles Farm, Lower Road	Under Construction		1																			
ROC/0567/08	43 Clifton Road, Ashingdon.	Under Construction	-1	1																			
ROC/0643/09	41 The Westerings Hockley	Under Construction	-1	1																			
ROC/0737/08	Grace Villa, Beckney Avenue, Hockley.	Under Construction	-1	1																			
ROC/0547/09	206 London Rd, Rayleigh	Under Construction	-1		14																		

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
ROC/0759/07	Paddock, Lambourne Hall Road, Canewdon	Under Construction		1																			
ROC/0111/07	land adj 47 Church Rd, Barling Magna	Under Construction		1																			
ROC/0121/07	89 Downhall Rd Rayleigh	Under Construction			8																		
ROC/1050/07	42 & 44 Down Hall Rd Rayleigh	Under Construction		1																			
ROC/0518/06	279-277 Ashingdon Road Rochford	Under Construction		2																			
ROC/0521/93	Glencroft, White Hart Lane, Hawkwell	Under Construction					26																
ROC/0602/09	6 Greensward Lane Hockley	Under Construction	-1	1																			
ROC/0655/07	190-192 Plumberow Avenue, Hockley	Under Construction		2																			

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
ROC/1095/06	Westview & Oakhurst, Church Rd, Hockley	Under Construction		4																			
ROC/0598/07	Land adj 66 Woodlands Rd, Hockley	Under Construction		1																			
ROC/0911/07	10 Kingsmans Farm Rd Hullbridge	Under Construction		1																			
ROC/0479/09	91 The Chase Rayleigh	Under Construction		1																			
ROC/0298/08	Land adj 22 St Andrews Road, Rochford.	Under Construction		1																			
ROC/0894/08	74-78 West Street, Rochford.	Under Construction		6																			
ROC/0427/08	58 Victoria Avenue, Rayleigh.	Under Construction		5																			
ROC/0485/09	R/o 68 High Road Rayleigh	Under Construction		2																			

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
ROC/0757/09	Brambles, Gladstone Gardens, Rayleigh	Under Construction		1																			
ROC/0732/08	145 Ferry Road, Hullbridge	Under Construction		4																			
ROC/0836/08	145 Ferry Road, Hullbridge	Under Construction		2																			
ROC/0048/79	Land Opposite Rayleigh Cemetery, Hockley Road, Rayleigh	Under Construction			26	30	30																
ROC/0584/05	Land adj Meadway, Wendon Close, Rochford	Outline permission				2																	
ROC/0022/10	134 Downhall Park Way Rayleigh	Outline permission				1																	
ROC/0817/05	26 Station Avenue, Rayleigh	Full permission (construction not started)			1																		
ROC/0049/05	Rochford & District Conservative Association, Back Lane, Rochford	Full permission (construction not started)			3																		

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
ROC/0286/09	Between 63-73 Nevern Road	Full permission (construction not started)			1																		
ROC/0446/05	Land rear of 91 High St, Rayleigh	Full permission (construction not started)				15																	
ROC/1027/07	Treetops, Hillview Road, Rayleigh	Full permission (construction not started)			2																		
ROC/0565/08	289 Ferry Road, Hullbridge	Full permission (construction not started)				16																	
ROC/0458/09	Willow Pond Farm, Lower Rd, Hockley	Full permission (construction not started)			1																		
ROC/0602/08	18 Mornington Avenue, Rochford.	Full permission (construction not started)			1																		
ROC/0026/10	Gdn of 400 Ashingdon Rd, Rochford	Full permission (construction not started)			1																		
ROC/0013/09	The Yard, Trenders Avenue, Rayleigh.	Full permission (construction not started)			4																		

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
ROC/0999/07	36 Hullbridge Rd Rayleigh	Full permission (construction not started)			6																		
ROC/0274/05	land between 42 & 44 Little Wakering Rd, Gt Wakering	Full permission (construction not started)			1																		
ROC/0665/08	52a Alexandra Road, Great Wakering.	Full permission (construction not started)			1																		
ROC/0199/08	Land at 44 The Approach, Rayleigh SS6 9AA	Full permission (construction not started)			1																		
ROC/0242/07	8 Williow Drive Rayleigh	Full permission (construction not started)			1																		
ROC/0881/08	3 Station Avenue, Rayleigh.	Full permission (construction not started)			1																		
ROC/0124/08	42 York Road, Ashingdon.	Full permission (construction not started)			1																		
ROC/0605/08	1 Devon Gardens, Rochford.	Full permission (construction not started)			1																		

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
ROC/0034/10	Site of Eastlodges, Mount Bovers Lane Hawkwell	Full permission (construction not started)			1																		
ROC/0008/08	61A SPA ROAD HOCKLEY SS5 4AR	Full permission (construction not started)			1																		
ROC/0195/09	144 Greemsward Lane Hockley	Full permission (construction not started)			1																		
ROC/0263/09	Adj. 55 Hamilton gardens Hockley	Full permission (construction not started)			1																		
ROC/0557/09	Ld R/o 27 to 31 Broadlands Rd Hockley	Full permission (construction not started)			1																		
ROC/0805/08	Land rear of 25 Woodlands Road, Hockley.	Full permission (construction not started)			1																		
ROC/1030/07	1 Woodlands Rd Hockley	Full permission (construction not started)			6																		
ROC/0056/09	93 Greensward Lane, Hockley.	Full permission (construction not started)			1																		

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
ROC/0086/10	Site Of 93 Greensward Lane , Hockley	Full permission (construction not started)			3																		
ROC/0577/07	Land opposite Maryon House, Bullwood Hall Lane, Hockley	Full permission (construction not started)			1																		
ROC/0358/07	land adj 20 Kingsman Farm Road, Hullbridge	Full permission (construction not started)			1																		
ROC/0576/08	299 Ferry Road, Hullbridge.	Full permission (construction not started)			7																		
ROC/0607/08	Land adj 1 Maylons Lane, Hullbridge.	Full permission (construction not started)			1																		
ROC/0651/09	Ld Betwn 48 & 52 Waxwell Rd Hullbridge	Full permission (construction not started)			1																		
ROC/0758/08	Land rear of 263 & 263a Ferry Road, Hullbridge.	Full permission (construction not started)			1																		
ROC/0979/07	89 Crouch Ave Hullbridge	Full permission (construction not started)			1																		

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
ROC/0065/10	87 Rayleigh Avenue Leigh - on - Sea	Full permission (construction not started)			3																		
ROC/0103/08	Site of 4 & 6 Lancaster Road, Rayleigh.	Full permission (construction not started)			2																		
ROC/0625/08	Land adj 57 Trinity Road, Rayleigh.	Full permission (construction not started)			1																		
ROC/0723/09	Land R/o 11 - 15 Trinity Rd Rayleigh	Full permission (construction not started)			4																		
ROC/0734/09	1 Warwick Close, Rayleigh	Full permission (construction not started)			2																		
ROC/0287/08	Land at rear of 26 South Street, Rochford.	Full permission (construction not started)			9																		
ROC/0798/08	22 South Street, Rochford.	Full permission (construction not started)			6																		
ROC/0906/08	14 North Street, Rochford.	Full permission (construction not started)			8																		

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
ROC/0019/10	Ld West of Springfield Court Boston Avenue Rayleigh	Full permission (construction not started)			6																		
ROC/0380/08	Site of 1 & 3 Pearsons Avenue, Rayleigh.	Full permission (construction not started)			2																		
ROC/0421/07	R/O 5 Victoria Ave Rayleigh	Full permission (construction not started)			1																		
ROC/0932/07	Land west of Boston Avenue/Cheapside West, Rayleigh	Full permission (construction not started)			4																		
ROC/0715/08	114 Bull Lane, Rayleigh.	Full permission (construction not started)			1																		
ROC/0024/09	Ulfa Court (1st floor) 33a Eastwood Rd, Rayleigh, SS6 7JD	Full permission (construction not started)				12																	
ROC/0486/08	89 High Street, Rayleigh SS6 7EJ	Full permission (construction not started)				12																	
ROC/1009/07	Homeregal House Bellingham Lane Rayleigh	Full permission (construction not started)			1																		

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
ROC/0476/09	26 - 28 West Street Rochford	Full permission (construction not started)			3																		
ROC/0999/06	29 Castle Road Rayleigh	Full permission (construction not started)			1																		
ROC/0156/08	Site of 8 And 10 Weir Gardens, Rayleigh	Full permission (construction not started)				12																	
ROC/0664/07	Timber Grove, London Road, Rayleigh	Full permission (construction not started)			8																		
BF1	2-4 Aldermans Hill, Hockley	SHLAA				8																	
BF2	68-72 West Street, Rochford	SHLAA				18																	
BF4	162-168 High Street, Rayleigh	SHLAA				23																	
BF6	247 London Road, Rayleigh	SHLAA				14																	

