

Local Development Framework  
Evidence Base

Strategic Housing Land  
Availability Assessment 2012 –  
SHLAA Review



LDF

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## **Executive Summary**

The National Planning Policy Framework (NPPF) published in March 2012 requires each local planning authority to carry out a Strategic Housing Land Availability Assessment (SHLAA) to assess their full housing needs and to establish realistic assumptions about the viability of land to meet the identified need for housing over the plan period. It also provides some key changes to housing policy, differing from the previous Planning Policy Statement 3: Housing (PPS3).

A comprehensive review on the SHLAA is therefore necessary to provide more up-to-date information on the sites previously included in the SHLAA and any new sites that have emerged since the previous assessment. The findings will be used to inform the preparation of Local Development Framework documents. This Strategic Housing Land Availability Assessment Review (SHLAA) provides an update to the initial SHLAA report published in November 2009.

This assessment considered 269 sites<sup>1</sup> in total of which 55 sites are deemed to be suitable, available and achievable and could be considered for inclusion as housing allocations within development plan documents. Estimates of capacity suggest that these sites could provide a total of approximately 3,875 dwellings between 2012–2027. However, it should be noted that some of these sites are currently in the Green Belt, though within general locations identified in the Rochford Core Strategy for allocation for residential development. A case would need to be made, taking account of housing need and five-year supply in particular, for any of these sites to come forward for development in advance of the adoption of the Allocations DPD. Accordingly, the development of current Green Belt land will need to be carefully managed through development management and plan-making to avoid unnecessary loss of Green Belt.

As well as considering the District's housing need and supply, the SHLAA also considers historic shortfall, and options for addressing this moving forward. The SHLAA notes that the requirement to make up the historic shortfall arises from the East of England Plan requirements from 2006 onwards, and identifies options for how this historic shortfall can be addressed.

The SHLAA will remain as part of the evidence base and background information of the Local Development Framework process and will be updated regularly.

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<sup>1</sup> 269 sites: consist of 225 sites put forward in the Call for Sites, 39 Brownfield sites, 1 removed Brownfield site and 4 potential Employment Land relocation

## **1 Background and Policy Context**

- 1.1 The Rochford SHLAA was first published in November 2009. Significant changes have taken place in national, regional and local planning policy since the first SHLAA was completed.

### **National Policy Context**

- 1.2 On 27 March 2012, the Department of Communities and Local Government (DCLG) published the National Planning Policy Framework (NPPF). This document came into effect immediately, superseding all Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs), as well as a number of other guidance notes and circulars.
- 1.3 With regards to the SHLAA, the NPPF maintained that local authorities should establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. It also states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements.

### **Regional Policy Context**

- 1.4 The Government expressed a clear intention to revoke all existing Regional Spatial Strategies (RSS) except the London Plan. The recently published Localism Act has paved the way for the Government to realise its intention. However, the NPPF indicated clearly that until they are formally abolished any RSS remains as part of the Development Plan Document, which is legally binding in any planning decision making.

### **Local Policy Context**

- 1.5 The Rochford Core Strategy was formally adopted on 13 December 2011.
- 1.6 Following recommendation from the Planning Inspectorate (PINS) as part of the examination process, the Council has made a commitment to undertake an early review of the Core Strategy. Details of the arrangements for reviewing the Core Strategy will be published soon, but it is anticipated the review will look to extend the plan period up to 2031.
- 1.7 The Core Strategy also sets out a number of key strategic elements for future developments within Rochford District including broad locations, density, and other delivery requirements; all of these issues are closely linked to housing potential for particular sites. The SHLAA Review will therefore take into account any policy requirements set out in the adopted Core Strategy.

## **Updates on other Key Housing Related Documents**

### **Thames Gateway South Essex – Strategic Housing Market Assessment (SHMA)**

- 1.8 The Thames Gateway South Essex authorities published the first Strategic Housing Market Assessment (SHMA) in 2008. The SHMA provided a comprehensive examination of the housing market in South Essex, identified past and current housing trends, considered the supply and demand for housing and assessed the need for all forms of housing including affordable and market housing.
- 1.9 In 2010, an update report of the SHMA was published to reflect changes to the South Essex housing market in the period from October 2008 to February 2010. Like the SHMA 2008, this update report established the levels of housing need within each authority and drew conclusions and made recommendations on the future approach on housing delivery across the South Essex area.
- 1.10 It is noted that paragraph 159 of the NPPF requires local planning authorities to have a clear understanding of housing needs in their area and to prepare a SHMA to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. In accordance with this requirement and taking account of the work previously carried out by the Thames Gateway South Essex authorities, arrangements are in hand to prepare a further update to the SHMA reflecting the guidance in the NPPF.
- 1.11 Paragraph 159 of the NPPF also sets out a requirement for local planning authorities to prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

## **2 Methodology**

### **Planning the Assessment**

#### **Partnership Working**

- 2.1 The SHLAA guidance suggests that it would be preferable for local authorities to carry out the SHLAA assessment at the sub-regional level taking into account a broader housing market area, which in many cases covers areas across a number of local authorities. However, the majority of local authorities in the Thames Gateway South Essex (TGSE) sub-region are at differing stages of local plan making and therefore undertaking a joint SHLAA with other local authorities was not considered to be a realistic option. Nevertheless, as mentioned in the last section, the Council has established the Strategic Housing Market Assessment (SHMA) in conjunction with other TGSE sub-region local authorities in 2008 and 2010 and work is now progressing on a further update. Information from the SHMA has been used to assist in the production of the SHLAA wherever possible, e.g. the market factors section on the SHLAA Pro Forma.



### **Consultation on Methodology**

- 2.2 In April 2009, Rochford District Council consulted on the SHLAA Methodology, which set out how the Council would carry out the SHLAA. A small number of representations and comments were received. All comments received have been taken into account in the SHLAA review (See Appendix A Part I for details of representations and officer's response).

### **Call for Sites**

- 2.3 The Council undertook a 'Call for Sites' exercise which asked landowners and developers to put forward housing sites for consideration. This exercise was undertaken between January 2007 to April 2009 and a total of 207 sites were submitted during that period.
- 2.4 Since the publication of the first SHLAA the Council has received a further 18 sites during the Allocations DPD Discussion and Consultation Document consultation period between 17 March and 30 April 2010. A total of 225 sites are therefore included in the SHLAA Review.

### **Consultation on the preparation of the current document**

- 2.5 On 16 January 2012, a letter with a site questionnaire attached was sent to all the agents and landowners who have put forward sites to the Council in order to obtain the most up-to-date site information. All the information obtained from the questionnaires has been fed into the SHLAA review process.
- 2.6 The draft of first SHLAA review was published for consultation between 31 July and 28 August 2012. The purpose of this consultation was to provide an opportunity for the stakeholders to raise any issues and make comments before the SHLAA Review was finalised. A total of 34 comments were received within the consultation period (See Appendix A Part II for details of representations and Officer's responses).
- 2.7 The consultation resulted in a number of amendments to the draft SHLAA Review, as set out in Appendix A Part II.

### **Sites Included**

- 2.8 In accordance with the SHLAA guidance potential sites included in the SHLAA review can be summarised into the following categories:
- Outstanding planning permissions;
  - Reassessment of expired planning permissions/ refused planning applications;
  - Sites subject to ongoing and active pre-application discussions;

- Strategic locations identified in the Core Strategy<sup>2</sup> and Area Action Plans;
- Sites submitted through the Call for Sites exercise and the additional sites received during Site Allocations DPD consultation;
- Redevelopment of employment land and other non-residential sites in appropriate locations. Sites are sourced from the Core Strategy, Urban Capacity Study and the National Land Use Database (NLUD); and
- Undeveloped residential allocations.

### **Sites Excluded**

2.9 Sites that were excluded are listed below:

- Ramsar sites;
- Sites of Special Scientific Interest (SSSIs);
- Special Protection Areas (SPAs);
- Special Areas of Conservation (SACs);
- Local Nature Reserves (LNRs);
- Local Wildlife Sites (LoWSs);
- Special Landscape Areas (SLAs);
- Areas of Outstanding Natural Beauty (AONBs);
- Scheduled Ancient Monuments (SM);
- Ancient Woodlands;
- Roadside Verges; and
- Residential Gardens<sup>3</sup>.

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<sup>2</sup> In *Stage 6: Estimating the housing potential of each site* of the SHLAA Practice Guidance, it states “The estimation of the housing potential of each identified site should be guided by existing or emerging plan policy, particularly the approach to housing densities at the local level”. Hence, detailed assessment will only be carried out on sites within strategic locations (Policy H2 and H3) identified in the Core Strategy.

<sup>3</sup> Paragraph 48 in the NPPF states “Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.”

- 2.10 Most of the sites excluded from the assessment are subject to significant constraints such as those of international/ national/local ecological importance. In response to comments received from the SHLAA Methodology consultation in 2009, sites within Flood Zone 2 and 3a have been included in the assessment. However, the NPPF requires local authorities to seek to direct development to areas least at risk of flooding and give preference to locating development in lower flood risk area i.e. Flood Zone 1. The majority of potential housing supply identified in the SHLAA and the SHLAA Review is situated within Flood Zone 1.
- 2.11 Green Belt sites, however, have not been excluded from the assessment despite the Council's clear support for the preservation of the Green Belt.
- 2.12 National guidance is clear that Green Belt and greenfield land should not be excluded from SHLAA assessments. It is important to emphasise that one of the Council's objectives is to prioritise the redevelopment of appropriate brownfield sites for housing, and minimise the release of Green Belt land for development.
- 2.13 It is not the purpose of the SHLAA to prejudge the strategy the Council will take with regards to Green Belt release through the Allocations Development Plan Document (DPD). And it should be noted that the inclusion of specific sites and the result of the SHLAA assessment should not be taken to imply those sites will be allocated for housing, or that planning applications will necessarily always be considered favourably.
- 2.14 Although the SHLAA does provide evidence for development plan documents in determining the most appropriate areas for housing development, it is not an allocations document itself and the final decision on housing allocations should only be determined through the relevant allocations-based development plan documents, such as the Allocations DPD, and the Town Centre Area Action Plans.

### **Desktop Review and Site Survey**

- 2.15 A desktop review and site survey was carried out to assess whether a site maybe suitable for residential development.
- 2.16 One approach adopted by some local planning authorities while screening sites is to set a threshold size, i.e. sites that are 0.2 hectare or below are not included for assessment. In the case of Rochford no threshold has been set given the nature of the District, and recognising that a significant part of housing delivery is coming from small scale housing developments. This provides a more detailed and robust survey of potential sites.

### **Assumptions in the Pro Forma**

- 2.17 To ensure that the all site assessments remain consistent, a Pro Forma was prepared for each site (Appendices D and E). A number of assumptions have been applied during the initial SHLAA assessment which can be referred to the SHLAA report published in 2009. All sites (including sites submitted after SHLAA 2009) have been re-assessed in the SHLAA review to reflect changes in national, regional and local planning policies, as well as any updated site information.

2.18 The following section outlines the main assumptions in site assessment process.

### **In the Sites Assessment Section**

2.19 Some of the sites submitted to the Council shared a very similar boundary or in some cases partially overlapped with another site. In such cases, the Council will assess the site that covers a wider area. This can avoid duplicating the housing potential for one area as well as providing a more comprehensive estimation of housing capacity of the site in question.

