
ROCHFORD DISTRICT REPLACEMENT LOCAL PLAN REPORT ON ISSUES PAPER

1 SUMMARY

- 1.1 This report summarises for Members the key representations received in response to the Local Plan Issues Paper published last year.
- 1.2 The preparation of a Local Plan is a statutory function for the authority.

2 INTRODUCTION

- 2.1 Members will recall that a Local Plan Issues paper was published last year that sought views and comments on the matters that should be addressed in the next Rochford District Local Plan.
- 2.2 In total, 861 representations were made by more than 150 respondents on specific policies and proposals that should be included in the next plan.
- 2.3 This report briefly summarises the key representations for Members' information.

3 SUMMARY OF REPRESENTATIONS

- 3.1 Appendix 1 attached to this report summarises the representations received in respect of proposals for the release of land from the green belt for development. The majority of these relate to the release of land for residential development, though several also propose the need for additional employment land.
- 3.2 It is apparent that the sites put forward by respondents to the issues paper cover a range of sites of different sizes through the district. At this stage, no assessment has been undertaken of any of the sites. However, it is worth noting that some of the proposed sites are adjacent to the existing built-up area and all such sites are currently being scrutinised as part of a review of the inner green belt boundary.
- 3.3 The green belt boundary review, to be reported to Members at a future meeting of the Sub-Committee, is seeking to examine, in accordance with the advice in Planning Policy Guidance Note No.2 (Green Belts), the contribution each segment of land around the urban boundary makes to the green Belt in the district. The information collected is being entered into a database that will be linked to the GIS system to build a comprehensive record of all such sites in the district. The site information from respondents to the

Issues Paper will also be entered into the GIS system to allow comparisons assessment to be made.

3.4 Appendix 2 attached to this report details the representations made in respect of the Chapter 2 of the Local Plan. Chapter 2 deals with housing matters, and the comments from respondents are cross-referenced, where relevant, to specific policies.

3.5 Key issues arising from the representations are:

- Concern about the ability of the district to accommodate 2800 additional dwellings (Note: this figure is now likely to be 3050 additional dwellings to 2011). Comments also made that the provision figure is too low and should be increased to 4000
- The problems with school places access to doctors' surgeries, etc.
- Impact of additional development within the urban areas – residential amenity must be protected
- Garden size standards are inadequate
- There should be no consents for flats
- New development should be mixed
- Appendix 1 conflicts with Essex Design Guide which should take preference
- A range of views on whether car parking standards should be reduced or maintained
- 1 metre separation – view that this is inadequate on the one hand and on the other that it does not accord with the Essex Design Guide and frustrates good design
- Importance of affordable housing provision is recognised
- Designing out crime should not take precedence over good design and layout

3.6 It will be apparent from this brief summary and from the appendix that respondents to the Issues Paper have commented in some detail on a broad range of issues and these will be examined as the framework for the replacement local plan is developed over the coming months.

4 CRIME AND DISORDER IMPLICATIONS

4.1 It is important that crime and disorder issues are taken into account in the preparation of the Replacement Local Plan.

5 ENVIRONMENTAL IMPLICATIONS

5.1 Many of the responses to the Issues Paper have implications for the environment of the district, and particularly for the green belt.

6 RECOMMENDATION

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

That, subject to any specific comments from Members, the responses to the Issues Paper be considered during the review of the Local Plan, and that there be a report back on the Green Belt Boundary Review.(HCPI)

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Background Papers:

Rochford District Replacement Local Plan Issues Paper 1999

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