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
BF8	Allocated land, South Hawkwell	SHLAA									36													
BF9	Bramlings, Canewdon	SHLAA			4																			
BF10	Chandos Service Station, Greensward Lane, Hockley	SHLAA				3																		
BF12	Rowan Way, Canewdon	SHLAA				3																		
BF13	Springfield Court, Rayleigh	SHLAA				10																		
BF14	Chestnuts Rayleigh	SHLAA				2																		
BF17	West Street, Rochford	SHLAA				2																		
BF18	1 The Approach, Rayleigh	SHLAA			8																			

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
BF19	26 Stambridge Road	SHLAA			6																			
BF21	Lower Lambricks, Rayleigh	SHLAA				12																		
10	Land adj. 37 Crouch Avenue, Hullbridge	SHLAA			1																			
88	Land adj. 8 Preston Gardens, Rayleigh	SHLAA			1																			
91	Rawreth Lane, Rayleigh, land rear of Asda car park	SHLAA				23																		
93	206 London Road (in addition to outline permission)	SHLAA				31																		
102	Land adjacent Hockley Train Station	SHLAA				8																		
EL1	Rawreth Industrial Estate	SHLAA									100	80	40											

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
EL2	Stambridge Mills	SHLAA					50	50	63															
EL3	Star Lane, Great Wakering	SHLAA						75	50	50														
EL4	Hockley centre	SHLAA											75	75										
TOTAL (Without Green Belt)			86	57	186	257	106	125	113	50	136	80	115	75	0	0	0	0	0	0	0	0	0	0
	North London Road	Green Belt Release													50	100	100	75	75	50	50	50		
	West Rochford	Green Belt Release						50	75	75	75	75	75	75	50	50								
	East Ashingdon	Green Belt Release								50	50													
	South East Ashingdon	Green Belt Release													75	100	100	100	75	50				

Reference	Location	Status	Year																				
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
	West Hockley	Green Belt Release									50													
	South Hawkwell	Green Belt Release						50	75	50														
	South West Hullbridge	Green Belt Release																		100	100	100	100	100
	West Great Wakering	Green Belt Release																		50	50	75	75	
	South Canewdon	Green Belt Release												20	20	20								
TOTAL			86	57	186	257	106	175	238	250	361	155	190	170	195	270	200	175	150	250	200	225	175	100

SHLAA 2009 amendments

SHLAA Ref	Site	Status	Changes since last SHLAA/ AMR	Comments/ Reasons for changes
BF1	2-4 Aldermans Hill, Hockley	SHLAA	No	N/A
BF2	68-72 West Street, Rochford	SHLAA	No	N/A
BF3	145 Ferry Road, Hullbridge	Full permission	Yes	Planning application permitted (ROC/0732/08, ROC/0836/08). It is currently under construction, the 6 dwellings are expected to complete in 2010-11.
BF4	162-168 High Street, Rayleigh	SHLAA	Yes	No planning application has been received and therefore there is no evidence to show this can be completed in 2010-11 as estimated in the SHLAA 2009. Dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.
BF5	168 Plumberow Avenue, Hockley	Full permission	Yes	Building work completed in 2009. (07/00688/FUL)
BF6	247 London Road, Rayleigh	SHLAA	Yes	Planning application (09/00148/FUL) was refused earlier this year. Development would be more likely to be completed in 2012-13 than 2011-12 as estimated in the SHLAA 2009.
BF7	289 Ferry Road, Hullbridge	Full permission	Yes	Planning application permitted (ROC/0565/08). It was projected in the SHLAA 2009 that the development would be completed in 2010-11. However, since building work has not started (but with full permission), it is more likely the 16 dwellings are to complete at a later date.
BF8	Allocated land, South Hawkwell	Local Plan	No	N/A
BF9	Bramlings, Canewdon	SHLAA	Yes	Potential dwelling capacity reduces to 4, after taken

SHLAA Ref	Site	Status	Changes since last SHLAA/ AMR	Comments/ Reasons for changes
				into account a net loss of 1. No change in projected completion schedule in terms of time.
BF10	Chandos Service Station, Greensward Lane, Hockley	SHLAA	Yes	Development of site not yet forthcoming. Dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.
BF11	43 Ashingdon Road, Rochford	Full permission	Yes	Site has now obtained full planning permission.
BF12	Rowan Way, Canewdon	SHLAA	No	N/A
BF13	Springfield Court, Rayleigh	SHLAA	No	N/A
BF14	The Chestnuts, 125 High Road, Rayleigh	SHLAA	Yes	Potential dwelling capacity reduces to 2, after taken into account a net loss of 4. No change in projected completion schedule in terms of time,
BF15	Timber Grove, London Road, Rayleigh	Full permission	Yes	Planning application permitted (ROC/ 0664/07). It was projected in the SHLAA 2009 that the development would be completed in 2010-11. However, since building work has not started (but with full permission), it is more likely the 8 dwellings are to be completed in 2011-12.
BF16	Site of 8 And 10 Weir Gardens, Rayleigh	Full permission	Yes	Planning application permitted (ROC/0156/08). It was projected in the SHLAA 2009 that the development would be completed in 2011-12. However, since this site is to accommodate more than 10 dwellings and building work has not started (but with full permission), it is more likely the 12 dwellings are to be completed in 2012-13.

SHLAA Ref	Site	Status	Changes since last SHLAA/ AMR	Comments/ Reasons for changes
BF17	West Street, Rochford	SHLAA	No	N/A
BF18	1 The Approach, Rayleigh	SHLAA	No	N/A
BF19	26 Stambridge Road	SHLAA	Yes	Potential dwelling capacity reduces to 6, after taken into account a net loss of 2. No change in projected completion schedule in terms of time.
BF20	Land Opposite Rayleigh Cemetery, Hockley Road, Rayleigh (Fairview and Homestead)	Full permission	Yes	Planning permission remains valid and site is now under construction.
BF21	Lower Lambricks, Rayleigh	SHLAA	No	N/A
EL1	Rawreth Industrial Estate	SHLAA	No	N/A
EL2	Stambridge Mills	SHLAA	Yes	Potential dwelling capacity reduces to 163, this is in response to submission of a recent planning application (10/00553/FUL). In addition, the planning application has not come forward as earlier as initially indicated, it is very unlikely the building works can be completed by 2012 as estimated in SHLAA 2009, but would be more likely to start building from 2013 onwards.
EL3	Star Lane, Great Wakering	SHLAA	No	N/A
EL4	Hockley centre	SHLAA	No	N/A
10	35-39 Crouch Avenue, Hullbridge, also known as Land adj. 37 Crouch Avenue, Hullbridge	SHLAA	Yes	No planning application has been received and therefore there is no evidence to show this can be completed in 2010-11 as estimated in the SHLAA 2009. Dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.

SHLAA Ref	Site	Status	Changes since last SHLAA/ AMR	Comments/ Reasons for changes
88	Land adj. 8 Preston Gardens, Rayleigh	SHLAA	Yes	No planning application has been received and therefore there is no evidence to show this can be completed in 2010-11 as estimated in the SHLAA 2009. Dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.
91	Rawreth Lane, Rayleigh Land rear of Asda car park	SHLAA	Yes	Potential dwelling capacity increases to 23, this is due to the change in delivery factors according to the most recent planning application submitted (10/00021/FUL). Permission was granted in April, thus has not been included in the full permission status.
93	206 London Road (in addition to outline permission)	SHLAA	Yes	No planning application has been received and therefore there is no evidence to show this can be completed in 2010-11 as estimated in the SHLAA 2009. 31 dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.
102	Land adjacent Hockley Train Station	SHLAA	Yes	No new planning application has been received and therefore there is no evidence to show this can be completed in 2011-12 as estimated in the SHLAA 2009. Dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.

Topic Paper 3 – Sustainable housing allocation for Rochford District

1 Introduction

1.1 Following the new government's recent announcement setting out a commitment to abolish Regional Spatial Strategies (RSS) and their associated housing targets, the Inspector appointed to examine the Rochford District Core Strategy wrote to all parties to seek views on the implications for the Core Strategy (in addition to seeking views on the implications on the recently revised and reissued PPS3). Subsequently, on 6 July 2010, the Secretary of State for Communities and Local Government announced the revocation of Regional Strategies with immediate effect, and provided some 'question and answer' advice to assist local planning authorities in considering the implications for local development frameworks. In broad terms the advice is that local planning authorities should carry on delivering local development frameworks and making decisions on applications.

1.2 In such circumstances it is considered appropriate to revisit the issue of housing need in the District and to consider, having regard to this need and other factors, what an appropriate total housing allocation would be for Rochford District. This paper considers the issue in detail.

