

Chapter 1

Introduction & Objectives

CORPORATE OBJECTIVES

The following Rochford District Council (RDC) Corporate Objectives are relevant to the delivery of the planning objectives related to the introduction and objectives of Local Plan chapter:

1. To provide quality cost effective services;
2. To work towards a safer and more caring community;
3. To promote a green and sustainable environment;
4. To encourage a thriving community;
5. To improve the quality of life for people in the District; and
6. To maintain and enhance local heritage and culture.

PLANNING OBJECTIVES

- I1 To work towards sustainable development by making the most effective and efficient use of land.
- I2 To prepare a plan for the development of the district until 2011, to act as a framework for the determination of development control decisions.
- I3 To improve the quality of life of the inhabitants of the district by providing the best possible environment, and satisfying social needs by making accessible provision for the necessary health, housing, educational, community and leisure facilities in the interests of the total well being of all groups within the population.
- I4 To ensure the availability of land for housing, commercial and industrial uses.
- I5 To retain, conserve and enhance the built and natural environments, including the architectural and historical heritage, flora, fauna and their habitats, throughout the district.
- I6 To make provision for transportation improvements to effect the most environmentally sustainable, efficient, convenient movement of goods and people.
- I7 To define and protect the inner and outer boundaries of Metropolitan Green Belt, the undeveloped coast and areas of ecological interest.
- I8 To enable the existing business community to function as efficiently as possible and to support economic and regeneration development throughout the district.
- I9 To encourage good design and the use of design statements and the early consideration of landscaping issues in development proposals.

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INTRODUCTION

- 1.1 This plan is a replacement of the district-wide local plan prepared by Rochford District Council under the provisions of Section 36 of the *Town and Country Planning Act* (1990).
- 1.2 The plan covers the administrative area of the Rochford District and includes a comprehensive consideration of matters affecting development and other use of land in the area. The plan will be used as a basis for the control of development in the district.
- 1.3 The Rochford District Local Plan was adopted on the 4th October 1988 and a First Review was adopted on the 11th April 1995. This replacement applies to the period 1996 - 2011. Once adopted, the development plan for the area will comprise the Essex and Southend-on-Sea Replacement Structure Plan [RSP] (adopted 9th April 2001) and the Rochford District Replacement Local Plan.

RELATIONSHIP TO THE ESSEX AND SOUTHEND-ON-SEA REPLACEMENT STRUCTURE PLAN

- 1.4 The RSP provides the strategic framework and policy background to the development of land under the control of Essex County Council and Southend-on-Sea Borough Council, a unitary authority. The RSP contains a written statement and key diagram to demonstrate the strategic policies. It is the role of the local plan to convert the strategic planning policies of the RSP into site specific policies, which reflect the particular local circumstances and characteristics of the district. The local plan also contains proposals maps that identify sites and allow for precise boundaries of designations to be plotted.
- 1.5 The RSP contains thirteen main aims, which are condensed into five key strategies. In summary these thirteen aims can be condensed into the policy areas shown in Box 1.1. The five core strategy areas derived from these are *Achieving Sustainable Urban Regeneration, Protecting the Natural and Built Environment, Encouraging Economic Success, Sustainable New Development* and *Sustainable Transport*.

BOX 1.1

ESSEX AND SOUTHEND-ON-SEA REPLACEMENT STRUCTURE PLAN MAIN AIMS

- 1 To concentrate development within existing urban areas;
- 2 To adopt a sequential approach to greenfield development;
- 3 To promote more compact patterns of development;
- 4 To promote a significant enhancement of the vitality and viability of the urban environment;
- 5 To promote the vitality and viability of existing town centres;
- 6 To promote a more prosperous, vigorous and competitive local economy;
- 7 To increase local employment opportunities whilst reducing spatial disparities in economic success;

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- 8 To target investment, infrastructure provision, and land allocations to facilitate the development and regeneration of urban areas;
- 9 To provide sufficient and an appropriate range of housing;
- 10 To manage growth and development to maintain a sustainable balance throughout the plan area between jobs and housing;
- 11 To maintain a diverse and attractive countryside and undeveloped coastline;
- 12 To protect, maintain and enhance the area's biodiversity, nature conservation, landscape, natural resources, and built and historic environment;
- 13 To maintain and develop a transport network which supports an integrated approach, more sustainable travel patterns and greater travel choice and accessibility.

