



FOREWORD

FOREWORD

This document is the first development plan document prepared by Rochford District Council. It sets out options that the Council considers are realistic to underpin the development of the district for the period until 2021.

The Council has brought a number of options forward and has done more work in thinking around what appears to be the best solution. However, the consultation being undertaken to drive the process forward, will have a great impact on the direction and style of policy, together with the areas of policy that appear in the final version of this document.

In terms of process, the Council is preparing this initial draft for consultation in the early part of the summer. This will be followed by a wider and more formal consultation, on the preferred options that arise from the first part of the process, in the autumn. A formal submission will be made in the spring 2007.

This document is designed to stimulate discussion. We want to know where we have got it right and where we can make improvements. Have we forgotten any policy area that should be included?

At the end of the day the strategic development of the district will hinge on the content of this document and Council wants to get it right.

The Council has put its options throughout the document under fourteen headings. The various options are shown in blue, together the Council's initial view as to the best alternative in red.

Please complete the questionnaire accompanying this document and help the Council ensure that the Rochford district becomes the place of choice in the county to live, work and visit.



SECTION 1 – SPATIAL PORTRAIT

1

1 A SPATIAL PORTRAIT OF THE ROCHFORD DISTRICT

- 1.1 The District of Rochford is situated within a peninsula between the Rivers Thames and Crouch, and is bounded to the east by the North Sea. The District has land boundaries with Basildon and Castle Point District and Southend-on-Sea Borough Councils. It also has marine boundaries with Maldon and Chelmsford Districts. It is ideally located within south Essex, with linkages to the M25 via the A127 and the A13 and direct rail links to London.
- 1.2 The Rochford District covers an area of 65 square miles. It is rich in heritage and natural beauty, with miles of unspoilt coastline and attractive countryside. There are more than 200 sites of archaeological interest, 14 ancient woodlands and several nature reserves across the District.
- 1.3 Rochford District is predominantly rural with three larger urban areas and a number of smaller settlements. 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, streets and spaces make a significant contribution to providing a sense of place and adding to the quality of life in town and country. Residents have a strong sense of identity with their own settlement.
- 1.4 Home to around 78,500 people, the District is one with an ever increasing percentage of older residents. The District is considered to be reasonably affluent, except for a few small pockets of deprivation and has a low rate of recorded crime compared to the rest of the country. Unemployment is low at 2.1%, but over two thirds of the district's workforce travel to work outside the district boundaries.
- 1.5 The Council communicates with the local community via a quarterly council-sponsored newsletter to every household and business. In September 2004, the Council was rated as a 'weak' authority following a Comprehensive Performance Assessment. It has subsequently been inspected and the Audit Commission state that "Rochford District Council is progressing well in priority areas." Building and Development Control was the subject of Best Value Inspection, which reported in July 2001. This report stated that the Council was "...providing a **'good'**, two star service that has **'promising'** prospects for improvement."
- 1.6 The Council has made a good start on its Local Development Framework after discussions with the Government Office for the East of England and the submission of its Local Development Scheme and Statement of Community Involvement. It has also met the requirements for producing and submitting Annual Monitoring Reports. As part of developing the Local Development Framework (LDF) Core Strategy and other Local Development Documents, the Council's planning team had regard to a number of local strategies and initiatives, including the following:



SECTION 1 – SPATIAL PORTRAIT

- *Community Strategy* (2004) Rochford District Council
- *Crouch & Roach Estuary Management Plan* (2005) Crouch & Roach Estuary Project
- *Delivering the Future* (2003) Thames Gateway South Essex Partnership
- *Economic Development Strategy for Rochford District* (2005) Rochford District Council
- *Draft East of England Plan (Regional Spatial Strategy 14)* (2005) – EERA
- *Draft Green Grid Strategy* (2004) Thames Gateway South Essex Partnership
- *Health & Opportunity for the People of Essex – Essex’s Local Area Agreement* (2006)
- *Housing Needs Survey* (2004) Rochford District Council
- *Housing Strategy 2004-2007 Fit for Purpose* (2004) Rochford District Council
- *Putting Patients at the Heart of Everything We Do* (2004) Castle Point & Rochford PCT
- *Rochford District Replacement Local Plan* (2006) Rochford District Council
- *School Organisational Plan 2005-2010* (2006) Essex County Council
- *Three Year Strategy Plan 2006 – 2009* (2006) Essex Police Authority & Essex Police
- *Tourism Strategy* (2005) Rochford District Council
- *Vision for the Future* (2001) Thames Gateway South Essex Partnership

1.7 There are no remaining major new developments planned for the district in the Rochford District Replacement Local Plan. The Park School site, on the western edge of Rayleigh, is currently under development. This is a mixed use development incorporating a primary school, health centre, leisure centre and residential uses. A supermarket is under construction in Rochford, together with a number of residential units.

1.8 As a partner in the Thames Gateway South Essex Partnership, the Council has undertaken the role of providing the arts and culture opportunities for the area. This has been coupled to the provision of green tourism and leisure opportunities for the gateway. Such opportunities have to be tempered against the restrictive green belt policies that apply within the district.



**SECTION 1 – SPATIAL PORTRAIT****3**

- 1.9 Within the district road infrastructure is poor. There are no heavy lorry routes in the district and many routes are unfit for their current level of use. Away from the two principal roads (the A130 and A127), roads are often narrow and twisting. This creates problems particularly for remote businesses, such as those near Wallasea. Public transport, outside of the existing residential areas, is poor. The level of service to certain parts of the district means they are inaccessible in the early morning, evenings or at weekends. The district has a railway line serving Rochford, Hockley and Rayleigh. A new station has planning permission to serve London Southend Airport.



- 1.10 London Southend Airport lies in the southern edge of the district. Recently the Council granted planning permission for a new terminal and associated facilities. The airport operator is looking to increase passenger flights from the airport, which had previously been restricted due to runway length issues. Today the airport is busy for freight and for aircraft maintenance, as well as private flying. Surface transport access issues will need to be carefully considered as the airport grows.

**SECTION 1 – SPATIAL PORTRAIT****4**

- 1.11 Close to the airport work is underway on the construction of the first part of the Cherry Orchard Way Business Park. This site is being developed as a specialist area for car dealerships and repair and servicing facilities. It is likely that further employment land will be required to satisfy the needs of aviation related business.





SECTION 2 – SPATIAL VISION

5

2 SPATIAL VISION FOR THE DISTRICT

2.1 The Council's Community Strategy Plan identifies the following as the Council's vision for the next 5, 10 and 20 years.

IN 5 YEARS...

...WHERE WILL WE BE?

- 2.2 The Rochford District is one of the safest places in the country to live and work. A number of agencies and individuals are committed to working together, as partners of the local Crime and Disorder Reduction Partnership, to maintain and where possible improve this standard, whilst also working to reduce the fear of crime that exists.
- 2.3 Residents will be able to enjoy the early development of the Thames Gateway Green Grid. This will lead to improvements in the provision and upgrade of green space, resulting in increased usage of these spaces and therefore healthier lifestyles. Enhancement of local heritage sites, and a new sports centre at the former Park School site will also increase opportunities for leisure and free time activities, improving the quality of life for many residents.
- 2.4 The Extended Schools Programme will increase the range of services available to young people in their schools, improving their learning opportunities. The development of citizenship education programmes will help pupils to develop the knowledge, skills and understanding that they need to live confident, healthy, independent lives as individuals, parents, workers and members of society. Addressing the youth agenda is one of the key challenges for the partners of the Local Strategic Partnership.
- 2.5 The needs of other groups e.g. the growing number of elderly residents, will also be addressed. The Learning and Skills Council, Essex has commissioned a Strategic Area Review of Southend, Castle Point and Rochford which is due to be published in the summer of 2004. This should identify barriers to learning which will be important when planning the learning opportunities available for adults across the District. Colleges, Adult Community Learning Essex and training organisations will be working together so that they offer adults a wide range of learning opportunities, including part time, full time, day, evening, and weekend learning in a range of locations across the District.



