

# Annual Monitoring Report 2009-2010



LDF

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## 1 Introduction

The purpose of this document is to provide information and data on a range of issues relevant to planning, from 1<sup>st</sup> April 2009 to 31<sup>st</sup> March 2010.

The Annual Monitoring Report (AMR) also examines the progress made in progressing the Local Development Framework, and its linked documents. In addition a multitude of other topics are covered that are significant to planning in Rochford District today.

Among the topics covered, and information provided within the AMR, are those recommended by the Department for Communities and Local Government in the publication *Regional Spatial Strategy and Local Development Framework: Core Output Indicators - Update 2/2008*.

## 2 District Characteristics

### INTRODUCTION

Rochford District is situated within a peninsula on the south east coast of England. The District is bounded to the East by the North Sea and the River Crouch to the North. There are links with three Local Authorities which share land boundaries with Rochford District; namely Castle Point and Basildon District Councils, and Southend-On-Sea Borough Council. There are also marine boundaries with Maldon and Chelmsford Districts.

There are direct links to London with a train service running through the District direct to London Liverpool Street. For travel by road, the M25 can be easily accessed via the A127 and the A13. Rochford is also the home to London Southend Airport.

The landscape of the District is rich in biodiversity, heritage and natural beauty, with many miles of unspoilt coastline and attractive countryside. 12,763 hectares of the District are designated as Metropolitan Green Belt, connected to the predominantly rural nature seen in the area.

### DEMOGRAPHIC PROFILE

The last National Census was carried out in 2001 and indicated that the population of Rochford District to be as shown below:

Total Population:	78,489
Male:	38,139
Female:	40,350

The population is predicted to increase in the future. Projected population figures have been published by the Office for National Statistics, which are based on observed levels of births, deaths and migration, over the previous five years. This will show a trend over the time period, and the projections show the population growth if these trends continue.

Figure 2.1 Percentage Population Change up to 2031

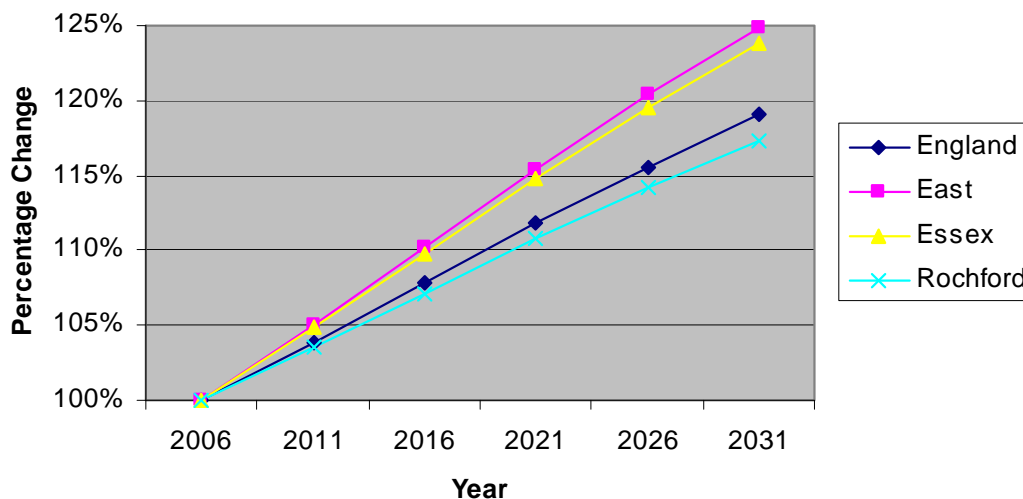
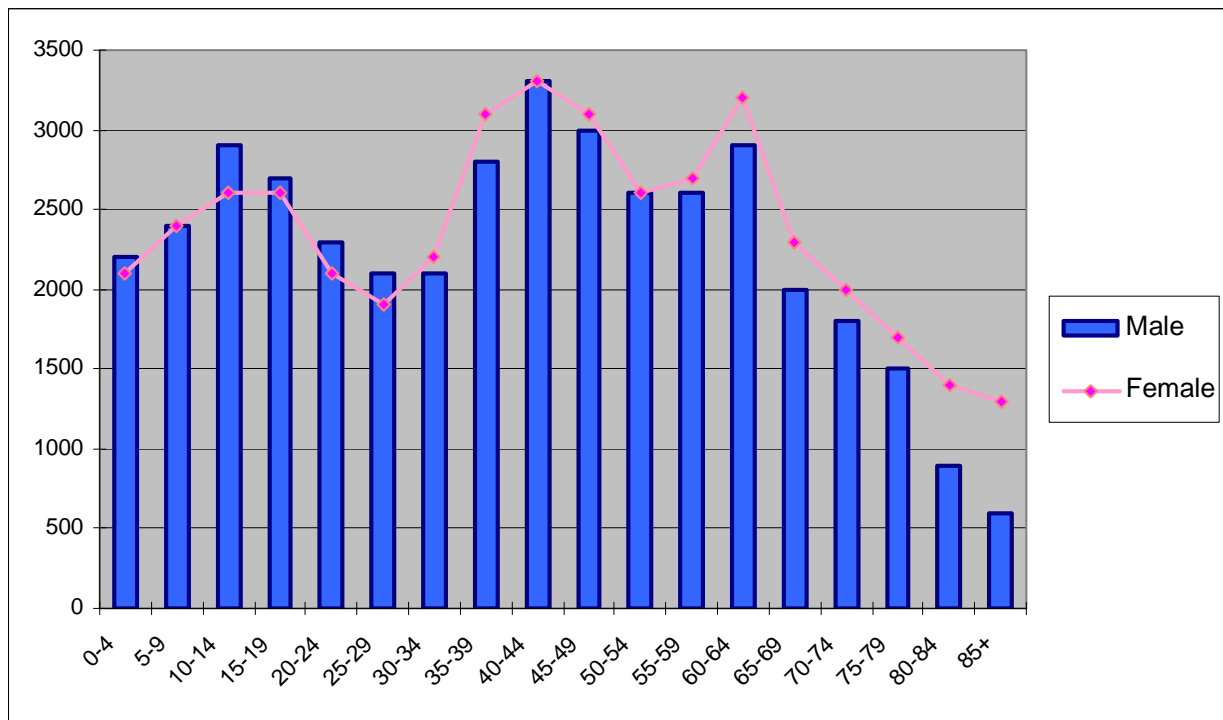


Figure 2.1 shows that the population of Rochford District is expected to increase significantly between now and 2031. The population increase will be higher in other areas of the country, and in Essex as a whole, but the population increase in Rochford will need to be planned and accommodated for. The estimated population of the District in 2010 is 83,400 and a population of 89,800 is predicted by 2021.

The gender and composition of the District is also predicted to undergo change by 2021. Rochford has an ageing population and the percentage of the population living in the District that are aged 65 or over is expected to increase considerably by 2021. This is in line with regional and national trends. The ageing of the nation’s population is expected to continue as a result of high birth rates post World War II.

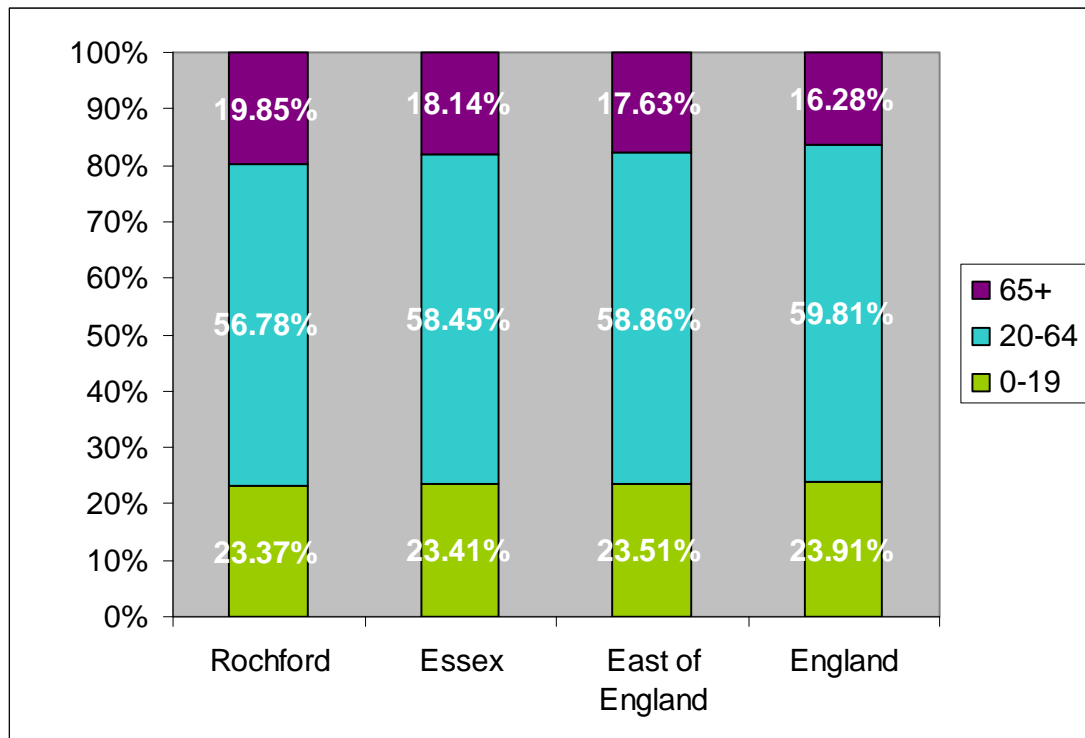
Figure 2.2 – Age composition of Population of Rochford District, Mid 2008



Source: ONS 2009 (<http://www.neighbourhood.statistics.gov.uk/>)

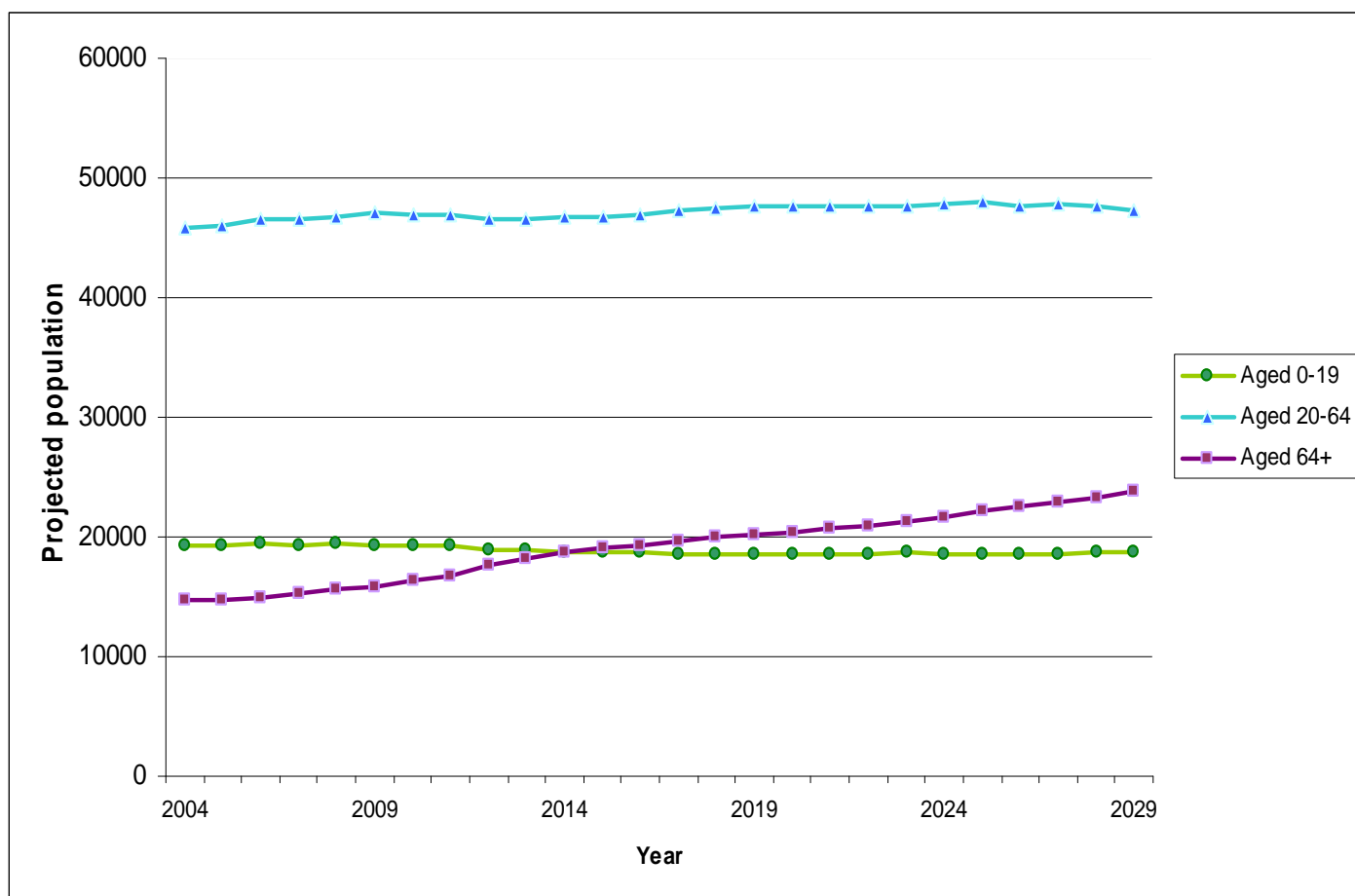
Figure 2.2 shows that the largest proportion of males within Rochford District is the 40 – 44 age group; likewise the 40 – 44 year age group contains the largest proportion of women.

Figure 2.3 – Age Composition of District and comparison with regional and national figures, 2009/10



The District has a higher proportion of people aged 65 or over than can be seen in Essex, in the East of England or in England. This is forecast to continue in the future, meaning that Rochford District has an ageing population. As with any population sector, an ageing population will have diverse needs which must be catered for. Potential problems are raised with an ageing population, with issues such as suitable housing, health care facilities and accessibility issues, but an ageing population that is healthier and with a longer lifespan than previous generations may be able to positively contribute to the local economy.

Figure 2.4: Projected changes in the District's population over time by age



## SOCIETY

In October 2007 the Local Futures Group published a document assessing the state of the District.

The main findings from this report are as follows:

Rochford is a generally prosperous part of the country, despite only a modest share of resident 'knowledge workers', the typically higher paid employees. This is reflected in reasonably low deprivation, excellent health conditions among the district's population (although some pockets of poorer health in the more urban areas are evident), and one of the lowest crime rates in the country.

The Rochford population is among the older local populations in Britain, perhaps ageing due to average population growth. There are some local variations in this pattern, with wards around Rochford town centre and to the north of the district recording older average ages than the coastline wards and those along the west border.

Ward dynamics of the modest population growth reveal higher rates of migration into the Foulness and Great Wakering area, as well as areas along the border with Basildon. This could be due to a number of factors, such as employment, house prices and quality of life.

The more highly paid knowledge workers (with higher weekly incomes) are found mainly along the borders of Basildon and around Rochford town centre – giving rise to a rural-urban divide in the district. Conversely, higher levels of deprivation are found in the more rural parts of Rochford.

Figure 2.5: Society composite indicators



Source: *localknowledge*, Local Futures



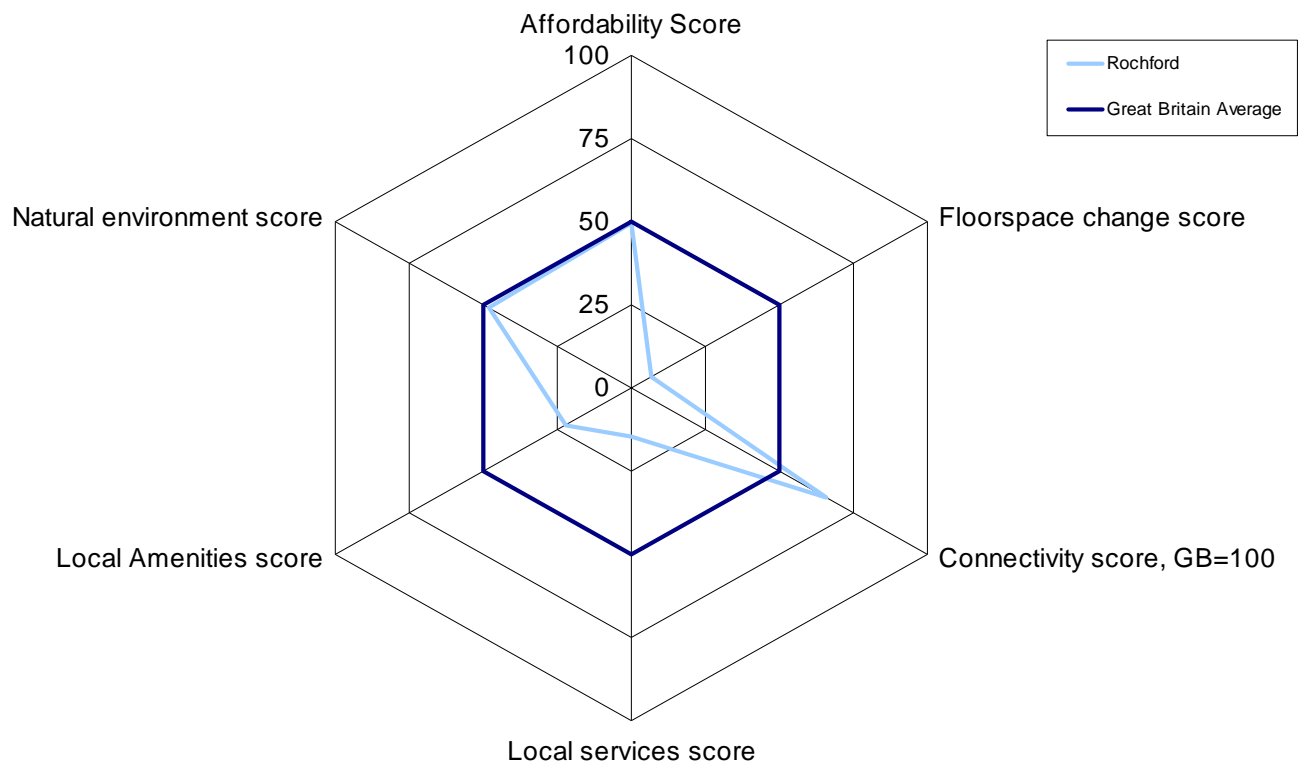
## ENVIRONMENT

Local Futures Group's assessment of Rochford's environment produces mixed results. This is due in part to the conflict between environmental measures, with good transport connectivity (and the high levels of journeys made) often resulting in high levels of congestion (and poor air quality).

