

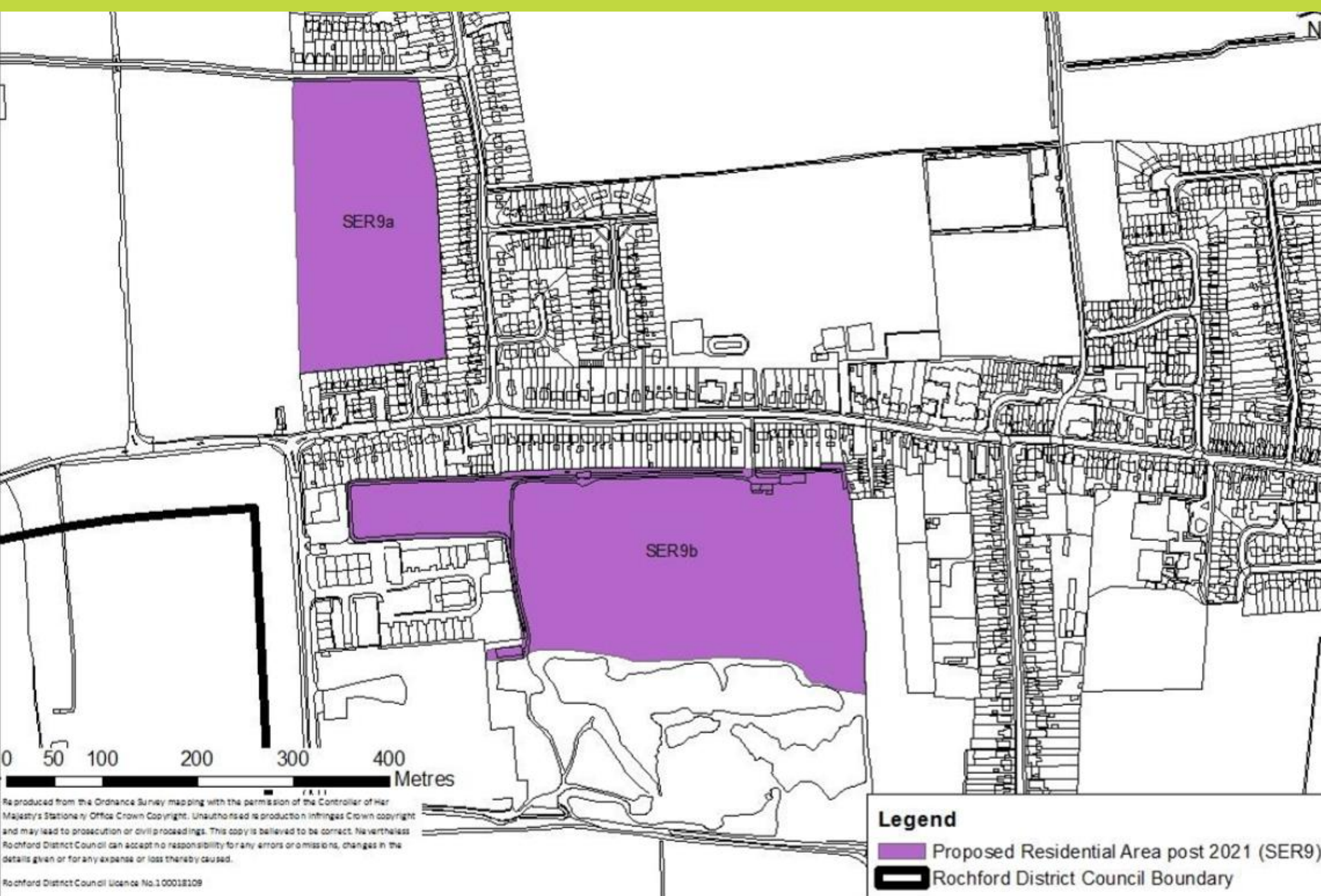
ROCHFORD DISTRICT LOCAL DEVELOPMENT PLAN

The application is currently allocated for new residential development under site ref: SER9a of Rochford District Council's adopted Allocations Plan (2014).

The Allocations Plan forms an important part of the Rochford District Local Development Framework (LDF) which are a collection of documents that set out how the District will develop in the future including how land will be allocated across the District for a range of uses.

This allocation also includes a site to the south of the High Street (site ref: SER9b) with the 2 sites combined having a capacity to accommodate a minimum of 250 new dwellings in total and associated development/infrastructure benefits including Section 106 contributions.

Although the Allocations Plan initially envisaged these 2 sites to both be delivered post-2021, this has been brought forward to maintain a five-year supply of deliverable housing land as allowed by the Plan and as confirmed by Rochford District Council's grant of recent planning permissions on the 2 sites as indicated below.



RECENT APPLICATION SITE PLANNING HISTORY

The application site (ref SER9a) benefits from outline planning permission ref: 16/00731/OUT granted in August 2017 for

'New residential development of up to 120 dwellings with associated public open space and car parking'.

Attached to this decision is an Agreement pursuant to Section 106 of the TCP Act 1990 securing the following:

- 35% of proposed 120 dwellings as affordable units (up to 42 homes);
- A highways contribution for the purposes of public transport infrastructure improvements adjacent to the site to provide bus stops on Southend Road and Little Wakering Road;
- A healthcare contribution to be used towards the provision of primary healthcare facilities to serve the area in which the site is located; and
- An education contribution towards local Early Years and Childcare, Primary and Secondary provision.

Therefore, this extant outline planning permission establishes the principle for the residential development of the site in the form proposed with this Public Consultation event and related Reserved Matters planning application seeking only to secure those 'Reserved Matters' of Appearance, Landscaping, Layout and Scale in line with the broader parameters established by associated outline planning permission ref: 16/00731/OUT.

It is important to add that neighbouring residential allocation site ref: SER9b has recently achieved such a Reserved Matters planning permission ensuring that, combined, both sites will be able to deliver a minimum of 250 dwellings in the short-term future to the benefit of the local community.



THIS DEVELOPMENT WILL PROVIDE.....

- 120 dwellings comprising a range of sizes and tenures, with a minimum of 35% affordable housing.
- A locally equipped area of play (LEAP) and a secure children's play area (LAP).
- Extensive areas of publicly accessible open space adjacent to the field to the west.
- A new pedestrian and cycle way linking Barrow Hall Road with Southend Road to the south and into the new development.
- Enhanced soft landscaping to the western and southern boundaries to limit impact on existing neighbouring residences.
- A lagoon, habitat creation and enhanced soft landscaping to increase biodiversity and manage stormwater within the site.

WITH THE FOLLOWING COMMUNITY BENEFITS.....

- New housing to help meet needs, including affordable housing.
- Play areas for young children (supervised) and teenagers.
- Landscaped publically accessible open space to provide opportunities for recreation.
- Local biodiversity enhancement.
- The increase in population will aid the viability and vitality of local services and facilities.