SECTION 2 – SPATIAL VISION

6

- 2.6 The local voluntary and community sector will develop a wider range of services for people with disabilities, including those with mental health problems. Training and development programmes for the sector will need to support the growth of the number of services available and the development of the groups providing the services. Access to the Star Fund, currently being established, and improved information about funding opportunities will have increased the funding opportunities for groups within the District.
- 2.7 We will be working with our partners to tackle the problems of traffic congestion, both within the District, and on routes in and out of the District. Improvements in an integrated public transport system, as part of the Thames Gateway regeneration, will also offer residents an alternative to travelling by car.
- IN 10 YEARS...** **...WHERE WILL WE BE?**
- 2.8 The regeneration of the Thames Gateway is a national priority for the Government. The Thames Gateway area includes east London, north Kent and south Essex (Southend Borough, Thurrock, Castle Point, Basildon New Town and a very small part of the Rochford District). Government ministers are leading this 25 year project, aiming to build the prosperity of the whole area so that it can compete more effectively in the global market and provide a better quality of life for all its residents.
- 2.9 The Thames Gateway South Essex Strategic Framework document states "Of particular interest to Rochford is the potential to develop those themes which link to the vision in Southend, in particular developing the area for leisure, recreation and tourism activity. The area has a high socio-economic profile, high value housing and quality environment which balances the communities of south Essex, and provides an attractive inward investment proposition for business, particularly the developing service sector. " It continues by identifying key priorities including the promotion and enhancement of Rochford Town as a centre of "Arts and Crafts", and the development of walking and cycling initiatives. Leisure and tourism are sectors we plan to develop.
- 2.10 Rochford District therefore has the opportunity to position itself to take advantage of the opportunities presented by the regeneration of the Thames Gateway area and ensure that residents benefit from the many future planned initiatives.



SECTION 2 – SPATIAL VISION

7

IN 20 YEARS...

...WHERE WILL WE BE?

- 2.11 The regeneration of the Thames Gateway South Essex area will provide significant opportunities for the Rochford District. The identification of the District as "the green part of the Gateway", and the development of a Green Grid enables the District to take advantage of the regeneration by building on these strengths.
- 2.12 Residents will also be able to benefit from a wider range of training, development and employment opportunities throughout the Thames Gateway area. The potential increase of visitors to the District, to enjoy the local heritage or the unspoiled coastal areas will generate further opportunities for the growing tourism sector of the local economy. Small businesses from a range of sectors will find opportunities for development and growth within the thriving local economy.
- 2.13 Residents of all ages, throughout the District, will have a wider range of choices for their free time and leisure activities, both within the District and from the opportunities and facilities offered in surrounding areas. Healthier lifestyles leading to a fitter and healthier community will reduce the demands on local health services. It is intended to provide high quality integrated health services through a network of health facilities offering treatment, advice, guidance and support.
- 2.14 At the same time a growing number of the community will be older residents. Services will need to adapt to their changing needs, and there will need to be a variety of housing options, with different levels of care and support. Older residents will be supported to remain independent for as long as possible, with improved accessibility to support services and information.
- 2.15 It will be important to meet the housing needs of other groups within the community. Housing that is affordable for the children and families of existing residents will be required. Supported housing and a range of accommodation for people with disabilities, including mental health will also need to be developed, so that all the District's residents are able to live as independently as possible.
- 2.16 The District is well located to benefit from any improved transport systems that are developed within South Essex. The London to Southend Transport Study (LOTS) has identified a number of transport infrastructure issues which the Thames Gateway South Essex Partnership will be lobbying the Government to address. Sustainable transportation options will be progressed and these should provide real alternatives for local residents, thus reducing traffic congestion.



SECTION 3 – RELATIONSHIP OF DOCUMENTS

8

3 THE RELATIONSHIP OF DOCUMENTS IN THE LOCAL DEVELOPMENT FRAMEWORK

- 3.1 The *Local Development Framework* (LDF) for the Rochford district is a ‘folder’ containing a collection of *Local Development Documents* (LDDs) that set out the spatial plan for the Rochford district up to the year 2021. Individual LDDs will be reviewed and amended on a regular basis.
- 3.2 The *Local Development Scheme* (LDS) provides an up-to-date explanation of which LDDs the Council intends to produce and review, and when they will be available. The policies in the existing adopted Local Plan will remain in force for three years or until they are replaced by policies in Local Development Documents. Initially, these LDDs will cover the period from 2006 until 2021 (in line with the 2021 end date for the draft *East of England Plan* (RSS14)).
- 3.3 The Council will encourage full participation by the local community and other stakeholders in the creation of Local Development Documents. This commitment to community participation is set out in the Council’s *Statement of Community Involvement* (SCI). The Council will monitor the implementation and production of Local Development Documents through an *Annual Monitoring Report* (AMR).
- 3.4 Copies of all the current LDDs, LDS, SCI and AMR are available on the Council’s website <http://www.rochford.gov.uk> and in local libraries or from the Civic Suite in Rayleigh or the Council’s Planning Offices in Rochford.

WHAT IS A DEVELOPMENT PLAN?

- 3.5 Some of the Local Development Documents in the LDF are known as “Development Plan Documents” because they are part of the statutory Development Plan. The statutory Development Plan for the Rochford district consists of:

- **Draft East of England Regional Spatial Strategy (RSS14) [called the East of England Plan]** – prepared by the East of England Assembly, it sets the strategic aims for spatial development across the whole region, including how much housing each authority must provide;
- **Development Plan Documents (DPDs)** – prepared by Rochford District Council. These are required to be in conformity with *RSS14*; and
- **Minerals and Waste DPDs** – prepared by Essex County Council. They should also conform to *RSS14*.



SECTION 3 – RELATIONSHIP OF DOCUMENTS

9

ROLE OF THE DEVELOPMENT PLAN

- 3.6 The national planning system is described as being '*plan-led*' because Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires development control decisions to be made in accordance with particular policies in the Development Plan unless material considerations indicate otherwise. The material considerations could include national planning policy or significant local issues that have arisen since the Development Plan was prepared.

RELATIONSHIP TO REGIONAL SPATIAL STRATEGY AND COMMUNITY STRATEGY

- 3.7 This Development Plan is in general conformity with the draft *East of England Plan RSS14*. It also has regard to the recently reviewed Community Strategy Plan approved by the Council in 2004. The following six sustainability principles in the Community Strategy Plan have been a major influence on the plan:
- *To reduce both the level and the fear of crime and to make the District a safer place for people to live in, work in or visit.*
 - *To protect and enhance the natural and built environment for present and future generations.*
 - *To enable all residents of the District to access high quality education, training and skills development opportunities to ensure a thriving local economy now and in the future.*
 - *To improve and promote the social, physical and mental health of everyone in the District by providing a variety of choices for leisure and free time pursuits and first class healthcare.*
 - *To improve people's ability to get across and around the District.*
 - *To promote active and responsible citizenship, creating a community inclusive of all groups, and enabling everyone to fully participate in activities that improve their quality of life.*
- 3.8 Taking the lead from the Community Strategy Plan, the principal aim of the plan is to promote sustainable development. This plan has been written to facilitate monitoring of its policies and proposals, with the intention of reviewing its outputs against agreed sustainability criteria.



SECTION 3 – RELATIONSHIP OF DOCUMENTS

10

USING THE LOCAL DEVELOPMENT FRAMEWORK FOR THE ROCHFORD DISTRICT

3.9 The set of Development Plan Documents include:

Core Strategy

Sets out the spatial vision for the area over a fifteen-year period from 2006, together with key spatial objectives and strategic policies. This document will help readers to understand the Council's long-term spatial planning intentions. A Key Diagram illustrates the main principles underlying the Core Strategy;

Proposals Map with Inset Maps

Shows site-specific allocations, area action plans and other designations and constraints. Users should use the maps to check what proposals, designations or constraints are operating and proposed in particular areas of the district;

Allocations

Contains area and site-specific proposals for new development relating to the Core Strategy. These allocations are shown on the Proposals Map;

Development Control policies

A set of development control policies that apply across the whole authority area;

Area Action Plans

Show the areas of the district where significant development (including regeneration or conservation) are planned to occur. None are proposed in the current LDS, although *London Southend Airport* and *Foulness and Surrounding MoD Land* may be covered at a later date. These areas will then be shown on the Proposals Map;

Supplementary Planning Documents

Contain policies, proposals and other details that amplify the content of the documents mentioned above. These documents are statutory but are not part of the Development Plan.

AVOIDING DUPLICATION

3.10 One of the primary reasons for changing the planning system was to reduce the size of the documents involved by avoiding duplication between local and national standards. This Core Strategy follows this premise. As sustainable development, general green belt policy and development in flood risk areas, for example, are covered by central government guidance, there is no need for the Council to repeat these policies in its own part of the development plan.



SECTION 3 – RELATIONSHIP OF DOCUMENTS

11

- 3.11 Instead, the Core Strategy concentrates on areas where there is a need for reflect national guidance on a particular local characteristic or issue, or where there is no applicable national or regional steer. The Core Strategy is also to be regarded as the most strategic document in the LDF and it therefore is not intended to be site specific.