### **In the Site Details Section**

2.20 In the SHLAA 2009, no information was published regarding site ownership considering the need to protect sensitive information i.e. personal details. Owners and agents details will continue to be kept as confidential in the SHLAA Review. However, a new field is added to the Pro Forma to indicate the source of submission e.g. whether it was submitted by landowner(s), member of public, agent/developers or parish council.

### **In the Suitability Assessment Section**

2.21 In the “Proximity to Local Services” field, the walking distances to services and facilities are measured from the site to the nearest destination along main roads.

2.22 Each site has been given a rate to determine whether the services and facilities identified are accessible using the scoring system as follows:

- Good** – There is good access to local services and facilities. These are within 800m walking distance (approximately a 10 minute walk)<sup>4</sup>.
- Medium** – There is average access to local services and facilities. These are between 800m and 2.4km walking distance (approximately between 10 and 30 minute walk).
- Poor** – There is poor access to local services and facilities. These are greater than 2.4km walking distance (approximately greater than a 30 minute walk).

### **In the Achievability Assessment Section**

2.23 In the “Potential Capacity” field, different densities have been applied to sites in various locations. The capacity of individual sites was adjusted to take into account local circumstances including historic density levels, local character and infrastructure provision. Locations such as town centre sites on the edge of the main settlement and previously developed land may be appropriate for higher density development, provided that it is in conformity with the existing/ emerging Development Plan Documents.

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<sup>4</sup> This is based on the assumption used by the Department for Transport in ‘Accessibility Statistics Guidance’ available from <http://assets.dft.gov.uk/statistics/series/accessibility/accessibility-statistics-guidance.pdf>

- 2.24 For Green Belt sites, the density map<sup>5</sup> in the *Development Management DPD: Preferred Policy Options Document* has been used as a guide to determine the suggested density of new developments in the general locations. In general, it is between 30 to 35 dwellings per hectare (dph) across the district.
- 2.25 In the “Net developable area” field, a model of the density multipliers<sup>6</sup> has been applied i.e. smaller sites (up to 0.4 hectares) have a 100% gross to net ratio; medium sites (up to 0.4-2 hectares) have a 75-90% gross to net ratio; and for larger sites (over 2 hectares), 50-75% gross to net ratio. This is because the density at which a site can be developed will vary depending not just on the policy context but also on its size, configuration and the need for supporting facilities. For instance, a small site with a street frontage could be developed entirely for housing, whereas on a larger site provision may need to be made for roads, open space and possibly even facilities such as schools. Nevertheless, the density multipliers can be inaccurate if applied to a site which is vastly larger than 2 hectares, for example. As such, the estimated appropriate capacity for area records a more appropriate capacity for a specific area – this is why a developable area can be found in some of the larger sites in the Pro Forma for indicative purposes.
- 2.26 A traffic light system has been introduced to demonstrate the estimated capacity of sites. In the current Review, it was found that there are several sites in the “Call for Sites” that, although cannot accommodate all the dwellings required by the Core Strategy on the site, are within the general locations. Those sites may still be able to contribute towards the overall supply if it is to be developed in conjunction with another site within the general location.
- 2.27 Brownfield and Green Belt sites have been reassessed using the SHLAA Pro Forma. A red, amber and green classification (the traffic light system) has been added to the Pro Forma in order to measure the deliverability of each site. The question below was set to define which classification a site is represented.

“Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?”

- (1) No
- (2) With limited potential
- (3) Yes

If the answer was “No”, the site was classified as **Red**;

If the answer was “With limited potential”, the site was classified as **Amber**; and

If the answer was “Yes”, the site was classified as **Green**.

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<sup>5</sup> The densities presented on the map were determined through sampling the number of dwellings within two separate one hectare areas which were selected at random, and working out the average of these.

<sup>6</sup> The model illustrated in the *Housing Land Availability Assessments* (2005) has been applied

- 2.28 Only sites that are classified as Green have been screened in and counted towards the five-year housing land supply calculations. All of these Green sites were only included in the SHLAA Review on the basis that they are considered as developable (as per NPPF definition).

### **Viability Testing**

- 2.29 In the “Market factors” section, economic viability of existing use and alternative use of site are tested using the Three Dragons Model Toolkit. A template of the toolkit is demonstrated in Appendix C.
- 2.30 Land value input is based on *The Property Market Report* published by Valuation Office Agency (VOA) 2011. However, there is no information available for Essex, other locations within the region have been used as an indicator to identify the possible land value for Rochford.

### **Code for Sustainable Homes (CFSH)**

- 2.31 In the toolkit used for calculating viability, the cost of Code of Sustainable Home Level 3 has been applied. Sustainable Homes Level 4 will be required from 2013 in accordance with the Core Strategy. This means some of the sites identified in the SHLAA Review will need to deliver higher level CFSH. However, the precise impacts on viability will vary according to factors such as scheme revenue (i.e. type of housing built, location of the scheme) and scheme cost (i.e. the potential of greater saving on technology in the future), for the reasons above, the additional costs for Code Level 4 is omitted in the calculation. It is also relevant to note that the Council will not require developments between 2010 and 2013 to go beyond Level 3 if such requirements would render a particular development unviable.

## **3 Key Findings**

- 3.1 A total of 44 brownfield (non-Green Belt) sites and 225 Green Belt sites have been included in this SHLAA Review and assessed in accordance with the methodology. 55 sites have been considered deliverable and developable (0–5, 6–10 and 11–15 years) with an indicative capacity of 3,592<sup>7</sup> dwellings. An additional 283 dwellings with planning permission will be delivered in the next five years. It shows that the land supply of Rochford District for the next 15 years is approximately 3,875 dwellings.
- 3.2 However, it must be noted that the Council’s policy (as per Policy GB1 of the Rochford Core Strategy) is to allocate the minimum amount of Green Belt land needed to meet development needs. Accordingly, the development of this housing potential will need to be managed to ensure that Green Belt land is not unnecessarily developed.
- 3.3 The SHLAA Review has demonstrated that there is a realistic prospect for the District to achieve its housing target of 3,750 between 2012–2027 (250 per annum). Amongst these 1,090 units are either already being delivered or could be delivered on brownfield sites, while 2,660 units will require Green Belt release. The supporting

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<sup>7</sup> 3,569 = 784 brownfield + 2,785 Green Belt

information for these figures can be found in Appendix B. Appendix B shows that the total amount of housing which can be provided by Green Belt release exceeds the District housing target by 125. This gives the Council the flexibility, as required, and also provides an option to reduce its historic shortfall in housing delivery over the plan period, as discussed later in this document.

## **4 Current Housing Position**

### **Delay in adopting documents in the Local Development Framework**

- 4.1 Initially, the Rochford Core Strategy set out the delivery of adequate housing within the District over the plan period of 2010 – 2025; policies H2 and H3 in the Core Strategy demonstrated an adequate housing supply over the plan period.
- 4.2 However, the Core Strategy was not adopted in 2010 as foreseen. This was mainly due to changes in the government planning policy i.e. the purported revocation of Regional Spatial Strategies, followed later by confirmation that Regional Spatial Strategies were still in place, which resulted in a significant delay in the public examination. The length of time elapsed between the projected plan period and the actual adoption date, in conjunction with the economic downturn in the last few years that led to a drop in actual housing delivery, has impacted upon the Council's housing supply position.

### **Housing Trajectory and Five-Year Housing Supply**

- 4.3 The NPPF indicated that local authorities should identify specific developable sites over a 10 year period, and where possible, 15 years; and the SHLAA guidance requires local authorities to maintain a rolling five year supply of land. A 15 year period from 2012 onward obviously exceeds the plan period as stated in the adopted Core Strategy. For the purpose of calculating and projecting future housing delivery in the District, an up-to-date trajectory is included to demonstrate the housing supply for the next 15 years in accordance with the NPPF. The total housing requirement between 2012 and 2027 is as follows:

#### **Delivery target 2012 – 2027 (15 years x 250) = 3,750**

- 4.4 The housing supply requirement for Rochford District Council in the next five year (from 2012 to 2017) is 1,250 dwellings. The current supply of deliverable sites for housing will provide 1,295 dwellings. Over the longer term, the Council's housing requirement for the next 15 years (from 2012 to 2027) is 3,750, while the estimated capacity for housing delivery is 3,875 dwellings.
- 4.5 Figure 4.1 illustrates the housing trajectory. It shows that Rochford is currently able to demonstrate and maintain a rolling 5 year land supply.
- 4.6 Figure 4.2 shows the cumulative dwelling completions in the District from 2012 onwards.

Please see Appendix B for a detailed breakdown of the sites which comprise this trajectory.

Housing Trajectory 2006-2027

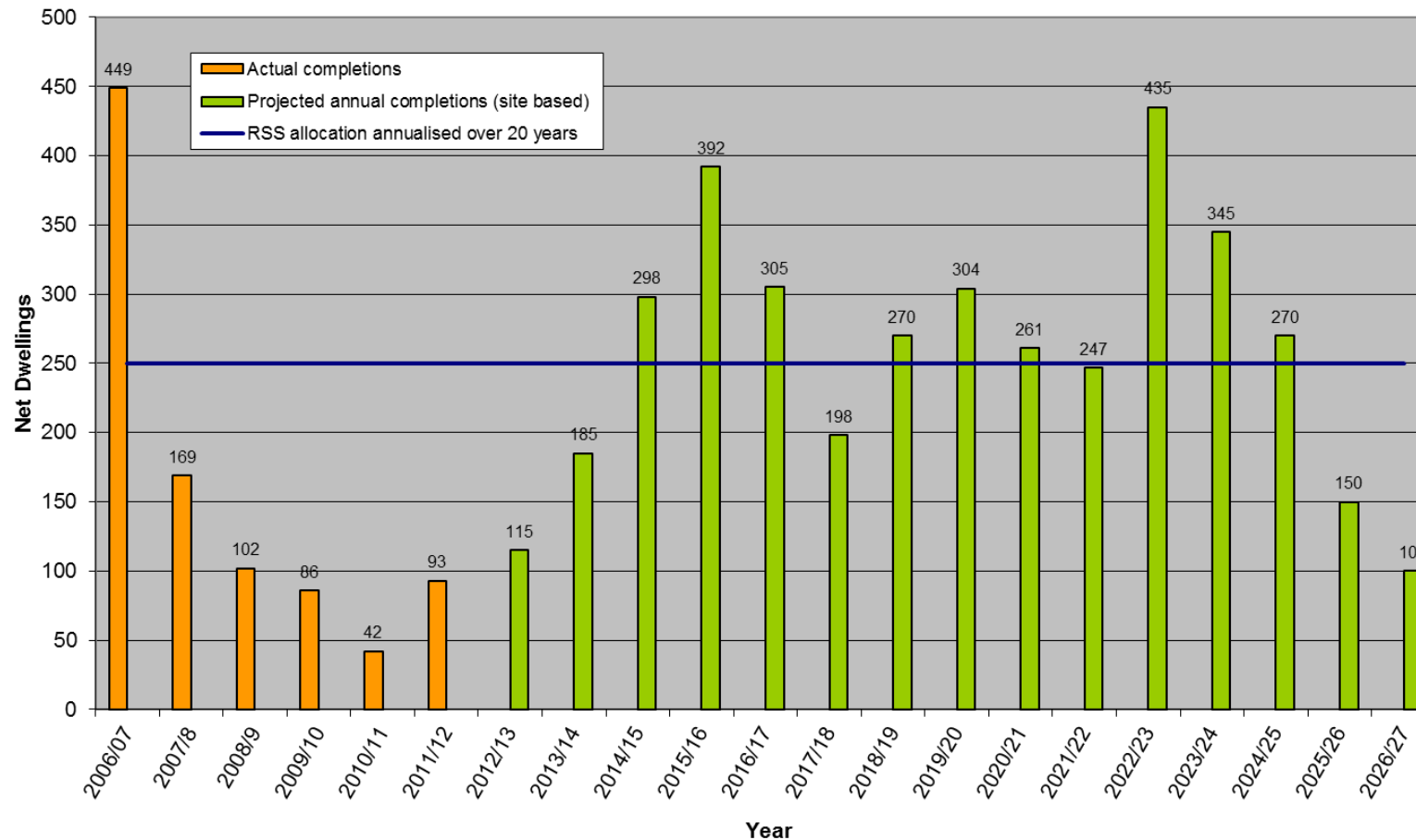


Figure 4.1 – Housing Trajectory based on Core Strategy Requirement of 250 Dwellings per annum between 2012 and 2027