1.3 In addition, ahead of the publication of the full Annual Monitoring Report, it is beneficial to be able to draw on the latest available information vis-à-vis housing land supply for the purposes of considering this issue. As such a housing schedule of sites has been prepared and is appended to this paper as Topic Paper 3 Appendix 1. It draws upon planning application information as at 31 March 2010. Where changes to the delivery of sites identified in the Strategic Housing Land Availability Assessment (2009) have been made, the reasons for this are explained.

2 Revocation of the Regional Spatial Strategy and 'Option 1' Figures

2.1 Notwithstanding the revocation of the RSS the advice from DCLG makes clear that the evidence base prepared for the East of England Plan may still be of relevance.

2.2 Consequently Rochford District Council is of the view that the draft review of the East of England Plan (RSS31) looking forward to 2031 merits consideration in the process of assessing future housing need in the District. RSS31 was agreed by the Regional Assembly and submitted to government for approval in March 2010. The draft plan proposed revised housing figures for the period 2011 – 2031, having regard to the view of stakeholders (including Rochford District Council) and supported by Sustainability Appraisal and Habitats Regulations Assessment.

2.3 This view is further supported by Government advice that Authorities may base revised housing targets on the level of provision submitted to the original Regional Spatial Strategy examination (Option 1 targets), together with a

response by Robert Neil (Parliamentary Under Secretary of State at the Department of Communities and Local Government) to a parliamentary question in which he confirmed that the 'Option 1' figures for authorities in the East of England were the number specified in the draft East of England Plan review (http://www.publications.parliament.uk/pa/cm201011/cmhansrd/cm100701/text/100701w0008.htm).

2.4 The 'Option 1' figure for Rochford District is therefore 190 dwellings per annum between 2011 and 2031 – 3,800 dwellings in total.

2.5 Government advice is that Authorities may base revised housing targets on the level of provision submitted to the original Regional Spatial Strategy examination (Option 1 targets), supplemented by more recent information as appropriate. These figures are based on assessments undertaken by local authorities. DCLG confirm that any target selected may be tested during the examination process. As such, it is still appropriate to consider whether this figure of 190 dwellings per annum is appropriate for Rochford District.

2.6 Relevant factors in determining the appropriate number of dwellings that should be developed in the District include the following:

- housing need;
- environmental capacity;
- physical constraints;
- infrastructure; and
- areas of economic development and relationship with neighbouring Districts / Boroughs, particularly those in the same housing market area.

Each of these factors is addressed in turn within this paper.

3 Housing Need

Background evidence

3.1 In examining the issues of housing need in the District, the following studies / evidence has been drawn upon:

- Demographic Forecasts for the East of England - Revised 2001-based Population and Household Projections (summary tables) (2006);
- Population and Household Growth in the East of England, 2001-2021 (2003);
- Rochford District Council's Housing Waiting List;
- Rochford District Housing Strategy 2008-2011;
- Thames Gateway South Essex Strategic Housing Market Assessment 2008 (SHMA 2008); and
- Thames Gateway Strategic Housing Market Assessment Update 2010 (SHMA 2010).

3.2 The SHMA 2010 provides the most up-to-date information on housing and details of the number of people on the Council's housing waiting list, though since the report was prepared, the number on the list has increased from 702 to 920.

3.3 The Population and Household Growth in the East of England, 2001-2021 study and 2006 update were not specifically mentioned in the Core Strategy, since they are evidence base documents which underpinned the RSS; the figures in these forecast documents were assumed to be robust for the purposes of the Core Strategy examination.

Housing Need

3.4 There are two main factors which influence the future housing needs in the District: population growth and household change (SHMA 2008).

Population growth

3.5 The total population of Rochford was 78,489 in 2001 (Census 2001). It is predicted to increase to 96,000 by 2026 (Office of National Statistics (ONS) 2008 mid-year population estimates). Projected population is based on levels of births, deaths and migration over recent years.

3.6 The ONS confirm that the methodology for calculating population projections considers future levels of fertility, mortality and migration, based on levels observed over a five-year reference period. Therefore, they give an indication of what the future population might be if recent trends continue, and take no account of policy or development aims in local authorities.

3.7 In terms of such recent trends, the SHMA 2010 examines the components of recent population change in Rochford District. It identifies international migration as having had, in terms of net population change, virtually no impact on recent population change in Rochford District, with population increase driven by internal migration and natural change (illustrated by figure 4.8 of the SHMA 2008 and figure 2.11 of the SHMA 2010).

3.8 In recent years, there has been a relationship between the sub-region and East London vis-à-vis migration, as set out in Figure 1.

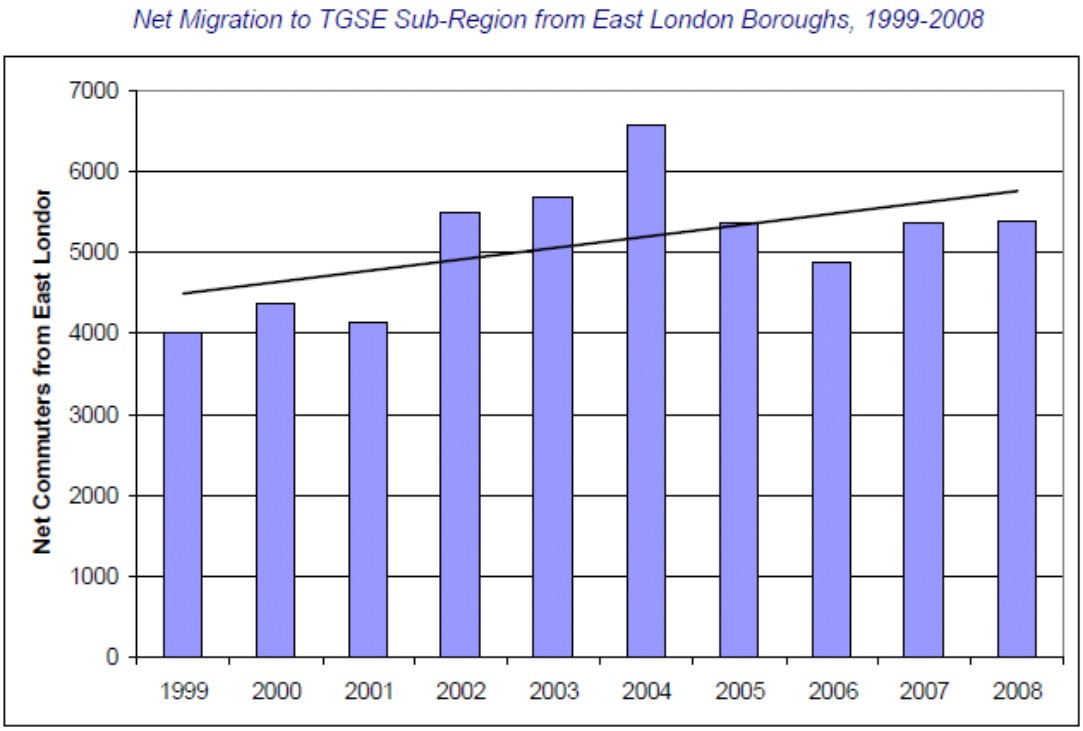


Figure 1: Net migration to TGSE Sub-Region from East London Boroughs (from figure 2.6 of the SHMA 2010)

3.9 This relationship between London and the Thames Gateway South Essex Sub-Region is also acknowledged in the background paper Population and Household Growth in the East of England, 2001-2021, which helped inform the preparation of the now revoked East of England Plan.

3.10 Historically, for the Thames Gateway South Essex sub-region as a whole the dominant change has been movement from London, the underlying reasons for this inward flow are considered in the SHMA 2008 (see Chapters 4,7 and 8). However, the proportion of such migration absorbed by Rochford District, is very small relative to other parts of the sub-region (see paragraph 4.25 and figure 4.10 of the SHMAA (2008)), reflecting the greater accessibility of other areas to employment markets .

3.11 Looking back to the historic population growth pattern of the District, it is clear that population has been growing steadily over the last few decades (see Figure 2) and this trend is expected to continue. The population increased by 1,800 between 1981 and 1991, then by a further 3,000 1991 to 2001.

	1981	1991	2001
Rochford District pop. (000s)	73.7	75.5	78.5

Figure 2 – Rochford District population change 1981-2001 (ONS figures)

3.12 Figure 3 below has been extracted from the Population and Household Growth in the East of England, 2001-2021 study. As shown in the report, both the long run migration scenario (projection based on 1991-2001 population growth) and the short run migration scenario (projection based on 1996-2001 population growth), present a level of growth in the demand for dwellings in Rochford District, but levels which differ quite considerably depending on which time-period for previous migration is assumed to represent the likely future patterns.