Canewdon Church

Notes:

- 3.12 *The District Council will use the relevant policies in all of the above Local Development Documents and the Rochford District Replacement Local Plan (until it is replaced) when offering advice and considering planning proposals. Thus, a suggestion for the use or development of land may be consistent with one policy in one particular Development Plan Document, but it may also be affected by other policies in the Development Plan Framework.*
- 3.13 *Anyone wishing to submit or comment upon planning applications is strongly advised to consult the general policies in the LDF on matters such as design, access, parking, and landscaping as well as specific policies and proposals. Wherever possible, the policies and proposals in the Development Plan Documents are worded in a positive manner to accord with government and professional advice.*



SECTION 4 – CORE STRATEGY ISSUES

12

4 CORE STRATEGY ISSUES

INTRODUCTION

4.1 The Council considers that the following are the key Core Strategy issues. Whilst text relating to the issues is included, no policies are. If, following consultation, it is believed that the Council has identified the issues correctly, then detailed policies will be developed. The areas of policy are, in no particular order, detailed below:

- **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**

4.2 THE GREEN BELT & STRATEGIC GAPS BETWEEN SETTLEMENTS

4.2.1 The Council considers that its policies hitherto have helped achieve the five green belt purposes, as laid out in Planning Policy Guidance Note 2 – *Green Belts (PPG2)*. The application of these has the combined effect of protecting the historic fabric of the district, preventing the further encroachment of development into the countryside and of safeguarding the countryside to provide for recreational needs and the protection of the natural features, flora, fauna and their habitats.





SECTION 4 – CORE STRATEGY ISSUES

13

- 4.2.2 The Council also recognises that by diverting development and population growth away from rural areas to existing urban areas, green belt policy also assists in the achievement of sustainability objectives. This is recognised in the draft *East of England Plan (RSS14)*, particularly in policy SS1 and its supporting text. This confirms the need to maintain the green belt boundary and this approach is reiterated in policy SS7 and its supporting text. Whilst the need for a strategic review is identified, the East of England Regional Assembly have confirmed that this will not be required until after 2021.
- 4.2.3 The Council will include in the Development Control DPD policies to deal with the handling of specific applications. These will build on the policies already successfully rolled forward through the LPA's local plan.
- 4.2.4 The Council considers that there are a number of strategic gaps, maintained by the green belt, which are worthy of specific mention and enhanced protection. This will ensure that one of the principle reasons for green belts – the prevention of coalescence – is fulfilled. Indicative strategic gaps are shown in appendix 1.
- 4.2.5 The alternatives the Council considers realistic are:**
- a) Relaxation of green belt policy, leading to more development opportunities in the green belt, particularly for leisure and tourism.
 - b) No strategic gaps, allowing coalescence in areas where the green belt performs only a token purpose.
 - c) The Council proposes to continue its restrictive suite of policies for development within the green belt, in line with national guidance. The general extent of the green belt will be shown on the Core Strategy Key Diagram and in detail on the Proposals Maps.
 - d) The Council considers that strategic gaps will be defined and protected by policy and included broadly on the Core Strategy Key Diagram and in detail on the Proposals Maps. The policy will include the strategic gaps below:
 - Great Wakering & North Shoebury (the area around the boundary with Southend-on-Sea Borough Council)
 - Hockley & Rayleigh
 - Hullbridge & Rayleigh
 - Rawreth & Rayleigh
 - Rayleigh & Eastwood (the area around the boundary with Southend-on-Sea Borough Council)
 - Rayleigh & Thundersley (the area around the boundary with Castle Point Borough Council)
 - Rochford / Ashingdon & Hawkwell / Hockley

**SECTION 4 – CORE STRATEGY ISSUES****14****4.3 PROTECTION AND ENHANCEMENT OF THE UPPER ROACH VALLEY**

- 4.3.1 The upper Roach Valley, including the area around Hockley Woods, is an area with special landscape characteristics. In the Rochford District Replacement Local Plan the area is designated as a Special Landscape Area and as an Area of Ancient Landscape. These designations arose from survey work carried out by Essex County Council.
- 4.3.2 There are fourteen ancient woodlands in the district and seven of them lie within the upper Roach Valley, south of the head of the valley formed by the railway line. There are also a number of wildlife sites, as identified by survey work commissioned by the Essex Wildlife Trust and shown with protection on the Replacement Local Plan Proposals Maps.



*The upper Roach Valley
& environs*



SECTION 4 – CORE STRATEGY ISSUES

15

4.3.3 At the eastern end of the upper Roach Valley, the Council has established Cherry Orchard Jubilee Country Park and is carrying out works to improve access to this area. The Upper Roach Valley is suitable for increased informal countryside recreation and the Council will be developing opportunities for such activities.

4.3.4 The alternatives the Council considers realistic are:

- a) No country park allocation, keeping it to its current size with no proposals for expansion.
- b) No local landscape designations, allowing more general policies to determine the style and location of development.
- c) No need for a further designation, allowing more general policies to determine the style and location of development.
- d) A policy providing for the protection and enhancement of the area and increased informal countryside recreation opportunities.
- e) Identify land to be included in the Cherry Orchard Jubilee Country Park and any further proposed extensions beyond its current allocation.

4.4 PROTECTION AND ENHANCEMENT OF SPECIAL LANDSCAPES

Coastal Protection Belt

4.4.1 The Coastal Protection Subject Plan, a statutory plan adopted in 1984, defined the extent of the coastal areas within Essex where there would be the most stringent restriction on development, due to the special character of the open and undeveloped coast. Policy CC1 of the Essex and Southend-on-Sea Replacement Structure Plan embodies the commitment to the Coastal Protection Belt.

4.4.2 PPG20 Coastal Planning provides guidance to Local Planning Authorities (LPAs) on planning for development and protecting the coastal environment (paragraph 1.2). This document is clear on the need to protect the undeveloped coast and this is especially true for the Rochford district, where much of the coast is covered by international and national nature conservation designations.

4.4.3 Paragraph 4.17 states that interested parties can cooperate to prepare estuary management plans. Rochford District Council has been working with a number of other bodies, including Essex County and Maldon District Councils and the Crouch Harbour Authority to prepare the Crouch and Roach Estuary Management Plan. This was launched in July 2005.



SECTION 4 – CORE STRATEGY ISSUES

16

Lion Creek, Canewdon

4.4.4 The draft *RSS14* contains a policy on environmental infrastructure. Policy ENV1 requires that LPAs safeguard green infrastructure, including landscape assets. The undeveloped coast is one of the most important landscape assets of the district, matching the special landscape areas. Views of the coast, across river valleys and from one part of the boundary to another are important elements of the Coastal Protection Belt, and largely contributed to the drawing up of the boundary, demonstrating the coastal character of the whole area.

Special Landscape Areas

4.4.5 Away from the coast there are three Special Landscape Areas (SLA). SLAs are areas of great landscape value resulting from a combination of features such as vegetation cover and landform. Their conservation is important to the district as well as the county's natural heritage and there is a presumption against development unless it accords with the character of the area concerned. The three SLA's, identified by countywide survey work, in the Rochford District are as follows:



SECTION 4 – CORE STRATEGY ISSUES

17

- i. Hockley Woods. This is a large unspoilt area, containing a complex of ancient woodlands and farmland on undulating ground between Hockley and Southend-on-Sea;
- ii. Upper Crouch. This area is based on the River Crouch and contains numerous creeks, mudflats and saltings on either shore. It is a slightly less remote version of other coastal marshes and is relatively treeless and unspoiled; and
- iii. The Crouch/Roach marshes. This consists of a large number of islands, creeks, and channels with salt marsh, mudflats, and drainage ditches predominating. Apart from the timber wharf and marina at Wallasea Island, the area is remote and undeveloped and supports a large bird population.

4.4.6 *Planning Policy Statement 7 – Sustainable Development in Rural Areas (PPS7)* provides for local landscape designations in Local Development Documents. Paragraphs 24 and 25 deal with this issue. The importance of the landscapes concerned is vital to the Council's fulfilment of the leisure and tourism role for the Thames Gateway in south Essex.

4.4.7 The Local Planning Authority will seek – throughout coastal and other special landscapes – high standards of development, including the location, siting, design and materials used, as well as ensuring that the proposal will contribute to the enhancement or, where appropriate, improvement of the character of the area in which it is proposed. Tree planting and landscaping schemes using native species appropriate to their location will be an important part of new development.