The district is well connected overall, largely due to its rail links. However, drilling down to lower spatial levels reveals a stark divide between the urban and rural use of public transport, perhaps reflecting unequal transport provision across Rochford. This divide is emphasised by data on access to services, which again results in a clear east-west, urban-rural divide.

Overall, the combination of a reasonably attractive natural environment, access to some good transport links and affordable living indicates a good quality of life for local residents, although this is tempered by relatively poor access and provision of local services and amenities. Furthermore, the local environment may not be as attractive to businesses, given the very low floorspace change score by national standards.

*Figure 2.6: Environmental indicators for Rochford District compared against the national average*



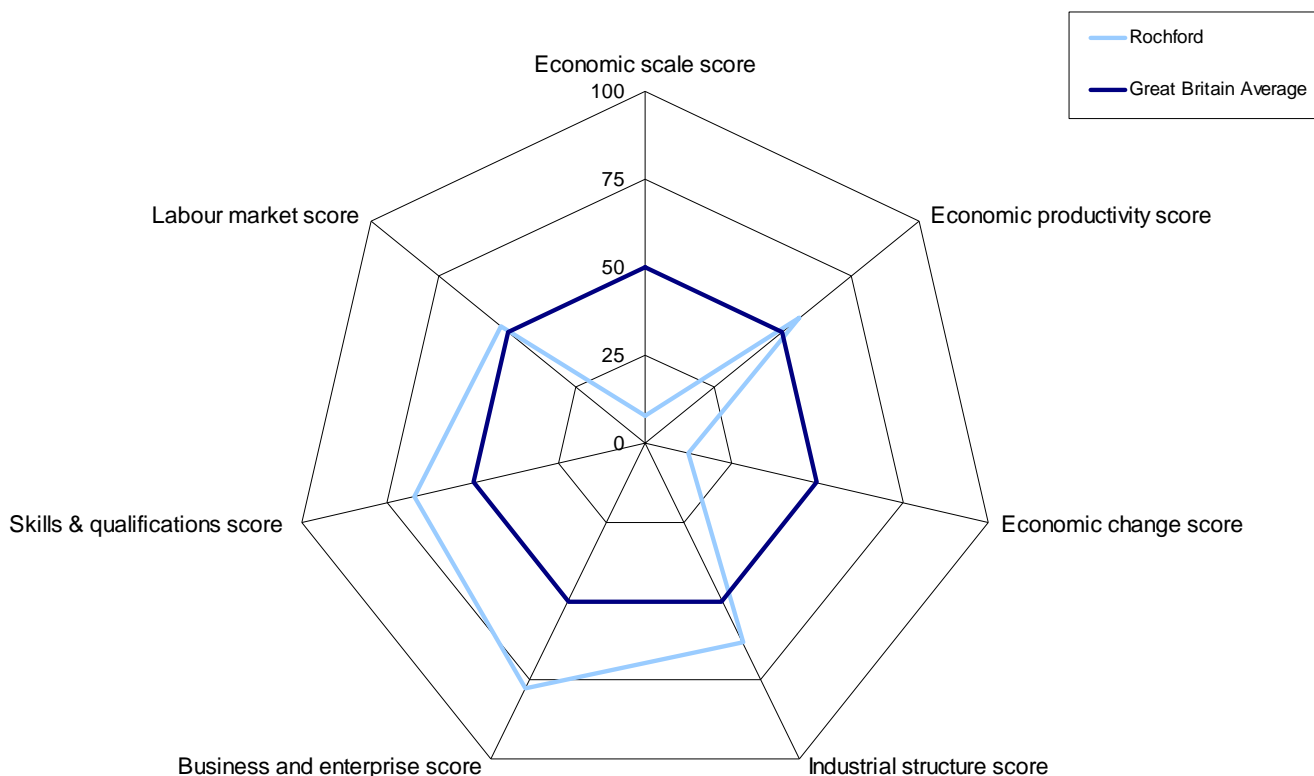
Source: Localknowledge, Local Futures

## ECONOMY

Rochford has a small, but reasonably productive, and enterprising economy. Although the district does not record significant levels of 'high skills', a solid foundation of basic and intermediate skills underpins the local economy, and supports a healthy share of knowledge-driven jobs. This is backed up by small-area data, which shows that very few of the knowledge workers in Rochford commute into the area. There are however, relatively high levels of out-commuting to parts of Southend, Basildon and Chelmsford, as well as central London.

However, the small economic scale, modest levels of high skills and local competition may be undermining the sustainability of the Rochford economy; the direction of travel for the local economy is not as positive as many other local authorities in the UK, resulting in Rochford ranked within the lowest quartile of local districts by its economic change score. Furthermore, data at the ward level shows some evidence of an economic divide between urban and rural areas; this is particularly noticeable in levels of skills, where wards close to the coast have significantly lower levels of skills than wards close to the town centre.

*Figure 2.7: Economic indicators for Rochford compared to the national average*



*Source: localknowledge, Local Futures*

## **PLANNING LAND USE DESIGNATIONS**

The District is predominantly rural in character, as evidenced in the 12, 763 hectares of Metropolitan Green Belt within the district. Settlements and dwellings are located sporadically throughout the district, although there are three main residential areas, namely Rochford, Hockley and Rayleigh.

There are two areas within the District that are designated as Ramsar sites (Foulness and the Crouch and Roach Estuaries), and these sites are also designated as SPAs under the Natura 2000 network. There are three SSSIs in the district, namely the Foulness and Crouch and Roach estuaries, and Hockley Woods. These sites cover 12,986 hectares.

There are also four Local Nature Reserves in the district; Hockley Woods, Hullbridge Foreshore, Marylands and Magnolia Fields. 7,071 hectares of the district, primarily to the eastern part, have a 1% annual probability of fluvial flooding and / or a 0.5% annual probability of tidal flooding as calculated by the Environment Agency.

There are 325 Listed Buildings in the district and 10 Conservation Areas.

Designations in the district also cover employment, industrial and retail uses, public open space, and a Country Park.

## **3 Local Development Framework Progress**

### **INTRODUCTION**

The reporting of progress towards the preparation of the Local Development Framework (LDF) relates to the period up until 1<sup>st</sup> December 2010. The Council has continued to develop its LDF in the last year. The LDF is a folder of development plan documents including a Local Development Scheme (LDS), a Statement of Community Involvement (SCI), Core Strategy, as well as other Development Plan Documents and Supplementary Planning Documents (SPDs).

On 6<sup>th</sup> July 2010, the Secretary of State for Communities and Local Government announced the revocation of Regional Strategies (including Regional Spatial Strategies). Regional Strategies are being revoked under s79(6) of the Local Democracy Economic Development and Construction Act 2009 and will thus no longer form part of the development plan for the purposes of s38(6) of the Planning and Compulsory Purchase Act 2004.

However, on 10<sup>th</sup> November 2010 the High Court ruled that the revocation of Regional Spatial Strategies was unlawful.

The government responded by issuing advice which, inter alia, instructed Local Planning Authorities to continue to have regard to the Secret of State's letter of the 27<sup>th</sup> May 2010, which set out his intention to abolish Regional Strategies.

Despite the recent changes in government policy, the government made clear that the revocation of Regional Strategies is not a signal for local authorities to stop making plans for their area. Local planning authorities should continue to develop LDF core strategies and other DPDs, reflecting local people's aspirations and decisions on important issues such as climate change, housing and economic development. These local plans will continue to guide development in their areas and provide certainty for investors and communities. Local authorities may wish to review their plans following the revocation of Regional Strategies. It is also recommended that reviews should be undertaken as quickly as possible.

### **LOCAL PLAN**

Rochford District Council's Replacement Local Plan was adopted on 16<sup>th</sup> June 2006.

As a result of the Planning and Compulsory Purchase Act 2004, policies in the adopted Rochford District Replacement Local Plan (2006) were due to expire on 15<sup>th</sup> June 2009 - 3 years after the date of adoption of the Plan.

On 18<sup>th</sup> February 2009 Rochford District Council wrote to the Secretary of State requesting that a number of policies in the Plan be saved beyond this date.

On 5<sup>th</sup> June 2009 the Secretary of State wrote to Rochford District Council and issued direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, saving a number of policies in the Replacement Local Plan. A list of the policies within the Replacement Local Plan which have been saved is available to view at Rochford Council Offices and online via the following link:

[http://www.rochford.gov.uk/planning\\_building\\_control/policy/local\\_plan\\_2006/rochford\\_district\\_replacement.aspx](http://www.rochford.gov.uk/planning_building_control/policy/local_plan_2006/rochford_district_replacement.aspx),

Policies within this schedule remain saved until superseded by new policies within the Council's emerging Local Development Framework (the new planning system which has replaced Local Plans).

Policies that are not listed within the schedule expired on 15<sup>th</sup> June 2009.

## **LOCAL DEVELOPMENT SCHEME**

The current approved LDS at 1<sup>st</sup> December 2009 was the January 2006 version Local Development Scheme (2<sup>nd</sup> version). However, at the time of writing the Council are in the process of preparing a revised LDS.

## **STATEMENT OF COMMUNITY INVOLVEMENT**

The SCI was adopted on the 18<sup>th</sup> January 2007, as per the timetable set out in the Local Development Scheme (2<sup>nd</sup> version).

## **CORE STRATEGY**

Regulation 25 (Issues and Options) consultation was carried out in November and December 2006. This included mobile exhibitions across the district, questionnaires in the Rochford District Matters newsletter, consultation of those on the LDF mailing list, and on-line surveys.

Public Participation on the Regulation 26 (Preferred Options) draft was undertaken in May and July 2007 in accordance with the adopted SCI. Having regard to the results of community involvement, the Council agreed to revisit the Preferred Options stage. The Core Strategy is, as such, considerably behind the timetable as outlined in the 2006 LDS.

The Preferred Options document has been reviewed and revised, and was subjected to public consultation between 5<sup>th</sup> November 2008 and 17<sup>th</sup> December 2008.

The pre-submission iteration of the Core Strategy was published and subjected to public consultation between 21<sup>st</sup> September and 2<sup>nd</sup> November 2009.

The Core Strategy was submitted to the Secretary of State for independent examination on 14<sup>th</sup> January 2010.

The first round of the Examination hearings started on 11<sup>th</sup> May 2010 and finished on the 21<sup>st</sup> May 2010.

Following changes in government policy (as outlined earlier in this chapter) and in response to a request from the Inspector examining the Core Strategy, a schedule of changes to the Core Strategy Submission Document was drawn up and subjected to consultation from 18<sup>th</sup> October 2010 until 30<sup>th</sup> November 2010. Hearings on the Core Strategy are scheduled to take place in February 2011.

## **ALLOCATIONS**

Regulation 25 - Discussion and Consultation Document - was subjected to public consultation between 17<sup>th</sup> March 2010 and 30<sup>th</sup> April 2010.

## **DEVELOPMENT MANAGEMENT DPD**

The Regulation 25 (Discussion and Consultation Document) of the Development Management Development Plan Document (DPD) was subjected to public consultation between 17<sup>th</sup> March 2010 and 30<sup>th</sup> April 2010

## **LONDON SOUTHEND AIRPORT AND ENVIRONS JOINT AREA ACTION PLAN (JAAP)**

Regulation 25 (Issues and Options) document was produced and subjected to consultation between June and August 2008.

Regulation 26 (Preferred Options) consultation for the JAAP was carried out between February and May 2009.

Regulation 27 (Pre-submission) consultation is scheduled to take place in early 2011.

## **ROCHFORD, RAYLEIGH AND HOCKLEY CENTRE AREA ACTION PLANS**

In 2009, consultation took place on initial issues and options for Area Action Plans (AAPs) for the central areas of Rochford, Rayleigh and Hockley.

Nevertheless, the options of the Hockley Area Action Plan have been revisited, and are subject to another round of public consultation at the options stage between 30<sup>th</sup> November 2010 and 4<sup>th</sup> February 2011.

### **SUPPLEMENTARY PLANNING DOCUMENTS (SPDs)**

The Council adopted 'Parking Standards: Design and Good Practice (September 2009)' as a Supplementary Planning Document within the Rochford District Council Local Development Framework on Friday 17 December.

This document was produced by Essex County Council in conjunction with the Essex Planning Officers' Association. It sets out parking standards for various forms of development and will ensure consistency in the application of parking standards across the County.

The Council have also resolved to produce a Transportation SPD. It will provide details of transportation improvements to be implemented in the District, including how and when such improvements will be delivered.

## **4 Appeal Decisions**

### **INTRODUCTION**

This section of the AMR provides an analysis of planning decisions and appeal outcomes for two major developments in Rochford District. In both cases, permission was sought for a significant scale of residential development in the Green Belt. The outcome of these two appeals, both determined in July, 2010, provide information in terms of the performance of planning policy in the District.

### **BACKGROUND OF THE TWO MAJOR RESIDENTIAL PLANNING APPLICATIONS AND APPEALS**

LAND SOUTH OF COOMBES FARM, STAMBRIDGE ROAD, ROCHFORD (APPLICATION REF. 09/00528/OUT)

The Council refused outline planning permission for up to 326 residential dwellings at the site known as 'Land South of Coombes Farm, Stambridge Road, Rochford'. The appeal was heard at a public inquiry between the 13<sup>th</sup> and 16<sup>th</sup> April 2010. The site is within the Green Belt. It is not an area identified as a strategic residential location within the Local Plan or the emerging Core Strategy.

The appeal against the Council's decision to refuse planning permission was dismissed by the Secretary of State on 22<sup>nd</sup> July 2010, in line with the Planning Inspector's recommendation.

PLANNING APPEAL RECTORY ROAD/ MAIN ROAD, HAWKWELL (APPLICATION REF. 09/00529/OUT)

The Council refused an outline planning permission for up to 330 residential dwellings at the above site. The appeal was heard at a public inquiry between the 27<sup>th</sup> and 30<sup>th</sup> April 2010.

This proposed housing location of land between Main Road and Rectory Road and Clements Hall Way in Hawkwell could be considered to be commensurate with the general location identified in the emerging Core Strategy as South Hawkwell, where the Core Strategy proposes the residential envelope will be extended to accommodate 175 new dwellings. However, the quantum of 330 dwellings proposed in this application does not accord with the Local Plan, or the emerging Core Strategy.

The appeal against the Council's decision to refuse planning permission was dismissed by the Secretary of State on 22<sup>nd</sup> July 2010, in line with the Planning Inspector's recommendation.

### **THE DECISIONS TO DISMISS THE APPEALS**

LAND SOUTH OF COOMBES FARM, ROCHFORD



The appeal Inspector consider there to be six main issues in determining the appeal. These issues and a brief summary of the Inspector's conclusion in respect of each of them are addressed below:

- 1) Whether the proposal would be appropriate development in the Green Belt and whether there would be an effect on its openness.

The Inspector concluded that the harm to the Green Belt was substantial and carried significant weight against the proposal.

- 2) The effect of the proposal on the character and appearance of the area

The Inspector concluded there would be material harm to the character and appearance of the area from the loss of an open and rural landscape, which forms part of the distinct character of this part of Rochford.

- 3) Whether the proposal would assist in meeting national housing policy objectives having regard to the range and supply of housing.

The Inspector noted that there appeared to be a shortfall in housing land supply (although did acknowledge that this may shortly be addressed through the Core Strategy) and concluded that the contributions towards the range of housing and housing land supply would both be significant material considerations in favour of the appeal proposal.

- 4) Whether the proposal would meet national objectives to achieve sustainable development.