	2001	2021		2001-2021	
		Long-run mig*	Short-run mig*	Long-run mig*	Short-run mig*
Pop. / pop. Change (000s)	78.4	83.9	88.9	5.5	10.5

* Long run assumes net migration from 1991-2001; short run assumes net migration 1996-2001

Figure 3 - Chelmer Model 2001-based projections of total Rochford District population 2001-2021, from Population and Household Growth in the East of England, 2001-2021

3.13 The figures from the Population and Household Growth in the East of England, 2001-2021 were updated in 2006 by EERA for the purpose of evidencing the RSS. In the case of the update, which assumes a higher level of projected migration, there will actually be a smaller population increase than indicated in Figure 3 (short-run migration), resulting in a total population of 86,500.

3.14 In addition to looking at the total population numbers, it is also important to note that the District has a higher proportion of older residents than the national and regional averages. The over 65 population is expected to increase considerably by the year 2025 (exceeding the population of under 20's by the year 2015) leading to an overall increase in the District's population. Furthermore, the advanced older age cohorts (those aged 85+ years) are expected to continue to grow with current forecasts suggesting a doubling of the 85+ age cohort between 2006 and 2030. This has an impact on the availability of housing for newly forming households.

Household Change

3.15 Household change – changes to household structures and the formation of new households – influences housing demand.

3.16 The SHMA (2008) calculated, based on 2007 DCLG population projection that 300 new households will form in Rochford District per annum. The SHMA (2010) estimates 350 gross new household formations in Rochford District, based on DCLG household estimates. The SHMA (2010) goes on to calculate that from this gross number of household formations, the net annual affordable housing need is 196 dwellings.

3.17 Whilst the SHMA indicates an annual demand for housing arising from household change in the short-term, it is necessary for the purposes of the Core Strategy to ascertain whether there is evidence that this will continue. In this respect, it is pertinent to consider the population profile of the District again: in particular the 20-34 age-group which, as the SHMA (2008) notes, is the group that includes a high proportion of new-forming households.

3.18 Figures 4, 5 and 6 below, taken from ONS data for 2015, 2021 and 2025, respectively, show how the population profile of Rochford District is projected to change over time, with the 20-34 cohort highlighted.

Figure 4 – Rochford District and UK population profiles in 2015

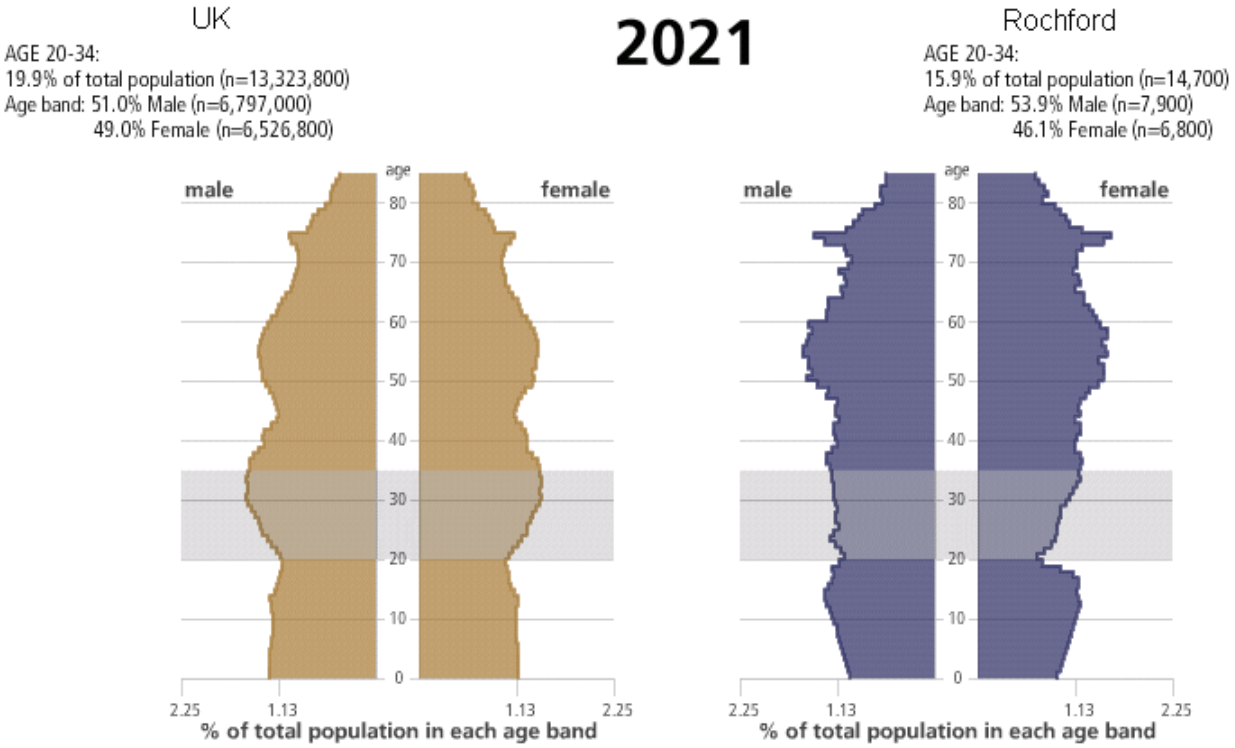


Figure 5 - Rochford District and UK population profiles in 2021

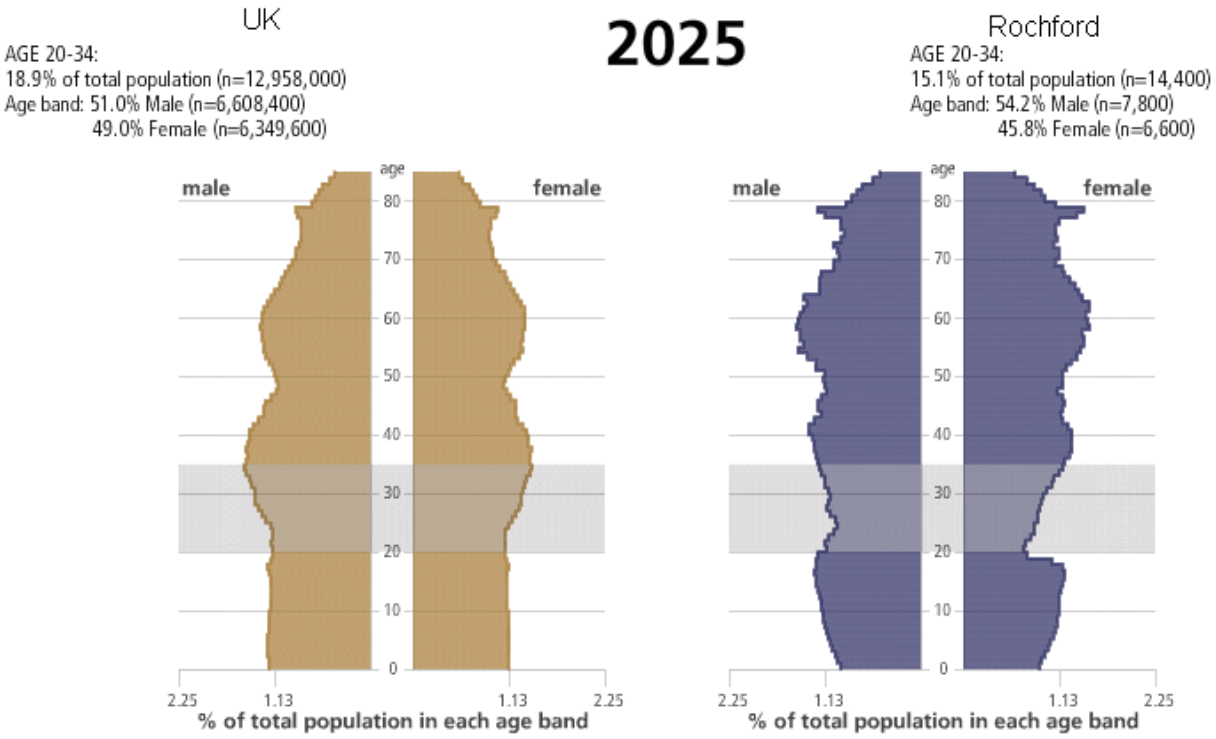


Figure 6 – Rochford District and UK population profiles in 2025

3.19 From a comparison of Figures 4, 5 and 6, it is clear that Rochford District has an ageing population. It also shows that the proportion of the population aged 20-34 is well below the national average, and, in both absolute and relative terms, is projected to continually fall between 2015 and 2025.

3.20 As such, it is questionable whether the current rate of newly forming households in the District is likely to continue in the long-term without changes to the population profile.

3.21 Furthermore, the rate of household formation calculated in the SHMA 2008 does not account for potential policy intervention, such as redirecting housing development to more sustainable areas within the housing market area.

3.22 Household size also impacts on housing need. The projected reduction in the average household size (SHMA 2008) creates an internal pressure for more housing. As detailed in the SHMA, the majority of household growth to 2026 is expected to be from single person households (paragraph 9.45 of the SHMAA 2008).