Historic Landscape

4.4.8 In the early 1990s, the County Council identified a number of Areas of Ancient Landscape, being landscapes containing significant assemblage of visible features of pre-1600 origin. The ancient landscape of the Upper Roach Valley (which also contains the ancient woodland, Hockley Woods) is so identified. This designation is known in the Rochford District as an Area of Historic Landscape.

4.4.9 In addition, there are 14 ancient woodlands in Rochford District, defined by the Nature Conservancy Council (now English Nature) as being woodlands over 2 hectares in size, known to have existed in 1600. These areas have evolved unique characteristics and qualities throughout the centuries and are vital for their scientific and amenity importance. The Council recognises that appropriate management is the key to their future success. The Council is committed to the Essex Biodiversity Action Plan objectives and targets relating to ancient woodlands, which seek to ensure that they are satisfactorily protected and managed.



SECTION 4 – CORE STRATEGY ISSUES

18

4.4.10 The alternatives the Council considers realistic are:

- a) No local landscape designations, as these add little value to the planning process and the countryside should be protected for its own sake.
- b) No coastal protection belt as the coast is protected by nature conservation designations.
- c) No protection for the landscape as this is an evolving feature and artificial designations create artificial landscapes.
- d) Freedom for agriculture, horticulture, equine uses, leisure and tourism to develop in these areas, whilst maintaining restrictions on general employment and housing uses.
- e) Protection for the undeveloped coast and ensuring that development proposed for the undeveloped coast must require a coastal location.
- f) Protection for the three Special Landscape Areas allowing only for development that has location, size, siting, design, materials and landscaping according with the character of the area in which the development is proposed.
- g) Protection of the Area of Historic Landscape and Ancient Woodlands from development that would adversely affect their historic importance, existing landscape character or physical appearance.

4.5 HOUSING NUMBERS

- 4.5.1 The housing provision for Rochford for the period 2001 to 2021 is specified in the draft *East of England Plan (RSS14)*. The Council will allocate land in the Allocations DPD.
- 4.5.2 The Council will allocate sufficient land to meet the draft *East of England Plan (RSS14)* allocation of 4600 dwelling units, minus those units completed between 2001 to date. The site specific details included in the Allocations DPD will be determined by the settlement pattern (see section 4.6), the density of development and other appropriate factors.
- 4.5.3 In determining the amount of land required, the Council will take into account the number of housing units already completed and those granted planning permission. No allowance will be made for so-called windfall sites in existing urban areas. The intensification of existing urban areas has not greatly improved their character or the environment and is not considered a priority.



SECTION 4 – CORE STRATEGY ISSUES

4.5.4 The alternatives the Council considers realistic are:

- a) **Not attempting to meet the cascaded figure due to the restrictive development position vis-avis the green belt.**
- b) **Relying on windfall development and urban intensification, to prevent the need for any green belt releases.**
- c) **Not allocating land to accommodate all the dwelling units and relying on a percentage of windfall development and urban intensification.**
- d) **Ensuring enough land is allocated to accommodate all of the cascaded figure for homes from the *East of England Plan (RSS14)* for the period 2001 to 2021.**

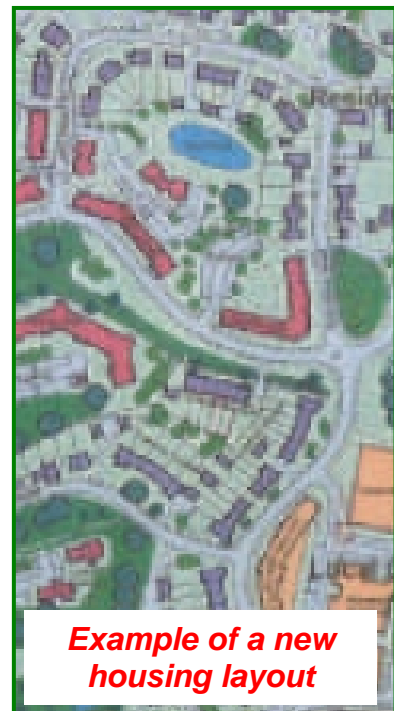


New housing under construction on the Park School site, Rayleigh

4.6 GENERAL DEVELOPMENT LOCATIONS

4.6.1 The Council has a duty, under the *Planning and Compulsory Purchase Act (2004)* to promote sustainable development. This duty is further reinforced by *Planning Policy Statement 1 – Delivering Sustainable Development*. The Rochford district is linear in shape and has significant out commuting for jobs and services. To reduce reliance on motorised transport and to place development close to facilities and services, a development pattern needs to be sought which reflects this.

4.6.2 Within the district there are three tiers of settlement. The top tier is that comprising Hawkwell / Hockley, Rayleigh and Rochford. The second tier comprises Canewdon, Great Wakering and Hullbridge. The third tier comprises the remaining isolated green belt settlements.



Example of a new housing layout



SECTION 4 – CORE STRATEGY ISSUES

20

- 4.6.3 Taking into account such sustainability issues, the Council believes that the settlement pattern should be focused on existing settlements, with the main settlements in the district taking the majority of development required. The main settlements are considered to be Hawkwell, Hockley, Rayleigh and Rochford.
- 4.6.4 Whilst the majority of new development will be focused on the most sustainable sites around these settlements, there will be minor extensions to Canewdon, Great Wakering and Hullbridge. For the remaining settlements, which are all islands in the green belt, no allocations are proposed. However, if there is a proven local need for affordable housing, the Council will retain an *exceptions policy* in the Allocations DPD. The first stage in identifying this local need, will be the preparation of a village appraisal or parish plan.
- 4.6.5 The alternatives the Council considers realistic are:**
- a) **Greater dispersal to minor settlements, enabling possible regeneration of local facilities.**
 - b) **Split the housing allocation evenly between the parishes (excluding Foulness), so that each area gets a small amount of housing.**
 - c) **Develop a new settlement, well related to transport links and providing its own basic infrastructure.**
 - d) **Focus solely on an expansion of one settlement, creating a significant urban expansion.**
 - e) **Allocate the total number of housing units to the top and second tier settlements, to gain a smaller number of large sites which will deliver the greatest amount of infrastructure improvements.**

4.7 AFFORDABLE HOUSING

- 4.7.1 Affordable housing is defined in the consultation draft of *Planning Policy Statement 3 – Housing (PPS3)* as:

“Non-market housing, provided to those whose needs are not met by the market for example homeless persons and key workers. It can include social-rented housing and intermediate housing. Affordable housing should:

- meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and
- include provision for the home to remain at an affordable price for future eligible households, or if a home ceases to be affordable, any subsidy should generally be recycled for additional affordable housing provision.”



SECTION 4 – CORE STRATEGY ISSUES

21

- 4.7.2 LPAs must negotiate with developers for the inclusion of an element of affordable housing provision on larger sites, either through provision on the site or through a contribution so that houses can be provided elsewhere in the district where a need has been identified.
- 4.7.3 A Housing Needs Survey was completed in 2004, which established an outstanding net total need for 340 affordable homes. This calculation took into account the Council's waiting list, homeless and concealed households, and requirements emanating from demographic changes. It is clear from the study that there is too little affordable housing in the district to satisfy local needs.
- 4.7.4 RSS14 contains policy SS13 on Overall Housing Provision, which provides guidance for LPAs on the level of affordable housing that they should seek. This level of affordable housing will be informed through the preparation of Housing Needs Study, but will not be less than 30% and should aspire towards 40%. Given the backlog of affordable housing need and the need to provide for the current plan period, the LPA consider a rate of 40% to be appropriate for the district.
-
- 4.7.5 The Council will examine the details of affordable housing through other DPDs. It is intended that the Allocations DPD will provide a minimum figure for the number of affordable units to be completed on the sites specified. The Development Control Policies DPD will specify details relating to commuted payments (in lieu of affordable units on a site in exceptional circumstances) and for rural exceptions.
- 4.7.6 Government guidance makes it clear that the Council must also consider meeting the needs of Gypsies and Travellers. Their needs will be established by county working, where a report has been commissioned on this issue. Once the level of need is established, the Council may require to allocate land to provide appropriate accommodation for this group. Whilst any site specific allocation is for the Allocations DPD to detail, this document should include a policy detailing its approach. Such an approach will be consistent with the tenets of *Circular 1/2006 – Planning for Gypsy and Traveller Caravan Sites*¹.