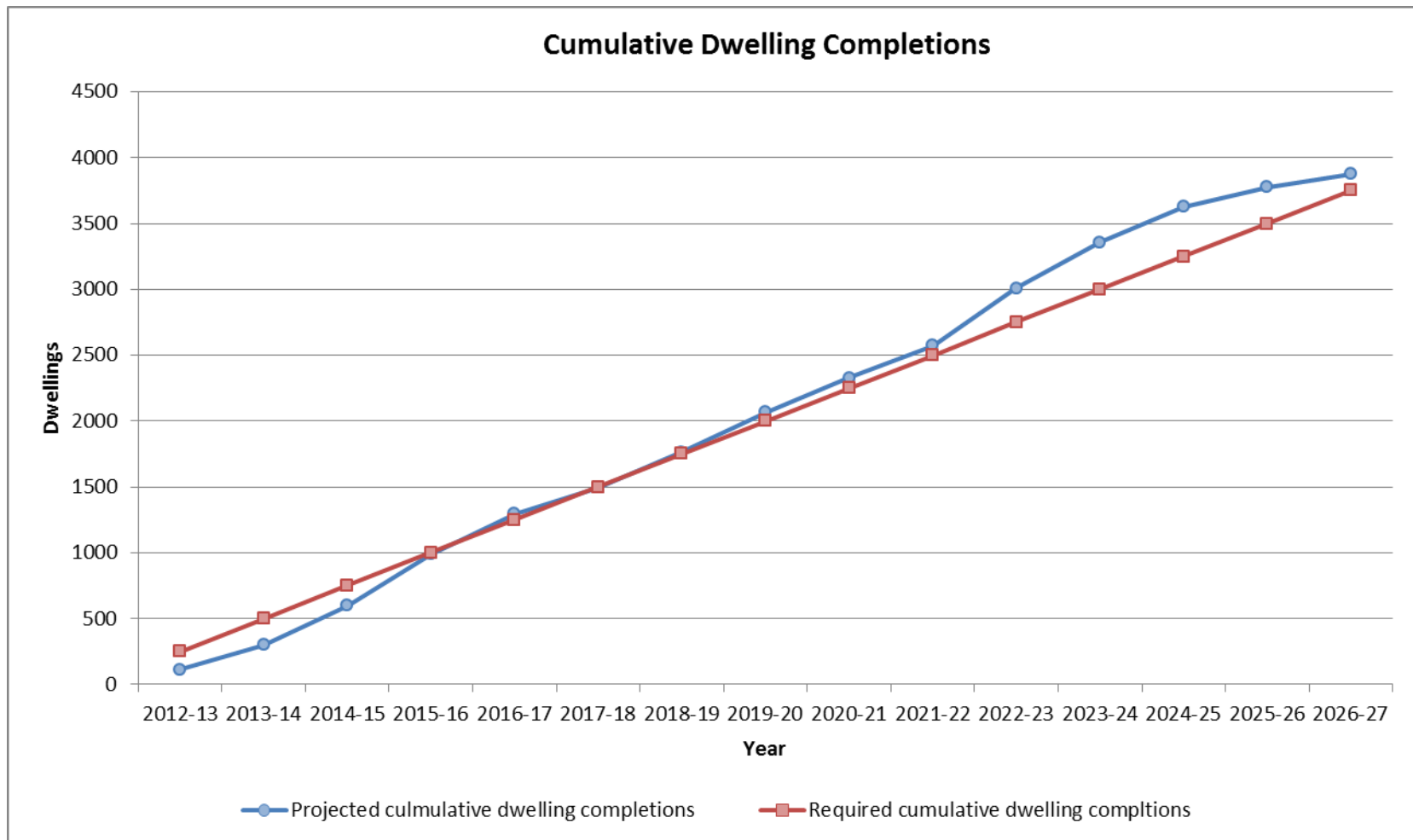


Figure 4.2 – the cumulative dwelling completions in the District from 2012

- 4.7 In addition to identify a supply of specific, developable sites for the next 10 years, and where possible, for years 11-15, the NPPF also states that local authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.
- 4.8 The results of the individual site pro formas indicate that Green Belt sites planned to be delivered in the period 2015-2021 and 2021-2025 (as per the Core Strategy) has the potential to be moved forward and developed earlier if required, enabling the Council to demonstrate at least a 5% buffer in respect of five-year housing supply.
- 4.9 Consultation with prospective developer and landowners has identified that at least 2,824 dwellings within general locations identified in Core Strategy proposed for 2015-2021 and 2021-2025 could be brought forward earlier if required. However, it may not be desirable to do so unless required, given the impact such development would have on the Green Belt, and illustrates again the need to carefully manage the development of land through the development management process.
- 4.10 Moreover, it is important to note that the cumulative impact of this significant number of dwellings being built at an earlier time is yet to be assessed in terms of environmental impacts including on the District's Natura sites.

### **Historic Shortfalls**

- 4.11 The East of England Plan is still extant and requires 250 dwellings per annum to be delivered in Rochford District from 2006 onwards. Accordingly, whilst the East of England Plan is still in place it is necessary to consider any historic shortfall in housing supply from 2006, and address such shortfall.
- 4.12 Monitoring data suggests that there is a cumulative shortfall of 402 dwellings from the identified housing requirement between 2006 – 2011, and an extra 157 dwellings in 2011/12. This total shortfall of 559 dwellings is mainly due to the recession which resulted in a significant drop in housing completions, and the delay in the adoption of the Core Strategy.

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

Period 2006–2027	Completions											Projections										
	2006/07	2007/8	2008/9	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	TOTAL
Actual completions	449	169	102	86	42	93																941
Projected annual completions							115	185	298	392	305	198	270	304	261	247	435	345	270	150	100	3,875
RSS requirement	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	250	5,250
Shortfall (2006-2011)	-199	81	148	164	208	157																559

**Figure 4.3 – Overview of the Rochford housing trajectory and historic shortfall**

### **Managing the Housing Land Supply**

4.13 The following options suggest potential ways in which the historic shortfall in Rochford District can be met in the future.

#### **Option A**

4.14 The SHLAA Review 2012 has assumed that the Council will only release Green Belt land within the general locations identified, and at the quantum specified, in policies H2 and H3 of the Rochford Core Strategy. This accords with Policy GB1 of the Core Strategy, which states inter alia that the Council will allocate the minimum amount of Green Belt land necessary to meet the District's housing needs.

4.15 However, the quantum specified in policies H2 and H3 are not absolutes, and it is stated that the detailed quantum and location of housing development is to be articulated through the Site Allocation DPD and Area Action Plans. As such, one option to address housing shortfall from 2006 is to allow a nominally higher quantum of development within the general locations identified in the Core Strategy, above that which has been assumed in the SHLAA Review.

4.16 It is therefore necessary to consider whether there is potential for the quantum of development necessary to meet housing shortfall backlog to be developed within the general locations identified in the Core Strategy.

4.17 The SHLAA aims to identify all sites with housing potential in the District.

4.18 In this regard, it should be noted that the developable sites within the Core Strategy general locations identified in Policies H2 and H3 have the potential to deliver a total of at least 2,785 dwellings. This, together with housing supply from other sources identified in this document, exceeds the number of dwellings required to meet the District's housing needs to 2027 and accounts for the historic shortfall. Indeed, if all sites were to be developed, it would result in the delivery a minimum of 3,844<sup>8</sup> dwellings.

4.19 It should be noted that the Council will maintain a flexible approach with regards to the timing of the release of land for residential development to ensure a constant five-year supply of land. It will be necessary to maintain a careful approach to the release of Green Belt (through development management and plan-making) to avoid unnecessary development of Green Belt land.

#### **Option B**

4.20 The adopted Rochford Core Strategy included a commitment to an early review of the Plan, in order to address the issue vis-à-vis 15-year time horizons in respect of housing provision.

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<sup>8</sup> The total average of deliverable Green Belt and brownfield sites, along with sites with planning permission.

- 4.21 The Council could address any housing shortfall backlog through this process, as well as reviewing the latest position in relation to housing supply.
- 4.22 This approach could be adopted in conjunction with Option A.
- 4.23 Notwithstanding the approach proposed in the two options, setting and attaining of the locally appropriate housing target will be dependent on the result of the up-to-date evidence from the Strategic Housing Market Assessment supported by other evidence including updated demographic forecasts.

## **5 Monitoring and Review**

- 5.1 The SHLAA is an important part of the evidence base for the Rochford District LDF and as such is a dynamic document that needs to be kept up to date and relevant. In line with the government's guidance, the SHLAA will be regularly updated as part of the LDF monitoring process.

**Appendix A (Part I) – Representations received from SHLAA Consultation (2009) with Officer’s Comment**

Agent Details	Comment(s)	Officer’s response
Rawreth Parish Council	The Parish Council would like the representations they made for the Core Strategy echoed and taken into account when you are assessing the Strategic Housing Land Availability Assessment.	Comment noted.
Bidwells	We would also like to comment on the Council's proposed methodology for production of the SHLAA. Stage 2 suggests that sites with constraints such as flood risk (zones 2, 3a and 3b) will be excluded from the Assessment. We would suggest that this is not a prudent manner in which to proceed. Sites which include such constraints can utilise land at risk from flooding for flood compatible uses such as recreational open space. The full benefits of developing such sites should be considered carefully - excluding any such site from the assessment would not provide a full and proper assessment of the best way to accommodate housing needs in the District.	Sites within flood zone 2, 3a and 3b have now also been included in the study.
Highways Agency	Thank you for consulting the Highways Agency about the preparation of the SHLAA. The Highways Agency has no comments to make on the proposed methodology for the production of the SHLAA, nor do we wish to suggest sites for consideration.	Noted.
South Woodham Ferrers Town Council	With regards to the above consultation the Town Council have no comments to make but would like to be kept informed of any further developments.	Noted.