Demand for New Housing

3.23 The table below (Figure 7) was published in SHMA 2008. These figures set out indicative housing demand forecasts by local authority. Both GVA (GVA Grimley – consultants charged with preparing the SHMA 2008) forecast and DCLG projection on household growth demonstrated a much higher demand on additional dwellings than in the RSS. Nonetheless, it is important to note that the GVA forecast has not taken into account the land availability in the calculation.

	Additional Dwellings, 2001 - 2021		
	Existing RSS Housing Requirement	GVA Forecast (with no change in commuting)	CLG 2004 trend-based Projection of Household Growth
Basildon	10700	12900	12000
Castle Point	4000	5900	5300
Rochford	4600	6000	5300
Southend	6500	13900	10600
Thurrock	18500	23400	13300
TGSE	44300	62100	46500

Figure 7: Comparison of Demand Forecasts/ Projections

3.24 However, the above figures, as the SHMA (2010) accepts, are based on economic forecasts from 2007 and the assumption that 'enhanced' levels of economic growth will occur in Thames Gateway. As such, these figures are likely to overestimate demand. In addition, it also assumes that future levels of commuting remain consistent with 2001 levels.

Demand for Affordable Housing

3.25 As at 17 June 2010, there were 702 applicants on the housing waiting list (Note – on 29 September 2010, this figure had risen to 920).

3.26 The SHMA (2008) estimated a net annual affordable housing need of 131 dwellings. The SHMA (2010) reassessed this need as 196 affordable dwellings per annum.

3.27 The net annual housing need in Rochford has increased by some 65 dwellings per annum, this is mainly due to the increase in newly forming households and the increase proportion of households who are unable to buy or rent.

3.28 The net annual demand for affordable housing in the District is calculated to be 196 dwellings per annum. If the total annual housing supply were to be 250 dwellings (as advocated by the SHMA), 78% of all new housing would have to be affordable in order to meet the total need. This level of contribution would, however, be highly unlikely to be viable. Whatever the annual housing supply were to be, it is highly unlikely that 100 percent of the calculated annual need could be met through development in Rochford District.

4 Environmental and Physical Constraints within Rochford District

4.1 The land nature of the District must also be considered when determining housing quantums and locations. The District is currently predominantly allocated as Green Belt, and the Strategic Housing Land Availability has concluded that although some of the housing need faced by the District can be met through developing previously developed sites, some housing allocation will need to be met through release of Green Belt.

4.2 Consequently, a Sustainability Appraisal has been carried out for the Rochford District Core Strategy. Through the Core Strategy, Rochford District Council has sought to direct development in a manner which would minimise any negative impact on the environment. The Sustainability Appraisal concluded that:

4.3 *"In terms of the quantum of housing development proposed on urban extensions, the policy performs poorly on a number of environmental grounds,* ***an inevitable consequence of increased development growth and population growth (although it is noted that the overall quantum is provided in the East of England Plan and is beyond the control of Council)****. This must be weighed against the social and economic outcomes of the policy, which are beneficial, particularly in relation to the provision of affordable housing in the District."* (para 5.15, emphasis added)

And:

"The actual locations for growth proposed in the policy are considered to be the most sustainable options available, ***within the context of the overall high levels of population growth being proposed in the East of England Plan****. The policy recognises the distinctive landscape and biodiversity areas in the District, (including coastal landscapes and flood-prone areas in the east of the District) and takes an approach to development that minimises impacts on these areas through steering development toward the more developed western side of the District."* (para 5.15, emphasis added)"

4.4 In short, the Sustainability Appraisal concludes that the policies proposed in the Core Strategy represent the most sustainable approach to distributing the quantum of development allocated to the Council, but raises concerns in respect of that actual quantum.

4.5 In addition to the Sustainability Appraisal, Habitats Regulations Assessment of the Core Strategy was undertaken in accordance with the Habitats Directive.

4.6 Natural England's response to this – although clear that the proposals in the Core Strategy can be implemented in a manner which will ensure compliance – demonstrates how development in Rochford District must be carefully managed to avoid detrimental impact on the European sites in and around the District.

4.7 Land availability is a relevant issue in terms of environmental constraints and the provision of housing. The key findings within the SHLAA show that there is an adequate five, 10 and 15 year supply of land to meet the District's housing requirement as was set out in the East of England Plan 2008, however, only if sites that are currently within the Green Belt are to be utilised. Having regard to PPG2 and wider sustainability issues, it is clearly appropriate to minimise the amount of development that will take place on the Green Belt, and to seek to protect the Green Belt boundary as much, and for as long a period of time, as practicable.

5 Economic Development and Relationship with Neighbouring Areas

5.1 As identified within the SHMA 2008 there are major potential economic drivers in the housing market area. The most substantial of these is London Gateway; but significant planned growth in Basildon and Southend will also support housing demand and provide opportunities to reprofile the housing mix. The SHMA 2008 states that there is a notable opportunity across the Sub-Regional Housing Market to improve the jobs-home balance to manage commuting patterns. Supported by broader regeneration programmes, there is an opportunity to develop and improve the housing offer over time. This will require investment in quality of place, including education and town centres. The SHMA 2008 concluded that a significant part of the function of the TGSE Housing Market is as a commuter location to support London. The SHMA 2010 Update stated that this remains the position.

5.2 As noted at paragraph 2.23 of the SHMA 2010, the current analysis identifies Basildon, Southend and Thurrock as the larger economic centres, which will contribute the most to future employment levels, with Castle Point and Rochford projecting more modest increases (as illustrated in Figure 8 below).

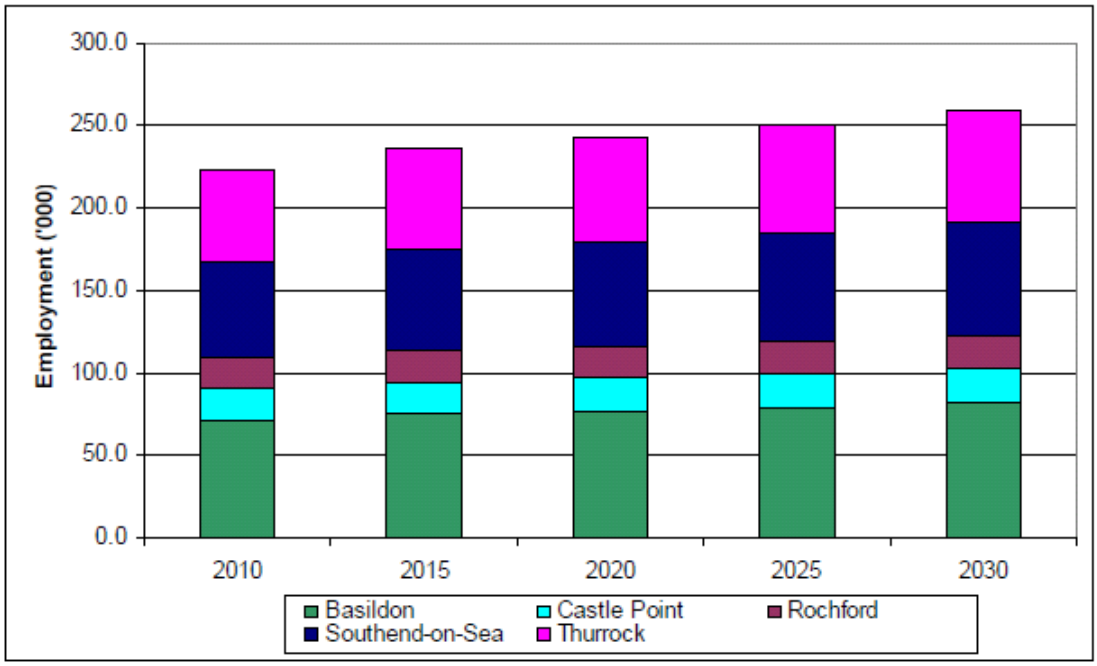


Figure 8 – Projected levels of employment growth in South Essex housing market area (from figure 2.17 of the SHMA 2010)

5.3 With the notable exception of London Southend Airport, which is recognised as a catalyst for economic development in the sub-region and around which, through the emerging Joint Area Action Plan, a number of jobs for Rochford District / Southend Borough will be generated, the majority of economic development opportunities and employment growth within the housing market area is projected to occur outside of Rochford District. This is reflected in the fact that only a small part of Rochford District is within the Thames Gateway,

whereas other districts / boroughs within the housing market area sit fully or predominantly within it. Furthermore, Rochford is the least accessible of the Districts / Boroughs in the sub-region to London.