¹ Circular 1/2006 – Planning for Gypsy & Traveller Caravan Sites (2006) ODPM



SECTION 4 – CORE STRATEGY ISSUES

22

4.7.7 The alternatives the Council considers realistic are:

- a) 30% of all new homes in the district be affordable on all sites.
- b) 50% of all new homes on sites in excess of 10 units, will be affordable.
- c) No rural exceptions policy, because of potential sustainable development issues with rural housing.
- d) Accommodation needs for Gypsy and Travellers will be met by identifying in an existing residential area for a site and formally specifying it in the Allocations DPD.
- e) Affordable housing will be set at 40% on sites specified in the Allocations DPD.
- f) For windfall sites, 30% of all units will be required to be affordable. On rural exception sites all the units provided will be required to be affordable. On all sites affordable units will be required to remain affordable in perpetuity.
- g) No Gypsy or Traveller Site to be identified in the green belt because there are no acceptable locations.

4.8 EMPLOYMENT

4.8.1 In the past Structure Plans have cascaded a requirement to local plans detailing the amount of land that should be allocated for employment uses. *RSS14* instead allocates a number of jobs for each sub-region to provide. Rochford district is within the Thames Gateway sub-region and policy TG/SE2 – Employment Generating Development details that the district should provide 3000 new jobs during the plan period.

Employment development on the Purdeys Way Industrial Estate



**SECTION 4 – CORE STRATEGY ISSUES****23**

- 4.8.2 The Council cannot assess what demand for jobs there will be in this area towards the end of the plan period. It would also be difficult to ascertain what employment sector such jobs would be created in.
- 4.8.3 Having said this, the Council believes that London Southend Airport has the ability to provide a further number of aviation related employment jobs. Some of these will be directly linked to the growth in passenger flights and some will be related to the continuing service and maintenance uses.
- 4.8.4 A number of jobs will be created on the Rochford Business Park, being created to the west of the B1013, on the boundary with Southend-on-Sea Borough Council. The first phase of the development of this site is underway and this will focus on jobs within the motor trade. Car dealerships and associated servicing and repair facilities are expected to commence operation by 2008.
- 4.8.5 It is envisaged that about 2000 jobs will be provided within the district at London Southend Airport, Rochford Business Park and the remainder of the allocation being provided at various locations throughout the rest of the district.
- 4.8.6 The Council has a number of industrial estates in the district, which are looking tired and in need of investment. Some are also in areas that are prejudicial to good neighbourliness. The Council will consider the location and condition of existing industrial estates and may consider the creation of new employment areas in more sustainable locations.
- 4.8.7 The Allocations DPD will provide site specific allocations for employment purposes. The Development Control Policies DPD will include specific policies dealing with how the issues and challenges arising from employment uses will be handled, including transport and amenity issues.
- 4.8.8 The alternatives the Council considers realistic are:**
- a) No jobs figure to be included, as it is too difficult to accurately provide for such a figure.**
 - b) Provide no details of the general locations, as it is unrealistic to plan for employment development in excess of ten years in advance.**
 - c) Allocate a total number of jobs to be created in the district. It will specify areas within the district and their share of the overall total.**
 - d) Programme employment development in advance of new housing, wherever possible.**



SECTION 4 – CORE STRATEGY ISSUES

24

4.9 GOOD DESIGN & DESIGN STATEMENTS

- 4.9.1 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.
- 4.9.2 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.
- 4.9.3 *Planning Policy Statement 1 – Delivering Sustainable Development* 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.
- 4.9.4 As referred to in PPS1, 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 those applications for development proposals as stated in the Supplementary Planning document (SPD) dealing with this issue - 7. 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.
- 4.9.5 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. SPD7 provides further information.
- 4.9.6 The Council's commitment to sustainable development will also be underlined by the inclusion of a policy specifying the need to comply with the Code for Sustainable Homes².
- 4.9.7 From 10th August 2006, Design and Access Statements will be a statutory requirement for most planning applications. Developers are urged to consider the

² Draft Code for Sustainable Homes (2005) ODPM



SECTION 4 – CORE STRATEGY ISSUES

25

provision of a lifetime homes standard and the Council will promote this through the Development Control Policies DPD. This reflects the Council's and government's commitment to this issue as demonstrated in the Essex Local Area Agreement.



Rosedale Court, Rayleigh – highly commended in the district design awards in 2005

4.8.9 The alternatives the Council considers realistic are:

- a) No emphasis on design, as the market will decide whether the product is acceptable.
- b) No emphasis on lifetime housing, as homeowners can make changes in future years.
- c) No emphasis on sustainable design, as Building Regulations will deliver sustainable homes.
- d) Prescriptive design guidance within policy to ensure uniform design and high standards.
- e) Push design statements to the fore of the planning application process.
- f) Require 25% of units provided on all housing sites over 10 units to meet a lifetime housing standard.
- g) Require, as a starting point, at least compliance with the minimum standards, as set out in the Code for Sustainable Homes.



SECTION 4 – CORE STRATEGY ISSUES

26

4.10 CHARACTER OF PLACE

- 4.10.1 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.
- 4.10.2 The appearance of a proposed development and its relationship to its surroundings is a material consideration in determining planning applications and appeals. PPS1 makes it clear that good design should be the aim of all those involved in the development process.
- 4.10.3 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.
- 4.10.4 The alternatives the Council considers realistic are:**
- a) No emphasis on character of place, as over-emphasis will lead to pattern book designing and a lack of innovation.**
 - b) Prescriptive design guidance within policy to ensure uniform design and high standards.**
 - c) Protection of the district's identity and ensuring that new development respects the local character.**





SECTION 4 – CORE STRATEGY ISSUES

4.11 LANDSCAPING

4.11.1 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.



4.11.2 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. 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.

4.11.3 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.

4.11.4 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.



SECTION 4 – CORE STRATEGY ISSUES

28

4.11.5 The local planning authority will also use planning contributions under Section 46 of the *Planning and Compulsory Purchase Act 2004* to seek appropriate local environmental improvements where these are necessary to support proposed development. Appropriate environmental improvements will include the provision of landscaping and open space of a size and layout appropriate to the development.

4.11.6 The alternatives the Council considers realistic are:

- a) **No emphasis on landscaping, as this is not a major part of the development. In any event it can be tackled through the use of conditions.**
- b) **Continue determining landscaping details post-application and through enforcement work.**
- c) **Push landscaping details to the fore of the planning application process and making them a prerequisite for determination for certain application types.**

4.12 ENERGY & WATER CONSERVATION

4.12.1 The local planning authority believes that given the climate and resources of the locality that there is a need to reduce energy and water consumption not only for the benefit of the local environment, but also for the global environment. This is the tenet of Local Agenda 21, which the Council supports.

4.12.2 PPS1 and the Planning and Compulsory Purchase Act have pushed sustainable development to the very heart of planning. Whilst local action may not be enough to resolve global challenges, the cumulative impact of such actions may.

4.12.3 The draft *East of England Plan (RSS14)* contain policy ENV8 and ENV9 which, together with their supporting text, provide a framework for supporting the Council's approach to this challenge.





SECTION 4 – CORE STRATEGY ISSUES

29

4.12.4 The alternatives the Council considers realistic are:

- a) No emphasis on sustainable design, because this will be delivered through Building Regulations.
- b) Deliver carbon-neutral development, despite current difficulties in gaining and interpreting data.
- c) Ensure that new development promotes the development of environmentally efficient buildings and the use of energy efficient heating, lighting, cooling, ventilation and other powered systems, together with water conservation measures. Development policies will also reduce the need to travel and encourage the use of energy efficient transport.
- d) Bring forward a policy requiring at least compliance with the minimum standards, as set out in the Code for Sustainable Homes.

4.13 RENEWABLE ENERGY

- 4.13.1 Energy conservation is the efficient use of energy and the generation of energy from renewable sources will contribute towards the achievement of more sustainable forms of development. In February 2000, the Government published its initial conclusions on its new policy for renewable energy in the UK. In February 2003, the Government published its White Paper on Energy - *Our energy future - creating a low carbon economy*³. The Government's policy focus is the need for energy efficiency and the increased use of renewable energy.
- 4.13.2 The Government has an initial 10 year strategy⁴, in collaboration with industry, to help meet its aims. Specifically, it is proposing that 5% of UK electricity needs should be met from renewables by the end of 2003 and 10% by 2010, as long as the cost to consumers is acceptable. These targets are intended to act as a stimulus to industry and provide milestones for progress monitoring. However, the East of England Sustainable Development Round Table published a report in 2001⁵ setting a target for the East of England of 14% and one for Essex of 9% for the same period.
- 4.13.3 The draft *East of England Plan (RSS14)* has a strong section on this issue, policy ENV8 and paragraphs 9.30 *et seq.* spell this out clearly. However, this does not take the issue far enough and it does not challenge developers to provide options on new development that will actually tackle the problem of climate change, given the likely nature of development in the Rochford district. The cost of such provision has fallen dramatically over the last ten years and

³ *Our energy future - creating a low carbon economy* - Her Majesty's Government (2003)

⁴ *New and Renewable Energy - Prospects for the 21st Century*, Department of Trade & Industry (2000)

⁵ *Making renewable energy a reality – Setting a challenging target for the East of England*, East of England Sustainable Development Round Table (2001)

**SECTION 4 – CORE STRATEGY ISSUES****30**

there is now no reason why all development should not include renewable energy provision.