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Agent Details	Comment(s)	Officer's response
The Coal Authority	Having reviewed your document, I confirm that we have no sites for consideration on this document at this stage.	Noted.
CPRE	<p>Thank you for consulting CPREssex on the SHLAA method.</p> <p>We are glad that the work already carried out in the UCS can be used as a basis for the Assessment.</p> <p>We have no specific comments to make, except that we hope the Assessment will lead to a higher proportion of the additional dwellings being accommodated within the built-up area, rather than in the Green Belt.</p>	Comment noted. It is the Council's objective to prioritise the redevelopment of appropriate brownfield sites for housing, to minimise the release of Green Belt land for development.
Planning & Equivalence, Anglian Water	<p>We agree in principal to your methodology for selecting appropriate sites however we would recommend that under the Suitability Assessment; Physical problems or limitations relating to Drainage be split into further subsections.</p> <ul style="list-style-type: none"> <li>● Foul Drainage Networks</li> <li>● Wastewater Treatment Works</li> <li>● Surface Water Drainage</li> </ul>	Comment noted. It is considered that wastewater treatment works and surface water drainage are tolerable in general, and the capacity of foul drainage networks is the area which may hinder the progress of development, thus should be focus.

**Rochford District Council – Local Development Framework Evidence Base  
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Agent Details	Comment(s)	Officer's response
	<p>The reason for this is that there is a clear distinction between foul drainage networks and Wastewater Treatment Works (STW's) which are entirely two separate pieces of infrastructure and needs to be shown separately. Surface water needs to be a separate category as there are many different methodologies for disposing of surface water many of which do not fall within the jurisdiction of the Water Company.</p>	
The Theatres Trust	<p>Due to the specific nature of the Trust's remit we are concerned with the protection and promotion of theatres and as this consultation is not directly relevant to the Trust's work we have no comment to make but look forward to being consulted on further LDF documents especially the Core Strategy Submission stage, Development Control Policies, Planning Obligations and any town centre Area Action Plans.</p>	Noted.



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

Agent Details	Comment(s)	Officer's response
Natural England	<p><i>Stage 2 – Determining which sources of sites will be included in the assessment</i></p> <p>Natural England is pleased to see that the range of categories in the Sites Excluded table (at foot of page 5) includes all the formal and informal wildlife site designations, landscape designations and the flood zones most at risk. We would also ask that consideration be given to some method of indicating immediate proximity to the key categories of sites with a statutory designation for biodiversity interest (Ramsar/SPA/SAC/SSSI) on the proposed SHLAA Assessment form. Consideration is given within the planning system to the potential adverse impacts of development on sites near a SSSI for example, and any applicant will need to mitigate or compensate for such adverse impacts. Although we accept that such sites need not be excluded from any SHLAA for this reason, the constraints placed on potential development by proximity to designated wildlife sites may significantly reduce the viability of development and the SHLAA should reflect any such likely constraints.</p> <p>Information about proximity to statutorily designated wildlife sites should be determined at Stage 3: Desktop review of existing information, through reference to websites such as <b><a href="http://www.natureonthemap.org.uk">www.natureonthemap.org.uk</a></b>.</p>	<p>For sites that are in close proximity to the Ramsar/ SPA/SAC/SSSI and Local Wildlife Sites, commentary have been added to the SHLAA Review to describe any possible constraints which may affect the suitability and achievability of the sites included in the assessment.</p> <p>Other comments noted.</p>

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Agent Details	Comment(s)	Officer's response
	<p>We also note and welcome that 'Ancient woodlands' has been included as a separate category, but are unclear about how the SHLAA intends to define this category – perhaps it would be useful to include a definition as a footnote or in an appendix.</p> <p><i>Stage 3 – Desktop review of existing information</i></p> <p>Natural England recommends that the Thames Gateway South Essex Greengrid or similar green infrastructure strategies be added to the list of other sources of information to be consulted at this stage. This will allow assessment of sites at a strategic District level in relation to key wildlife corridors and green infrastructure networks. Again such information may not necessarily rule out a particular site from consideration under the SHLAA process, but will better inform the process of assessing their suitability at a District level.</p> <p><i>Stage 7a – Assessing suitability for housing</i></p> <p>Natural England is pleased to see the consideration of 'potential impacts – including effect upon landscape features and conservation' included in the suitability assessment. We would reiterate the points raised above about widening the scope of the initial data collection stages to ensure that by the time Stage 7a is reached, the SHLAA is able to more accurately assess potential biodiversity and landscape constraints on potential housing sites.</p>	

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Agent Details	Comment(s)	Officer's response
	<p><i>Stage 7c – Assessing achievability for housing</i></p> <p>Natural England welcomes the decision to allow stakeholders have an opportunity to review the SHLAA document and submit comments at this stage. We feel that this consultation and review will be crucial to ensure that the final SHLAA is both 'sound and robust', and will be happy to contribute to the process.</p>	
Barratt Eastern Counties	<p><i>Stage 2 – Determining the Sources of Sites</i></p> <p>We broadly support the criterion which seeks to determine how sites will be chosen. However, there are a number of refinements we would suggest the District Council considers.</p> <p>The methodology should make it clear that the list is not in preference order.</p> <p>It will also be important that the methodology and its implementation does not pre-judge certain types of sites as this could affect the evidence based integrity of the research. For this reason we would suggest that the statement "(if any)" is removed from the bullet points relating to urban extensions and new free standing settlements as this could suggest that these sites are not likely to be a valid part of the SHLAA process and that some form of review and sifting of sites has already occurred.</p>	<p>All the comments are noted. Some of the key issues are covered below:</p> <p>With regard to the types of sites included in the SHLAA, some amendments have been made in the assessment to provide a clearer explanation as suggested in the representation.</p> <p>For comments re employment land, the Core Strategy identifies the existing employment land in its policy, as such the SHLAA will ensure that sites included in the assessment are in conformity with what it is stated in the Plan.</p>

**Rochford District Council – Local Development Framework Evidence Base  
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Agent Details	Comment(s)	Officer's response
	<p>The 'Sites Included' table, second column, includes a criterion relating to 'land in non residential use...' Whilst in principle this is a suitable criterion, it is important to note that this could include public open space, employment areas, and shops and leisure uses within Town Centres whether they be redundant or occupied. Whilst some sites will appropriately be included as part of the identification of sites, there may be some sites that are clearly not appropriate for inclusion as a site for assessment. Examples may include existing commercial/ employment estates (main employment areas) that are fully occupied and are fundamental to a mixed and vibrant community. Leisure centres, public open spaces and indeed Town Centres containing a variety of shops and other related uses and which are occupied should also be avoided in the assessment. It is recommended that the 'Sites Excluded' table be reviewed in order to ensure that sites with important and viable existing uses in key locations such as Town Centres are excluded.</p>	

**Rochford District Council – Local Development Framework Evidence Base  
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Agent Details	Comment(s)	Officer's response
	<p><i>Stage 3 – Desktop Review</i></p> <p>In reviewing the data sources to be used in the desktop review, we would suggest that sites under construction and dwelling starts/completion records should be closely monitored so that the SHLAA can be as up to date as possible. It is highly likely that during the course of the SHLAA sites will be built and occupied and therefore should not continue to be included in the availability assessment. Whilst it is appreciated that a cut off must be introduced at some point, we would suggest that this occurs during the public consultation with stakeholders.</p> <p>It will also be important for the District Council, when applying its housing land availability evidence, to reconcile the advice in PPS3 regarding the inclusion of windfalls within the 5 year land supply trajectory. This issue is not necessarily something that has to be addressed in the methodology rather in the production and use of the SHLAA to inform the emerging site allocations document.</p> <p><i>Stage 4 – Determining which sites and areas will be surveyed</i></p> <p>Although it will be possible to rely on earlier site visits in connection with the UCS, those sites which may have been identified for many years but which have not come forward for new housing, should be visited again to ensure that the circumstances have not changed.</p>	<p>Stage 3 – Although the Council appreciates that all the permitted sites should be closely monitored so that the information in the SHLAA can be as up-to-date as possible, however, it is equally important that all the gains and losses occurred are thoroughly recorded. Hence, the Council will use the most recent annual monitoring data published as the basis for the SHLAA.</p> <p>Stage 4 – all the sites have been re-assessed in the SHLAA Review.</p>

**Rochford District Council – Local Development Framework Evidence Base  
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Agent Details	Comment(s)	Officer's response
	<p>It is noted that under 'the nature of land supply' the methodology proposes that the geographic characteristics of the District may affect the size and number of sites identified. Whilst this may be the case, it will be important to consider the implications of identifying sites which may have complex landownership such as those within Town Centres. Whilst some of these sites should be included in the survey, often such sites require costly and lengthy land assembly which may not readily be achieved by a local authority unless compulsory purchase powers are used. In such circumstances it would be wise not to rule out other options such as single large sites on the edges of settlements which may provide an alternative option for housing delivery. Such an option may make housing delivery more certain, potentially quicker and less costly to the local authority.</p> <p><i>Stage 6 – Estimating the housing potential of each site</i></p> <p>When considering the housing potential of sites, it will be important to include information from housing needs and housing market assessments. Not to do so would result in only a theoretical potential being identified for sites rather than a potential which best meets the needs and demands of the local area. The housing need and market assessments will help identify the type and location of accommodation that should come forward within the District and help identify what the potential of each site is as a result. It would not be appropriate, for example, to identify small flatted developments at a high potential/capacity per site in areas where this is not going to fulfil need/demand.</p>	<p>Stage 6 – In SHLAA 2009 and the SHLAA Review, information regarding market conditions are based on reports in the SHMAs and Valuation Office Agency (VOA), all the info sought from these reports have been applied in the viability assessment.</p>

**Rochford District Council – Local Development Framework Evidence Base  
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Agent Details	Comment(s)	Officer's response
	<p>When reviewing land price statistics in the area, it will be important that the District Council takes a pragmatic approach. Most annualised price data is based on the previous year and so may not take into account recent economic events.</p> <p><i>Stage 7a – Assessing suitability for housing</i></p> <p>Site suitability on its own will not provide a sufficiently robust basis on which to confirm whether a site is developable and deliverable and it will be important that the methodology acknowledges this. Many recent appeal cases, where a Development Plan is not in place, have tended to focus on the 5 year housing land supply and the ability to deliver sites to meet PPS3 requirements, albeit site location in the context of sustainability is important.</p> <p>We note the assumption that if a site appears in the UCS or has planning permission that it will be classed as a suitable site. In policy terms this may be the case but such an approach highlights the importance of the other criteria which will act as contributory factors in the assessment process. In our experience, identifying suitable sites based on their location needs to be carefully considered alongside land assembly issues. Which under certain circumstances, such as compulsory purchase scenarios, can delay sites by many years and be so costly that the suitability of the site may be put at issue.</p>	<p>Stage 7a – All the sites included in the SHLAA assessment is within strategic location identified in the adopted Core Strategy. Deliverability of each site has been reassessed.</p>