RELATIONSHIP WITH THE COMMUNITY STRATEGY

- 1.6 The Council has to prepare the development plan, whilst considering the Council's Community Strategy. The requirement for a Community Strategy is introduced by the *Local Government Act 2000* which places a duty on principal local authorities to prepare a Community Strategy for "...promoting the economic, environmental and economic well being of their areas and contributing to the achievement of sustainable development in the UK".
- 1.7 Draft guidance on the preparation of Community Strategies¹ is that an effective Community Strategy should:
- be developed and implemented by a broad 'community planning partnership';
 - develop a long-term vision for the area, focussing on the outcomes that are to be achieved;
 - identify what the different public, private and voluntary bodies are doing in the area, the gaps in provision that exist and the opportunities to realign activity to better achieve the strategy's goals;
 - chart what needs to be done to realise the long-term vision;
 - establish the shorter term goals and priorities that will contribute to long-term outcomes;
 - develop an agreed action plan for meeting those shorter-term priorities; and
 - set-up systems for assessing and monitoring progress, for reassessing goals and priorities and for reporting back to the community.
- 1.8 The significance of the Community Strategy to the development plan (and *vice versa*) is immediately evident from these statements, and this relationship is referred to in the draft guidance on the preparation of such strategies. This states that²:

¹ Working Paper 4 On Good Practice In Plan Preparation And The Management Of The Plan Preparation Process - Relationship of the development plan to other plans, ODPM (2001)

² Preparing Community Strategies - Government Guidance to Local Authorities, ODPM (2000)

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"Development plans and community strategies need to be complementary. In preparing community strategies, local authorities will need to take into account the policies and proposals in any existing adopted development plan. Once a community strategy has been established the development plan will provide the means of taking forward those elements of its vision and priorities that concern the physical development and use of land in the authority's area. Where development plans are themselves in need of updating, there may be scope for taking forward in an integrated way, the alteration or replacement of the development plan alongside work on the community strategy. The consultation process and involvement of the local community required by the development plan preparation procedures can, for example, for part of the wider process of participation involved in developing a community strategy."

1.9 The basis of the relationship between the two documents is suggested to be this:

- the Community Plan is prepared by the local authority working with stakeholders to set out the communities aspirations for the future environmental, economic and social wellbeing of the area; and
- the development plan is one of the mechanisms by which the aspirations of the Community Plan are carried forward.

RELATIONSHIP WITH OTHER DOCUMENTS

1.10 Boxes 1.2 and 1.3 provide details of the key strategy documents prepared by the Council that have been taken into account in the preparation of this Local Plan. In addition, account has also been taken of government guidance and key strategies and plans prepared by Essex County Council. A list of other relevant documents is provided at the end of each chapter of the plan.

BOX 1.2

PUBLICATIONS SIGNIFICANTLY AFFECTING THE PREPARATION OF THE ROCHFORD DISTRICT REPLACEMENT LOCAL PLAN

PRODUCED BY RDC:

- *An Assessment of Playing Pitches in the Rochford District (2002)*
- *Community Strategy Statistics (2002)*
- *District Transport Strategy (2000)*
- *Draft Economic Development Strategy (2003)*
- *Draft Rochford District Community Strategy (2003)*
- *Industrial Land Availability in the Rochford District (2001)*
- *Residential Land Availability in the Rochford District (2001)*
- *Rochford District Council Corporate Plan (2002)*

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BOX 1.3

EXTERNAL PUBLICATIONS SIGNIFICANTLY AFFECTING THE PREPARATION OF THE ROCHFORD DISTRICT REPLACEMENT LOCAL PLAN

- *Essex and Southend-on-Sea Replacement Structure Plan (2001)*, Joint Structure Planning Authorities
- *Essex Local Transport Plan (2000)*, Essex County Council
- *Urban Capacity Study (2001)*, Broadway Malyan Planning
- *Regional Planning Guidance*
- *Planning Policy Guidance Notes*
- *Government Good Practice Guides*

OBJECTIVES OF THE LOCAL PLAN

- 1.13 There are a number of key themes that permeate through the plan. These are known as the core strategies of the plan and they are considered to be as important as any of the more specific policies, despite their more thematic nature. They too will need consideration in the determination of development control decisions. The core strategy areas are identified in Box 1.4.

