



# ROCHFORD PARK

GROWING A SUSTAINABLE FUTURE, TOGETHER



- 
- **DEVELOPING THE FIRST LARGE-SCALE CLIMATE POSITIVE COMMUNITY IN THE UK**
  - **KINDLING A VIBRANT REGIONAL CIRCULAR ECONOMY SUPPORTED BY FARMERS, BUSINESSES AND THE LOCAL COMMUNITY**
  - **GENERATING INNOVATIVE, FUTURE-PROOFED JOBS FOR LOCAL RESIDENTS**
  - **TRANSFORMING ROCHFORD DISTRICT INTO A BEACON FOR SUSTAINABLE LIVING**
  - **ELEVATED PLACEMAKING: DELIVERING ESSENTIAL INFRASTRUCTURE THROUGH CONNECTED STREETS AND GREEN SPACES CREATING AN ASPIRATIONAL, INCLUSIVE NEW COMMUNITY**

Welcome to Rochford Park, an inspiring new development proposed by climate-positive design and build specialist HEMSPAN®, in collaboration with the award-winning ADAM Architecture; renowned for its Classical and Traditional architecture and contextual urban design, including the exceptional Poundbury and Nansledan projects in Dorset and Cornwall. This development is poised to redefine Rochford as a hub for innovation, collaboration, and community. A home for families seeking prosperity and progress.

Rochford Park's climate positive homes will transform Rochford, an area seeking investment opportunities, into a thriving community. It will be rich with learning opportunities for young and old, with future-proofed jobs in cutting-edge 'green tech' businesses, with an infrastructure that promotes connectivity and champions green modes of transport.

It's a regeneration that emerges direct from Rochford's heart: its important history in agriculture and trade. Integral is the proposed state-of-the-art HEMSPAN® factory delivering the ground-breaking BIOHAUS® system with which these homes will be built. The core ingredient is hemp, one of our planet's

most efficient carbon sequestration crops, and one upon which Rochford's local farming economy was originally built.

By working with local farmers to grow hemp once again, Rochford Park will become the engine for a circular economy that will not only provide the raw materials for the eco-friendly homes, but deliver hundreds of local jobs, millions of pounds worth of investment and innovation, and even bring green tourism to the door.

This is a community-centric approach; a proposal for which we have already consulted and collaborated with local businesses, farmers, and families. It is a proposal built upon values that we consider essential for our planet's prosperous future, promoting learning, partnership, and communication. It's a development that will support strong, self-sustaining communities that have all the ingredients to thrive and grow.

Above all else, this proposal is a commitment to breathe new life into the area, offering the community an innovative, climate positive future - ***where innovation meets purpose, and Rochford Park becomes a beacon for sustainable living.***



# Key Features of Rochford Park

The country needs homes and people need space. Rochford Park presents a unique opportunity to benefit the local community and environment. To achieve this we will deliver an extension to Rochford and Ashingdon, utilising the latest construction technologies to provide homes and community facilities needed locally, alongside significant social, environmental and ecological enhancements.

The new sensitive development will create a lifestyle destination focusing on wellness, health, and leisure, and provide a flagship scheme that offers a blueprint for others to emulate to make a genuinely sustainable development. This area of Rochford allows more land to be brought into public ownership and use, fundamentally different from anything anywhere else, which is believed to be in the best interests of the residents and not the developers. Key elements of the new neighbourhood include:



### 1000+ New Jobs

The new factory will generate approximately 350 new jobs, plus a further 175 jobs in associated support industries. Additional tourism, education, wellness and business spaces will be provided for the residents of Rochford and Ashingdon creating a demand for approximately 1,000 new local jobs.



### C . 2,000 Unique Climate Positive Homes

C.2,000 climate positive homes, ensuring that the homes of the local community are economical to run and environmentally beneficial. Architectural styles will reflect and complement local characteristics but be ultra-modern in operation.



### New HEMSPAN® Factory

The construction of a new state-of-the-art factory adjacent to Rochford will manufacture and deliver the c2,000 new homes using modern methods of construction.



### Boosting the Regional Economy

The factory and associated support industries will generate approximately £1.5B\* GDP per year.



### Education

Provision of a new special educational needs & disability (SEND) school plus opportunities for outdoor learning, a nursery, as well as apprenticeships linked to the new factory.



### Boosting the Agricultural Economy

The use of hemp will create a demand for approximately 5,000ha\* of hemp p.a. which local farmers can support. The hemp grown will also sequester 85,000 tonnes of carbon per year.



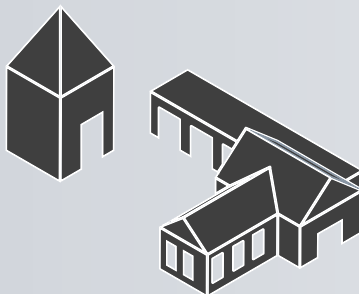
### Habitat Enhancement & Creation

Extensive areas of natural habitat would contribute to biodiversity net gain and wildlife conservation areas. A commitment to extensive tree planting, will result in new woodland areas helping to mitigate climate change, sequestering 1,000 tonnes of CO<sub>2</sub> annually (aggregated across the tree's lifetime)



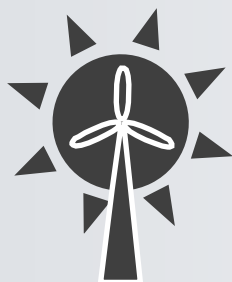
### A Vibrant Neighbourhood Hub

A new neighbourhood hub will reflect the agricultural character of the area and utilise historic buildings. Its uses will complement & enhance the vitality of Rochford town centre.



### Tourism Opportunities

Benefiting from its proximity to the RSPB reserves & the coast, the conversion of existing heritage assets at Doggetts Farm to tourism accommodation will ensure a viable use for these buildings and encouraging more people into the area.



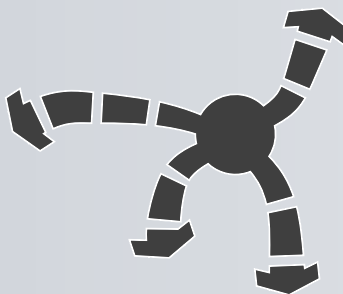
### Green Energy Opportunities

Green energy strategy, including solar roofs, electric charging, centralised battery storage, community heating, and 25MW of solar energy capture; to ensure the neighbourhood meets net zero targets.



### A Connected Neighbourhood

Green links from the new development to the centre of Rochford allowing commuting and recreational links to areas currently inaccessible to the public.



### Green Infrastructure

Provision of substantial areas of new green infrastructure, including ecological, environmental, food growing, leisure, sports and educational functions.



### New Cycle & Pedestrian Routes

Extensive pedestrian and cycle network providing links to the wider area, including Rochford town centre.



### Sustainable Transport Links

Increased connectivity with new sustainable transport links, including a new north-south link road as an alternative to Ashingdon Road. Green buses could be powered in conjunction with the new factory.

*\*Based on the production of 2,000 homes per year into the wider region*