In considering this issue, the Inspector noted the emerging Core Strategy and the fact that it was supported by Sustainability Appraisal. The Inspector concluded that the failure of this site to form part of the strategic approach as set out in the Core Strategy – and the site's rejection as a suitable location through the Sustainability Appraisal of the Core Strategy – meant that the sites contribution to a sustainable pattern of development could not be assured.

- 5) Other matters – Access, transport, the conservation area, public safety, noise, biodiversity, mineral resources, outdoor recreation and flooding.

The Inspector did not site any such issues as being a reason to dismiss the appeal.

- 6) Whether any harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

The Inspector concluded that although the proposal would help meet a shortfall in housing, and affordable housing in particular, such benefits did not outweigh the harm of the proposal to the Green Belt. The Inspector further concluded that as the appeal site has not been identified as a suitable site for housing development in any adopted plan or spatial strategy and it has not been accepted as a sustainable location through any form of strategic sustainability assessment (such as the work underpinning the Core Strategy) its development would conflict with the key sustainability aims of PPS1 and PPS3 which would be significantly harmful to national policy aims.

The Inspector's overall conclusions were as follows:

Whilst PPS3 paragraph 71 seeks favourable consideration where there is a shortfall in the 5 year supply, the wider context should be taken into account. PPS1 sets out that sustainable development is the core principle underpinning planning, the heart of which is a spatial planning approach. The appeal site has not been identified as a suitable site for housing development in any adopted plan or spatial strategy and it has not been accepted as a sustainable location through any form of strategic sustainability assessment. Its development would conflict with the key sustainability aims of PPS1 and PPS3 which would be significantly harmful to national policy aims.

To conclude, there is substantial harm from the impact of the development on the Green Belt. Additional harm arises from the failure to comply with national objectives for sustainable development, the effect on the character and appearance of the area and the conflict with local and national policy. Other considerations of housing shortfall and affordable housing, although substantial, are not, either individually or collectively sufficient to clearly outweigh this harm. Very special circumstances do not therefore exist to justify the proposal.

RECTORY ROAD/ MAIN ROAD, SOUTH HAWKWELL

The appeal Inspector considers there to be four main issues in determining the appeal. These issues and a brief summary of the Inspector's conclusion in respect of each of them are addressed below:

- 1) The impact of the proposed development on Green Belt, in addition to the harm that would result from its inappropriateness.

The Inspector concluded that, in addition to harm from inappropriateness, the appeal proposal would cause significant harm to the openness of the Green Belt, which PPG 2 says is its most important attribute. Harm would also be caused because of the conflict of the proposal with the purposes of the Green Belt to check the unrestricted sprawl of large built-up areas and to assist in safeguarding the countryside from encroachment.

- 2) The impact of the proposal on the character and appearance of the surrounding area, by reason of its intended layout and built form.

The Inspector determined that the impact of the appeal proposal, particularly on Rectory Road, would cause significant harm to the semi-rural character of the surroundings. Citing that reason, the Inspector concluded that the proposal would detract from the character and appearance of the surrounding area.

- 3) The impact that the proposed development would have on the Council's sustainable strategy for the distribution of housing

The Inspector determined that the Sustainability Appraisal of the Core Strategy should be given significant weight. He further stated that the General Locations and their identified dwelling quantum are interdependent with the identification of employment land and with infrastructure. Directing almost twice as much housing development to the South Hawkwell location than is proposed in the Core Strategy could, noted the Inspector, have a destabilising influence on the effectiveness of the Core Strategy. Accordingly the Inspector concluded that allowing the appeal proposal before the result of the Examination into the Core Strategy is known could prejudice the effectiveness of the Core Strategy and thereby the Council's sustainable strategy for the distribution of housing in the District.

- 4) Whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

In considering this issue the Inspector identified two issues that needed to be addressed, as follows:

- Whether there is a realistic 5-year supply of deliverable sites for housing in the District, in line with PPS 3 and up-to-date DCLG advice, including the deliverability of the identified Employment Sites

In respect of this issue the Inspector concluded that, within acceptable ranges of error, it is likely that a realistic 5-year supply exists. It is, however, dependent on the release of Green Belt land and that is, in turn dependent on the result of the Core Strategy Examination.

- The weight to be attached to the acknowledged shortfall of affordable housing provision in the District

With regards to this matter, the Inspector concluded that, notwithstanding the location of the site, the provision of an additional 55 affordable housing units would be a positive benefit arising from the appeal proposal to which appropriate weight should be attached.

The Inspector's overall conclusion were as follows:

The Council's Submission Core Strategy is well advanced in the statutory procedures towards adoption and the Examination was scheduled to take place soon after the closure of the inquiry. The appeal proposal could have a material impact on the sustainable housing and employment strategy contained in that document and there will

not be clarity about the 5-year housing land supply until that matter has been examined as part of the Local Development Framework process. Accordingly, allowing the proposal at the present time could be prejudicial to the proper implementation of the Core Strategy.

The housing figures set by the East of England Plan are expressed as minima and PPS 3 makes it clear that proposals should not be refused solely on the grounds of prematurity. However, the appeal proposal would also cause significant harm to the Green Belt and, on the parameters and illustrated layout shown in the Design & Access Statement, would have a harmful impact on the character and appearance of the locality by reason of its impact on Rectory Road. Refusing planning permission at the present time would be unlikely to preclude the site, or part of it, coming forward for housing development in the future, following any revision of Green Belt boundaries that might take place as part of the plan-led system and subject to any development having an acceptable impact in the context of the surroundings of the site. Allowing the appeal at the present time might encourage development of Green Belt land in preference to previously-developed land and other sites outside the Green Belt.

## **Officer Comments**

The Inspector's conclusion and reasons for dismissing the above appeals highlights the following issues:

- The District has an adequate five-year housing land supply, albeit one which is predicated on the emerging Core Strategy and dependent on the release of Green Belt;
- Without the emergence of the Core Strategy – and the evidence base work which underpinned the spatial policies proposed within it, in particular the Sustainability Appraisal – the District would be vulnerable to speculative planning applications for residential development throughout the Green Belt which may not accord with wider objectives or enable the issue of housing distribution to be addressed holistically and across the District. This is clear from the outcome of recent appeals elsewhere where the Local Planning Authority was less advanced in the production of their Local Development Framework. For example, an appeal for up to 299 dwellings on Green Belt in East Tilbury (Appeal reference APP/M9565/A/09/2114804) was allowed with the Inspector concluding there was a shortfall in housing supply (including affordable housing) and a lack of a clear strategy in place to remedy such shortfall. As such, the Inspector found there to be very special circumstances that justified the development in the Green Belt.

The above illustrates that it is imperative work continues on the Local Development Framework to ensure that a cogent strategy is in place to manage the distribution of residential development in a sustainable manner across the District. Such a strategy will also ensure the vast majority of the Green Belt remains protected.

It is pertinent to note that in the case of both the appeals above, the Inspectors' recommendations were made prior to the government's announcement that they intend to abolish Regional Spatial Strategies.

Details of the two appeal cases and the Inspector's reports can be viewed at:

**Coombes Farm**

[http://www.rochford.gov.uk/planning/planning\\_applications/major\\_residential\\_planning\\_app/planning\\_appeal\\_coombes\\_farm.aspx](http://www.rochford.gov.uk/planning/planning_applications/major_residential_planning_app/planning_appeal_coombes_farm.aspx)

**South Hawkwell**

[http://www.rochford.gov.uk/planning/planning\\_applications/major\\_residential\\_planning\\_app/planning\\_appeal\\_rectory\\_road.aspx](http://www.rochford.gov.uk/planning/planning_applications/major_residential_planning_app/planning_appeal_rectory_road.aspx)

## **5 Housing**

### **INTRODUCTION**

This section of the AMR sets out the Council's position in terms of the availability of residential land in the district, the number of dwellings completed and under construction in the district, and how this compares with the requirements set out for Rochford District in the East of England Plan (2008).

The report also provides an analysis of the location of new dwellings in the District, whether sites being developed are greenfield or have been previously developed, the size of the dwellings being completed and how this compares to identified need, the density of new development, and the provision of affordable housing in the district.

Finally, this section of the AMR includes the district's housing trajectory – the number of dwellings that are projected to be completed up to 2031.

The following policy documents have particular relevance to the calculation of residential land availability:

- The East of England Plan (2008);
- Rochford District Replacement Local Plan;
- Planning Policy Statement 3 (Housing); and
- Core Strategy – Schedule of Changes

### **THE EAST OF ENGLAND PLAN (2008)**

The Essex and Southend-on-Sea Replacement Structure Plan required that 3,050 net dwellings be provided in the district between 1996 and 2011. However, the Structure Plan allocation has subsequently been superseded by the requirements set out in the East of England Plan. The East of England Plan was adopted on 12<sup>th</sup> May 2008, it required a minimum of 4,600 net additional dwellings be developed in the District between 2001 and 2021.

In July 2010 the Secretary of State revoked Regional Spatial Strategies under s79(6) of the Local Democracy Economic Development and Construction Act 2009. As such they no longer formed part of the development plan for the purposes of s38(6) of the Planning and Compulsory Purchase Act 2004. This revocation was, however, subject to a successful legal challenge, the outcome of which was that the revocation was deemed unlawful. Notwithstanding this, the Government has made clear that Local Planning Authorities are to treat the Secretary of State's intention to abolish Regional Spatial Strategies as a material consideration.

The Council is therefore proposing to replace the housing numbers set out in the Regional Spatial Strategy for the District, with revised housing targets which seek to balance housing need and demand with other sustainability considerations. These figures are based on the level of provision submitted to the original RSS examination and agreed at the regional level (also known as 'Option 1' figure), and will be subject to the Core Strategy examination. The 'Option 1' figure for Rochford District is 190 dwellings per annum between 2011 and 2031 – 3,800 dwellings over the 20-year plan period.

## **THE LOCAL PLAN**

The local plan identifies suitable sites for residential development within an overall strategy for the development of the District. Rochford District's housing supply is primarily influenced by a Green Belt Policy that seeks to restrict further development to the existing built up areas. Rochford District Council has commenced work on a folder of Local Development Framework planning policy documents which will replace the Local Plan. The emerging Rochford Core Strategy, a key part of the Local Development Framework, includes policies on how many dwellings will be delivered over the next twenty years.

## **PLANNING POLICY STATEMENT 3: HOUSING**

The Local Planning Authority is also required to ensure that adequate housing land is available in accordance with the provisions of Planning Policy Statement 3 (PPS3). The key aspects that planning should deliver are:

- High quality housing that is well designed and built to a high standard.
- A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.
- A sufficient quantity of housing taking into account need and demand and seeking to improve choice.
- Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.
- A flexible, responsive, five-year supply of land suitable for housing managed in a way that makes efficient and effective use of land, including re-use of previously-developed land where appropriate.

## **PLANNING PERMISSIONS AND COMPLETIONS 2009-2010**

Table 5.1 below shows the location of current residential developments by ward, whilst Table 5.2 relates to sites that have had planning permission for residential development that has subsequently expired. These sites may still have potential to accommodate residential development.

Please see **Appendix A** for a breakdown of the sites where completions occurred in 2009/2010.



Table 5.1 Results of the 2009/010 Residential Land Availability Study

Area (Ward)	Completed 09/10 (gross)	Actual units lost	Completed 09/10 net	Outstanding Units (gross)	Potential Units lost	Outstanding Units (net)
Ashington & Canewdon	1	1	0	7	3	4
Barling & Sutton	1	0	1	1	0	1
Foulness & Great Wakering	23	0	23	5	1	4
Hawkwell North	1	1	0	6	3	3
Hawkwell South	15	1	14	2	0	2
Hawkwell West	0	1	-1	28	0	28
Hockley Central	2	1	1	17	3	14
Hockley North	1	1	0	9	1	8
Hockley West	7	0	7	8	1	7
Hullbridge CP	5	1	4	41	4	37
Paglesham CP	0	0	0	0	0	0
Rochford CP	26	0	26	42	2	40
Stambridge CP	0	0	0	0	0	0
Sutton CP	0	0	0	0	0	0
Downhall & Rawreth	1	1	0	15	4	11
Grange & Rawreth Ward	1	0	1	14	1	13
Lodge Ward	1	0	1	13	3	10
Rayleigh Central Ward	1	0	1	9	1	8
Sweyne Park	0	1	-1	42	2	40
Trinity Ward	0	0	0	89	2	87
Wheatley Ward	7	1	6	48	1	47
Whitehouse Ward	3	0	3	21	3	18
<b>TOTAL</b>	<b>96</b>	<b>10</b>	<b>86</b>	<b>417</b>	<b>35</b>	<b>382</b>

Table 5.2 Sites Without Planning Permission 2009-10

Area (Ward)	Greenfield Site	PDL	Total
Ashingdon & Canewdon	0	0	0
Barling & Sutton	3	0	3
Foulness & Great Wakering	3	3	6
Hawkwell North	0	2	2
Hawkwell South	0	1	1
Hawkwell West	0	0	0
Hockley Central	0	2	2
Hockley North	0	0	0
Hockley West	0	1	1
Hullbridge CP	3	1	4
Paglesham CP	0	0	0
Rochford CP	0	3	3
Stambridge CP	0	0	0
Sutton CP	0	0	0
Downhall & Rawreth	0	1	1
Grange & Rawreth Ward	0	0	0
Lodge Ward	1	0	1
Rayleigh Central Ward	0	1	1
Sweyne Park	0	1	1
Trinity Ward	1	1	2
Wheatley Ward	3	0	3
Whitehouse Ward	0	5	5
<b>TOTAL</b>	<b>14</b>	<b>22</b>	<b>36</b>

## COMPLETIONS IN PLAN PERIOD 2001-2021

The East of England Plan required a minimum of 4600 net dwelling units be constructed within the District in the period April 2001 to March 2021.

Table 5.3 details the completions in the District since 2001:

Net housing provision	4600 dwellings
Less completions April 2001 - March 2010	1617 dwellings
<b>Remaining requirement</b>	<b>2983 dwellings</b>

*Table 5.3 – Completions since 2001*

## LOSS OF RESIDENTIAL TO NON-RESIDENTIAL USES

Dwellings lost to non-residential uses 2009-10:	1 dwellings
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*Table 5.4 – Dwellings lost to non-residential uses*

## WINDFALL SITES

Windfall sites are those which have not been specifically identified as being available through the operation of the local plan-making process. They comprise previously developed sites that have unexpectedly become available over time, which were not anticipated by the LPA when local plans were in preparation.

Windfall sites have been granted planning permission in accordance with adopted policies. These could include for example, large sites such as might arise from a factory closure or very small changes to the built environment, such as a residential conversion, change of use of a small office to a new home, or a new flat over a shop.

Table 5.5 shows the contribution of windfall sites to the District's housing figures in 2009-10.

	Dwelling units (net) 2009-10
<b>Windfall completions</b>	55
<b>Windfall units outstanding</b>	8

*Table 5.5 Windfall development*

## AFFORDABLE HOUSING

The Thames Gateway South Essex Strategic Housing Market Assessment (Update Report) identified a need for 196 affordable dwellings per year. There were 14 net affordable housing completions in 2009-10. This figure does not include acquisitions, as they sit outside of the planning system.

## GREENFIELD AND PDL DEVELOPMENT

PPS3 states that it is preferred to locate residential development on previously developed land (PDL), as opposed to greenfield sites. Maximising the use of previously developed land contributes to more sustainable patterns of development (PPS3, paragraph 21). The use of previously developed land aids regeneration and minimises the amount of greenfield land that needs to be taken for development (PPS3, paragraph 22).

Figure 5.1 shows the proportion of completions undertaken on PDL and greenfield land in Rochford District in 2009-10.

