

Local Development Framework Sub-Committee – 23 September 2008

Minutes of the meeting of the **Local Development Sub-Committee** held on **23 September 2008** when there were present:-

Cllr C I Black
Cllr T E Goodwin
Cllr K J Gordon

Cllr K H Hudson
Cllr J M Pullen
Cllr Mrs C A Weston

VISITING MEMBERS

Cllrs T G Cutmore, Mrs G A Lucas-Gill and R A Oatham.

OFFICERS PRESENT

G Woolhouse	-	Corporate Director (External Services)
S Scrutton	-	Head of Planning and Transportation
S Hollingworth	-	Team Leader Planning Policy
M Power	-	Committee Administrator

1 APPOINTMENT OF CHAIRMAN

Cllr K H Hudson was appointed Chairman of the Local Development Framework Sub-Committee.

2 DECLARATIONS OF INTEREST

It was noted that Cllr J P Cottis, whose family had land interests in the Rochford District, had had no involvement with the Sub-Committee deliberations.

3 TERMS OF REFERENCE

The terms of reference were agreed, as follows: To review and report on the contents of Development Plan Documents.

4 REPORT ON THE PROGRESS OF THE PREPARATION OF THE ROCHFORD CORE STRATEGY

The Sub-Committee considered the report of the Head of Planning and Transportation providing an update on progress in the preparation of the Rochford Core Strategy.

The Chairman gave an overview of the proposed housing distributions to be incorporated in the Rochford Core Strategy. The report constituted only the beginning of the process of public consultation. Cllr T G Cutmore, as the Council's East of England Plan representative of the East of England Regional Assembly, advised that he had recorded an objection to the level of housing required by the Government. However, the Council was duty bound to

provide the prescribed number of housing units in the District contained in the East of England Plan.

In response to the questions raised, it was advised that:-

- The Urban Core Strategy, approved in 2007, had identified the potential for existing urban areas to accommodate 1300 dwellings up to 2021, which would include using industrial land. The 200 dwellings proposed for the Rawreth Industrial Estate would be in addition to the 650 dwellings detailed in the report to be provided North of London Road, making a total of 850 dwellings.
- In accordance with Government guidance that density calculations be based on a figure of not less than 30 dwellings per hectare, Rochford District Council had worked on the basis of an estimate of 30 dwellings per hectare to calculate the dwelling requirements for each location, after also making allowance for infrastructure provision. However, as each area of new housing would contain a mixed development, the density would vary from scheme to scheme. Density would naturally be considerably higher in a town centre location. Concerns were expressed that if the density of the development were too low a developer could increase the density at a later date. It was noted that the Local plan requires a density of between 30 and 50 dwellings per hectare.
- Planning for the provision of Infrastructure would form a crucial part of the consultation process and would be submitted as part of the final Core Strategy policy document. Details of proposed infrastructure in relation to each of the proposed sites would be listed in the draft Core Strategy that would be reported to the forthcoming Local Development Framework Sub-Committee meeting.
- The Council would seek to achieve a controlled release of development sites across the District by reaching agreements with landowners and developers to deliver the housing at a specified pace. Although the Council would set out in detail exactly what it wished to achieve in terms of delivery, it was recognised that it also needed to retain a degree of flexibility.
- There were opportunities for the Council to impose conditions on the developers to provide infrastructure within a development. Section 106 agreements could be used to secure additional infrastructure improvements.
- The average of 50 houses per year that Rochford Housing Association (RHA) was aiming to provide did not have to be 'new build'.
- The report forms the basis for the housing policy that will be included in consultation Core Strategy document that will go out to residents. The results of this consultation would be included in the submission version

of the plan that would be submitted to central Government and be subject to an Examination in Public. It was noted that the submission version of the Core Strategy would be the subject of further consultation prior to being sent to government.

Recommended to Council

That the locations and quantum of housing development as set out in Tables 1 and 2 for inclusion in the Rochford Core Strategy are accepted.

(**Note:** Cllr C I Black wished it to be recorded that he voted against the above recommendation.)

The meeting closed at 8.28 pm.

Chairman

Date

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