5.4 Having regard to all of the above, and mindful of the desirability of matching homes to jobs, there is a strong argument that any growth in the housing market over provision for the local needs of the area should be redirected through active intervention by policy makers to other locations within Thames Gateway South Essex, notwithstanding the recent trends which have formed the basis of demand calculations in the SHMA 2008/2010.

6 Infrastructure

6.1 The responses from service providers have made it clear that the requisite infrastructure to support the levels of development set out in the Core Strategy depicted in appendix H1, can be provided.

6.2 It is pertinent to note, however, that other areas in the housing market area, particularly Thurrock, Basildon and Southend have a greater local provision of services, facilities and social infrastructure and, based on recent trends, are likely to be the recipients of relatively greater levels of infrastructure in the future, notwithstanding spending cuts, due to their importance in the sub-region.

7 Overview of implications of the revocation of the East of England Plan

7.1 The revocation of the East of England Plan provides a welcome opportunity to reconsider the total housing numbers to be accommodated within Rochford District. Whilst the numbers identified in the East of England Plan for Rochford were informed by consideration of projected need and demand, though accepting that Rochford is not an appropriate location for housing growth, it is not clear that full account was taken of the relationship between Rochford District and surrounding areas (particularly within the same housing market area), concerns with regards to sustainability, and the array of environmental and physical constraints the District is subject to. This point is further emphasised in the findings and conclusions in draft RSS31, which proposed a reduced annual provision for Rochford.

7.2 Taking account of the detailed work that has been carried out on housing need and the constraints on the district, it is proposed the Rochford District Core Strategy is amended such that it provides for the delivery of 190 dwellings per annum up to 2031, a total **maximum** of 3,800 units between 2011 and 2031.

7.3 The proposed changes would result in overall quantums as per the Core Strategy Submission, but delivered over a longer period of time. The spatial aspects of the Submission strategy are considered sound and these would remain unchanged, ensuring the Submission document still represents a cogent, holistic strategy. The temporal aspects would be altered, but these are not considered critical to the integrity of the Core Strategy as a whole.

7.4 The five-year housing supply figure, based on an annual delivery of 190 units, would be 950 units.

7.5 The now revoked East of England Plan (2008) set Rochford District Council the minimum target of delivering 4750 dwellings between 2006 and 2021. That being the case, the following comparison can be made:

- Current Core Strategy – 2006 to 2025 = 4750 (minimum)
- Amended Core Strategy – 2011 to 2031 = 3800 (maximum)

7.6 Of course, these figures are not directly comparable because of the difference in start and end dates, but taking into account the fact that the Amended Core Strategy proposes maximum rather than a minimum total for housing, so that account can be taken of windfalls, the figures can be adjusted for comparability of start date as follows:

- Current Core Strategy – 2006 to 2025 = 4750 (minimum figure delivered over three, five year tranches as per the requirements of PPS3)
- Amended Core Strategy – 2006 to 2031 = 4663 (3800 + 863, the latter being the number of dwellings completed between 2006 and 2011)

7.7 This represents a reduction of 87 dwellings overall but with the significant advantage that the plan period is extended by a fourth tranche of legally required land bank, giving greater certainty over a longer period. Taking account of dwellings completed to 2011 (863 – includes an estimate for completions in 2010/11), the amended Core Strategy proposes space be found for a further 3800 dwellings, but over a twenty year period at a build rate of 190 per year, as opposed to the previous proposal of 250 per year.

7.8 If, annual requirement set out in the Current Core Strategy is extended forward in compliance with PPS3 (five years of developable land to be available at all times), then with the plan extended to 2031 to provide comparability of end dates between the current and amended Core Strategies, we would have had to provide for a minimum of 6250 dwellings (excluding windfall sites) as set out below:

- Current Core Strategy – 2006 to 2031 = 6250 (minimum)(4750 + 1500 (6 years x 250))
- Amended Core Strategy – 2006 to 2031 = 4663 (maximum)
- Difference = 1587

7.9 This means that there is a saving of 1587 dwellings between the current and amended Core Strategies, giving a greater level of certainty and avoiding the need to carry out a further reassessment in 2025.

7.10 The change from a minimum to a maximum figure for housing delivery means that all windfall sites can be taken into account as part of a plan, monitor and manage approach to the delivery of new housing in the District. The housing requirement set out in the amended Core Strategy is a maximum total. Therefore, the reduction of 1587 is the minimum that will be achieved since the number of dwellings delivered through the current Core Strategy would have been greater still, taking into account windfalls.

7.11 In short, the amended Core Strategy would deliver fewer dwellings in total and over a longer time period.

7.12 The revised housing total will have implications for the delivery of affordable housing in the district. Taking account of the SHMA 2008/2010, there is a requirement for the delivery of 196 affordable units per annum. This is a very high figure when set against the mechanisms for the delivery of affordable housing. The viability assessment suggests that a realistic percentage for the delivery of affordable housing as a proportion of all housing is currently of the order of 30%. This may rise to around 35% in the longer-term, as the relationship between house-prices and build costs reverts to the long-term trend. That being the case, the total number of affordable units to be delivered over the next twenty years would be between 1140 and 1330 units or 57- 67 units per annum.

Implications of changes to Core Strategy for Green Belt release

7.13 The longer time period specified for housing delivery will ensure that the Green Belt boundary will not need to be reviewed again in 2026, ensuring it is protected for longer.

7.14 In addition, the elongating of the time horizons, together with the expression of the housing figures for Rochford District as maxima, will enable the Local Planning Authority to carefully monitor the supply of housing in the District and account for development occurring over the plan period from other sources, thereby avoiding any unnecessary loss of Green Belt land.

8 Conclusions

8.1 There is a very considerable requirement for the delivery of affordable homes in the District based on an up to date assessment of local housing needs (SHMA 2008/2010).

8.2 The level of need is 196 dwellings per annum or 78% of the total housing allocation set out in the Rochford Core Strategy Submission Document.

8.3 The Rochford Housing Viability Assessment 2010 suggests that a current realistic figure for the delivery of affordable homes is, in short, 30% of development, which may rise to 35% in the long-term.

8.4 The District is limited in its capacity to accommodate new development by environmental and physical constraints.

8.5 There is a local housing need. The populations and household formation projections for the District show that additional housing will be required as a result of the changing nature and form of the District's population and household structure.

8.6 In the long-term, the age-cohort of the population most likely to form new households (20-34 year-olds) is projected to shrink, which may result in a lower rate of new household formation.

8.7 Rochford District is clearly not the most sustainable location in the housing market area to accommodate additional housing development, for the reasons set out in this paper.

8.8 New market housing is definitely required in the District, though set at a level that does not focus on Rochford as a growth area. Higher levels of new housing development are more appropriately directed to other parts of the Thames Gateway South Essex housing market area.

8.9 Finally, pulling all the analysis together and taking account of the conclusions, it is considered that a housing delivery rate of 190 dwellings per annum between 2011 and 2031 – the 'Option 1' figure for Rochford District – represents an appropriate delivery rate for the District.

Topic Paper 4 – Revision to the Green Belt Boundary

1. Introduction

1.1. Planning Policy Guidance 2 (PPG2): Green Belts, outlines the overarching approach to development in the Green Belt. Existing Green Belt boundaries which have been defined should be protected and maintained, unless exceptional circumstances can be demonstrated as detailed within paragraphs 2.6 and 2.7.

1.2. The Green Belt in Rochford District is recognised for its importance in maintaining the open, rural character of the area, and preventing the coalescence of settlements. This designation has assisted in urban regeneration in the District by encouraging the recycling of derelict and other urban land, and the Council have been successful in maintaining a defensible Green Belt boundary.

1.3. However, the Core Strategy Submission Document proposes that a small proportion of the District's Green Belt be allocated for development. The Core Strategy Submission Document recognises that there is a need to redraw the existing Green Belt boundary, which results from a thorough examination of local housing need and the future supply of sustainable and deliverable land for development, as well as an Employment Land Study (2008). The East of England Plan previously provided the justification for the quantum of development, which in turn necessitated the allocation of Green Belt land for development. However, subsequent to the submission of the Core Strategy for examination, the Secretary of State has revoked Regional Strategies, including the East of England Plan. Consequently, it is necessary to look at whether there are still exceptional circumstances that justify altering the Green Belt boundary and this paper addresses this issue.

2. Exceptional Circumstances

2.1 As noted above, PPG2 requires that exceptional circumstances be demonstrated if the Green Belt boundary is to be altered. This section of the topic paper considers whether there are exceptional circumstances which warrant the allocation of land for residential uses, and the allocation of land for employment uses.

The Allocation of Land for Residential Uses

2.2. In the case of Rochford District there is a recognised local housing need, a shortage of developable land to meet these housing needs

outside of the Green Belt, and a persistent shortage of affordable housing.