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Agent Details	Comment(s)	Officer's response
	<p><i>Stage 7b – Assessing availability of housing</i></p> <p>This is an important criterion and we support the use of information gleaned as part of the 'call for sites' exercise last year. If, as part of this SHLAA exercise, insufficient information has been received then additional investigative work may be needed. We support ongoing discussion with developers and stakeholders to assist in site investigation.</p> <p><i>Stage 7c – Assessing Achievability of housing</i></p> <p>This criterion is important since it is the key factor which determines whether a site is likely to come forward or not. In making a judgement on whether a site is achievable for housing, it will be necessary to thoroughly investigate the site. In particular we have noted that previous assessments, such as the sites identified in the UCS and those that have been allocated for housing in a previous Local Plan have not come forward. It is quite possible that previous assessments have made judgements that sites would come forward but they haven't. In such circumstances it would be prudent to identify the reasons why they haven't come forward and exclude such sites from the assessment. In some cases it may be because existing use values make housing undesirable.</p>	<p>Stage 7c – ownership issues will be looked at in preparation of the Allocations.</p>



**Rochford District Council – Local Development Framework Evidence Base  
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Agent Details	Comment(s)	Officer's response
	<p>The methodology notes that fragmented land ownership could be an issue. It will be important to review this thoroughly, particularly where 'in town' redevelopment opportunities exist. In some cases it may be necessary to consider what impact procedural requirements such as compulsory purchase orders (CPO) and Environmental Impact Assessment (EIA) has when assessing the deliverability and phasing of sites. It is quite possible that some 'in town' sites have such fragmented ownership that CPO is necessary. In some cases the requirements for tribunals, EIA's and applications may result in deliverability issues. The SHLAA should consider potential procedural delays in its assessment.</p> <p><i>Stage 7d – Overcoming constraints</i></p> <p>This criterion will overlap and inform those relating to availability and achievability. Constraints may influence the potential for housing on a site and could inform the timing of sites. Constraints are not necessarily a reason to dismiss sites unless the implications for the environment are significant. When undertaking the SHLAA it will be important to focus on the evidence available and to examine any issues with relevant stakeholders.</p>	<p>Stage 7d – Issues regarding constraints have been included in the questionnaire for comments. These comments have been looked at and suggestions would be made to mitigate the issue should there be anything that may affect deliverability.</p>
Countryside Properties plc	We have no comments regarding the proposed methodology used in relation to the SHLAA	Noted.

**Rochford District Council – Local Development Framework Evidence Base  
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Agent Details	Comment(s)	Officer's response
Edward Gittins & Associates	We have no comments to make of the SHLAA methodology	Noted.
Paglesham Parish Council	Paglesham Parish Council has no sites or suggestions for any sites. The Council has no comment to make on the proposed methodology.	Noted.
Essex County Council	<p>It is not clear whether this exercise is contributing to preparation of the Core Strategy or the Site Allocations Document. An exercise to inform the Core Strategy is welcomed as an addition to the evidence base that should increase the robustness of the Strategy. However, the role of the Assessment to inform the Site Allocations Document is uncertain given that the Core Strategy will have already identified the broad locations within which additional development should occur. Ideally, the Assessment should inform the Core Strategy and inform the Site Allocations document in the same consistent manner.</p> <p>The proposed methodology for the SHLAA is generally supported. The references to the Essex Design Guide and the Urban Place Supplement are welcomed in relation to the determination of densities on sites (Stage 6 'Estimating the housing potential for each site) and that sites will be expected to contribute to the creation of sustainable mixed-use communities (Stage 7a 'Assessing suitability for housing').</p>	<p>The SHLAA informs both the Core Strategy and Allocations documents.</p> <p>The references with regard to highways, health impact assessment and promotion of lifetime homes will be looked at in the Development Management process. Notwithstanding this, the costs of lifetime homes building have been included in the viability calculation.</p> <p>Although Scheduled Monument (SM) was missed out from the "Sites excluded" table, it has always been included in filter stage, it can be found in the suitability assessment section in the SHLAA 2009 proforma. SM is of national importance and has now moved to the filter stage in the SHLAA Review.</p>

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Agent Details	Comment(s)	Officer's response
	<p>Additional matters that should be considered in respect of the Assessment and housing provisions are:</p> <ol style="list-style-type: none"> <li>1. Availability/provision of passenger transport should be given a higher profile and weighting in the Assessment to ensure early consideration of accommodating services that can contribute to creation of sustainable, mixed communities.</li> <li>2. New build housing should have a health impact assessment because any new build will potentially add to the demand on the resources of Adult Social Care locally, especially if there is a significant contribution from sheltered housing. The Promotion of Lifetime Homes, as proposed in Policy H6 of the Core Strategy Preferred Options (October 2008), would provide positive assistance in respect of this matter.</li> <li>3. Generally there is little reference to, or recognition of, the historic environment in the proposed methodology for the Assessment which should be amended by: <ul style="list-style-type: none"> <li>• In Stage 2 including Scheduled Monuments in the list of Sites Excluded.</li> </ul> </li> </ol>	

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Agent Details	Comment(s)	Officer's response
	<ul style="list-style-type: none"> <li>• In Stage 5 and Stage 7a consulting the Rochford Historic Environment Characterisation Project to take into account the Character of Place and sensitivity of the historic assets to fully assess the potential impacts of housing development on the historic environment of the District. On a more specific level any potential housing areas should be assessed against the known historic environment assets which are recorded on the Historic Environment Record.</li> <li>• In the SHLAA Assessment Form:               <ul style="list-style-type: none"> <li>– in 'Filter' adding Scheduled Monument.</li> <li>– In 'Potential Impacts' including a section on the Historic Environment and in particular the historic sensitivity of potential sites determined by assessment and scoring produced as part of the Rochford Historic Characterisation Project.</li> </ul> </li> </ul> <p>In 'Environmental Conditions' incorporating a section considering its proximity to a known site of archaeological sensitivity.</p>	

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Agent Details	Comment(s)	Officer's response
<p>Kember Loudon Williams Ltd.</p>	<p><i>Stage 2 – Determining the Sources of Sites</i></p> <p>We broadly support the criterion which seeks to determine how sites will be chosen. However, there are a number of refinements we would suggest the District Council considers.</p> <p>The methodology should make it clear that the list is not in preference order.</p> <p>It will also be important that the methodology and its implementation does not pre-judge certain types of sites as this could affect the evidence based integrity of the research. For this reason we would suggest that the statement “(if any)” is removed from the bullet points relating to urban extensions and new free standing settlements as this could suggest that these sites are not likely to be a valid part of the SHLAA process and that some form of review and sifting of sits has already occurred.</p>	<p>Comment noted.</p> <p>Stage 3 - Although the Council appreciates that all the permitted sites should be closely monitored so that the information in the SHLAA can be as up-to-date as possible, however, it is equally important that all the gains and losses occurred are thoroughly recorded. Hence, the Council will use the most recent annual monitoring data published as the basis for the SHLAA.</p> <p>Stage 4 – all the sites have been re-assessed in the SHLAA Review.</p> <p>Stage 6 – In SHLAA 2009 and the SHLAA Review, information regarding market conditions are based on reports in the SHMAs and Valuation Office Agency (VOA), all the info sought from these reports have been applied in the viability assessment.</p>

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Agent Details	Comment(s)	Officer's response
	<p>The 'Sites Included' table, second column, includes a criterion relating to 'land in non residential use...'. Whilst in principle this is a suitable criterion, it is important to note that this could include public open space, employment areas, and shops and leisure uses within Town Centres whether they be redundant or occupied. Whilst some sites will appropriately be included as part of the identification of sites, there may be some sites that are clearly not appropriate for inclusion as a site for assessment. Examples may include existing commercial/ employment estates (main employment areas) that are fully occupied and are fundamental to a mixed and vibrant community. Leisure centres, public open spaces and indeed Town Centres containing a variety of shops and other related uses and which are occupied should also be avoided in the assessment. It is recommended that the 'Sites Excluded' table be reviewed in order to ensure that sites with important and viable existing uses in key locations such as Town Centres are excluded.</p>	<p>Stage 7a – All the sites included in the SHLAA assessment is within strategic location identified in the adopted Core Strategy. Deliverability of each site has been reassessed.</p> <p>Stage 7c – ownership issues will be looked at in preparation of the Allocations.</p>

**Rochford District Council – Local Development Framework Evidence Base  
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Agent Details	Comment(s)	Officer's response
	<p><i>Stage 3 – Desktop Review</i></p> <p>In reviewing the data sources to be used in the desktop review, we would suggest that sites under construction and dwelling starts/completion records should be closely monitored so that the SHLAA can be as up to date as possible. It is highly likely that during the course of the SHLAA sites will be built and occupied and therefore should not continue to be included in the availability assessment. Whilst it is appreciated that a cut off must be introduced at some point, we would suggest that this occurs during the public consultation with stakeholders.</p> <p>It will also be important for the District Council, when applying its housing land availability evidence, to reconcile the advice in PPS3 regarding the inclusion of windfalls within the 5 year land supply trajectory. This issue is not necessarily something that has to be addressed in the methodology rather in the production and use of the SHLAA to inform the emerging site allocations document.</p> <p><i>Stage 4 – Determining which sites and areas will be surveyed</i></p> <p>Although it will be possible to rely on earlier site visits in connection with the UCS, those sites which may have been identified for many years but which have not come forward for new housing, should be visited again to ensure that the circumstances have not changed.</p>	<p>Stage 7d – Issues regarding constraints have been included in the questionnaire for comments. These comments have been looked at and suggestions would be made to mitigate the issue should there be anything that may affect deliverability.</p>

**Rochford District Council – Local Development Framework Evidence Base  
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Agent Details	Comment(s)	Officer's response
	<p>It is noted that under 'the nature of land supply' the methodology proposes that the geographic characteristics of the District may affect the size and number of sites identified. Whilst this may be the case, it will be important to consider the implications of identifying sites which may have complex landownership such as those within Town Centres. Whilst some of these sites should be included in the survey, often such sites require costly and lengthy land assembly which may not readily be achieved by a local authority unless compulsory purchase powers are used. In such circumstances it would be wise not to rule out other options such as single large sites on the edges of settlements which may provide an alternative option for housing delivery. Such an option may make housing delivery more certain, potentially quicker and less costly to the local authority.</p> <p><i>Stage 6 – Estimating the housing potential of each site</i></p> <p>When considering the housing potential of sites, it will be important to include information from housing needs and housing market assessments. Not to do so would result in only a theoretical potential being identified for sites rather than a potential which best meets the needs and demands of the local area. The housing need and market assessments will help identify the type and location of accommodation that should come forward within the District and help identify what the potential of each site is as a result. It would not be appropriate, for example, to identify small flatted developments at a high potential/capacity per site in areas where this is not going to fulfil need/demand.</p>	