BOX 1.4

THE CORE STRATEGY AREAS

- Moving towards sustainable development;**
- Protecting and enhancing the built and natural environment;**
- Reducing the need to travel;**
- Accessible and high quality housing and services;**
- Encouraging economic regeneration;**
- Promoting good design and design statements;**
- Conserving and enhancing heritage;**
- Retaining character of place; and**
- Emphasising the value of landscaping.**

THE CORE STRATEGIES

i. MOVING TOWARDS SUSTAINABLE DEVELOPMENT

- 1.14 Throughout the 1990's the concept of sustainability achieved international consensus. The growing realisation that the earth's resources are finite and that the needs of future generations might be compromised led to a variety of agreements on environmental protection and biodiversity.

- 1.15 Governments also began to realise that they could only deliver environmental sustainability if social and economic conditions for all sections of all communities were improved so that everyone has choice.

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- 1.16 This new approach to the balance between economic growth, social progress and environmental protection is generally termed *sustainable development* and its principles are at the heart of all the national and regional strategies governing the production of development plans. As such development plans are seen as an integral part of the umbrella of activities and initiatives which make up Local Agenda 21.
- 1.17 The document *A better quality of life: A Strategy for Sustainable Development for the United Kingdom* (DETR, 1999) takes account of all the issues that are related to a sustainable future. These range from effective protection of the environment to tackling global poverty, and from promoting sustainable development within international organisations to sustainable production and consumption.
- 1.18 Clearly it is unrealistic to consider development plans, which only function within the confines of the planning system, to be capable of achieving this vast range of sustainable development initiatives. However, the development plan system makes a significant contribution to sustainable development strategies through its impact on the use of land at local, regional and national levels.
- 1.19 The core strategy with regard to sustainable development is:

CS1 - MOVING TOWARDS SUSTAINABLE DEVELOPMENT

The local planning authority will improve and enhance the environment of the district by requiring development to be undertaken in the most environmentally, socially and economically sustainable way.

ii. PROTECTING AND ENHANCING THE BUILT AND NATURAL ENVIRONMENT

- 1.20 The local plan sets out the local planning authority's vision for the built and natural environment of the district. A high quality built and natural environment enhances the quality of life for the residents of the district, provides businesses with attractive surroundings and makes the district more attractive to visitors. It is important for everyone to work towards maintaining, and where possible, enhancing the quality of the built and natural environment.
- 1.21 As far as the local plan is concerned the built environment is taken to represent buildings both old and new and the spaces that exist around them. The aim is to ensure that new development provides attractive, safe, high quality places in which people will want to live, work and relax. In particular new development should be well designed, make efficient use of land, promote a mixture of uses, be easily accessible, be safe and secure and be energy efficient.
- 1.22 With regard to the natural environment, this is taken to be the extra-urban areas of the district and focuses on important features such as the undeveloped coast, special landscape areas and features of nature conservation importance. The district also contains a number of habitats located in both the rural and urban areas. The local planning authority recognises their importance and is committed to

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ensuring that the diverse range of flora and fauna found in these areas continues to thrive.

1.23 The core strategy with regard to the built and natural environment is:

CS2 - PROTECTING AND ENHANCING THE BUILT AND NATURAL ENVIRONMENT

The local planning authority will protect, sustain and enhance the district's natural resources and cultural heritage through the application of the policies and proposals in the plan for future generations to enjoy and to ensure that new development contributes to environmental quality.

iii. REDUCING THE NEED TO TRAVEL

1.24 The treatment of transport issues is an essential component in delivering sustainable development. Government policy seeks to reduce the need to travel particularly by road and the private motor car, to promote a transportation system that meets the needs of the whole community, encourages economic growth and minimises environmental damage.

1.25 The government's White Paper *A New Deal for Transport: Better for Everyone* (1998), and a number of subsequent 'daughter' documents, set out a broad policy framework seeking to achieve integration within and between different types of transport. There are policies on the environment and for land use planning, together with policies for education, health and wealth creation. At the county level the Essex Local Transport Plan contains a programme of transport investment in local facilities and infrastructure.

1.26 Local Plans have an important role to play alongside the transport plans and strategies in managing the pattern of new development to reduce both the need to travel and the length of journeys. The plan must also ensure that new development is accessible by public transport, by foot or on cycle and that the needs of those with impaired mobility are taken into account.

1.27 The plans must also provide policies including parking standards which reduce reliance on car journeys and assist improvements for other modes of transport. Ensuring that high standards of design are incorporated in new development to deliver safer more efficient layouts with priority for people over traffic is also vital. Local plans can also protect sites and routes that could be critical in developing infrastructure to widen transport choices.