2.3. Notwithstanding the revocation of Regional Spatial Strategies and their associated housing targets, the District still has a local housing need as detailed within Topic Paper 3. This is based on evidence informing the Regional Spatial Strategy, and the Strategic Housing Market Assessment (2008 and 2010).

2.4. Planning Policy Statement 3 (PPS3): Housing, requires Local Planning Authorities to demonstrate a deliverable five-year housing land supply and a continuous delivery of housing for a 15 year period from the date of adoption of Local Development Documents.

2.5. The Strategic Housing Land Availability Assessment (SHLAA) (2008) identifies the available supply of land through the allocation of appropriate non-Green Belt sites for development. The SHLAA (2008) evidences the inherent shortage of sustainable and deliverable housing land outside of the Green Belt within the District, compared with the need.

2.6. Consequently there remains a pressing need to reallocate a small amount of Green Belt land in light of the lack of alternative non-Green Belt sites identified. Indeed the reallocation of land will be managed through the Allocations Development Plan Document to ensure that around 99% of the District's Green Belt will remain as such.

The Allocation of Land for Employment Uses

2.7. A number of existing employment sites have been identified through the Employment Land Study (2008) as generally being poorly located for their current uses, "bad neighbours" to the surrounding land uses, particularly residential, and / or more appropriately utilised for alternative uses (see 'Recommendation for Existing Sites' page 69-71). The Core Strategy Submission Document has set out the strategy for addressing such sites.

2.8. This affords the opportunity to relocate these existing "bad neighbour" employment sites, which have been identified in the most sustainable and viable locations, and provide for the District's housing need within the existing urban area to ensure that the minimum amount of Green Belt necessary is allocated for residential uses. Not all existing previously developed land, however, is appropriate to be reallocated for residential uses.

2.9. Alongside projected housing need, additional employment land should be provided to promote the local balance between the population and local employment opportunities. As such with the reallocation of

appropriate “bad neighbour” employment sites, additional employment land will need to be allocated to accommodate both displaced and future businesses. The Employment Land Study (2008) in particular identified that the current quantum of employment land is required, and as such any loss through reallocation for residential uses should be compensated for (see paragraph 7.11). Furthermore, a need for an additional 2.2 hectares of office space was identified (see paragraph 7.15), and the Core Strategy Submission Document identifies land to the west of Rayleigh, to the south of London Road as being the most sustainable location. The Core Strategy Submission Document also seeks to deliver the objectives of the Economic Development Strategy (2009).

3 Conclusion

3.1 Notwithstanding the revocation of the East of England Plan, there is still a need for development in the District. Having regard to the availability of land for development outside of the Green Belt (as identified in the Strategic Housing Land Availability Assessment) this need cannot be accommodated without a small proportion of Green Belt land being allocated for development. For the reasons set out within this paper, there are exceptional circumstances within the District to merit a revision to the existing Green Belt boundary in order to reallocate the minimum amount of land necessary to meet this identified need during the plan period.

Topic Paper 5: The Implication of Changes to PPS3

1.1. The government has recently made two key amendments to PPS3:

- The definition of previously developed land (in Annex B) now excludes private residential gardens; and
- The national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47.

1.2. This paper looks specifically at whether the above two changes impact on the Rochford District Core Strategy.

1.3. With regards to density, although there is no longer a defined minimum density for developments, in accordance with PPS3, it is important to ensure the efficient and effective use of land.

1.4. The Strategic Housing Land Availability Assessment (SHLAA) (2008) examines potential sites for housing development, including an assessment of their capacity. In examining this issue, the SHLAA (2008) assumes a density based on the particular circumstances of the site in question, and in most instances assumes a net density of between 30 and 45dph (dwellings per hectare).

1.5. The Affordable Housing Viability Assessment (2010) tested a range of densities and found that in testing 20dph; lower density development will still provide positive residual values, although significantly below those at 30dph (see paragraph 3.15 and 3.16). Residual values are higher for development at 45 dph (see paragraph 3.12). The former minimum density of 30dph stipulated in PPS3 is therefore, in general, considered to be an appropriate minimum density to continue to apply to Rochford District, particularly in terms of estimating residential capacities of potential sites.

1.6. It is also pertinent to note that policy HP3 of the Replacement Local Plan (2006) required new residential development to be implemented at a density of at least 30dph, and stated that the best use of land will be achieved through development in the range of 30-50dph (see page 25). However, as this policy repeated that contained within PPS3 at the time, the Council did not apply for it to be saved – as a local policy which repeated national guidance it did not meet the criteria for being saved. However, this does not mean that the Council's position on density has changed.

1.7. Changes to the definition of garden areas within PPS3 do not impose a moratorium on the development of garden areas, but it does give further weight to the Council's concerns vis-à-vis 'town-cramming' and the need to protect the existing character of residential areas. The

changes to PPS3 support aspects of Policy H1 of the Core Strategy Submission Document which address intensification and infilling.

1.8. The amendment to the definition of previously developed land to exclude gardens areas does not affect the calculated housing land supply as identified in the SHLAA (2008). The SHLAA (2008) does not rely on garden areas being designated as previously developed land when identifying the District's housing land supply for the plan period. Calculations of housing land supply do not, as per the guidance, include an estimation of windfall sites (likely to include the development of as yet unidentified garden areas) and existing planning permission for undeveloped garden areas remain extant regardless of changes to PPS3.

1.9. In any case, it is still appropriate to permit limited infilling within the existing residential envelope, as this will reduce the pressure on Green Belt sites for future development whilst ensuring the efficient and effective use of land within the urban area.

1.10. In summary, neither of the changes to PPS3 addressed within this paper in themselves warrant changes to the Core Strategy Submission Document.

Sustainable Appraisal of the Rochford Core Strategy Submission Document: Addendum

Sustainability Appraisal of Rochford District Council's Core Strategy Schedule of Changes

This report forms an addendum to the Sustainability Appraisal (SA) Technical Report that accompanied the Rochford District Council Core Strategy on submission in January 2010. This report seeks to undertake an SA of Rochford District Council's Core Strategy Schedule of Changes. The Schedule of Changes sets out proposed changes to the Core Strategy Submission Document in light of the revocation of Regional Spatial Strategies and the issuing of a revised Planning Policy Statement 3 Housing (PPS3). The SA of proposed changes does not seek to repeat the assessment carried out for the SA of the Submission Core Strategy, but rather seeks to assess the changes made to the policies themselves. This report should therefore be read in conjunction with the SA Technical Report (September 2009) that accompanied the Core Strategy on Submission.

The Sustainability Appraisal Process

Throughout the development of the Core Strategy the SA process has been used to assist in planning for the development and the use of land, as required by planning legislation and Government guidance. SA assists sustainable development through an ongoing dialogue and assessment during the preparation of LDF Development Planning Documents (DPDs), and considers the implications of social, economic and environmental demands on land use planning.

During late 2005 a scoping process for Rochford was carried out by Essex County Council to help ensure that the SA covered key sustainability issues relevant to Rochford. Plans and programmes were reviewed and information was collated relating to the current and predicted social, environmental and economic characteristics of the areas. The SEA baseline information profile for Rochford District is updated on an annual basis by Essex County Council. From these studies, the key sustainability issues and opportunities for the LDF and the SA were identified.

An SA Framework was compiled and included SA Objectives that aim to resolve the issues and problems identified; these are used to test the draft DPDs as they are being prepared. This was included in the SA Scoping Report that was sent to statutory consultees. Further updates to the SA Framework were made in 2008. Comments were invited and received from a number of these organisations, which helped to improve the SA Framework.

Appraisal of the LDF Core Strategy Issues and Options 2006

Issues and options were developed initially during early 2006 and were subject to SA in March 2006 by Essex County Council's environmental assessment team. This is reported in the Draft Core Strategy DPD SA/ SEA Environmental Report, issued in September 2006.

Appraisal of the LDF Core Strategy Preferred Options 2007

The development of Issues and Options, and the subsequent appraisals undertaken, informed the development of Preferred Options, which were subject to detailed SA by Essex County Council's environmental assessment team. This was reported in the June 2007 Core Strategy Preferred Option SA/ SEA Environmental Report. Rochford District Council has since significantly revised the Core Strategy Preferred Options Document during 2008.

Appraisal of the LDF Core Strategy Preferred Options 2008

The Preferred Options for the Core Strategy were developed during spring/ summer 2008 and the document was subject to detailed SA by Enfusion in October 2008. The vision and objectives were appraised and performed well against the majority of SA objectives. Each Preferred Option was assessed against the full SA Framework objectives. Where there were any potential adverse effects predicted for sustainability, or opportunities identified to improve the sustainability of the Core Strategy, recommendations were made.