- 4.13.4 Since renewable energy sources can usually only be exploited where they occur the most likely proposals coming forward in and around the district relate to wind energy, tidal or wave action and solar power. Significant issues may be raised by offshore wind energy proposals which would be outside local planning authority control, but which potentially could have an impact over a much wider area.
- 4.13.5 Whilst recognising the contribution made by renewable energy, such forms of generation as wind turbines can have significant visual impacts, as well as other local impacts, in some cases, on the natural environment. The LPA will seek to balance the potential benefits of schemes against any adverse effects on local amenity that may arise. The location of such developments therefore needs to be carefully considered.

Turbine head maintenance



SECTION 4 – CORE STRATEGY ISSUES

31

4.13.6 The alternatives the Council considers realistic are:

- a) Push for any renewable energy uses in any location, despite possible landscape implications.
- b) Set a threshold for development size or number before requiring renewable energy to be included.
- c) **Require all new housing and employment development to include renewable energy provision. Details to to be included with an application and not submitted subsequently.**

4.14 COMPULSORY PURCHASE

4.14.1 Previous local plans have included policies on bad neighbour uses and non-conforming uses, in order to protect residential amenity. The Rochford District Replacement Local Plan does not have such a policy, as it was recommended for removal by the Local Plan Inspector. However, since this has happened there have been further developments in this area.

4.14.2 The *Planning & Compulsory Purchase Act 2004* has changed the way in which Councils can act with regard to compulsory purchase and the reasons for carrying out such activities are clearer. The Act states in Part 8, Section 99 that the Council can seek to compulsorily purchase land for:

- “(a) the promotion or improvement of the economic well-being of their area;
- (b) the promotion or improvement of the social well-being of their area;
- (c) the promotion or improvement of the environmental well-being of their area.”



4.14.3 The Council will consider using compulsory purchase powers to ensure residential amenity and may consider using such powers to ensure sustainable and long-term development opportunities for residential and employment



SECTION 4 – CORE STRATEGY ISSUES

32

purposes, together with further expansion of the Cherry Orchard Jubilee Country Park (if required) and informal countryside recreation opportunities within the upper Roach Valley.

4.14.4 The alternatives the Council considers realistic are:

- a) No compulsory purchase policy and attempt to use the legislation if required.
- b) Designate specific potential compulsory purchase sites, despite blight implications.
- c) Set the framework to ensure that employment, residential, recreational and environmental enhancements for the district can be brought forward using compulsory purchase powers.

4.15 COMMUNITY, LEISURE & TOURISM FACILITIES

- 4.15.1 There is a reasonable level of community and leisure facilities in the district, concentrated around the existing urban areas. In rural areas facilities are of a lower level and generally of a poorer quality. It is intended that development can help to redress this imbalance in certain circumstances.
- 4.15.2 Throughout the district there are few tourist attractions, other than the natural environment. The district has a good range of public houses, which provide sustenance for daytrippers, but there is little overnight accommodation. Hotels can be found in Rayleigh and Rochford, but in rural areas there is virtually no overnight accommodation.
- 4.15.3 *Planning Policy Statement 6 – Planning for Town Centres (PPS6)* includes a sequential test. Hotels are considered to be a town centre use and therefore must comply with this test. However, it is thought that there is a need for bed and breakfast and guesthouse accommodation.
- 4.15.4 *Planning Policy Statement 7 – Sustainable Development in Rural Areas (PPS7)* sets out the national government policy on tourism and leisure in rural areas in paragraphs 34 to 36. There is a strong presumption that such facilities will be developed in existing settlements. PPS7 also states that development should take place in existing buildings wherever possible, particularly where it is outside of existing settlement boundaries.
- 4.15.5 This approach is further reinforced by *Planning Policy Guidance Note 2 – Green Belts (PPG2)*. PPG2 makes it clear that certain types of development will be considered appropriate in green belt locations. PPG2 does however, allow for development to take place where it results in the re-use of an existing building. Many types of tourism and leisure facilities are unlikely to be considered



SECTION 4 – CORE STRATEGY ISSUES

33

appropriate, although they may make use of existing buildings. Annex D of PPG2 provides further advice on this issue. New housing associated with tourism and leisure uses will not be favourably considered.

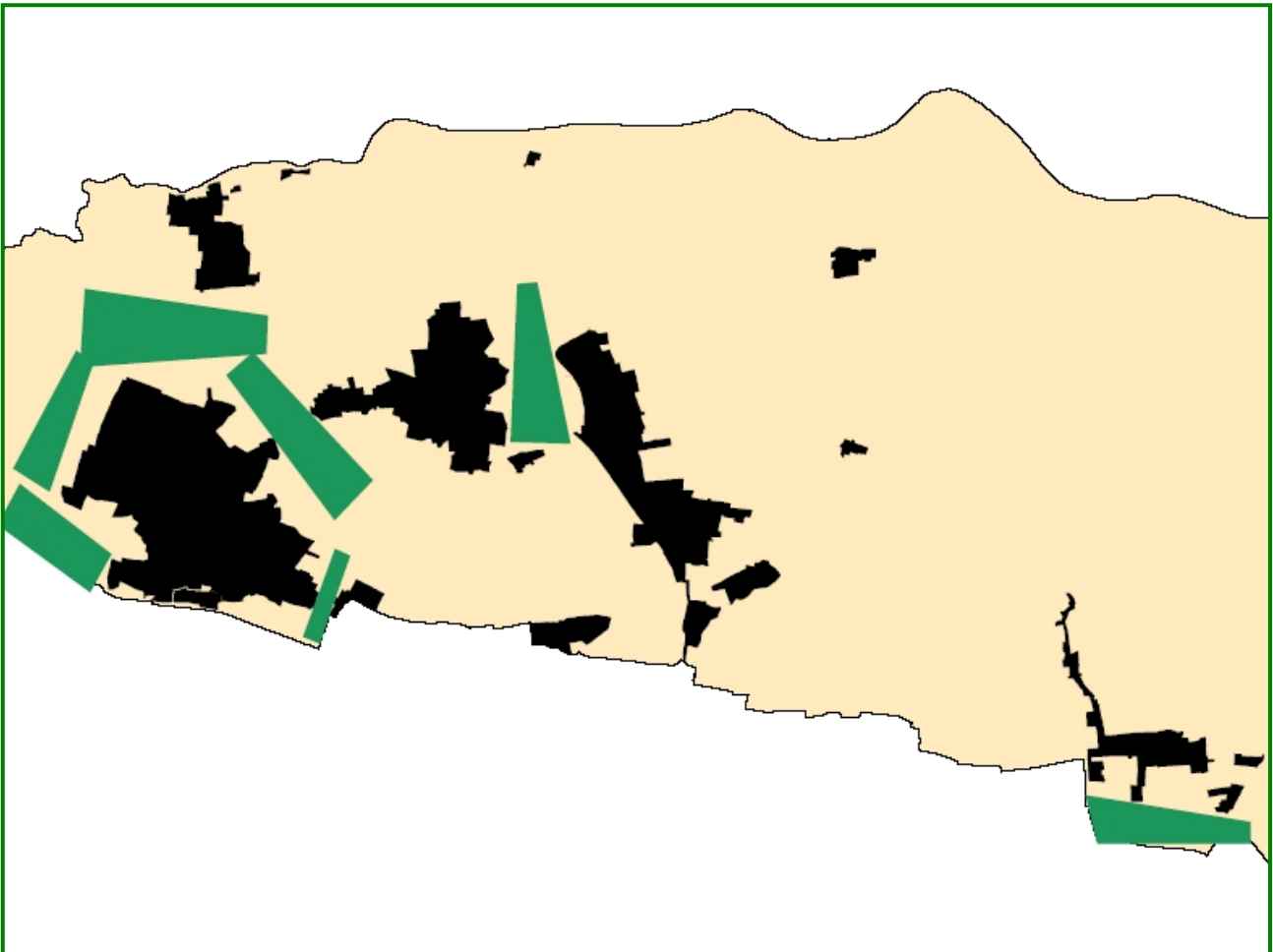


- 4.15.6 The draft *East of England Plan (RSS14)* includes policy E13 on tourism, although this is not particularly relevant to the district, except in terms of ensuring that tourism and tourism development are sustainable. Also of relevance is the need to reduce seasonality of tourism in the region. The district could fulfil a niche role in catering for off-season breaks.
- 4.15.7 The selection of sites for community, leisure and tourism purposes will normally be a matter for the proponents of the schemes and applications for such proposals will be judged against material considerations. These forms of development will not normally be considered appropriate in the Green Belt.
- 4.15.8 The alternatives the Council considers realistic are:**
- a) **Protect the green belt without providing any further guidance, leaving it up to central government in its review of Planning Policy Guidance Note 2.**
 - b) **Reduce protection of the green belt to allow for community, tourism and leisure facilities.**
 - c) **No policy on this issue, as it is currently not a major factor in the district.**
 - d) **Provide a policy dealing with community, leisure and tourism proposals, which will provide clarity for developments, particularly within the green belt.**