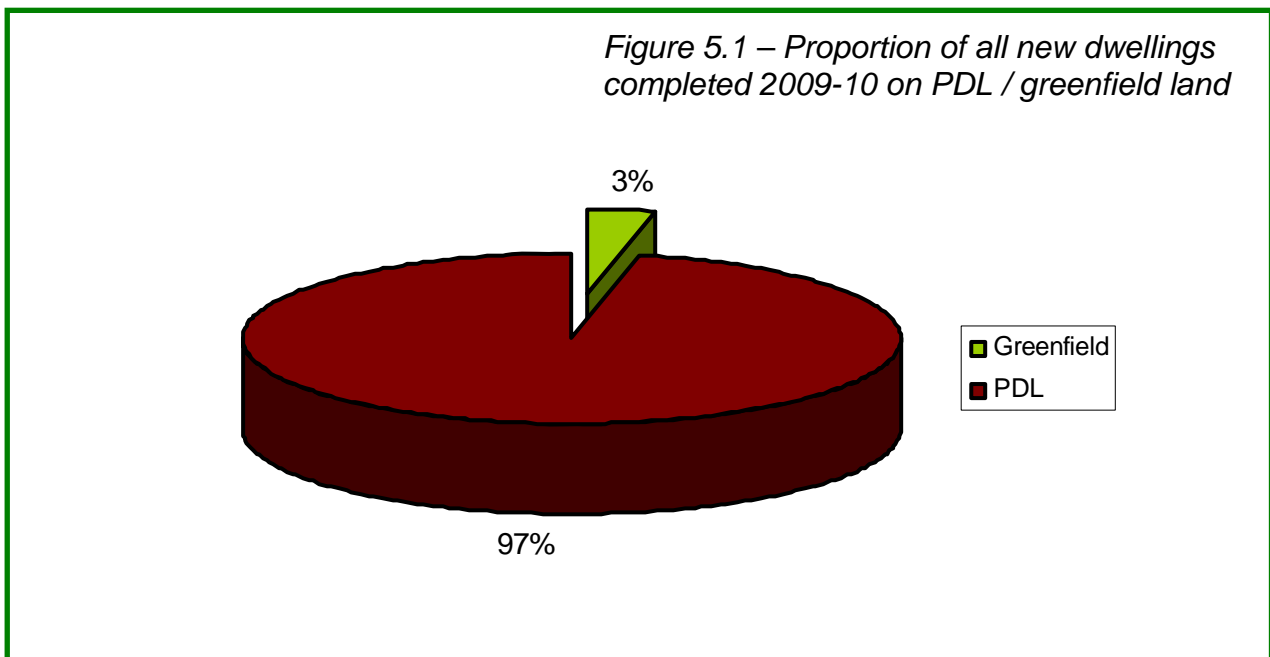
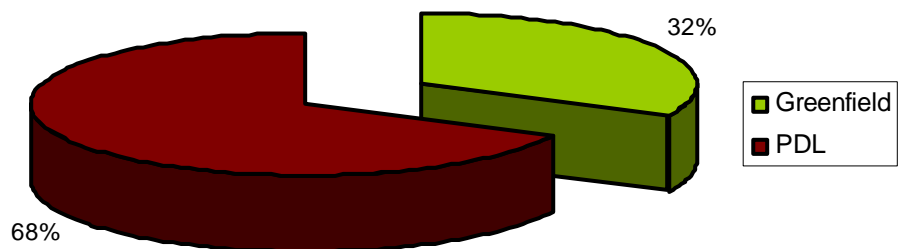


Figure 5.2 shows the proportion of dwellings with planning permission in 2009-10 that are not yet completed that were sited on PDL and the proportion on greenfield land. The majority of dwellings with planning permission, as with those completed, are sited on PDL.

It should be noted that of the 16800 hectares that Rochford District covers, 12763 hectares (76%) are currently allocated as Green Belt. Large areas of the District are of ecological importance with Sites of Special Scientific Interest totaling 12,986 hectares. Given that the District is situated within a peninsular between the Rivers Thames and Crouch and is bordered to the west by the River Roach, a large amount of the District is also Flood Zone. Given these constraints there is limited PDL available within the District.

Figure 5.2 – Proportion of outstanding dwellings with planning permission in 2009-10 PDL / greenfield land



	% outstanding dwellings in 2009-2010 on PDL
<b>TARGET</b>	<b>60</b>
<b>ACTUAL</b>	<b>68</b>

Table 5.6 - Performance relative to PDL targets

## DWELLING TYPES

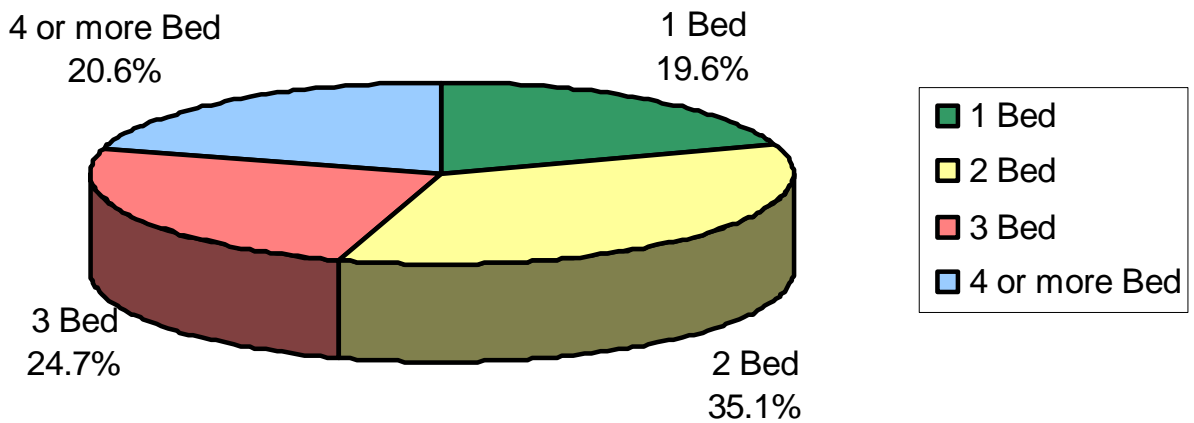
PPS3 stresses the need for Local Authorities to have regard to the changing composition of households and the housing needs of an area.

Table 5.7 provides a breakdown of the type of dwellings completed in the District in 2009-10, where known bedroom size was recorded.

Table 5.7 – Dwelling size

	Dwelling Size (no. of bedrooms)			
	1	2	3	4+
Percentage of known completed dwelling size (gross) 09-10	19.6	35.1	24.1	20.6

Figure 5.3 – Percentage of known completed dwellings size (gross) 2009-10



## LIFETIME HOMES

As acknowledged in the Sustainable Community Strategy, the need to meet the needs of an ageing population is, whilst not unique to Rochford, particularly prevalent in the District. Furthermore, the issue is particularly pertinent to the subject of housing provision. It is important that housing is designed to be flexible to changes in people's circumstances.

Lifetime homes are homes designed for people to remain in for as much of their life as possible and to this end are adaptable to the differing needs of different stages of their life cycle. Building Regulations now require new dwellings to have access and facilities for disabled people and in being so designed they are expected to help people with reduced mobility to remain longer in their homes. The Lifetimes Homes Standard promoted by the Joseph Rowntree Foundation goes further to provide housing that is more flexible and adaptable than that required by Part M of the Building Regulations and are more suitable for older and disabled people.

The emerging Core Strategy will require all new dwellings to be built to Lifetime Homes Standard.

In 2009-10, 14 flats completed were recorded as meeting the Code for Sustainable Homes<sup>1</sup> Level 3, however, there is no detail available to show whether these flats are built to Lifetime Homes standard .

Address	Description	Applicant Name	Code for Sustainable Homes	Lifetime Homes
Land west of Pollards Close, Rochford (also known as Ken Start House)	14 special needs flats	Springboard Housing Association	Level 3	Unknown

<sup>1</sup> This code is a Government accreditation system for measuring the sustainability of new housing development. Like the BREEAM standard it measures the environmental performance of new homes, but it also gives credit for 'health and wellbeing' measures such as daylight, sound insulation and lifetime homes, and for 'good management' such as considerate contractor measures and site security.

## SMALL SITES AND LARGE SITES

Residential development can be divided into two categories: that which occurs on large sites, and that which is on small sites. Large sites are those which comprise 10 or more residential units.

Small sites often form part of the intensification of existing residential areas, whereas large sites tend to be on land that has been specifically allocated for residential development in the Local Plan.

Table 5.8 shows the breakdown of residential sites in the District between small and large sites.

	Small Sites	Large Sites
<b>Net dwelling completions 09-10</b>	36	50
<b>Outstanding dwelling units with planning permission</b>	189	193

*Table 5.8 - Large and small sites*

The majority of dwellings completed, and those with extant planning permissions, are on larger sites.

## DENSITY

There are a number of factors which need to be considered when determining the appropriate density for a residential development site. However, in the majority of circumstances the best use of land will be achieved by developing at a minimum density of 30 dwellings per hectare.

Table 5.9 shows the density of residential development completed in 2009-10 on sites comprising a total of 10 units or more.

Density	Number of dwellings (gross) completed at this density	Percentage of dwellings (gross) completed at this density
Less than 30 dwellings per hectare	13	26
Between 30 and 50 dwellings per hectare	0	0
Above 50 dwellings per hectare	37	74
<b>Total</b>	<b>50</b>	<b>100 %</b>

*Table 5.9 - Housing density*

There were a total of 50 dwellings completed on larger sites in 2009-10. Within those, 13 were completed at densities below 30 dwellings per hectare and 37 were completed at densities more than 50 dwellings per hectare.



## **STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)**

PPS3 sets out the requirement for local authorities to undertake a Strategic Housing Land Availability Assessment (SHLAA). The first comprehensive SHLAA for Rochford District Council was published in 2009 and a schedule of sites has been included that demonstrates a five-year housing land supply. The SHLAA drew up housing data from a variety of sources, including consultation with developers / agents, and also utilised data on housing completions and permissions from the 2007/2008 AMR. As such, in order to ascertain the current five-year supply it is necessary to update the figures in the SHLAA to reflect completions and planning permissions in 2009-2010.

An annual review of the schedule of sites in the SHLAA will be included within each successive AMR, and this will include a demonstration of the five-year supply in accordance with PPS3 requirements. Please see **Appendix B and Appendix C** for a breakdown of the sites that comprise the two updated housing trajectory models.

### **HOUSING TRAJECTORY AND FIVE-YEAR HOUSING SUPPLY**

As per the DCLG advice (letter from Richard McCarthy on 20<sup>th</sup> May 2009), local authorities are required to demonstrate a forward look of the 5 year land supply position i.e. for reports submitted in December 2010, the Council should set out whether they have enough sites to deliver housing from 1 April 2011 to 31 March 2016.

A housing trajectory can be used to estimate the number of completions that will occur in the District in the next five years and beyond. The housing trajectory is calculated based on the following information:

- Units under construction
- Units with full / reserved matters planning permission
- Units with outline permission
- Units where full, outline or reserved matters are at post committee resolution subject to S106 negotiations
- Units where an application has been submitted, pre-application discussions have taken place, or where potentially appropriate sites have been otherwise identified.
- Land allocated for residential purposes
- SHLAA (2009)

In response to the announcement on the 6<sup>th</sup> July with reference to the revocation of Regional Strategies and the result of the legal challenge, two housing trajectory models have been created to reflect the circumstances to date.

Scenario 1 (Table 5.10) shows the estimated net completions in the years 2011-2016 based on known sites in the District after the revocation of the Regional Strategies and in light of amendments to the Core Strategy responding to this change – a local housing requirement of 190 dwellings per annum between 2011 and 2031.

Scenario 2 (Table 5.11) shows the estimated net completions in the years 2011- 2016 based on known sites in the District, and the housing supply that would result from the Core Strategy as originally submitted (i.e. the Core Strategy with housing proposals in line with the East of England Plan) – 250 dwellings per annum up to 2025.

Table 5.10 – Projected net completions based on housing requirement of 190 dwellings per annum between 2011 and 2031 and amended Core Strategy

Type of estimated net gain	Year					TOTAL
	2011-12	2012-13	2013-14	2014-15	2015-16	
Units under construction	48	30	56	0	0	<b>134</b>
Units with planning permission	118	67	0	0	0	<b>185</b>
From sites currently with outline permission	0	3	0	0	0	<b>3</b>
From sites currently subject of 106 negotiations	0	0	0	0	0	<b>0</b>
From sites where application is currently under consideration / where pre-application discussions have taken place / otherwise identified sites	20	157	50	125	113	<b>465</b>
Future Allocation	0	0	0	50	125	<b>175</b>
<b>TOTAL</b>	<b>186</b>	<b>257</b>	<b>106</b>	<b>175</b>	<b>238</b>	

Table 5.10 shows that a net total of 962 dwellings are expected to be provided in the District in the five-year period between 2011 and 2016 if the Council proceed with plan-making on the basis of a requirement for 190 dwellings per annum, and the Core Strategy as amended. This gives an annual average of 192 dwellings to be completed for the next five year. The housing trajectory is illustrated in Figure 5.4 on the following page.

The horizontal yellow line is the average number of completions required each year in order for the District to meet its housing requirements.

The orange and blue bars indicate the actual and projected number of completions, respectively, each year.

Figure 5.4 – Housing trajectory based on housing requirement of 190 dwellings per annum between 2011 and 2031 and amended Core Strategy

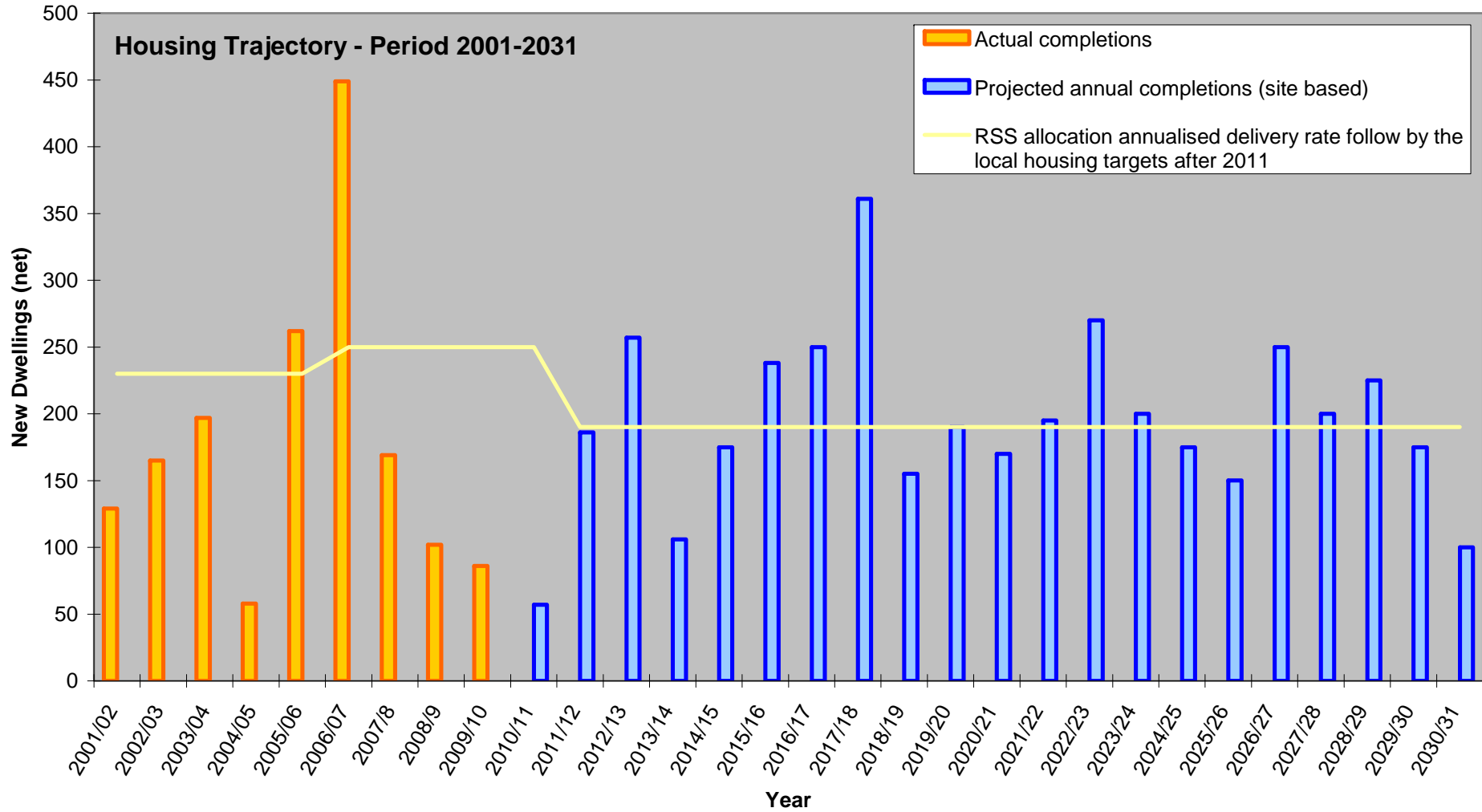


Table 5.11 – Projected net completions based on RSS requirement of 250 dwellings per annum up to 2025 and Core Strategy as originally submitted

Type of estimated net gain	Year					
	2011-12	2012-13	2013-14	2014-15	2015-16	TOTAL
Units under construction	48	30	56	0	0	<b>134</b>
Units with planning permission	118	67	0	0	0	<b>185</b>
From sites currently with outline permission	0	3	0	0	0	<b>3</b>
From sites currently subject of 106 negotiations	0	0	0	0	0	<b>0</b>
From sites where application is currently under consideration / where pre-application discussions have taken place / otherwise identified sites	20	157	50	125	113	<b>465</b>
Future Allocation	0	125	350	200	100	<b>775</b>
<b>TOTAL</b>	<b>186</b>	<b>382</b>	<b>456</b>	<b>325</b>	<b>213</b>	

