
ROCHFORD DISTRICT REGULATION 25 CORE STRATEGY

1 SUMMARY

- 1.1 This report seeks approval from Members for the draft Rochford District Core Strategy. This document has been produced to comply with the milestones set out in the Council's Local Development Scheme.
- 1.2 Copies of the Core Strategy have been circulated to all Members under separate cover.

2 THE CORE STRATEGY CONSULTATION

- 2.1 The Regulation 25 consultation will be undertaken in line with the requirements set out in the Council's draft Statement of Community Involvement. As such, this document is for key consultees. General public consultation on a preferred options paper will take place later in the year.
- 2.2 Once the results of this consultation have been reported to Committee, then a further draft will be submitted for approval. This is the Regulation 26 draft, which is subject to wider public consultation.

3 THE CORE STRATEGY RATIONALE

- 3.1 The Core Strategy has been produced using a number of the core strategy areas from the Rochford District Replacement Local Plan, which has provided an up to date and Government approved start. These have been added to, following meetings of the Environment Overview and Scrutiny Committee in the last Municipal Year, thus ensuring that the main areas are covered.
- 3.2 The Core Strategy sets out a Spatial Portrait of the district and a Spatial Vision for it. The policy areas covered by the Core Strategy are:-
- The Green Belt & strategic gaps between settlements
 - Protection and enhancement of the upper Roach Valley
 - Protection and enhancement of special landscapes
 - Housing numbers
 - General development locations
 - Affordable housing
 - Employment
 - Good design & design statements
 - Character of place
 - Landscaping
 - Energy & water conservation
 - Renewable energy
 - Compulsory purchase
 - Community, leisure & tourism facilities

- 3.3 It is not the intention of the Core Strategy to produce in depth policies. The Core Strategy is an overarching document that must be in general conformity with the *East of England Plan (RSS14)*. Once adopted, the Core Strategy will be the senior document in the hierarchy of Development Plan Documents produced by the Council, as all others must be in general conformity with it.
- 3.4 The Core Strategy does not go into site specifics. It also does not include a detailed proposals map; instead a Key Diagram is to be produced. In these respects the document is more akin to a structure plan than a local plan. The features for inclusion on the Key Diagram are shown in appendices 1 to 5. These, together with indicative figures for housing and employment, will be shown in later versions as a composite diagram.
- 3.5 The general direction of policy has been included in red at the end of each policy area (sections 4.2 to 4.15). An explanation of the approach taken has also to be provided. This has been included at the end of each policy area in blue. A response form is also included.

4 RISK IMPLICATIONS

- 4.1 There is an issue with Regulatory Risk if the Core Strategy fails to comply with the relevant sections of the Planning & Compulsory Purchase Act 2004 or secondary legislation.

5 RESOURCE IMPLICATIONS

- 5.1 Failure to keep the Core Strategy to the timetable laid out in the Local Development Scheme will affect the award of Planning Delivery Grant.
- 5.2 Preparation, consultation and the professional printing of subsequent versions will all have varying resource implications, and for the moment these can be met through existing budgets and the PDG.

6 LEGAL IMPLICATIONS

- 6.1 There are legal implications if the Core Strategy fails to comply with the relevant sections of the Planning & Compulsory Purchase Act 2004 or secondary legislation.

7 RECOMMENDATION

- 7.1 It is proposed that the Sub-Committee **RESOLVES**

To consider the Rochford District Regulation 25 Core Strategy and make appropriate recommendations to the Planning Policy and Transportation Committee.

Shaun Scrutton

Head of Planning & Transportation

Background papers:-

None.

For further information please contact Andrew Meddle on:-

Tel:- 01702 318002

E-Mail:- andrew.meddle@rochford.gov.uk