Appraisal of the LDF Core Strategy Submission Document 2009

The emerging Core Strategy Submission Document was developed early during 2009 and subject to SA in August of the same year. A review of the Draft Core Strategy Submission Document was undertaken in June 2009 to establish how the changes made to the Core Strategy since Preferred Options affected the findings of the SA Technical Report (consulted on in November 2008). It was determined that the findings of the detailed SA undertaken for the Preferred Options would not be significantly affected. Therefore further detailed SA work was only undertaken for two new Submission policies. The vision and objectives were also re-appraised due to changes made since Preferred Options.

Uncertainties

Throughout the development of the Submission Document and the SA process, data gaps and uncertainties were uncovered. It is not always possible to accurately predict sustainability effects when considering plans at such a strategic scale. Impacts on biodiversity and cultural heritage, for example, will depend on more detailed information and studies at a site-level. And whilst climate change science is becoming more accurate, it is difficult to predict impacts likely to result from climate change, including synergistic effects. These uncertainties have been acknowledged in the appraisal matrices, where applicable.

Sustainability Appraisal Update

The Core Strategy Submission Document was submitted to the Secretary of State on January 17th 2010. The Examination hearings began on May 11th 2010. A Conservative – Liberal Democrat Coalition Government was elected in the General Election held on 6th May 2010. Subsequently the Regional Spatial Strategy, which set out housing targets, was revoked. This has led to an amendment within the Core Strategy, and in particular to Policies H1, H2, H3 and H7. This report appraises the changes proposed within the Submission Document.

The key changes to policies H1, H2 and H3 entail changes to the temporal aspects of housing delivery, rather than the spatial aspect. In brief, the proposed expansion of residential envelops of existing settlements remains as per the Submission Document in terms of total quantums, but the time period for which this development will take place has been altered. In terms of changes to Policy H7, this entails a reduction in the provision of Gypsy and Traveller accommodation by one pitch, and the time period for their provision to be elongated.

As per the SA of the Core Strategy Submission Document, the appraisal recognised six categories of predicted effects, as illustrated in the key below. For further information on the method used for the SA, please refer to the SA Technical Report for the Core Strategy Submission document.

Categories of sustainability effects	
Colour	**Impact**
++	Major Positive
+	Positive
0	No Impact
?	Uncertain
-	Negative
--	Major Negative

Please note, the following is an assessment of the effects of the proposed amendments to the policy, as opposed to the amended policies themselves. As such, it should be read in conjunction with the SA of the Submission Document.

Assessment of changes to Policies H1, H2, H3 and H7 as set out in Core Strategy Schedule of Changes				
SA Objective	**Assessment of Effects** **Nature of the predicted sustainability effect (positive/negative, short/medium/long term, cumulative, scale, reversibility, likelihood)**			**Evidence and Reference (where available)**	**Proposed and Potential Mitigation**
1. Balanced Communities	Extending the time period over which the housing units will be delivered will ensure the phasing of infrastructure as per the requirements within the Core Strategy. However, the delivery of the required infrastructure will now also be over a	+	?	Rayleigh has the 'best access to services within the District'. There is a surplus of	Extensive community consultation and good design should help to mitigate any concerns relating to regeneration

	longer time period, which may result in short term positive effects being less significant. There will still be a range of developments across various locations in the District which will continue to have a positive effect in terms of regeneration benefits. Extending the time period will also have positive effects on smaller settlements as the total number of houses may be spread over a longer period, giving an increased period of time for infrastructure improvements to be implemented and to allow development to integrate with existing communities.		educational capacity in Great Wakering and Hullbridge - increasing housing capacity in these areas has the advantage of utilising that capacity. The results of community involvement suggests that existing communities in the District are concerned about the provision of additional housing.	and enhancement of existing communities from the construction of new developments.
2. Healthy & Safe Communities	All developments can still be subject to "Safer by Design" principles to meet the requirements of this objective, which will have a positive effect. The proposed amendments to the policy will not alter this. The provision of health and leisure infrastructure will need to be carefully factored in to the design of development and section 106 negotiations. Extending the timescale of housing delivery may have an impact on this, however, as the provision of health and leisure infrastructure could happen later in the time period. The extended time period over which development will be implemented will have an	?		The timing of delivery of additional services and improvements to existing services will need to be carefully considered in terms of the timing of delivery.

	impact in terms of associated infrastructure improvements and enhancements, as these will also be delivered over an extended period of time.			
3. Housing	Extending the time period for the delivery of housing will result in the delivery of fewer dwellings per year. The range and affordability of dwellings will therefore not be as significant, having a negative effect on this SA objective. In terms of the provision of Gypsy and Traveller accommodation, changes to the policy would ensure the provision meets the District's need as indentified in the most recent study.	-	Rochford Housing Needs Study 2004 identifies particular needs for affordable housing in Rochford, Hockley and Rayleigh. Rochford Strategic Housing Market Assessment (2008). Essex Gypsy and Traveller Accommodation Assessment (2009).	Careful consideration will need to be given to the type and tenure of housing provided in the District and the timings of delivery of this, to ensure that the housing needs of the District are met.
4. Economy & Employment	The extended time period for housing delivery has the potential to reduce the short term positive effects of the proposed development on the economy. However, there is the potential that there will be greater positive effects on the economy in the long term as a result of the extended phasing.	?		Joint working with businesses and the Economic Development team may help to mitigate the effects of more drawn out benefits to the economy.
5. Accessibility	Extending the time period over which development will be delivered will have a minimal impact on the accessibility of sites. Delays to the release of Green Belt for residential development may further encourage the redevelopment of Brownfield sites within existing settlements which	?		

	have the potential to be in locations that are more accessible.			
6. Biodiversity	Policies H2 and H3 of the Core Strategy Submission Document directed development away from areas of ecological importance in any case. This will not change as a result of the proposed amendments to policy.	0		
7. Cultural Heritage	The proposed changes to the Core Strategy are not likely to have any significant effects on this SA objective.	0		
8. Landscape & Townscape	The proposed changes will not have a significant effect on landscape and townscape.	0	PPG2. One of the five purposes of the Green Belt is to safeguard the countryside from encroachment.	Refer also to policy G1, which aims to minimise effects on the valued aspects of the Green Belt.
9. Climate Change & Energy	Extending the length of time development will be delivered may have a positive effect on this SA objective as a result of reduced energy use. The Code For Sustainable Homes sets a staggered target, so the houses constructed toward the end of the time period are more likely to have to meet more stringent sustainability targets, thus decreasing the impact on climate change and reducing greenhouse gas emissions.	+ ?		Other policies within the Core Strategy, particular those which will ensure new dwellings have meet Level 3 of Code for Sustainable Homes will help to mitigate against increased emissions.
10. Water	Extending the time period for dwellings to be developed will have a positive effect on water usage and the quality of the water courses within the District as there will be fewer dwellings built per year. This will result in less pressure on wastewater	+	South East Essex is the driest part of the UK. Essex Thames Gateway Water Cycle Study – Scoping Study (2009).	Effects can be mitigated through strong policies on SUDS and water efficiency and appropriate planning

	treatment and water resources, and through the implementation of SUDS within all developments, a positive impact in terms of flood risk.			and design. Environment Agency involvement and consultation with infrastructure providers in developing detailed site allocations should ensure no adverse impact on the water environment.
11. Land & Soil	The proposed changes will ensure that Green Belt land that has not been reallocated will be protected for a longer period of time.	+		The effects on land and soil will be partially mitigated through strong policies on greenways and green infrastructure elsewhere in the plan. In addition, there are opportunities elsewhere in the Local Development Framework to ensure that the best and most versatile agricultural land is protected, particularly through the Allocations Development Plan Document.

12. Air Quality	The proposed changes will not have a significant effect on air quality in the District.	0		Policy ENV5 aims to minimise air pollution, in mitigation of the effects from an increased population. Policies T2, T3 and T5 will also help to mitigate the effects through improving sustainable transport provision.
13. Sustainable Design & Construction	The Code For Sustainable Homes sets a staggered target, so the dwellings constructed toward the end of the time period are more likely to have to meet more stringent sustainability targets. Extending the time period for the delivery of housing will therefore result in a greater number of dwellings meeting a higher standard of the Code for Sustainable Homes.	+		

Summary:
The proposed changes to policies H1, H2 and H3 relate to the extended phasing of housing proposed in the Core Strategy. This extended delivery time was found to have positive effects for SA objectives relating to the environment, including water, climate change and land and soils. Extending the time period for the delivery of housing will result in the delivery of fewer dwellings per year therefore reducing pressure on environmental resources. Dwellings constructed toward the end of the time period are also more likely to have to meet more stringent sustainability targets. The Code for Sustainable Homes has staggered targets; extending the time period for the delivery of housing could therefore result in a greater number of dwellings meeting a higher standard of the Code for Sustainable Homes, having positive effects on water and climate change.

The delivery of fewer dwellings per year - as a result of the extended phasing - could have a negative effect on housing as the range and affordability of housing each year will be less significant from that which was previously proposed.