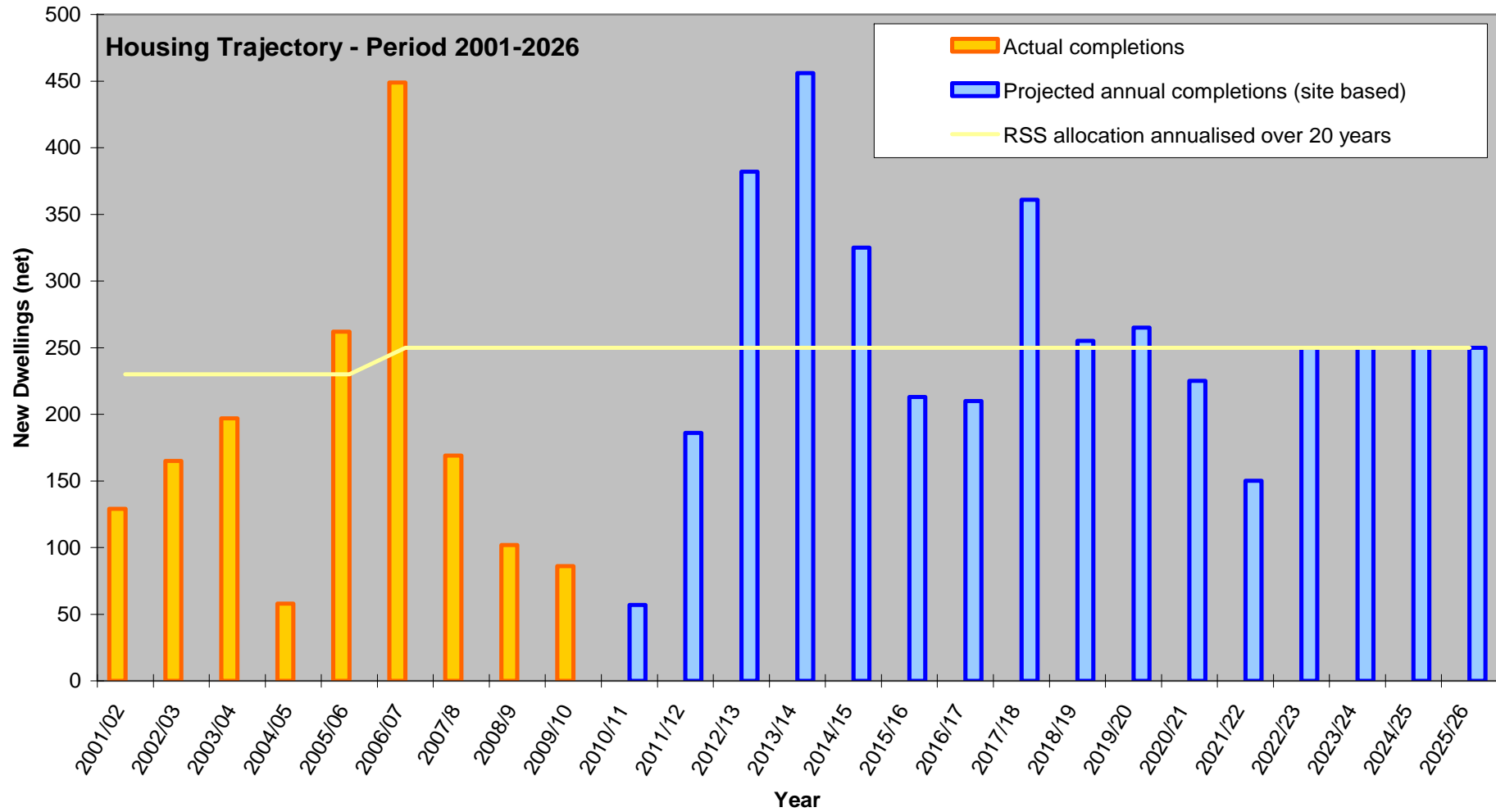
Table 5.11 shows that a net total of 1562 dwellings are expected to be provided in the District in the five-year period between 2011 and 2016 if the Council proceed with plan-making on the basis of the requirements in the East of England Plan (2008) . This gives an annual average of 312 dwellings to be completed for the next five year.

As the Core Strategy has not been adopted as foreseen, the estimated net gain for future allocation has been pushed back one year to reflect the delay in the adoption of the Core Strategy.

Figure 5.5 on the following page illustrates the housing trajectory. The horizontal yellow line is the average number of completions required each year in order for the District to meet its housing requirements.

The orange and blue bars indicate the actual and projected number of completions, respectively, each year.

Figure 5.5 – Housing trajectory based on RSS housing requirement of 250 dwellings per annum between 2010 and 2026 and Core Strategy as originally submitted



## FIVE YEAR HOUSING SUPPLY

The supply of ready to develop housing sites can be calculated as per National Indicator 159 guidance:

$$(x / y) \times 100$$

Where,

**x** = the number of dwellings that can be built of deliverable housing sites and:

**y** = the housing supply requirement

The housing supply requirement for Rochford District Council from 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2016 will either be 950 (Scenario 1) or 1250 (Scenario 2) dwellings depending on the status of Regional Spatial Strategies and on the outcome of the Core Strategy examination.

The current supply of deliverable sites for housing will provide between 962 (Scenario 1) and 1562 (Scenario 2) dwellings, based on those sites assessed as deliverable.

The Council will follow the housing trajectory which accords with the outcome of the Core Strategy and, if applicable, the ultimate status of the East of England Plan.

The supply of ready to develop housing sites is therefore:

*Table 5.12 – Five Year housing supply in different scenario*

Scenario 1	Scenario 2
2011-2016 (962 / 950) × 100 = <b>101%</b>	2011-2016 (1562 / 1250) × 100 = <b>125%</b>
<i>Projected as from 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2016.</i>	
2012-2017 (1026 / 950) × 100 = <b>108%</b>	2012-2017 (1586 / 1250) × 100 = <b>127%</b>
<i>Projected as from 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2017</i>	
2013-2018 (1130 / 950) × 100 = <b>119%</b>	2013- 2018 (1565/ 1250) × 100 = <b>125%</b>
<i>Projected as from 1<sup>st</sup> April 2013 to 31<sup>st</sup> March 2018</i>	
2014-2019 (1179 / 950) × 100 = <b>124%</b>	2014- 2019 (1364 / 1250) × 100 = <b>109%</b>
<i>Projected as from 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2019</i>	
2015-2020 (1194 / 950) × 100 = <b>126%</b>	2015-2019 (1304 / 1250) × 100 = <b>104%</b>
<i>Projected as from 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2020</i>	

## GYPSY AND TRAVELLER SITES

As at July 2010, there were 7 private gypsy and traveller caravans in the District – no increase from July 2009. There were 14 caravans on sites that were not tolerated and unauthorised. In addition to this there were no caravans on sites not owned by gypsies that were unauthorised and not tolerated.

It is important that appropriate locations are identified for sites in order to meet Gypsy and Traveller needs as well as to enable action to be taken against unauthorised sites in inappropriate locations.

According to the Essex Gypsy and Traveller Accommodation Assessment, 14 additional pitches will be required by 2021 in the District. But since 2008 (the year of the research took place), 1 pitch was granted in the District, which means there are only an additional 13 pitches left to be provided by 2021.

The emerging Core Strategy stated that 14 additional pitches will be provided in the District by 2021, in addition to the one authorised pitch, the Council will allocate an additional 13 pitches by 2021.

Table 5.12 below shows the location of all the authorised Gypsy sites in the District.

*Table 5.12 – Authorised Gypsy Sites*

Address	Caravan(s)	Pitch(es)
Land at Junction with Hullbridge Road/ Vanderbilt Avenue	1	1
The Apple Barn, Southend Road, Rochford	1	1
Goads Meadow, Murrells Lane, Hockley	1	1
Land Adjoining Hillside (AKA Peartree), New Park Road, Hockley	1	1
Rayleigh Turf Yard (AKA Urquart House), Trenders Avenue, Rayleigh	1	1
Pudsey Hall Farm, Pudsey Hall Lane, Canewdon	4	2

## 6 Employment

### INTRODUCTION

Rochford District is located on the periphery of the Thames Gateway. The Council has embraced the key concepts of the Thames Gateway initiative and is a fully active partner. Growth associated with the Thames Gateway, and in particular London Southend Airport, will provide a key source of employment in coming years. The airport and nearby Aviation Way industrial estate provides a base for a number of specialist engineering and maintenance jobs. A motor park development has also recently been developed on the Cherry Orchard way link road providing additional jobs. The Council has commenced work on a Joint Area Action Plan with Southend-on-Sea Borough Council to bring forward future employment surrounding the airport.

The district also has a number of industrial estates allocated primarily for B1 (Business), B2 (General Industrial) and B8 (Storage) uses by the Rochford District Replacement Local Plan (2006).

*Table 6.1 – District's employment land allocations*

#### Allocated Employment Land in the Rochford District

- Aviation Way Industrial Estate, Eastwood
- Brook Road Industrial Estate, Rayleigh
- Eldon Way / Hockley Foundry Industrial Estates, Hockley
- Imperial Park Industrial Estate
- Purdeys Industrial Estate, Rochford
- Rawreth Industrial Estate, Rawreth
- Star Lane Industrial Estate, Great Wakering
- Sutton Wharf (adj. Purdeys Industrial Estate), Rochford
- Swaines Industrial Estate, Ashingdon

### THE EAST OF ENGLAND PLAN

The Secretary of State for Communities and Local Government has made it clear that the government intends to revoke Regional Spatial Strategies (which include the East of England Plan 2008). The East of England Plan set a target of 3000 new jobs in the Rochford District between 2001 and 2021. Notwithstanding the revocation of the Plan, the Council will continue to deliver the 3000 local jobs to meet the target. This job-based target differs from the previous floorspace-based targets contained in the structure plan.

East of England Employment Land Review Guidance (October 2007) produced by Roger Tym & Partners on behalf of the East of England Development Agency (EEDA), the East of England Regional Assembly (EERA) and the Government Office for the East of England (Go-East)



suggests that the following employment densities as outlined in Table 6.2 should normally be used in translating B space jobs into B floorspace.

*Table 6.2 Average employment densities default assumptions*

<b>Land Use</b>	<b>Square metres per worker</b>
Offices	18
General industrial - Manufacturing and non-strategic warehousing	32
Strategic warehousing - Purpose-built high-bay warehouses of around 10,000 sq. m and more	90

Source: ODPM, Roger Tym & Partners

## **EMPLOYMENT LAND AND FLOORSPACE**

Tables showing completed development, losses of employment development, net change of employment development, and outstanding employment permissions are detailed on the following pages. For each of these tables employment has been listed by type as defined by Use Class Orders (UCOs) B1 (a), (b) and (c), B2 and B8. In some cases, particularly where there are a number of uses on one site or where a site has permission for a number of uses, the split of B1 (a), (b) and (c), B2 and B8 development is unclear. In this case the development is listed as 'split unknown'.

The tables show floorspace (in sq. metres), and an indication of the potential number of jobs (based on floorspace). In calculating the potential numbers of jobs the default assumptions in the East of England Employment Land Review Guidance (October 2007) have been used. Where the development is listed as 'split unknown' the most similar default assumption has been used. In the case of 'B1 Split Unknown' the job figures are based on 18 sq. metres per worker. In the case of 'B1-B8 Split Unknown' a median figure of 32 sq. metres per worker has been used.

Table 6.3 - Completed employment generating development in 2009-10

	<b>Total (gross) completed in Rochford District</b>		Completed in employment areas		Completed on previously developed land (PDL)	
	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)
<b>B1 (a) Offices</b>	0	0	0	0	0	0
<b>B1 (b) Research and development + (c) Light industry</b>	853 sq. m	26.6	853 sq. m	N/A	0	0
<b>B1 Split Unknown</b>	0	0	0	0	0	0
<b>B2 General Industrial</b>	0	0	0	0	0	0
<b>B8 Storage &amp; Distribution</b>	1185 sq. m	37.03	0	0	1185	37.03
<b>B1 – B8 Split Unknown</b>	0	N/A	0	0	0	0
<b>Total B1-B8</b>	<b>2038 sq. m</b>	<b>63.69</b>	<b>0</b>	<b>0</b>	<b>853 sq. m</b>	<b>26.6</b>
A1 Retail	0 sq. m	N/A	N/A	N/A	0 sq. m	0
D2 Assembly and Leisure	0 sq. m	N/A	N/A	N/A	0 sq. m	0
Total A1, B1-B8, D2	2038 sq. m	63.69	N/A	N/A	853 sq. m	26.6

Table 6.4 - Loss of employment generating development in 2009-10

	Total loss in Rochford District		Lost in employment areas		Lost to residential development	
	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)
<b>B1 (a) Offices</b>	1200 sq. m	67	0	0	1200 sq. m	67
<b>B1 (b) Research and development + (c) Light industry</b>	0	0	0	0	0	0
<b>B1 Split Unknown</b>	0	0	0	0	0	0
<b>B2 General Industrial</b>	0	0	0	0	0	0
<b>B8 Storage &amp; Distribution</b>	0	0	0	0	0	0
<b>B1 – B8 Split Unknown</b>	0	0	0	0	0	0
<b>Total B1-B8</b>	<b>1200 sq. m</b>	<b>66.67</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
A1 Retail	0	N/A	N/A	N/A	0	N/A
D2 Assembly and Leisure	0	N/A	N/A	N/A	0	N/A
Total A1, B1-B8, D2	1200 sq. m	67	N/A	N/A	1200 sq. m	66.67

Table 6.5 - Net change in employment development in 2009-10

	Net development in Rochford District		Net in employment areas		Percentage on previously developed land (PDL)
	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	%
<b>B1 (a) Offices</b>	-1200 sq. m	-66.67	0	0	100% (based on floorspace)
<b>B1 (b) Research and development + (c) Light industry</b>	900 sq. m	28.13	900 sq. m	28.13	100% (based on floorspace)
<b>B1 Split Unknown</b>	0	0	0	0	0
<b>B2 General Industrial</b>	0	0	0	0	0
<b>B8 Storage &amp; Distribution</b>	1200 sq. m	66.67	0	0	100% (based on floorspace)
<b>B1 – B8 Split Unknown</b>	0	0	0	0	0
<b>Total B1-B8</b>	<b>900 sq. m</b>	<b>28.13</b>	<b>900</b>	<b>28</b>	<b>100% (based on floorspace)</b>
A1 Retail	N/A	N/A	N/A	N/A	0
D2 Assembly and Leisure	N/A	N/A	N/A	N/A	0
<b>Total A1,B1-B8, D2</b>	900 sq. m	28.13	900 sq. m	28.13	100% (based on floorspace)

Table 6.6 - Potential future employment: Outstanding permissions as of 31<sup>st</sup> March 2010

	<b>Total outstanding permissions in Rochford District</b>		Outstanding permissions on previously developed land (PDL)	
	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)
<b>B1 (a) Offices</b>	5700 sq. m	316.67	2300 sq. m	127.78
<b>B1 (b) Research and development + (c) Light industry</b>	-1000 sq. m	-31.25	-1000 sq. m	-31.25
<b>B1 Split Unknown</b>	0	0	0	0
<b>B2 General Industrial</b>	1200 sq. m	37.5	1200 sq. m	37.5
<b>B8 Storage &amp; Distribution</b>	0	0	0	0
<b>B1 – B8 Split Unknown</b>	3400 sq. m	106.25	-100 sq. m	-3.13
<b>Total B1-B8</b>	<b>9300 sq. m</b>	429.17	<b>2400 sq. m (25.81%)</b>	130.9
A1 Retail	2000 sq. m	N/A	1100 sq. m (55%)	N/A
D2 Assembly and Leisure	N/A	N/A	N/A	N/A
Total A1,B1-B8, D2	N/A	N/A	N/A	N/A

Table 6.7 - Potential future net change in employment

Potential future floorspace loss in Rochford District		
	Floorspace (sq. m)	Estimated jobs (based on floorspace)
<b>Total B1-B8</b>	<b>2363 sq. m</b>	<b>73.84</b>
Total A1, B1-B8, D2	2663 sq. m	N/A
<p><i>In calculating the estimated numbers of jobs in this table a median figure of 32 has been used. As suggested for Use Class B2 in the East of England Employment Land Review Guidance (October 2007).</i></p>		

## AVAILABLE ALLOCATED EMPLOYMENT LAND

Saved Policy EB1 of the Rochford District Replacement Local Plan encourages B1, B2 and B8 uses on land allocated for employment. Available employment land for B1-B8 uses without planning permission is shown in Table 6.8 below:

Table 6.8 – Available employment land without planning permission

Site address	Site area (ha)
Land Adjacent Superstore, Rawreth Industrial Estate	0.44
Rawreth Industrial Estate. Opposite Stirling Close	0.09
Adjacent 34 Rawreth Ind Est, Rawreth Lane	0.37
Plot G, Aviation Way Industrial Estate	0.57
Plot B, Sutton Wharf	1.4
land adjacent Saxon Hall, Aviation Way, Southend	0.26
<b>Total land available</b>	<b>3.13</b>

Loss of employment floorspace during the monitoring year is shown in the table entitled *Loss of employment generating development in 2009-10* (Table 6.4). The table indicates that 1200 sq. meters of employment floorspace was lost from allocated employment land in the district. However, 853 sq. meters of employment floorspace within an allocated employment area was provided, giving a net change of - 347 sq. meters.

## 7 Local services

This chapter includes information on retail, industry and leisure, including the Green Flag award scheme.

### TOWN CENTRES

Rochford District has three main town centres which are identified in the Replacement Local Plan (2006).

Rayleigh is the only settlement in the District classified as a principal town centre. Hockley and Rochford are classed as smaller town centres catering for local need.