SECTION 5 – APPENDICES

APPENDIX 1 – Indicative Strategic Gaps



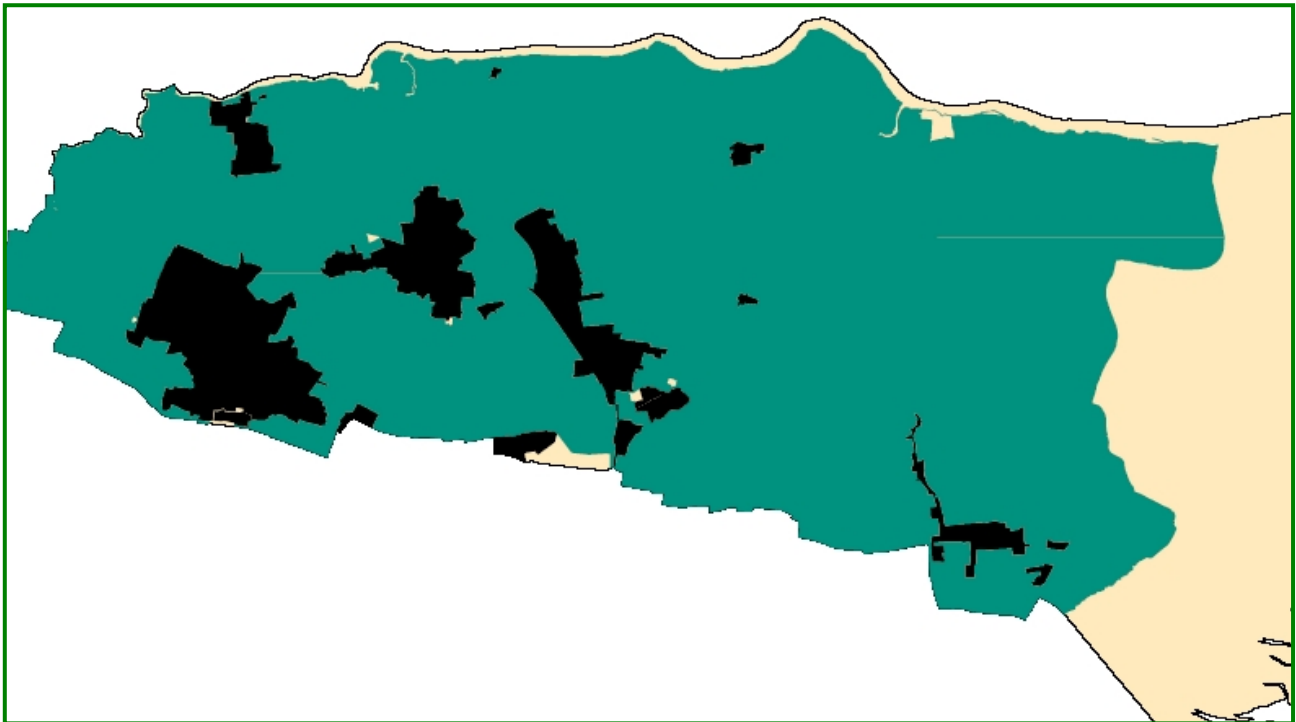
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 Strategic Gaps




SECTION 5 – APPENDICES

APPENDIX 2 – Indicative Metropolitan Green Belt Boundary



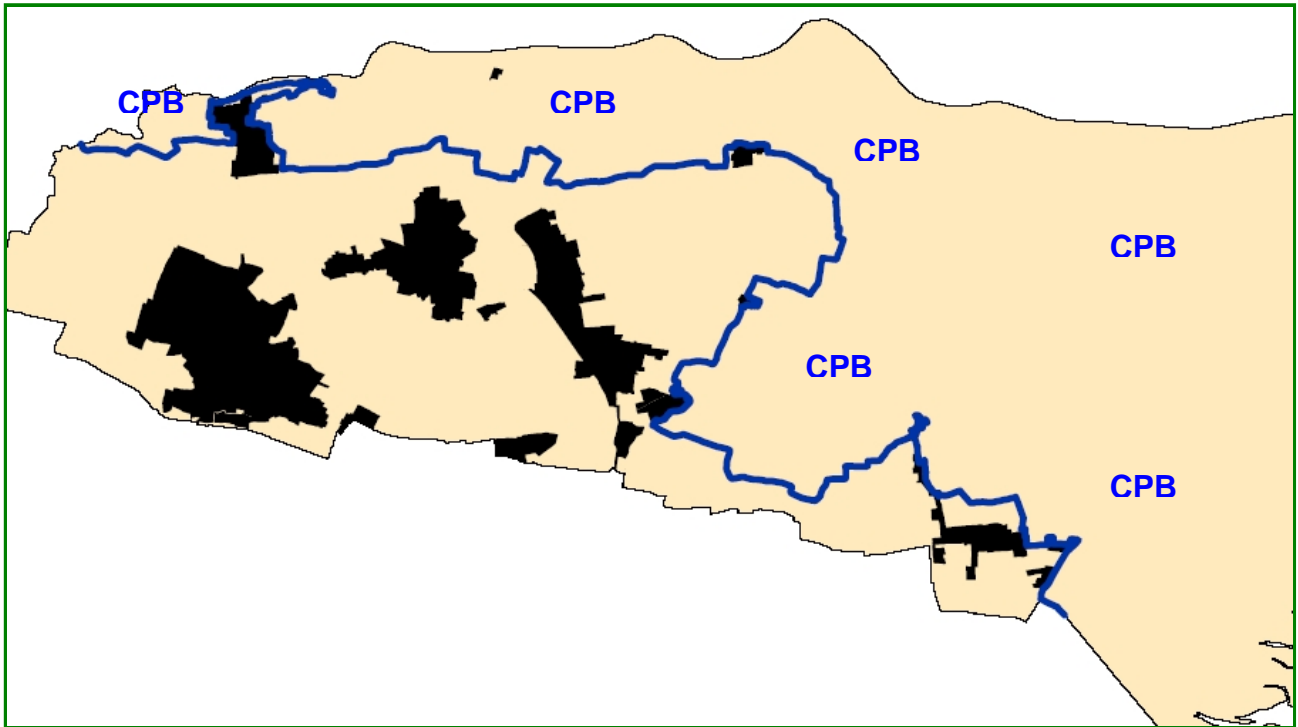
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 Metropolitan Green Belt Boundary