1.28 The core strategy with regard to the reducing the need to travel is:

CS3 - REDUCING THE NEED TO TRAVEL

The local planning authority will ensure that development reduces the length, number and duration of motorised journeys, particularly at peak hours and that it encourages the use of alternative modes of transport to help protect the quality of

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the built and urban environment.

iv. ACCESSIBLE AND HIGH QUALITY HOUSING AND SERVICES

- 1.29 Current and future residents need housing of the right size, price, quality and tenure in the right place at the right time. The land use policies of the local plan can make a significant contribution to meeting these needs. High quality services also contribute to resident's quality of life by making life easier for them, particularly those without a private car or with impaired mobility.
- 1.30 Housing is the largest urban land user in the district. Homes are of fundamental importance to people's quality of life. Whilst the quality of housing alone cannot guarantee a satisfactory standard of living for people, it is an important contributor; as is the quality of the surrounding residential environment.
- 1.31 CS3 seeks to reduce the need to use motorised forms of transport. This can be done by locating houses and services where the means of travel is as wide ranging as possible, promoting mixed-use development and by releasing land on suitable sites within urban centres. Mixed-use developments are those, which, for example, include housing with shops, offices or light industry. Existing large and modern housing estates lack shops and services. This encourages people to use their car to reach the facilities they want and require and to get to work. To redress this problem and create a more sustainable lifestyle transport choice needs to be improved and services and facilities brought into these housing areas.
- 1.32 There should continue to be strict control over new houses in the open countryside. Some new housing may help to safeguard local services and facilities in villages and in order to protect the countryside new housing development will be located in the existing towns and villages.
- 1.33 Taking into account the above, choices had to be made for the location of housing. Housing on previously developed land (brownfield sites), are mainly located within the urban areas near to existing facilities and services. These are a sustainable option that may reduce the need to travel.
- 1.34 Services also need to be located so that they are accessible. Town and village centre locations and locations within new residential development may all be appropriate. However, new development, which is not well related to basic services is unlikely to be appropriate or sustainable.
- 1.35 Development therefore, even within residential areas, that is without basic services may not be considered acceptable by the local planning authority. Basic services would be considered to be some form of shop, together with mains electricity, gas, water and sewerage. Other service requirements such as those of education and health, will also be taken into consideration.
- 1.36 The core strategy with regard to accessible and high quality housing and services is:

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CS4 - ACCESSIBLE AND HIGH QUALITY HOUSING AND SERVICES

The local planning authority will promote more compact patterns of development on all types of site through use of appropriate densities, which minimise land requirements, and mixed-use developments, which provide more balanced, better integrated housing, employment, education, shopping, leisure and other community facilities in closer proximity. Development that is poorly located with respect to services will not be acceptable.

v. ENCOURAGING ECONOMIC REGENERATION

- 1.37 Economic development includes the supply of employment land, the pattern of employment growth and the supply of labour and the skills of the workforce. The first two of these factors can be addressed through local plan policies.
- 1.38 The district will also be significantly affected, from a regeneration perspective, by the Thames Gateway. The Thames Gateway South Essex area has large tracts of brownfield land and bringing that, and redundant property, forward for development is a priority. Whilst the Thames Gateway covers only a small part of the south of the district there is a need for economic regeneration throughout.
- 1.39 Economic regeneration will be achieved by identifying a strategy for joint working on common development 'project themes' across South Essex, such as regenerating the town centres and estate renewal and improving accessibility to sites, in particular by public transport, for freight and in marginalised locations.
- 1.40 Regeneration can also be aided by the provision of appropriate sites which can attract a more diverse range of business uses, from business parks, knowledge based industries and major logistics centres to meeting the needs of small businesses through incubation centre development throughout the Thames Gateway. There is a need to maximise the use of brownfield land and land within the urban areas.
- 1.41 The core strategy with regard to encouraging economic regeneration is:

CS5 - ENCOURAGING ECONOMIC REGENERATION

The local planning authority will:

- a. **Work in partnership to consolidate the local economy and attract new investment; and**
- b. **Allocate land for industrial and commercial uses, whilst striving to maintain and enhance the vitality and viability of the town and village centres as attractive places to visit and shop.**

vi. PROMOTING GOOD DESIGN AND DESIGN STATEMENTS

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- 1.42 Development and building design in the past relied heavily on local tradition, building form and materials. However, more recently the adoption of modern standardised building materials and building design has, in some cases, begun to erode the character of the district. Good design is therefore clearly relevant when considering proposals that may affect older buildings, especially those that are listed due to their architectural or historic interest. Careful consideration must be given to the design of all new development.
- 1.43 Whilst it is considered that style is a matter of personal taste, or preference, good design is easier to define and forms a strong element of government planning policy and guidance in terms of buildings, their settings and the spaces around them. Design is therefore viewed as an important element in the protection of townscape character, as a means of enhancing environmental quality and as a way of ensuring a positive contribution is made by new development to the environment as a whole.
- 1.44 Planning Policy Guidance Note (PPG) 1 (General Policy and Principles) states that development plans should include design policies that encourage good design and that local planning authorities should reject poor designs, such as those which are out of scale or character with their surroundings. Aspects of design which plan policies should concentrate on include scale, density, massing, height, location in relation to other buildings and overall relationship to the surroundings.
- 1.45 As referred to in PPG1, design statements demonstrate how schemes have been designed to respond positively to the character of the area in which they are proposed. Design statements should accompany all development proposals as stated in LPSPG5. The degree of detail necessary is dependent on the complexity or sensitivity of the application and the site, but it is anticipated that in most cases the design statement will be short and succinct.
- 1.46 The provision of a design statement, if undertaken appropriately, should aid the decision making process and will enable a wider audience to understand the rationale for adopting a particular design approach. There are three essential steps to producing a Statement. These are site analysis, identifying design principles and creating design solutions. LPSPG5 provides further information.
- 1.47 The core strategy with regard to promoting good design and design statements is:

CS6 - PROMOTING GOOD DESIGN AND DESIGN STATEMENTS

The local planning authority will only approve development proposals that demonstrate design of the highest quality which:

- a. Takes into account the existing form and nature of the site and its surroundings;**
- b. Relates to the locality in terms of scale, layout, proportion, materials and detailing;**

- c. Includes landscaping arrangements which reduce the visual impact of and**

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- positively enhance the proposal and its surroundings; and
- d. Minimises the risk of crime.

Development proposals will need to be supported by design statements in the circumstances set out in LPSPG5.

vii. CONSERVING AND ENHANCING HERITAGE

- 1.48 One of the key objectives of sustainable development is effective protection of the environment and the prudent use of natural resources. This includes conservation and enhancement of the built and historic environment.
- 1.49 The district's towns and villages are diverse in character reflecting their history, location and size. The character, layout and form of groups of buildings and streets and spaces make a significant contribution in engendering a sense of place and adding to the quality of life in town and country. The identity of settlements should be conserved and enhanced through regeneration, enhancement of the public realm and a high standard of new design.
- 1.50 The *Town and Country Planning Act (1990)* and the *Planning (Listed Buildings and Conservation Areas) Act (1990)* impose duties relating to the preservation of Listed Buildings and protection and enhancement of conservation areas. PPG15 (Planning and the Historic Environment) sets out measures for the conservation of the wider historic environment including non-listed buildings.
- 1.51 Protection of Ancient Monuments and archaeology is afforded by the *Ancient Monuments and Archaeological Areas Act, 1979* (as amended) and PPG16 (Archaeology and Planning) sets out measures for the preservation and management of archaeological sites.
- 1.52 The core strategy with regard to conserving and enhancing heritage is:

CS7 - CONSERVING AND ENHANCING HERITAGE

The local planning authority will:

- a. Conserve and enhance buildings and their settings and areas of architectural and historic significance;
- b. Conserve, protect and enhance green spaces, hard landscaped spaces, as well as spaces between buildings that make a contribution to an area or the district; and
- c. Encourage a high standard of design for new development that respects and enhances the environmental quality and character of the district's urban and rural heritage.

viii. RETAINING CHARACTER OF PLACE

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- 1.53 The district has a distinctive character. As stated previously, all new development will be expected to make a positive contribution to this character and be of good design and quality. Quality and good design are important everywhere, whether it be to preserve the character of a conservation area or to bring about improvement and regeneration of an urban area. It is also essential to producing attractive, vibrant, sustainable places, in which people want to live, work and relax.
- 1.54 The appearance of a proposed development and its relationship to its surroundings is a material consideration in determining planning applications and appeals. PPG1 (General Policy and Principles) makes it clear that good design should be the aim of all those involved in the development process.
- 1.55 The district has a unique character and appearance, much of which stems from the traditional buildings that still dominate the towns and villages. These are mostly of a simple form that is easily replicable. Design will be expected to enhance this local identity by being sympathetic to local needs and by building on local opportunities. Corporate identities, and 'in-house building styles', will be expected to be adapted to the local setting and not the other way around.
- 1.56 The core strategy with regard to retaining character of place is:

CS8 - RETAINING CHARACTER OF PLACE

The local planning authority will protect and enhance the district's identity and will, when assessing the design and quality of all development proposals, take account of the following:

- a. The contribution to local identity and sense of place;**
- b. Suitability of the overall design and appearance of the proposed development, (including size, scale, density, layout, access, lighting, street furniture, and signage) when assessed in relationship with surrounding buildings, spaces, vegetation, water areas and other features of the street scene; and**
- c. use, and where appropriate re-use, of local and traditional materials or suitable artificial alternatives.**

IX. EMPHASISING THE VALUE OF LANDSCAPING

- 1.57 The local planning authority is committed to both maintaining and enhancing environmental quality in the district. To this end, developments must contain a well considered and high quality landscape content, which can be properly and cost effectively maintained. Many developments requiring planning permission are enhanced by the inclusion of hard and/or soft landscaping - particularly new build or refurbishment. This is an integral and important design factor as relevant in considering an application as land use, siting, access and architectural design.
- 1.58 The landscape treatment of development sites is considered to be essential in order to integrate new development into its surroundings, improve the landscape character and appearance of a site and to fulfil the site's landscape potential.

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Landscape planning should be regarded as an integral part of the design process. Too often schemes are prepared for the buildings and roads before any consideration is given to the rest of the landscape. Consequently, landscaping elements are often poorly thought out, inappropriate to the particular area and opportunities to enhance the landscape may be lost.

- 1.59 In particular, proposals for new development should demonstrate that sufficient space is made for the introduction of new replacement trees, and the routes for service trenches should be clearly shown. It is to the advantage of the developer to treat the environmental aspects of the proposed development seriously and to take professional advice where necessary to comply with this and other local plan policies.
- 1.60 The local planning authority believes it is no longer acceptable to agree, or postpone by condition, landscaping details until after planning permission has been granted. This will enable the planning application to be progressed more effectively and increase the likelihood of a quick and favourable decision. Where environmental aspects are not well considered, delays may be experienced due to the negotiation of amendments, or a refusal.
- 1.61 The local planning authority will also use planning obligations under the *Town and Country Planning Act (1990)* to seek appropriate environmental improvements where these are necessary to support proposed development. Appropriate environmental improvements will include the provision of extensive landscaping and open space.
- 1.62 The core strategy with regard to emphasising the value of landscaping is:

CS9 - EMPHASISING THE VALUE OF LANDSCAPING

The local planning authority will require the submission of a landscape scheme as a condition of planning consent for sites as defined within the LPSPG5, regarding Design Statements.

CONCLUSIONS

- 1.63 The district is a unique and very special place for many whom live, work and relax in it. To ensure that the character, history and special features are retained and enhanced for future generations there is a need to adopt and implement plans and policies that will move society towards a sustainable future. The objectives and core strategies of the plan seek to provide a framework not just for development control decisions, but also a framework for taking further steps along the path to a more sustainable future.

READING LIST AND USEFUL LINKS

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1.64 In preparing the policies and proposals in this chapter of the local plan account has been taken of the advice and guidance in a wide range of documents and publications. A list of these is provided below together with details of links to organisations that provide useful information about employment development on the web.

LOCAL PLAN SUPPLEMENTARY PLANNING GUIDANCE

LPSPG5 - Design Statements

DOCUMENTS

Planning Policy Guidance Notes published by the Office of the Deputy Prime Minister
A better quality of life: A Strategy for Sustainable Development for the United Kingdom (DETR, 1999)
Essex and Southend-on-Sea Replacement Structure Plan (2001)

WEBSITES

Countryside Agency - <http://www.countryside.gov.uk>
Department for Environment Food and Rural Affairs - <http://www.defra.gov.uk/>
Office of the Deputy Prime Minister - <http://www.odpm.gov.uk>
Royal Town Planning Institute - <http://rtpi.org.uk>
United Nations Agenda 21 - <http://www.un.org/esa/sustdev/agenda21.htm>