**Rochford District Council – Local Development Framework Evidence Base  
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Agent Details	Comment(s)	Officer's response
	<p>When reviewing land price statistics in the area, it will be important that the District Council takes a pragmatic approach. Most annualised price data is based on the previous year and so may not take into account recent economic events.</p> <p><i>Stage 7a – Assessing suitability for housing</i></p> <p>Site suitability on its own will not provide a sufficiently robust basis on which to confirm whether a site is developable and deliverable and it will be important that the methodology acknowledges this. Many recent appeal cases, where a Development Plan is not in place, have tended to focus on the 5 year housing land supply and the ability to deliver sites to meet PPS3 requirements, albeit site location in the context of sustainability is important.</p> <p>We note the assumption that if a site appears in the UCS or has planning permission that it will be classed as a suitable site. In policy terms this may be the case but such an approach highlights the importance of the other criteria which will act as contributory factors in the assessment process. In our experience, identifying suitable sites based on their location needs to be carefully considered alongside land assembly issues. Which under certain circumstances, such as compulsory purchase scenarios, can delay sites by many years and be so costly that the suitability of the site may be put at issue.</p>	

**Rochford District Council – Local Development Framework Evidence Base  
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Agent Details	Comment(s)	Officer's response
	<p><i>Stage 7b – Assessing availability of housing</i></p> <p>This is an important criterion and we support the use of information gleaned as part of the 'call for sites' exercise last year. If, as part of this SHLAA exercise, insufficient information has been received then additional investigative work may be needed. We support ongoing discussion with developers and stakeholders to assist in site investigation.</p> <p><i>Stage 7c – Assessing Achievability of housing</i></p> <p>This criterion is important since it is the key factor which determines whether a site is likely to come forward or not. In making a judgement on whether a site is achievable for housing, it will be necessary to thoroughly investigate the site. In particular we have noted that previous assessments, such as the sites identified in the UCS and those that have been allocated for housing in a previous Local Plan have not come forward. It is quite possible that previous assessments have made judgements that sites would come forward but they haven't. In such circumstances it would be prudent to identify the reasons why they haven't come forward and exclude such sites from the assessment. In some cases it may be because existing use values make housing undesirable.</p>	

**Rochford District Council – Local Development Framework Evidence Base  
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Agent Details	Comment(s)	Officer's response
	<p>The methodology notes that fragmented land ownership could be an issue. It will be important to review this thoroughly, particularly where 'in town' redevelopment opportunities exist. In some cases it may be necessary to consider what impact procedural requirements such as compulsory purchase orders (CPO) and Environmental Impact Assessment (EIA) has when assessing the deliverability and phasing of sites. It is quite possible that some 'in town' sites have such fragmented ownership that CPO is necessary. In some cases the requirements for tribunals, EIA's and applications may result in deliverability issues. The SHLAA should consider potential procedural delays in its assessment.</p> <p><i>Stage 7d – Overcoming constraints</i></p> <p>This criterion will overlap and inform those relating to availability and achievability. Constraints may influence the potential for housing on a site and could inform the timing of sites. Constraints are not necessarily a reason to dismiss sites unless the implications for the environment are significant. When undertaking the SHLAA it will be important to focus on the evidence available and to examine any issues with relevant stakeholders.</p>	

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Agent Details	Comment(s)	Officer's response
<p>Iceni Projects Ltd. on behalf of Colonnade Land LLP</p>	<p>Colonnade recognise that Rochford's proposal broadly follows the methodological approach recommended in the Strategic Housing Land Availability Assessment: Practice Guidance (adopted July 2007) produced by the Department of Communities and Local Government. However, our client wishes to raise a number of points in relation to detailed interpretation and application of the Practice Guidance within Rochford's Strategic Housing Land Availability Assessment, as follows:</p> <p><i>Introduction</i></p> <p>The introduction to the SHLAA document identifies the need to consider a 15 year period for the SHLAA and reaffirms the East of England Plan target to provide 4,600 dwellings between 2021 – 2025. The Practice Guidance says in paragraph seven, that the SHLAA should identify sufficient specific sites for ideally the whole 15 year plan period. The Rochford Site Allocations DPD has not yet been adopted and, Colonnade considers that this is very unlikely to be adopted within 2010 as currently estimated. Therefore the period of assessment – (currently up to 2025) is deemed to be insufficient to meet the 15 year plan period requirement. Accordingly, the Council should extend the time period from the proposed adoption date of the Site Allocations DPD to a more realistic date and plan for the associated increase in housing. Colonnade consider that 2012 would represent a realistic adoption date which would require provision of an additional 1,500 dwellings between 2021 and 2027.</p>	<p>All the comments are noted. Some of the key issues are covered below:</p> <ul style="list-style-type: none"> <li>(a) With regards to the issue raised in the introduction, it is not the purpose of the SHLAA to identify a new plan period for the Core Strategy, the plan period covered should be looked at in the Core Strategy Review.</li> <li>(b) Sites within flood zone 2, 3a and 3b have now also been included in the study.</li> <li>(c) All the sites included in the SHLAA assessment is within strategic location identified in the adopted Core Strategy. Deliverability of each site has been reassessed.</li> <li>(d) Detailed analysis of sites has been included in each proforma.</li> </ul>

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Agent Details	Comment(s)	Officer's response
	<p><i>Stage 2 –Determining Which Sources of Sites will be included in the Assessment</i></p> <p>Stage 2 of the methodology provides a list of sites which will be excluded from inclusion in the SHLAA. It is a requirement of the Practice Guidance (identified in Figure 2) for authorities to provide an explanation of specific exclusions. However, the exclusion of “Undeveloped land in flood zone 2, 3a and 3b” is not qualified with an explanation. The Council should, therefore, consider the development opportunity which is provided by these sites and supported by PPS3 AND pps25, for example – where insufficient sites exist elsewhere within zone one to deliver the required housing target. Accordingly, whilst it is preferential to provide development outside of flood zone areas, flood risk is only one consideration regarding the suitability of a site and should therefore be considered as part of a wider sustainability strategy and where necessary, be informed by an appropriate sequential test.</p>	<p>(e) It states in Stage 7a of the SHLAA guidance that policy restrictions such as existing planning policy and corporate should be considered when assessing a site. The Rochford Core Strategy is an adopted DPD, therefore, the strategic locations identified in the Plan should be incorporated and based on in the assessment.</p> <p>(f) It is now emphasized in the final document that the SHLAA is not a one-off study and will be updated annually as part of the Annual Monitoring Report.</p>

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Agent Details	Comment(s)	Officer's response
	<p><i>Stage 7a – Assessing Suitability for Housing</i></p> <p>Stage 7a states that sites already identified in the UCS (2007) will be assumed to be suitable and it is not proposed to undertake any further analysis of these sites. However, in light of the current market conditions, Colonnade consider that any UCS sites identified as potentially suitable for development should be reviewed to ensure that there is an up to date assessment of all sites included within the SHLAA.</p> <p><i>Stage 7c – Assessing Achievability for Housing</i></p> <p>Paragraph 3 states that ‘...the Council will make a judgement of the suitability, availability and achievability of a site.’</p> <p>The Council should expand this comment to identify how this 'judgement' will be made to ensure that it is sound, robust and transparent.</p> <p>Colonnade support the Council's proposal to ensure that stakeholders have an opportunity to review and comment on the draft SHLAA document and respectfully request that we are informed when there are opportunities for consultation workshops or forums regarding this document.</p>	

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Agent Details	Comment(s)	Officer's response
	<p><i>Stage 9 and 10</i></p> <p>Regarding the Council's proposal to adopt stage 9 and 10, Icenl would like to highlight that in a location such as Rochford, if a SHLAA is conducted correctly, sufficient land should be identified to meet the 15 year housing target. Whilst it is accepted by the Practice Guidance that local authorities can look at broad housing locations and/or windfall allowance, this should be a last resort and the approach should only be adopted where the location requires it. Placing too much weight on broad locations and windfall sites will result in inaccurate housing projections which will not provide a robust evidence base for the planning of future housing delivery. In the event that the Council do become reliant on stages 9 and 10, they should look to provide clearer detail than 'broad locations' for housing delivery.</p> <p><i>Rolling Housing Supply</i></p> <p>The SHLAA is identified as a rolling document which should be regularly updated. However, information as to how and when these updates will occur has not been identified in the methodology document and should be included.</p>	

## Appendix A (Part II) – Representations received from SHLAA Consultation (Draft 2012) with Officer’s Comment

Respondent	Comment(s)	Officer’s Response
<p><b>Managing Trustee The Hanover Land Trust (received 25 July)</b></p>	<p><b>Re: Rochford District Council – Local Development Framework Evidence Base Draft Strategic Housing Land Availability Assessment 2012 – SHLAA Review</b></p> <p>We have examined the above document and find the Evidence Base of the following site somewhat incomplete, via some important details of which appear to have been overlooked.</p> <p><b>Title: Land to the South East of the Junction of Hullbridge Road and Lower Road, Hullbridge (17)</b></p> <p>In seeking the views of landowners and stakeholders to update the SHLAA The Hanover Land Trust respectfully submits that the following information should be included for assessment purposes.</p> <p><b>Page 241.</b> Suitability Assessment, Planning Permission/History:</p> <p>Should read: EEC/ROC/471/59, 10<sup>th</sup> July 1959. T/ROC/491/64, 10<sup>th</sup> May 1965, Outline Permission granted 27<sup>th</sup> July 1965 (not implemented). ROC/781/73, 8<sup>th</sup> November 1973. ROC/455/80, 8<sup>th</sup> July 1980. 03/007/35OUT, 21<sup>st</sup> August 2003 Incorporating existing White Land.</p> <p><b>Page 245.</b> Site Map and Site Photo:</p> <p>The Map does not show the area of Whiteland to the rear of the property Nos. 30, 32 and 43 or the pedestrian access to Lower Road between property Nos.34 and 40 Lower Road.</p> <p>We trust this updated information will be taken into account and be included in the Council’s Review and the final version of the SHLAA for the use of appropriate Committee Members.</p>	<p>Relevant planning permission/ history for the purposes of the SHLAA include that which dates back to 1995, when the policies in the Rochford District Local Plan First Review were adopted.</p> <p>Land to the rear of No. 32 and 34 Lower Road has now been separated from Site 17 and is assessed individually under BF39.</p>



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Respondent	Comment(s)	Officer's Response
<p><b>Managing Trustee The Hanover Land Trust (received 20 August)</b></p>	<p>In deciding the best Preferred Option for south-west Hullbridge, the Hanover Land Trust and Swan Housing Association consider it would be in the Rochford District Council's and the public's best interest for the Council and their Planning Policy Executive to adopt Preferred Option SWH4, whereby the new development would be placed centred on and either side of the main road from Hullbridge for the following reasons:</p> <p>Adopting Preferred Option SWH4 would alleviate most of the extra traffic pressure on the sub-standard roads to the north west of Ferry Road and deflect unnecessary daily traffic flow through the town centre except when local services would be required.</p> <p>If Preferred Option SWH4 were to be adopted, the bus route on the main road (Hullbridge Road and Lower Road) would provide a superior opportunity of accessibility to public transport provision than the alternative Options.</p> <p>Preferred Option SWH4 would also facilitate the best provision for a redesign of the present dangerous and out-dated triple road junction of Watery Lane, Hullbridge Road and Lower Road. The land adjoining to the south-east forming an integral component of SWH4 (Site 17) situated on the south side of Lower Road and to the east of Hullbridge Road, also has the capacity to accommodate a convenient extension to the existing cycleway system as previously proposed in 2009.</p> <p>If the Council adopted Preferred Option SWH4 over the alternatives SWH1, SWH2 and SWH there would also be less drainage infrastructure required as the southern part of SWH4 (Site 17) contains the current main surface water drainage route from the higher ground to the east. Although some adjustment and improvement would be necessary, the primary installation together with a surface water relief route exists alongside and within the (Site 17) boundaries. The main route is heavily screened with an ancient tree and hedgerow to the south, also within the site.</p>	<p>It is important to note that the SHLAA does not allocate land for development. The selection of the specific site for development will be examined in the Allocations DPD.</p>