The table below highlights the ranking of District and other local town centres. This shows that Rochford is classified as a “Local” town centre, Rayleigh as a “Minor District” town centre, and Hockley is classified as “Minor Local” town centre. This is in comparison to the neighbouring town centres of Southend-on-Sea and Basildon which are classified as “Major Regional” and “Regional” respectively.

Centre	Score	Rank 2008	Location Grade
Southend-on-Sea	254	54	Major Regional
Basildon	227	79	Regional
Rayleigh	57	600	Minor District
Pitsea	55	629	Minor District
Wickford	44	816	Minor District
Billericay	44	816	Minor District
Laindon	26	1364	Local
Rochford	20	1716	Local
Hockley	7	3321	Minor Local

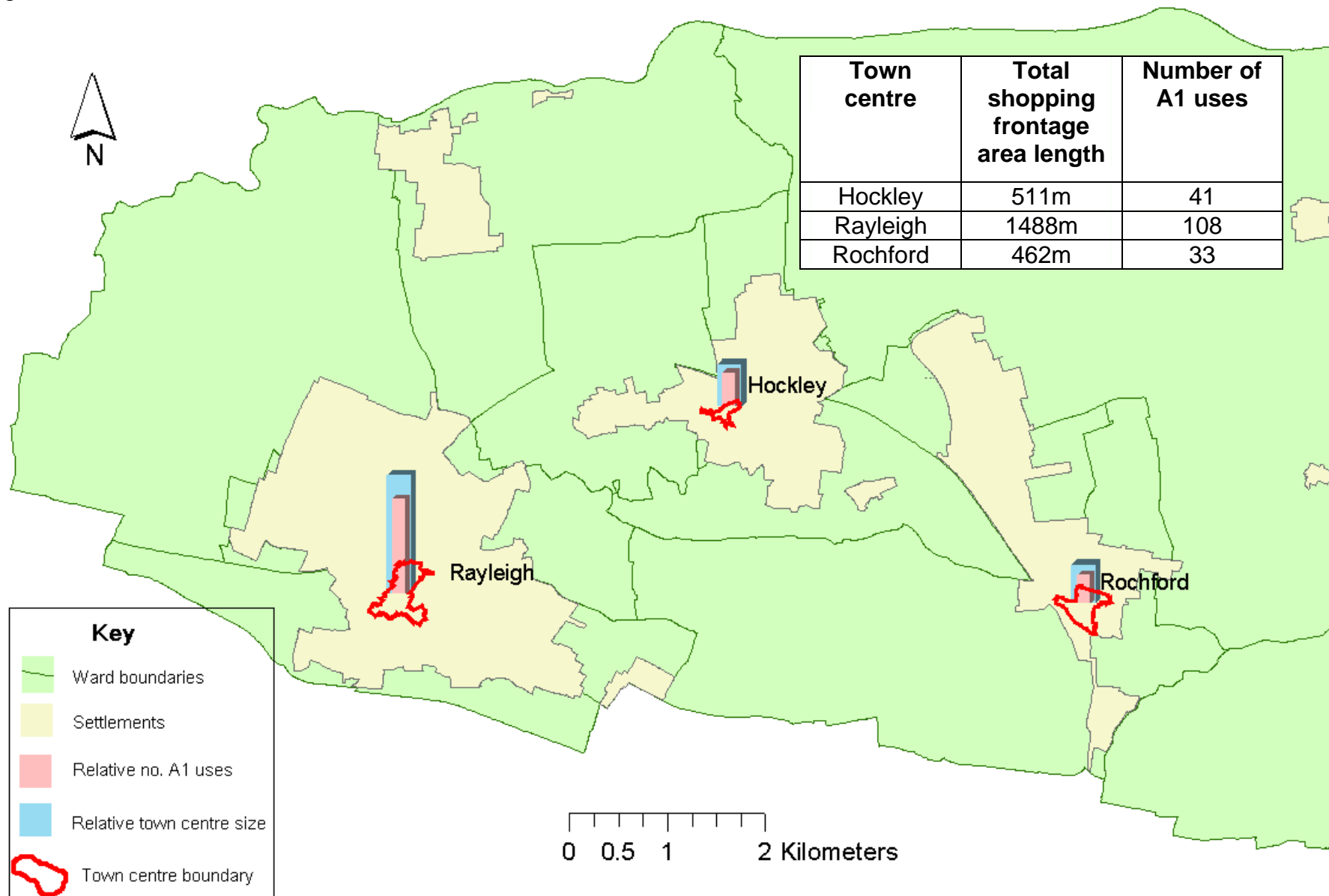
*Table 7.1 – Ranking of District and other local centres (Management Horizon’s UK Shopping Index 2008).*

Hockley, Rayleigh and Rochford each contain areas designated as Primary and Secondary Shopping Frontage Areas. These are included in the Replacement Local Plan which was adopted in June 2006 and were last subject to a thorough survey in June and July 2008.

Figure 7.1 on the following page shows the location of the town centres in the District, their size in terms of frontage length, and the relative number of A1 (retail) uses contained within them.



Figure 7.1 – Town centre locations and size



## RETAIL

In 2009-10 retail development (gross) completed was as outlined in Table 7.3 below:

	Retail floor space completed 08-09 (m <sup>2</sup> )	Of which on previously developed land (m <sup>2</sup> / %)
Town centre	0	0
Edge of centre	0	0
Out of centre	0	0
Out of town	0	0
<b>TOTAL</b>	<b>0</b>	<b>0%</b>

Table 7.3 – Retail development

Outstanding retail development yet to be completed in 2009-2010 was as outlined in Table 7.4 below:

	Outstanding retail floor space 08-09 (m <sup>2</sup> )	Of which on previously developed land (m <sup>2</sup> / %)
Town centre	100 (5.88%)	100 (100%)
Edge of centre	0	0
Out of centre	900 (52.94%)	0
Out of town	700 (41.18%)	700 (100%)
<b>TOTAL</b>	<b>1700</b>	<b>800</b>

Table 7.4 – Outstanding retail development

### PRIMARY AND SECONDARY SHOPPING FRONTAGE AREAS

Rochford District Replacement Local Plan outlines the Council's aims in terms of retail frontage within the district's towns of Rayleigh, Rochford and Hockley. Saved Policies SAT4 and SAT5 seek to strike the right balance between retail and non-retail uses in Town Centre Primary and Secondary Shopping Frontage Areas. As a guide, the Local Planning Authority expect 75% of the total Primary Shopping Frontage Areas of each Town Centre and 50% of the total Secondary Shopping Frontage Areas of each Town Centre to remain in retail use.

In assessing the retail frontage within these areas, however, it is important to note that Town Centres are dynamic environments and that the right balance between retail and non-retail uses will shift as consumer preferences and markets change. As the replacement local plan makes clear, therefore, the target percentages should not be used too prescriptively. The aims of the local authority for retail within the shopping frontage areas are shown overleaf.

<p><b>Targets:</b>      <b>75% Retail within Primary Shopping Frontage Areas</b>  <b>50% Retail within Secondary Shopping Frontage Areas</b></p>
--

## **FINANCIAL AND PROFESSIONAL SERVICES (A2 OF USE CLASS ORDER)**

In 2009 -2010 financial and professional service development completed, overall and in town centres, was as outlined in Table 7.5 below:

Total financial and professional floor space completed 09-10 (m <sup>2</sup> )	0
Total financial and professional floor space outstanding 09-10 (m <sup>2</sup> )	300
Financial and professional floor space completed in town centres 09-10 (m <sup>2</sup> )	0
Financial and professional floor space outstanding in town centres 09-10 (m <sup>2</sup> )	300

*Table 7.5 – Financial and professional services*

## **OFFICES (B1a OF USE CLASS ORDER)**

In 2009-2010 office development completed, overall and in town centres, was as outlined in Table 7.6 below:

Total office floor space completed 09-10 (m <sup>2</sup> )	0
Total office floor space outstanding 09-10 (m <sup>2</sup> )	5700
Office floor space completed in town centres 09-10 (m <sup>2</sup> )	0
Office floor space outstanding in town centres 09-10 (m <sup>2</sup> )	-800

*Table 7.6 – Office development*

## LEISURE DEVELOPMENT

### INTRODUCTION

The District contains both private and public sports facilities. Sport England notes the following leisure facilities available in Rochford District, as outlined in Table 7.7.

The demand for leisure facilities can be estimated using Sport England's *Sports Facility Calculator*. This calculated the demand for various leisure facilities in an area based on local population profiles together with a profile of usage. Sport England use data from National Halls and Pools Survey, Benchmarking Service, Indoor Bowls User Survey and General Household Survey.

The demand is an estimate and it should be noted that the District does not sit in a vacuum and that the development of leisure facilities outside of the district and the movement of people between districts will influence the demand for leisure services of a particular locality.

Table 7.7 compares the demand for leisure and recreational uses in the district, as calculated using Sport England's Sports Facility Calculator, with the facilities provided.

Facility	Supply	Estimated Demand	Shortfall of supply from demand
Swimming pools	1388.5 m <sup>2</sup>	794.47 m <sup>2</sup>	0
Sports courts	35	22.57 courts	0
Indoor bowls	4	6.07 rinks	2.07

The data in Table 7.7 suggests that there is currently no shortfall of swimming pools or sports courts in the district. There is a slight shortfall of indoor bowls rinks for the year 2009-10.

### SWIMMING POOLS

NAME	LOCATION	SWIMMING POOL AREA (m <sup>2</sup> )	OWNER TYPE
ATHENAEUM CLUB	Rochford	300	Commercial
CLEMENTS HALL LEISURE CENTRE	Hockley	509	Local Authority
GREENSWARD ACADEMY	Hockley	142.5	School
KING EDMUND BUSINESS & ENTERPRISE SCHOOL	Rochford	180	School
RIVERSIDE JUNIOR SCHOOL	Hockley	105	School
SWEYNE PARK SCHOOL	Rayleigh	152	School
<b>TOTAL</b>		<b>1388.5</b>	

## SPORTS HALLS

NAME	LOCATION	NUMBER OF COURTS	OWNER TYPE
CLEMENTS HALL LEISURE CENTRE	Hockley	7	Local Authority
CULLYS GYM	Hockley	1	Commercial
FITZWIMARC SCHOOL	Rayleigh	7	School
GREAT WAKERING SPORTS CENTRE	Great Wakering	3	Local Authority
GREENSWARD ACADEMY	Hockley	5	School
KING EDMUND BUSINESS & ENTERPRISE SCHOOL	Rochford	4	School
RAYLEIGH LEISURE CENTRE	Rayleigh	4	Local Authority
SWEYNE PARK SCHOOL	Rayleigh	4	School
<b>TOTAL</b>		<b>35</b>	

## Indoor bowls

NAME	LOCATION	RINKS	OWNER TYPE
RAYLEIGH LEISURE CENTRE	Rayleigh	4	Local Authority
<b>TOTAL</b>		<b>4</b>	

## COMPLETED LEISURE DEVELOPMENT 2009-10

In 2009-10 leisure development completed and outstanding, in town centres and overall, was as outlined in Table 7.8 below:

Total leisure floor space completed 09-10 (m <sup>2</sup> )	0
Total leisure floor space outstanding 09-10 (m <sup>2</sup> )	0
Leisure floor space completed in town centres 09-10 (m <sup>2</sup> )	0
Leisure floor space outstanding in town centres 09-10 (m <sup>2</sup> )	0

*Table 7.8 - Leisure development*

## GREEN FLAG AWARD

The Green Flag Award is a marker of quality in the management of publicly accessible open spaces. There is currently no publicly accessible open space that has been awarded the Green Flag Award, or is known to be at the requisite standard, in the District.

Area of open space managed to Green Flag Award standard	Percentage of open space managed to Green Flag Award standard
0 ha	0%

*Table 7.8 - Open space managed to Green Flag Award standard*

## 8 Transport

### VEHICLE PARKING STANDARDS

Saved Policy TP8 of the Rochford District Replacement Local Plan sets out the Council's policy on Car Parking Standards. This is supported by Supplementary Planning Document (SPD) 5 – Vehicle Parking Standards (adopted January 2007). The SPD provides more detail on the parking requirements for different use classes, and provides additional information on the design of parking, standards for cycles, powered-two-wheelers (PTWs) and disabled parking provision. The provision of vehicle parking on new developments during the monitoring year is shown below.

The Council adopted 'Parking Standards: Design and Good Practice (September 2009)' as a Supplementary Planning Document within the Rochford District Council Local Development Framework on Friday 17 December.

This document was produced by Essex County Council in conjunction with the Essex Planning Officers' Association. It sets out parking standards for various forms of development and will ensure consistency in the application of parking standards across the County.

#### Provision of car parking on new non-residential development sites (Use classes A, B and D)

Table 8.1 – Provision of car parking on completed development

	Car Parking Spaces Provided	PPG13 Maximum Standard / Rochford District Replacement Local Plan and SPD5 Standard
<b>B1 Business</b>		
-	-	-
<b>B1 – B8 use</b>		
ROC/0240/08 (C/U Horticultural storage building to B8 use)	17	8
ROC/1122/02 (3 Industrial Units)	54	28
<b>A1 Retail</b>		
-	-	-
<b>D2 Assembly and Leisure</b>		
-	-	-

## ACCESSIBILITY

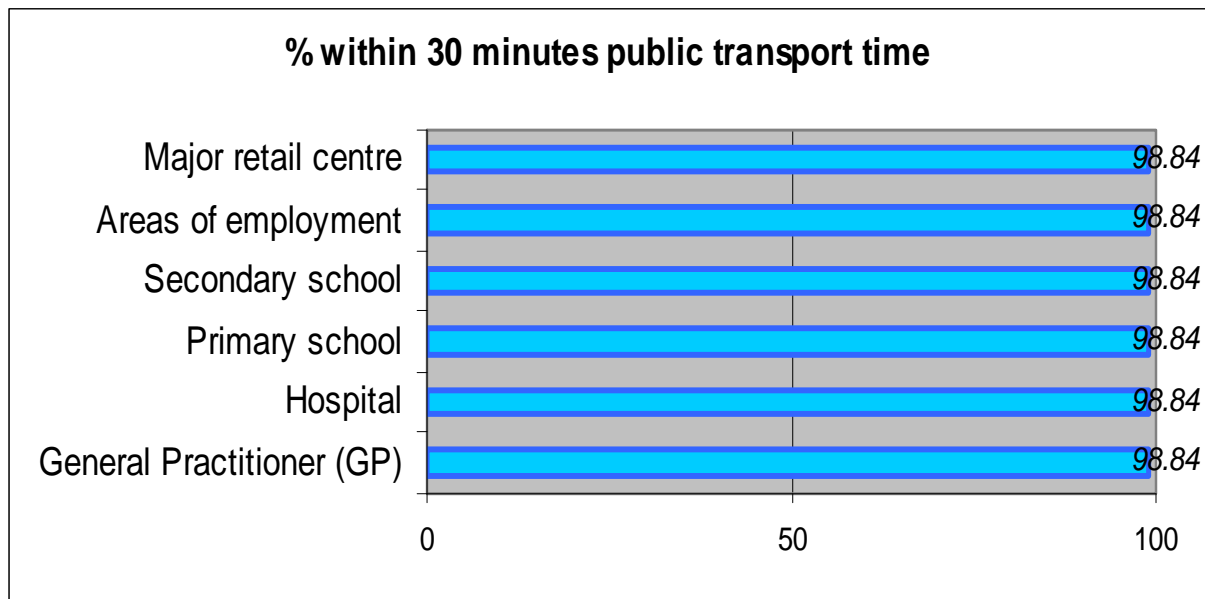
Planning Policy Statement 1 states that development should be planned in a sustainable manner helping to address the causes of climate change through the location and design of development, reducing the need to travel by private car. Locating development so that local shops and services and employment opportunities can be accessed through sustainable modes of travel is a key to achieving this. The number of new dwellings developed during the monitoring year 2009-2010 that is within 30 minutes public transport time of essential services is shown below in Figure 8.2.

*Table 8.2 – Accessibility of services from new development*

	<b>Total Net Residential Completions</b>	<b>Number within 30 minutes public transport time</b>	<b>Percentage within 30 minutes public transport time</b>
<b>General Practitioner (GP)</b>	86	85	98.84
<b>Hospital</b>	86	85	98.84
<b>Primary school</b>	86	85	98.84
<b>Secondary school</b>	86	85	98.84
<b>Areas of employment</b>	86	85	98.84
<b>Major retail centre</b>	86	85	98.84



Figure 8.1 Accessibility of services from new development



The vast majority of development is within 30 minutes public transport time of the majority of services. However, this is a relatively simplistic method of measuring the accessibility of services by forms of transport other than the private car. It is important that the accessibility of services from new development, along with enabling people to reduce the need to travel by private car in general, is given considerable consideration in the planning process. This presents a particular challenge to Rochford District with its rural areas and high-levels of car ownership.

## 9 Flood protection and water quality

### INTRODUCTION

7,071 hectares of the District have a 1% annual probability of fluvial flooding and / or a 0.5% annual probability of tidal flooding, as calculated by the Environment Agency. Within these areas, in line with guidance contained in PPS 25, the Council will consult the Environment Agency on any applications submitted for development.