SECTION 5 – APPENDICES

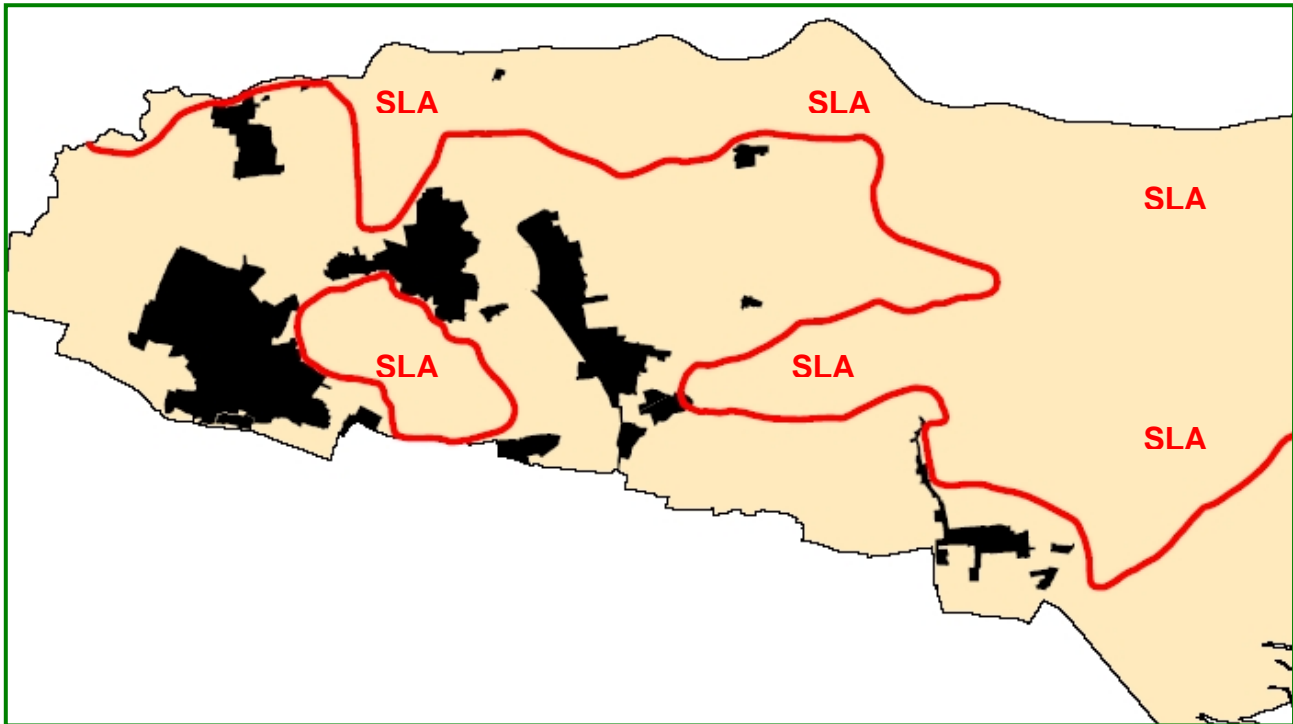
APPENDIX 3 – Indicative Coastal Protection Belt





SECTION 5 – APPENDICES

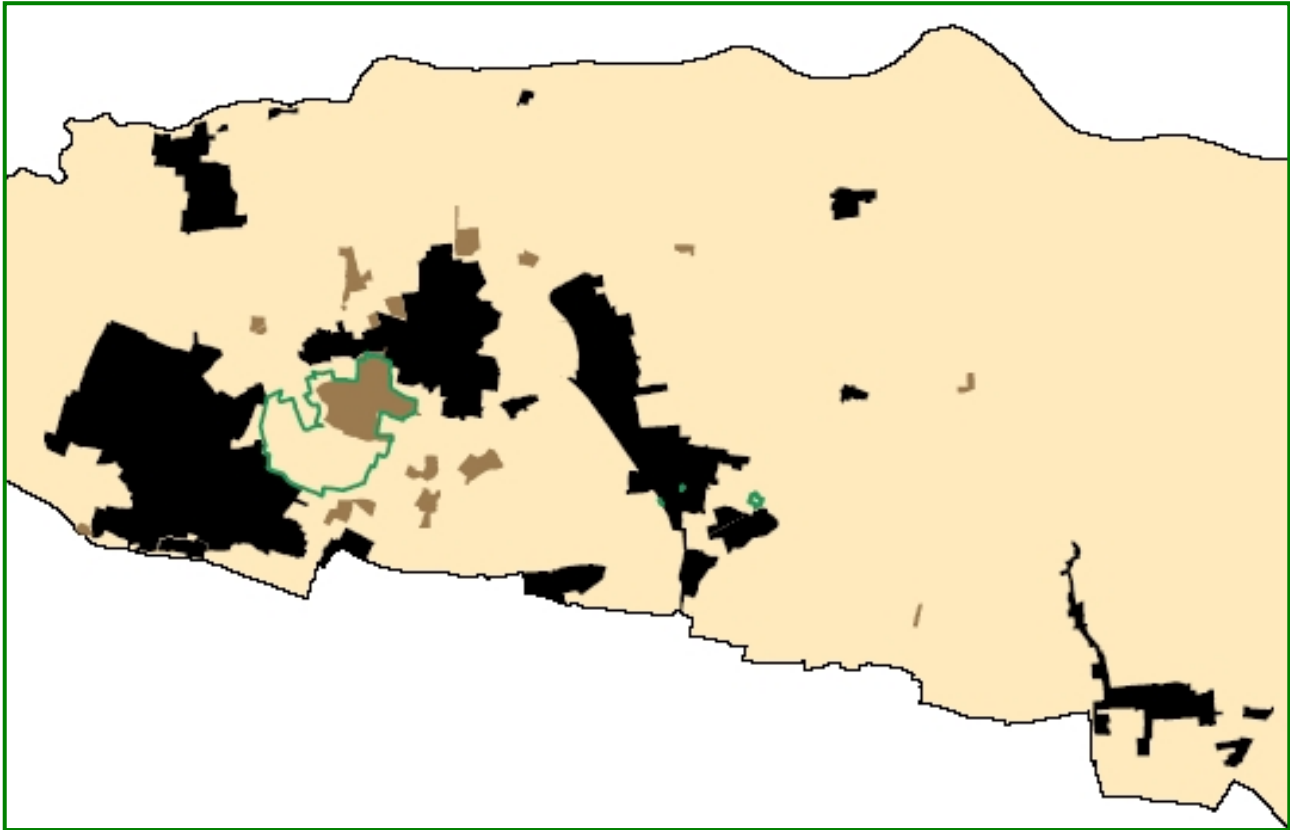
APPENDIX 4 – Indicative Special Landscape Areas







SECTION 5 – APPENDICES

APPENDIX 5 – Indicative Area of Historic Landscape & Ancient Woodlands



KEY

-  Ancient woodlands
-  Area of Historic Landscape



SECTION 5 – APPENDICES

39

APPENDIX 6 - Glossary

AAP **Area Action Plan**

These Plans will focus upon implementation, providing an important mechanism for ensuring development of an appropriate, scale, mix and quality for key areas of opportunity, change or conservation.

AMR **Annual Monitoring Report**

Authorities are required to produce AMRs to assess the implementation of the LDS and the extent to which policies in LDDs are being achieved.

CAA **Conservation Area Appraisal**

An assessment made by the local planning authority of the character of a conservation area, including details of the features that justify the designation.

DPD **Development Plan Document**

The Documents that a local planning authority must prepare, and which have to be subject to rigorous procedures of community involvement, consultation and independent examination. Should include the following elements:

- Core Strategy
- Site specific allocations of land
- Area action plans (where needed); and
- Proposals map (with inset maps, where necessary)

LDD **Local Development Document**

LDDs will comprise of DPDs, SPDs, SCI, and the SEA/SA.

LDF **Local Development Framework**

The LDF will contain a portfolio of LDDs that will provide the local planning authority's policies for meeting the community's economic, environmental and social aims for the future of their area where this affects the development of land.

LDS **Local Development Scheme**

The LDS sets out the programme for preparing the LDDs.

PP **Parish Plan**

An initiative whereby local people can prepare a document that sets out their wishes for the development of their area.



SECTION 5 – APPENDICES

40

- PPS** ***Planning Policy Statement***
Government statements of national planning policy, being phased in to supersede Planning Policy Guidance notes (PPGs)
- RDRLP** ***Rochford District Replacement Local Plan***
The District Council is currently preparing a replacement local plan, which will update the current, adopted local plan – the Rochford District Local Plan (First Review).
- RSP** ***Replacement Structure Plan***
The Essex and Southend-on-Sea Replacement Structure Plan, adopted 9th April 2001.
- RSS** ***Regional Spatial Strategy***
The RSS, incorporating a regional transport strategy, provides a spatial framework to inform the preparation of local development documents, local transport plans and regional and sub-regional strategies and programmes that have a bearing on land-use activities. RSS14, more commonly known as the draft *East of England Plan*, relates to the Rochford district.
- SA** ***Sustainability Appraisal***
Assessment of the social, economic, and environmental impacts of the policies and proposals contained within the LDF.
- SCI** ***Statement of Community Involvement***
Document explaining to stakeholders and the community, how and when they will be involved in the preparation of the LDF, and the steps that will be taken to facilitate this involvement. This document will have DPD status.
- SEA** ***Strategic Environmental Assessment***
Assessment of the environmental impacts of the policies and proposals contained within the LDF.
- SPD** ***Supplementary Planning Document***
SPDs are intended to amplify and expand upon ‘saved’ development plan policies, but do not have their status. They do not include standards in their own right.