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Respondent	Comment(s)	Officer's Response				
	<p>The more favourable geographic situation of Preferred Option SWH4 as a whole is better placed to stimulate intercourse and sustainability in Hullbridge and other retail centres like Rawreth Land Asda, the towns of Rayleigh, Hockley, Southend and Chelmsford through a combination of public transport and some good, recently upgraded road connections, with or without extensive improvement to the Watery Lane relief route. Adopting Preferred Option SWH4 could, broadly speaking minimise the required improvements to Watery lane, deferring more extensive improvements to a later date when the financial input from the locality has been consolidated.</p> <p>The Hanover Land Trust and Swan Housing Association also considers there are a number of other reasons to vindicate the Council's adoption of Preferred Option SWH4 over the alternatives of 1, 2 and 3. These have already been adequately expressed and acknowledged in previous submissions since April 2008 which we understand are in the Council's records and form an important element of background information, to the Local Development Framework Evidence Base in support of the Strategy Housing Land Availability Assessment 2012 – SHLAA Review.</p> <p>We trust that the Council and Planning Policy Executive will give full consideration to the salient points expressed above, to make Hullbridge a progressive and sustainable community within the Rochford District for the foreseeable future.</p>					
<p><b>Stambridge Parish Council</b></p>	<p>Further to your attached review consultation letter, please note that Stambridge Parish Council's Policy is to support in principal a housing development at the Stambridge Mills Site.</p> <table border="1" data-bbox="387 1075 900 1187"> <tr> <td data-bbox="387 1075 611 1131"><b>Site Reference:</b></td> <td data-bbox="611 1075 900 1131">EL2, 199</td> </tr> <tr> <td data-bbox="387 1131 611 1187"><b>Site Name:</b></td> <td data-bbox="611 1131 900 1187">Stambridge Mills</td> </tr> </table>	<b>Site Reference:</b>	EL2, 199	<b>Site Name:</b>	Stambridge Mills	<p>Comment noted.</p>
<b>Site Reference:</b>	EL2, 199					
<b>Site Name:</b>	Stambridge Mills					

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Respondent	Comment(s)	Officer's Response
<p><b>Environment Agency</b></p>	<p><b>2012 SHLAA Review</b></p> <p>Thank you for consulting us on your 2012 SHLAA review.</p> <p>We note you have made the decision to include undeveloped sites which fall within Flood Zones 2 and 3. As you have acknowledged, any sites identified for housing within Flood Zones 2 and 3a will be subject to the application of the Sequential and Exception Tests if they are included within your emerging Site Allocation Development Plan Document.</p> <p>It does not appear that you have considered areas of Flood Zone 3b as part of the site analysis. Your Strategic Flood Risk Assessment will provide you with information on where these areas are. You should note that the NPPF considers housing development to be inappropriate development in this Flood Zone. We would therefore object in principle to any housing in these areas if they are included in your emerging Site Allocation Development Plan Document.</p> <p>We note you have included an assessment of the foul drainage system for each site. We assume this is based on information within your outline Water Cycle Study. It might be advisable to consult Anglian Water to ensure the information you have referred to still represents the best available data.</p> <p>We trust this advice is useful. Please do contact me if you wish to discuss our comment further.</p>	<p>Comment noted. The only area which is in close proximity to flood zone 3b is site 13. The description of the site in the SHLAA will be amended to reflect this. 0.09 ha of Site 13 lies within flood zone 3b (following the watercourse of Hawkwell Brook). Development of the site would have to address this issue. Development can be accommodated on the site whilst ensuring that no dwellings are placed within flood zone 2 and 3 areas.</p>
<p><b>Landowner of Site 84</b></p>	<p>With reference to your review on planning in the Rochford district... I find it difficult to understand that planning permission for parcels of land between houses is difficult to obtain. Yet the council are willing to give permission to green belt sites to the large corporation. These small parcels of land are of no use to farmers... not big enough for horses yet still we are told they cannot be built on ... is this a case of councils do not wish to go to high court due to cost against the large corporation were as the small builder cannot afford this ..</p>	<p>All the potential sites which are in accordance with the criteria of the SHLAA have been included in the review report.</p>

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Respondent	Comment(s)	Officer's Response
<p><b>Landowner of Site 126</b></p>	<p>You have asked me again to voice my opinion on why land in London Road, Rawreth, Rayleigh, which I own should become available for development.</p> <p>As you will know it's in a prime position, running parallel with A127 and 5 minutes reach from Rayleigh station. There has been new shops and housing developments built along the London Road which would enhance the future housing estates etc. It's next to Swallow Aquatics, and garden nursery and Antique centre. The bus route is regular into Rayleigh High Street where all the shops are. The land is again in prime position for families and the new generations to city London. I hope my comments have put at good case forward to such a promising gesture for the area.</p>	<p>This particular site has been screened out in Stage 7a: Assessing suitability for housing, as the location of this site (South of London Road) is not within the general location identified for housing development in the Core Strategy.</p> <p>Please refer to the SHLAA Practice Guidance published in 2007 for further details.</p>
<p><b>Landowner of Site 107</b></p>	<p>I can do no more than send you a repeat copy of my letter sent to you on 24<sup>th</sup> January 2012.</p> <p>I do hope the Council take the view that they will be far better placed in achieving your land availability by releasing a range of small plots here and there around Rochford, which are otherwise of no real use and certainly are not farm land, rather than take the easy option of releasing a large area of farm land for development and leaving the small redundant plots continuing to be redundant for years.</p> <p>That is the view I am trying to impress upon you and I hope will be considered.</p> <p>Whilst I appreciate that this may personally benefit me as an owner of a small plot if also in my opinion makes strategic sense for the reasons set out above.</p>	<p>This particular site has been screened out in Stage 7a: Assessing suitability for housing, as the location of this site (North Ashingdon) is not within the general location identified for housing development in the Core Strategy.</p> <p>Please refer to the SHLAA Practice Guidance published in 2007 for further details.</p>
<p><b>Landowner of Site 14</b></p>	<p>We own a plot of land at Beckney Avenue in Hockley. I note it is not part of the strategic housing land assessment, but believe it would be good if that area could be included. Most of the plots are vacant and overgrown and the land could be put to much better use if it was developed for housing need. It is greenbelt land, but is useless to anyone as it is and cannot be enjoyed.</p>	<p>This particular site has been screened out in Stage 7a: Assessing suitability for housing, as the location of this site (North Hockley) is not within the general location identified for housing development in the Core Strategy.</p> <p>Please refer to the SHLAA Practice Guidance published in 2007 for further details.</p>

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Respondent	Comment(s)	Officer's Response
<p><b>Natural England</b></p>	<p>Local Plan consultation: Rochford District Council 2012 Strategic Housing Land Availability Assessment (SHLAA) Review Consultation</p> <p>Thank you for your consultation dated 31 July 2012, which we received by e-mail and your amendment of the 2<sup>nd</sup> August.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>We have no specific comments to make on individual sites contained in the SHLAA, nor is it appropriate for us to suggest sites for future development. We would, however, request full consideration of the natural environment in the process of selecting and assessing sites for allocation through the Local Plan.</p> <p>Aspects of the natural environment to consider include biodiversity; geodiversity; landscape character and quality; green infrastructure; access to the countryside and other open space and the protection and enhancement of soils.</p> <p>Natural England considers that there are a number of environmental designations and issues which may affect the size, scale, form and delivery of housing sites and should be taken into account. Although the list below is not exhaustive, key environmental considerations include:</p> <ul style="list-style-type: none"> <li>• International and national nature conservation sites, including Special Protection Areas (SPA), Special Areas of Conservation (SAC), Ramsar sites, SSSIs, National Nature Reserves.</li> <li>• Designated landscapes (National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts).</li> <li>• Locally and regionally designated sites for geodiversity and biodiversity.</li> <li>• UK BAP habitats and significant proportions of BAP or protected species.</li> <li>• Ancient woodland.</li> <li>• Landscape character.</li> </ul>	<p>Comment noted.</p>

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Respondent	Comment(s)	Officer's Response
	<p>Further detailed comments on key themes to assist the Local Authority in site selection are provided below. This information may also be of assistance in the development of policies and options to be delivered through the Local Plan:</p> <p><b>Landscape</b></p> <p>The Local Authority should take landscape character into account when allocating sites for development. Particular consideration should be given to impacts on designated landscapes (National Parks, Areas of Outstanding Natural Beauty (AONB), Heritage Coasts) and NPPF policies should be adhered to. Impacts on National Trails should also be considered.</p> <p>A landscape character approach should be used to underpin and guide decisions on all development and set out criteria based policies for different landscape character areas in order to maintain and enhance local character and distinctiveness. New development should build-in landscape features and reflect the landscape context of the development. Landscape assessments should be undertaken for all proposed site allocations.</p> <p><b>Biodiversity</b></p> <p>Biodiversity is a core component of sustainable development, underpinning economic development, and has an important role to play in developing locally distinctive and sustainable communities.</p> <p>The Local Authority may find the Nature on the Map website useful to source information on conservation sites and important habitats.</p> <p>We advise that any development proposals should avoid designated sites, avoid damage to existing biodiversity features, and create opportunities for enhancing biodiversity through the delivery of Local Biodiversity Action Plan (LBAP) targets.</p> <p>LBAPs identify the action required at a local level to deliver UK and regional targets for habitats, species, public awareness and involvement. They also identify targets for other habitats and species of importance in the more local context of their geographical area. Further information about Biodiversity in the UK is available on the JNCC website, including details relating to UK BAP priority species and habitats.</p>	

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Respondent	Comment(s)	Officer's Response
	<p>Natural England does not hold protected species records and therefore cannot advise as to the likelihood of their presence on SHLAA sites. Information on non-statutory sites and species records may be obtained from your local Wildlife Trust and/or local Environmental Records Centre and such information should be considered when assessing sites for housing development.</p> <p><b>Geodiversity</b></p> <p>Planning policies should take a strategic approach to the conservation, enhancement and restoration of geodiversity, and promote opportunities for the incorporation of geodiversity interest as part of development.</p> <p>Local authorities should ensure that appropriate weight is attached to the geodiversity interest of designated sites as well as geodiversity interests within the wider environment, and maximise opportunities to include geodiversity in and around developments as part of the design process. Further information on geodiversity is available on Natural England's website.</p> <p><b>Soils</b></p> <p>Early consideration should be given to the quality of soil resource affected by potential housing sites and therefore the SHLAA process provides a useful opportunity to consider soils and to ensure their protection during the plan making process.</p> <p>Local authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local authorities should seek to use areas of poorer quality land in preference to that of a higher quality (NPPF, paragraph 112).</p> <p>Land quality varies from place to place. The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. It helps underpin the principles of sustainable development. Further information is provided on Natural England's website.</p>	