The Environment Agency (EA) are also consulted on applications where there is a potential impact on water quality.

The Council will only approve planning applications contrary to EA recommendation on flood risk or water quality in exceptional circumstances.

### FLOOD RISK

The Thames Gateway South Essex Strategic Flood Risk Assessment (SFRA) produced in November 2006 aims to identify and address flooding issues from a high-level viewpoint. The study is of significant use in strategic planning, assisting with the application of the sequential test, and outlining the main hazard zones within the district. The report forms part of the Local Development Framework evidence base.

In 2009-2010 the Environment Agency objected to 2 planning applications on flood risk grounds.

Of the 2 planning applications objected to, the Council approved neither of the applications. See also table 9.1.

*Table 9.1 – Performance relative to flood protection targets*

	<b>Applications approved / resolved to be approved / accepted contrary to Environment Agency advice on flooding</b>
<b>TARGET</b>	<b>0</b>
<b>ACTUAL</b>	<b>0</b>

### WATER QUALITY

Some forms of development have the potential to impact on water quality. This may take the form of, for example, a proposal that would result in the inappropriate discharge of effluent into surface water drainage, thereby polluting the water supply.

During 2009-2010 the EA objected to one planning application submitted to Rochford District Council on the grounds of impact on water quality.

Of the one planning application objected to, the Council did not approve it. See also table 9.2.

Table 9.2 – Performance relative to water quality targets

	<b>Applications approved contrary to Environment Agency advice on water quality</b>
<b>TARGET</b>	<b>0</b>
<b>ACTUAL</b>	<b>0</b>

**SUMMARY**

The Council has taken on board comments made by the Environment Agency and has determined planning applications having regard to issues of flood protection.

### INTRODUCTION

Biodiversity is the variety of living species on earth, and the habitats they occupy. It is integral to sustainable development and the Council is committed to the protection, promotion and enhancement of biodiversity throughout the District.

The Essex Biodiversity Action Plan (BAP) provides a list of species and habitats where action in the county should be focused. Rochford's BAP translates the Essex BAP into more local actions. In addition, the emerging Core Strategy contains policies that will act to enhance and protect the biodiversity through the planning system.

There are a number of sites in the District that have been designated for their biodiversity importance.

### INTERNATIONAL SITES

The District's coast and estuaries are protected under international statutes and obligations.

### RAMSAR SITES

Ramsar sites are notified based on a range of assessment criteria. The criteria for waterbirds state that a wetland should be considered internationally important if it regularly supports 20,000 or more waterbirds and/or if it regularly supports 1% of the individuals in a population of one species of waterbird.

There are two listed Ramsar sites in Rochford District: Foulness and the Crouch and Roach Estuaries.

### SPECIAL PROTECTION AREAS (SPAs)

Special Protection Areas are designated specifically for their importance to wild birds. Rochford District contains two sites that have been confirmed as SPAs:

1. The Crouch and Roach Estuaries SPA qualifies under Article 4.2 of the EU Birds Directive by supporting:
  - Internationally important assemblage of waterfowl (wildfowl and waders)
  - Internationally important populations of regularly occurring migratory species.
2. Foulness SPA qualifies under Article 4.1 of the EU Birds Directive by supporting:
  - Internationally important breeding populations of regularly occurring Annex 1 species: sandwich tern (*Sterna sandvicensis*), common tern (*Sterna hirundo*), little tern (*Sterna albifrons*) and avocet (*Recurvirostera avosetta*).

## **SPECIAL AREAS OF CONSERVATION (SACs)**

Special Areas of Conservation are intended to protect natural habitat of European importance and the habitats of threatened species of wildlife under Article 3 of the Habitats Directive (EC Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, 1992). The Essex Estuaries SAC (SAC) covers the whole of the Foulness and Crouch and Roach Estuaries from the point of the highest astronomical tide out to sea. As such it relates to the seaward part of the coastal zone. The Essex Estuaries have been selected as a SAC for the following habitat features:

- Pioneer saltmarsh
- Estuaries
- Cordgrass swards
- Intertidal mudflats and sandflats
- Atlantic salt meadows
- Subtidal sandbanks
- Mediterranean saltmarsh scrubs

## **THE ESSEX ESTUARIES EUROPEAN MARINE SITE**

Where a SPA or SAC is continuously or intermittently covered by tidal waters, or includes any part of the sea in or adjacent to the UK, the site is referred to as a European Marine Site. The marine components of the Essex SPAs and SACs are being treated as a single European Marine Site called the Essex Estuaries Marine site (EEEMS). This extends along the coast from Jaywick near Clacton, to Shoeburyness near Southend-on-Sea and from the line of the highest astronomical tide out to sea. It includes the Maplin and Buxey Sands.

Effectively the whole of the District coastline is within the EEEMS, although terrestrial parts of the SPAs (i.e. freshwater grazing marshes inside the sea walls) are not included as they occur above the highest astronomical tide.

Local authorities are “relevant authorities” under the Habitats Regulations and along with other statutory authorities are responsible for the conservation and management of European Marine Sites. The District is represented on the management group of the Essex Estuaries Scheme of Management. The Management Scheme document will be a material consideration when considering proposals, which may impact on the European Marine Site.

## **THE CONSERVATION (NATURAL HABITATS ETC) REGULATIONS**

The Conservation (Natural Habitats) Regulations 1994 places new responsibilities on local authorities – that in the exercise of any of their functions, they are to have regard to the requirements of the Habitats Directives, so far as they may be affected by the exercise of those functions. These will have significant impacts on planning in the coastal zone. Every planning application which is likely to have a significant effect, either directly or indirectly on the SAC, SPA or Ramsar sites needs to be assessed for its “in combination” effects and for its cumulative impacts. Whilst each individual case may not be harmful, the combined effects could be harmful to the European and internationally important sites. Therefore, individual proposals may be refused in order to avoid setting a precedent for further development.

### **NATIONAL SITES**

Sites of Special Scientific Interest (SSSIs) are designated under the Wildlife and Countryside Act 1981. English Nature has a duty to provide notification of these sites. The SSSI network includes some of the “best” semi-natural habitats including ancient woodlands, unimproved grasslands, coastal grazing marshes and other estuarine habitats.

There are three SSSI's within the Rochford District as follows:

- Hockley Woods SSSI. A site predominantly owned by the District Council. The site is of national importance as an ancient woodland.
- Foulness SSSI. This comprises extensive sand-silt flats, saltmarsh, beaches, grazing marshes, rough grass and scrubland, covering the areas of Maplin Sands, part of Foulness Island plus adjacent creeks, islands and marshes. This is a site of national and international importance.
- Crouch and Roach Estuaries SSSI (previously known as River Crouch Marshes). This covers a network of sites (salt marsh, intertidal mud, grazing marsh, a fresh water reservoir) including Brandy Hole and Lion Creek, Paglesham Pool, Bridgemarsh Island and marshes near Upper Raypits. This site is of national and international importance.

## CONDITION OF SITES OF SPECIAL SCIENTIFIC INTEREST (SSSIs)

The following information is taken from English Nature, unless otherwise stated. For further information please see <http://www.naturalengland.org.uk>

Area (ha)	Main habitat	Area meeting PSA target	Area favourable	Area unfavourable recovering	Area unfavourable no change	Area unfavourable declining	Area destroyed / part destroyed	Reasons for adverse condition
<b>Crouch and Roach Estuaries</b> (shared with Chelmsford Borough and Maldon District)								
Within the District: 119.36 Total SSSI area: 1735.58	Littoral sediment; grassland; standing open water; canals; coastal lagoon	99.33%	22.87%	76.46%	0.67%	0.00%*	0.00%	Coastal squeeze; water pollution - agriculture/run off; overgrazing; Inappropriate water levels
<b>Foulness</b> (shared with Southend-on-sea Borough)								
Within the District: 9500.59 Total SSSI area: 10702	Littoral sediment; grassland; coastal lagoon	99.17%	77.52%	21.65%	0.82%	0.00%*	0.00%	Coastal squeeze; inappropriate scrub control
<b>Hockley Woods</b>								
92.12	Broadleaved, mixed and yew woodland - lowland	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	N/A
<b>TOTAL</b>								
Within the District: 9712.07 Total SSSI area: 12529.7	-	99.18%	76.11%	23.07%	78.70%	0.00%	0.00%	-

Figure 10.1 – Condition of SSSIs

\*These figures are for the whole of the Crouch and Roach Estuaries SSSI, not all of which is in the Rochford District. The figures for this area may be markedly different to those submitted.

## WALLASEA WETLANDS

English Nature, the Department for Environment, Food and Rural Affairs (DEFRA) and the Royal Society for Protection of Birds (RSPB) were involved in implementing the scheme to create 115 hectares of wetland through the construction of a secondary seawall and breaching of the existing sea wall.

In July 2006 a large wetland habitat was created when the seawall was breached and it is predicted that it will become a breeding and roosting location for important bird species, as well as habitat for rare plants, insects and fish. It is also envisaged that it will provide breeding and nursery areas for aquatic wildlife, such as bass, mullet, flatfish and herring. For further information please refer to Rochford District Council's 2005-2006 Annual Monitoring Report.

## LOCAL WILDLIFE SITES REVIEW

Local Wildlife Sites (LoWSs) are areas of land with significant wildlife value (previously known as Sites of Importance for Nature Conservation (SINCs) and County Wildlife Sites (CWSs). Together with statutory protected areas, LoWSs represent the minimum habitat we need to protect in order to maintain the current levels of wildlife in Essex.

The Council instructed ECCOS from Essex Wildlife Trust to survey and comment upon the condition/ suitability of the Districts' County Wildlife sites. The report identifies the number lost and number of new area. There are 39 LoWSs scattered throughout Rochford District, comprising of mainly Woodland, but with some Grassland, Mosaic, Coastal and Freshwater Habitats. The largest LoWS is the Wallersea Island Managed Realignment which covers 90.3 ha.

The principal objective of this review is to update the Local Wildlife Site network within Rochford District in the light of changes in available knowledge and by application of draft site selection criteria for Essex. In the Review report, former Local Wildlife Sites have been significantly revised and amended. Major changes includes: 1) Areas designated as Sites of Special Scientific Interest (SSSI), included in the previous survey, are now no longer included in the Local Wildlife Site network, as suggested in national guidance; and 2) A new system of site numbering is introduced.

The reports from EECOS will be used as part of the Local Development Framework evidence base.

In 2009-10 there was no recorded change in areas designated for their biodiversity importance. See also Figure 10.2.

	Loss	Additional	Total
Change in areas of biodiversity importance	0	0	0

*Figure 10.2 – Change in areas of biodiversity importance 2009-10*



## 11 Renewable energy

### INTRODUCTION

Renewable energy is energy which is generated from resources which are unlimited, rapidly replenished or naturally replenished such as wind, water, sun, wave and refuse, and not from the combustion of fossil fuels.

Along with energy conservation strategies, the use of renewable energies can help reduce carbon dioxide emissions and the reliance on energy sources that will ultimately run out, to the benefit of the environment and contributing towards a more sustainable form of development.

### RENEWABLE ENERGY IN THE DISTRICT

In the year 2009-10 there were no large-scale renewable energy producing facilities, such as wind farms, developed in the district.

Small-scale renewable energy production, such as domestic photovoltaic tiles etc, can make a valid contribution towards the reduction in the reliance on non-renewable energy.

For the purposes of monitoring, many of the small scale, domestic renewable energy generating installations would not require consent from the Local Planning Authority, or under Building Regulations.

*Figure 11.1 – Renewable energy development*

	Solar photovoltaics	Wind onshore	Hydro	Biomass
Planning permissions for installations of renewable energy sources granted 2009-10	2	-	-	-
Known renewable energy sources implemented 2009-10	1	-	-	-
Completed installed capacity in MW	Unknown	-	-	-
MW Generation	Unknown			

## Appendix A

Reference	Address	Dwellings completed (gross) 2009-2010
ROC/0808/08	Flickan Lodge, Radnor Road, Ashingdon.	1
ROC/0875/08	19 Church Road, Barling Magna.	1
ROC/1034/07	New Beke Hall, Beke Hall Chase South Rayleigh	1
ROC/0653/07	Service Garage Southend Road Gt Wakering	23
ROC/0495/09	Ld Between 11 & 13 Talbot Avenue Rayleigh	1
ROC/0886/08	41 Central Avenue, Rochford.	1
ROC/0304/08	Land adj 43 Ashingdon Road, Rochford.	13
ROC/0639/03	R/O 29 Great Eastern Road	1
ROC/0703/08	Land rear of 21 Woodlands Road, Hockley.	1
ROC/1021/02	117 Greensward Lane	1
ROC/0435/06	Goodwood Woodside Rd Hockley	1
ROC/0551/07	land adj Rustlings Folly Chase Hockley	1
ROC/0407/08	Site of 2-4 High Road, Hockley.	3
ROC/0115/08	23 High Road, Hockley.	2
ROC/1126/03	234 Ferry Road	5

ROC/0826/06	land adjoining Dudulah Eastwood Rise Eastwood	1
ROC/0621/08	20 Kings Road, Rayleigh.	1
ROC/0718/06	Land west of Pollards Close Rochford	14
ROC/0718/08	Land adj 16 Leasway. Rayleigh.	1
ROC/0403/08	Rear of 16 - 24 Kingswood Crescent, Rayleigh.	2
ROC/0813/02	50-54 West Street	6
ROC/0714/07	24 High Road Rayleigh	2
ROC/0997/07	151 Daws Heath Road, Rayleigh.	3
ROC/0563/08	279b Ashingdon Road, Rochford.	2
ROC/0813/02	50-54 West Street, Rochford	2
ROC/0313/09	19 Bellingham Lane, Rayleigh	2
ROC/0511/09	Site Of 80 West Street, Rochford	4

## Appendix B

### Housing trajectory site list (from planning application information up to 31.3.2010)

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
ROC/0875/08	19 Church Road, Barling Magna.	Full permission	1																						
ROC/0495/09	Ld Between 11 & 13 Talbot Avenue Rayleigh	Full permission	1																						
ROC/0886/08	41 Central Avenue, Rochford.	Full permission	1																						
ROC/0639/03	R/O 29 Great Eastern Road	Full permission	1																						
ROC/0703/08	Land rear of 21 Woodlands Road, Hockley.	Full permission	1																						
ROC/1021/02	117 Greensward Lane	Full permission	1																						
ROC/0435/06	Goodwood, Woodside Rd, Hockley	Full permission	1																						

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
ROC/0551/07	land adj Rustlings Folly Chase Hockley	Full permission	1																						
ROC/0621/08	20 Kings Road, Rayleigh	Full permission	1																						
ROC/0718/08	Land adj 16 Leasway. Rayleigh.	Full permission	1																						
ROC/0826/06	Land adjoining Dudulah, Eastwood Rise, Eastwood	Full permission	1																						
ROC/0115/08	23 High Road, Hockley.	Full permission	2																						
ROC/0403/08	Rear of 16 - 24 Kingswood Crescent, Rayleigh	Full permission	2																						
ROC/0563/08	279b Ashingdon Road, Rochford.	Full permission	1																						
ROC/0313/09	19 Bellingham Lane, Rayleigh	Full permission	2																						

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
ROC/0714/07	24 High Road, Rayleigh	Under Construction	1	2																					
ROC/0407/08	Site of 2-4 High Road, Hockley.	Full permission	3																						
ROC/0997/07	151 Daws Heath Rd Rayleigh	Full permission	3	1																					
ROC/0511/09	Site Of 80 West Street Rochford	Full permission	4	3																					
ROC/1126/03	234 Ferry Road, Hullbridge	Full permission	4																						
ROC/0813/02	50-54 West Street	Full permission	8																						
ROC/0304/08	Land adj 43 Ashingdon Road, Rochford.	Full permission	13																						
ROC/0718/06	Land west of Pollards Close, Rochford	Full permission	14																						

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
ROC/0653/07	Service Garage Southend Rd Gt Wakering	Full permission	23																						
ROC/0683/87	25 Branksome Avenue	Under Construction		1																					
ROC/0631/08	18 Kingsmans Farm Road	Under Construction		1																					
ROC/0955/08	254 High Street, Great Wakering	Under Construction		2																					
ROC/0319/98	Plumberow Cottage, Lower Road	Under Construction		1																					
ROC/0407/05	15 Sandhill Road, Eastwood	Under Construction		1																					
ROC/0395/00	Adj Mansfield Nurseries, Nore Road	Under Construction		1																					
ROC/0956/74	Adj. The Birches, Sandhill Road	Under Construction		1																					

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
ROC/0466/95	74 Folly Lane, Hockley	Under Construction		1																					
ROC/0439/97	Gusli, Lower Road	Under Construction		1																					
ROC/0839/02	End of Gloucester Avenue	Under Construction		1																					
ROC/0268/95	Rochelles Farm, Lower Road	Under Construction		1																					
ROC/0567/08	43 Clifton Road, Ashingdon.	Under Construction	-1	1																					
ROC/0643/09	41 The Westerings Hockley	Under Construction	-1	1																					
ROC/0737/08	Grace Villa, Beckney Avenue, Hockley.	Under Construction	-1	1																					
ROC/0547/09	206 London Rd, Rayleigh	Under Construction	-1		14																				



Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
ROC/0759/07	Paddock, Lambourne Hall Road, Canewdon	Under Construction		1																					
ROC/0111/07	land adj 47 Church Rd, Barling Magna	Under Construction		1																					
ROC/0121/07	89 Downhall Rd Rayleigh	Under Construction			8																				
ROC/1050/07	42 & 44 Down Hall Rd Rayleigh	Under Construction		1																					
ROC/0518/06	279-277 Ashingdon Road Rochford	Under Construction		2																					
ROC/0521/93	Glencroft, White Hart Lane, Hawkwell	Under Construction					26																		
ROC/0602/09	6 Greensward Lane Hockley	Under Construction	-1	1																					
ROC/0655/07	190-192 Plumberow Avenue, Hockley	Under Construction		2																					

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
ROC/1095/06	Westview & Oakhurst, Church Rd, Hockley	Under Construction		4																					
ROC/0598/07	Land adj 66 Woodlands Rd, Hockley	Under Construction		1																					
ROC/0911/07	10 Kingsmans Farm Rd Hullbridge	Under Construction		1																					
ROC/0479/09	91 The Chase Rayleigh	Under Construction		1																					
ROC/0298/08	Land adj 22 St Andrews Road, Rochford.	Under Construction		1																					
ROC/0894/08	74-78 West Street, Rochford.	Under Construction		6																					
ROC/0427/08	58 Victoria Avenue, Rayleigh.	Under Construction		5																					
ROC/0485/09	R/o 68 High Road Rayleigh	Under Construction		2																					

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
ROC/0757/09	Brambles, Gladstone Gardens, Rayleigh	Under Construction		1																					
ROC/0732/08	145 Ferry Road, Hullbridge	Under Construction		4																					
ROC/0836/08	145 Ferry Road, Hullbridge	Under Construction		2																					
ROC/0048/79	Land Opposite Rayleigh Cemetery, Hockley Road, Rayleigh	Under Construction			26	30	30																		
ROC/0584/05	Land adj Meadway, Wendon Close, Rochford	Outline permission				2																			
ROC/0022/10	134 Downhall Park Way Rayleigh	Outline permission				1																			
ROC/0817/05	26 Station Avenue, Rayleigh	Full permission (construction not started)			1																				
ROC/0049/05	Rochford & District Conservative Association, Back Lane, Rochford	Full permission (construction not started)			3																				

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
ROC/0286/09	Between 63-73 Nevern Road	Full permission (construction not started)			1																				
ROC/0446/05	Land rear of 91 High St, Rayleigh	Full permission (construction not started)				15																			
ROC/1027/07	Treetops, Hillview Road, Rayleigh	Full permission (construction not started)			2																				
ROC/0565/08	289 Ferry Road, Hullbridge	Full permission (construction not started)				16																			
ROC/0458/09	Willow Pond Farm, Lower Rd, Hockley	Full permission (construction not started)			1																				
ROC/0602/08	18 Mornington Avenue, Rochford.	Full permission (construction not started)			1																				
ROC/0026/10	Gdn of 400 Ashingdon Rd, Rochford	Full permission (construction not started)			1																				
ROC/0013/09	The Yard, Trenders Avenue, Rayleigh.	Full permission (construction not started)			4																				

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
ROC/0999/07	36 Hullbridge Rd Rayleigh	Full permission (construction not started)			6																				
ROC/0274/05	land between 42 & 44 Little Wakering Rd, Gt Wakering	Full permission (construction not started)			1																				
ROC/0665/08	52a Alexandra Road, Great Wakering.	Full permission (construction not started)			1																				
ROC/0199/08	Land at 44 The Approach, Rayleigh SS6 9AA	Full permission (construction not started)			1																				
ROC/0242/07	8 Williw Drive Rayleigh	Full permission (construction not started)			1																				
ROC/0881/08	3 Station Avenue, Rayleigh.	Full permission (construction not started)			1																				
ROC/0124/08	42 York Road, Ashingdon.	Full permission (construction not started)			1																				
ROC/0605/08	1 Devon Gardens, Rochford.	Full permission (construction not started)			1																				

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
ROC/0034/10	Site of Eastlodes, Mount Bovers Lane Hawkwell	Full permission (construction not started)			1																				
ROC/0008/08	61A SPA ROAD HOCKLEY SS5 4AR	Full permission (construction not started)			1																				
ROC/0195/09	144 Greemsward Lane Hockley	Full permission (construction not started)			1																				
ROC/0263/09	Adj. 55 Hamilton gardens Hockley	Full permission (construction not started)			1																				
ROC/0557/09	Ld R/o 27 to 31 Broadlands Rd Hockley	Full permission (construction not started)			1																				
ROC/0805/08	Land rear of 25 Woodlands Road, Hockley.	Full permission (construction not started)			1																				
ROC/1030/07	1 Woodlands Rd Hockley	Full permission (construction not started)			6																				
ROC/0056/09	93 Greensward Lane, Hockley.	Full permission (construction not started)			1																				

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
ROC/0086/10	Site Of 93 Greensward Lane , Hockley	Full permission (construction not started)			3																				
ROC/0577/07	Land opposite Maryon House, Bullwood Hall Lane, Hockley	Full permission (construction not started)			1																				
ROC/0358/07	land adj 20 Kingsman Farm Road, Hullbridge	Full permission (construction not started)			1																				
ROC/0576/08	299 Ferry Road, Hullbridge.	Full permission (construction not started)			7																				
ROC/0607/08	Land adj 1 Maylons Lane, Hullbridge.	Full permission (construction not started)			1																				
ROC/0651/09	Ld Betwn 48 & 52 Waxwell Rd Hullbridge	Full permission (construction not started)			1																				
ROC/0758/08	Land rear of 263 & 263a Ferry Road, Hullbridge.	Full permission (construction not started)			1																				
ROC/0979/07	89 Crouch Ave Hullbridge	Full permission (construction not started)			1																				

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
ROC/0065/10	87 Rayleigh Avenue Leigh - on - Sea	Full permission (construction not started)			3																				
ROC/0103/08	Site of 4 & 6 Lancaster Road, Rayleigh.	Full permission (construction not started)			2																				
ROC/0625/08	Land adj 57 Trinity Road, Rayleigh.	Full permission (construction not started)			1																				
ROC/0723/09	Land R/o 11 - 15 Trinity Rd Rayleigh	Full permission (construction not started)			4																				
ROC/0734/09	1 Warwick Close, Rayleigh	Full permission (construction not started)			2																				
ROC/0287/08	Land at rear of 26 South Street, Rochford.	Full permission (construction not started)			9																				
ROC/0798/08	22 South Street, Rochford.	Full permission (construction not started)			6																				
ROC/0906/08	14 North Street, Rochford.	Full permission (construction not started)			8																				



Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
ROC/0019/10	Ld West of Springfield Court Boston Avenue Rayleigh	Full permission (construction not started)			6																				
ROC/0380/08	Site of 1 & 3 Pearsons Avenue, Rayleigh.	Full permission (construction not started)			2																				
ROC/0421/07	R/O 5 Victoria Ave Rayleigh	Full permission (construction not started)			1																				
ROC/0932/07	Land west of Boston Avenue/Cheapside West Rayleigh	Full permission (construction not started)			4																				
ROC/0715/08	114 Bull Lane, Rayleigh.	Full permission (construction not started)			1																				
ROC/0024/09	Ulfa Court (1 <sup>st</sup> floor) 33a Eastwood Rd, Rayleigh, SS6 7JD	Full permission (construction not started)				12																			
ROC/0486/08	89 High Street, Rayleigh SS6 7EJ	Full permission (construction not started)				12																			
ROC/1009/07	Homeregal House Bellingham Lane Rayleigh	Full permission (construction not started)			1																				

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
ROC/0476/09	26 - 28 West Street Rochford	Full permission (construction not started)			3																				
ROC/0999/06	29 Castle Road Rayleigh	Full permission (construction not started)			1																				
ROC/0156/08	Site of 8 And 10 Weir Gardens, Rayleigh	Full permission (construction not started)				12																			
ROC/0664/07	Timber Grove, London Road, Rayleigh	Full permission (construction not started)			8																				
BF1	2-4 Aldermans Hill, Hockley	SHLAA				8																			
BF2	68-72 West Street, Rochford	SHLAA				18																			
BF4	162-168 High Street, Rayleigh	SHLAA				23																			
BF6	247 London Road, Rayleigh	SHLAA				14																			

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
BF8	Allocated land, South Hawkwell	SHLAA																							
BF9	Bramlings, Canewdon	SHLAA			4																				
BF10	Chandos Service Station, Greensward Lane, Hockley	SHLAA				3																			
BF12	Rowan Way, Canewdon	SHLAA				3																			
BF13	Springfield Court, Rayleigh	SHLAA				10																			
BF14	Chestnuts Rayleigh	SHLAA				2																			
BF17	West Street, Rochford	SHLAA				2																			
BF18	1 The Approach, Rayleigh	SHLAA			8																				

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
BF19	26 Stambridge Road	SHLAA			6																				
BF21	Lower Lambricks, Rayleigh	SHLAA				12																			
10	Land adj. 37 Crouch Avenue, Hullbridge	SHLAA			1																				
88	Land adj. 8 Preston Gardens, Rayleigh	SHLAA			1																				
91	Rawreth Lane, Rayleigh, land rear of Asda car park	SHLAA				23																			
93	206 London Road (in addition to outline permission)	SHLAA				31																			
102	Land adjacent Hockley Train Station	SHLAA				8																			
EL1	Rawreth Industrial Estate	SHLAA																							

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
EL2	Stambridge Mills	SHLAA					50	50	63																
EL3	Star Lane, Great Wakering	SHLAA						75	50	50															
EL4	Hockley centre*	SHLAA											75	75											
TOTAL (Without Green Belt)			86	57	186	257	106	125	113	50	136	80	115	75	0	0	0	0	0	0	0	0	0		
Local housing requirement	North London Road	Green Belt Release												50	100	100	75	75	50	50	50				
RSS housing requirement												175	175	150	50										
Local housing requirement	West Rochford	Green Belt Release					50	75	75	75	75	75	75	50	50										
RSS housing requirement						150	200	100	100	50															
Local housing requirement	East Ashingdon	Green Belt Release								50	50														
RSS housing requirement						50	50																		
Local housing requirement	South East Ashingdon	Green Belt Release												75	100	100	100	75	50						
RSS housing requirement																500									

\*Figures quoted represent potential. Future development, including quantum of new housing, in Hockley centre to be determined through the Hockley Area Action Plan

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
Local housing requirement	West Hockley	Green Belt Release									50														
RSS housing requirement							50																		
Local housing requirement	South Hawkwell	Green Belt Release						50	75	50															
RSS housing requirement					75	100																			
Local housing requirement	South West Hullbridge	Green Belt Release																		100	100	100	100	100	
RSS housing requirement														100	400										
Local housing requirement	West Great Wakering	Green Belt Release																		50	50	75	75		
RSS housing requirement																250									
Local housing requirement	South Canewdon	Green Belt Release											20	20	20										
RSS housing requirement											60														
TOTAL (based on housing requirement of 190 dwellings per annum between 2011 and 2031)			86	57	186	257	106	175	238	250	361	155	190	170	195	270	200	175	150	250	200	225	175	100	
TOTAL (based on RSS housing requirement of 250 dwellings per annum between 2010 and 2026)			86	57	186	382	456	325	213	210	361	255	265	225	1150										

SHLAA 2009 amendments

<b>SHLAA Ref</b>	<b>Site</b>	<b>Status</b>	<b>Changes since last SHLAA/ AMR</b>	<b>Comments/ Reasons for changes</b>
BF1	2-4 Aldermans Hill, Hockley	SHLAA	No	N/A
BF2	68-72 West Street, Rochford	SHLAA	No	N/A
BF3	145 Ferry Road, Hullbridge	Full permission	Yes	Planning application permitted (ROC/0732/08, ROC/0836/08). It is currently under construction, the 6 dwellings are expected to complete in 2010-11.
BF4	162-168 High Street, Rayleigh	SHLAA	Yes	No planning application has been received and therefore there is no evidence to show this can be completed in 2010-11 as estimated in the SHLAA 2009. Dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.
BF5	168 Plumberow Avenue, Hockley	Full permission	Yes	Building work completed in 2009. (07/00688/FUL)
BF6	247 London Road, Rayleigh	SHLAA	Yes	Planning application (09/00148/FUL) was refused earlier this year. Development would be more likely to be completed in 2012-13 than 2011-12 as estimated in the SHLAA 2009.
BF7	289 Ferry Road, Hullbridge	Full permission	Yes	Planning application permitted (ROC/0565/08). It was projected in the SHLAA 2009 that the development would be completed in 2010-11. However, since building work has not started (but with full permission), it is more likely the 16 dwellings are to complete at a later date.
BF8	Allocated land, South Hawkwell	Local Plan	No	N/A
BF9	Bramlings, Canewdon	SHLAA	Yes	Potential dwelling capacity reduces to 4, after taken

SHLAA Ref	Site	Status	Changes since last SHLAA/ AMR	Comments/ Reasons for changes
				into account a net loss of 1. No change in projected completion schedule in terms of time.
BF10	Chandos Service Station, Greensward Lane, Hockley	SHLAA	Yes	Development of site not yet forthcoming. Dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.
BF11	43 Ashingdon Road, Rochford	Full permission	Yes	Site has now obtained full planning permission.
BF12	Rowan Way, Canewdon	SHLAA	No	N/A
BF13	Springfield Court, Rayleigh	SHLAA	No	N/A
BF14	The Chestnuts, 125 High Road, Rayleigh	SHLAA	Yes	Potential dwelling capacity reduces to 2, after taken into account a net loss of 4. No change in projected completion schedule in terms of time,
BF15	Timber Grove, London Road, Rayleigh	Full permission	Yes	Planning application permitted (ROC/ 0664/07). It was projected in the SHLAA 2009 that the development would be completed in 2010-11. However, since building work has not started (but with full permission), it is more likely the 8 dwellings are to be completed in 2011-12.
BF16	Site of 8 And 10 Weir Gardens, Rayleigh	Full permission	Yes	Planning application permitted (ROC/0156/08). It was projected in the SHLAA 2009 that the development would be completed in 2011-12. However, since this site is to accommodate more than 10 dwellings and building work has not started (but with full permission), it is more likely the 12 dwellings are to be completed in 2012-13.



<b>SHLAA Ref</b>	<b>Site</b>	<b>Status</b>	<b>Changes since last SHLAA/ AMR</b>	<b>Comments/ Reasons for changes</b>
BF17	West Street, Rochford	SHLAA	No	N/A
BF18	1 The Approach, Rayleigh	SHLAA	No	N/A
BF19	26 Stambridge Road	SHLAA	Yes	Potential dwelling capacity reduces to 6, after taken into account a net loss of 2. No change in projected completion schedule in terms of time.
BF20	Land Opposite Rayleigh Cemetery, Hockley Road, Rayleigh (Fairview and Homestead)	Full permission	Yes	Planning permission remains valid and site is now under construction.
BF21	Lower Lambricks, Rayleigh	SHLAA	No	N/A
EL1	Rawreth Industrial Estate	SHLAA	No	N/A
EL2	Stambridge Mills	SHLAA	Yes	<p>Potential dwelling capacity reduces to 163, this is in response to submission of a recent planning application (10/00553/FUL).</p> <p>In addition, the planning application has not come forward as earlier as initially indicated, it is very unlikely the building works can be completed by 2012 as estimated in SHLAA 2009, but would be more likely to start building from 2013 onwards.</p>
EL3	Star Lane, Great Wakering	SHLAA	No	N/A
EL4	Hockley centre	SHLAA	No	N/A
10	35-39 Crouch Avenue, Hullbridge, also known as Land adj. 37 Crouch Avenue, Hullbridge	SHLAA	Yes	No planning application has been received and therefore there is no evidence to show this can be completed in 2010-11 as estimated in the SHLAA 2009. Dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.

<b>SHLAA Ref</b>	<b>Site</b>	<b>Status</b>	<b>Changes since last SHLAA/ AMR</b>	<b>Comments/ Reasons for changes</b>
88	Land adj. 8 Preston Gardens, Rayleigh	SHLAA	Yes	No planning application has been received and therefore there is no evidence to show this can be completed in 2010-11 as estimated in the SHLAA 2009. Dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.
91	Rawreth Lane, Rayleigh Land rear of Asda car park	SHLAA	Yes	Potential dwelling capacity increases to 23, this is due to the change in delivery factors according to the most recent planning application submitted (10/00021/FUL).  Permission was granted in April, thus has not been included in the full permission status.
93	206 London Road (in addition to outline permission)	SHLAA	Yes	No planning application has been received and therefore there is no evidence to show this can be completed in 2010-11 as estimated in the SHLAA 2009. 31 dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.
102	Land adjacent Hockley Train Station	SHLAA	Yes	No new planning application has been received and therefore there is no evidence to show this can be completed in 2011-12 as estimated in the SHLAA 2009. Dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.