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Respondent	Comment(s)	Officer's Response
	<p><b>Green Infrastructure</b></p> <p>Green Infrastructure (GI) should be an integral part of the creation of sustainable communities and the SHLAA process can provide a useful starting point to consider GI provision and the allocation of new housing sites and policy development through the Local Plan.</p> <p>One important function of GI is the provision of new opportunities for access to open space. Natural England's 'standards for accessible natural greenspace' (ANGSt) should be used to ensure new and existing housing has appropriate access to nature. More information can be found on Natural England's publication, '<i>Nature Nearby, Accessible Greenspace Guidance</i>' (March 2010), available on our website, publication reference NE265.</p> <p>The CABE Space Guidance '<i>Start with the Park</i>' (2005) outlines the importance of planning around green spaces, with consideration being given to the context of local landscape character and contribution to the wider GI network. The provision of new GI should be considered at an early stage to ensure it is deliverable at plan stage.</p>	
<p><b>Highways Agency</b></p>	<p><b>Rochford Strategic Housing Land Allocation Consultation</b></p> <p>Thank you for notifying the Highways Agency of the public consultation on the SHLAA, and the invitation to offer comments by the 28 August 2012.</p> <p>The Highways Agency is responsible for managing and operating the trunk road network, which in the vicinity of Rochford District is the A13 trunk road and M25. Accordingly comments made in this response to the consultation are limited to those matters which may have an impact upon the trunk road and motorway networks.</p> <p>The Highways Agency welcomes the approach taken with the Core Strategy in encouraging sustainable development and reducing the need to travel.</p> <p>The main access to Rochford District is indirectly from the A13. There are existing accessibility issues at some locations along the A13, between the M25 and Tilbury, which are likely to be exacerbated over time by additional growth in the area.</p>	<p>Comment noted.</p>



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Respondent	Comment(s)	Officer's Response
	<p>Bearing in mind the relatively long distance from the trunk road to Rochford and the main centres for growth within the district, the Highways Agency does not wish to specifically comment on any of the specific sites.</p> <p>However, we would welcome the opportunity in taking forward and developing those policies, to work and support you, where appropriate, on those areas of policy which involve initiatives for reducing travel demand and the consequences of climate change, particularly where they may impact on the trunk road.</p>	
<b>Sellwood Planning</b>	<p>Thank you for the opportunity to comment on the 2012 SHLAA. These representations are submitted on behalf of the owner of the land to the south of Wellington Road, Rayleigh (Site 35) [Site 34]. This land was promoted through the 'call for sites' process.</p> <p>The site appears to have been excluded from the assessment on the basis that it is garden land and paragraph 48 of the NPPF states that garden land should not be included in the SHLAA process. This is a misreading of paragraph 48. What the paragraph is saying is that if a generic allowance is being made for windfall sites, the allowance should not include garden land. However, there is nothing in the NPPF which prevents Council's identifying specific, deliverable garden sites in the SHLAA process.</p> <p>Site 35 [Site 34] is a large garden plot for a single house which previously formed part of the adjoining field. However an LDC was granted reflecting its use as garden land. It is a well enclosed parcel of land in a sustainable location and is capable of making a small contribution to the land supply.</p> <p>On this basis, Site 35 should be transferred to the list of 'included' sites.</p>	<p>This particular land has not been excluded due to its designation as garden land, but instead has been screened out in Stage 7a: Assessing suitability for housing, as the location of this site (East Rayleigh) is not within the general location identified for housing development in the Core Strategy.</p> <p>Please refer to the SHLAA Practice Guidance published in 2007 for further details.</p>
<b>P A Scott Associates</b>	<p>I have now heard from my client and I confirm that he would like to formally put the land forward for future housing allocation.</p> <p>To that end, will it be able to be included in the pre-submission version of the Allocations DPD due to be published in October?</p> <p>The attachments identify the land but do you need anything more from me in the meantime?</p>	<p>Since this is an extension to the previously submitted site, it will be fed into the production of final version of the 2012 SHLAA as well as the LDF process.</p> <p>Nonetheless, it is important to stress that there is no guarantee that this site will be included in the Allocations DPD.</p>

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Respondent	Comment(s)	Officer's Response
<p><b>Pomery Planning Consultants Limited</b></p>	<p>Strategic Land Availability Assessment Review 2012 Consultation – West Great Wakering Sites, Appendix D</p> <p>I refer to the above and write on behalf of Swan Hill Himes Limited who own Site (7) Land South of High Street, Great Wakering as well as additional land to the south. An ownership plan is enclosed with this letter illustrating the ownership in the area.</p> <p>Swan Hill Homes have the following observations in relation to the West Great Wakering Site (7)</p> <p>In relation to the Pro-forma form the following amendments should be considered:</p> <p>Site ownership/relationship to site:</p> <p>This can be amended from Agent Developer to Landowner(s) as it is the landowner who is promoting the site.</p> <p><b>Site Area (ha)</b></p> <p>The area is presently stated as 8.02 ha; however more land is available to accommodate the development anticipated. The land south of Site 7 is predominantly a Local Wildlife Site (LoWs). However, not all of the LoWs area is of ecological interest and therefore some areas which are now scrub and hardstanding could be used for development without harm to the LoWs. To the south of the LoWs, the respondent also owns additional land, which could be used to accommodate the growth expectations of the Core Strategy. The landowners are flexible as to the extent of the land required. A master plan is attached with these representations that illustrate the possibilities.</p> <p><b>Access</b></p> <p>The site has vehicular/pedestrian access available to the High Street (north); however the geometry here is unlikely to be able to serve all of the development proposed. A new access would be formed from the south, which would also serve the new employment land proposed under Core Strategy policy ED4.</p>	<p>In the field 'Site ownership/ relationship to site', the Council records the party who put the land forward. Should the agent no longer represent the landowner(s), the landowner(s) should contact Planning Policy team directly and provide us with their contact details.</p> <p>The area of 7.53 was submitted to the Council in 2009. The area was measured again in the SHLAA review, and gave a total site area of 8.02 ha. More land has been submitted during this consultation, given that this is an extension to the previously submitted site, the newly submitted land will be fed into the production of final version of the 2012 SHLAA as well as the LDF process.</p> <p>Comment noted regarding the access issue.</p> <p>The field 'Are non-residential uses more appropriate for the site' will be updated as suggested in the comment.</p> <p>With regard to density restriction for sites, the new area submitted will not be included in the net area for development as it is part of the Local Wildlife site and will be screened out in the filter stage.</p> <p>Due to the reason above, no changes will be made to estimate capacity of the site.</p> <p>Moreover, the southern side of the newly submitted site does not fall within the general locations identified in the Core Strategy, hence will be screened out from the assessment.</p>

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Respondent	Comment(s)	Officer's Response
	<p>Are non-residential uses more appropriate for the site?</p> <p>The answer to this question should be no. Presently the question is not answered. The site is ideally located for residential purposes, but would not be suitable for employment use due to its proximity to the existing residential settlement of Great Wakering.</p> <p>Density Restriction for sites (flood risk or other topographical issues)</p> <p>Presently, the answer to this question is yes and the reason given is "close proximity to Local Wildlife Site (R35) therefore density level higher than 30dph is not recommended".</p> <p>The site as shown in the SHLAA presently extends to some 8.02 hectares, however the site could be extended to 9.06 hectares, if the land west of the LoWs, which is not sensitive is incorporated. The area of development could also be increased further, if the land south of the LoWs is also utilised. The broad location allocation in Core Strategy policy H3 for West Great Wakering is 250 dwellings. The site's ability to accommodate all of the 250 units depends on a number of factors. Firstly the site area is flexible and can expand in accordance with the draft master plan options. Secondly, the Council's approach to gross and net densities appears to be unorthodox, as it anticipates net density across the board to be 25% or 50% below gross figures. Net density as it was defined in PPS3 included access roads within the site, private gardens, car parking and incidental open space, landscaping and children's play areas. In Great Wakering there are no plans for large scale infrastructure such as new schools and in the case of Site 7, if the usual 10% public open space was provided over the 9.06 ha site as illustrated in Option 1, then at 30 dph, the site could accommodate 243 units and at 31 dph 251 dph. The existing local density is estimated in the Development Management DPD as 30-34 dph, so at 31dph the new development would be towards the end of this range.</p>	<p>Due to the delay in the adoption of the Core Strategy, the 'Year in which First Dwelling could be built on Site' has been pushed back 2 years to reflect the situation in reality.</p> <p>The colour used on the map will be amended to give a better illustration.</p>

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Respondent	Comment(s)	Officer's Response
	<p><b>Estimate Capacity for the Site</b></p> <p>Presently this is set at 120-181 dph based on net developable area; however this can be expand as detailed above.</p> <p>As can be seen from the enclosed ownership plan, the respondent owns additional land in the area, which can accommodate slightly more development if needed as well as substantial new areas of public open space.</p> <p>It is considered that the wider use of the respondent's land ownership can deliver all of the 250 units required, protect the LoWs and provide employment land, which meets the requirements of policy ED4. Additional new public open space could also be created to enhance the area and provide new community facilities.</p> <p><b>Suggested Capacity for the Development Area of the Site</b></p> <p>120-181 can be maintained in the schedule; however it could also accommodate the 250 required with some amendment of the site areas as illustrated on the draft master plan options.</p> <p><b>A single Developer/Several Developers</b></p> <p>Presently the schedule advises that the current site could not take all of the development required, however, the increased capacity illustrated in the master plan options enclosed demonstrates that the site could meet the Core Strategy growth target on its own.</p> <p><b>Year in which First Dwelling could be Built on Site</b></p> <p>This should be amended from 2023/24 to 2021/22 to coincide with the release date of 2021 set out in the Core Strategy at policy H3.</p> <p><b>Year in which Final Dwelling will be Completed</b></p> <p>This can be adjusted to 2023 to reflect the above.</p>	

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Respondent	Comment(s)	Officer's Response
	<p><b>SHLAA Maps</b></p> <p>As a general point of the mapping used in the SHLAA document, in particular the Legend the colour for inland water and for road and track are considered to be too similar. In the case of West Great Wakering, the inland water and the adjacent road and hard-standing appear to be the same, which is somewhat misleading.</p> <p>I trust that the information in this letter and its enclosure are of assistance and I look forward to the amendments suggested forming part of the final SHLAA document.</p>	
<p><b>Landowner of Site 1</b></p>	<p>I am writing to confirm that I should like you to still consider the available land at 340-370 Eastwood Road and The Bartletts for development of affordable homes. The land will not be sold at an inflated price.</p> <p>If you do reconsider the use of this land please note that your previous findings suggested that it forms the boundary between Southend and Rayleigh. In fact the boundary is at 459 Eastwood Road (I know this because my in-laws lived there). It might also be useful to note that the area around this land is already developed and the addition of affordable housing would be useful for the anticipated increase in workers at the airport. To access the airport it would not be necessary for them to travel through Rayleigh and also existing agricultural land would not be used.</p> <p>I should be grateful if once the legal challenge to the Core Strategy has been settled you would let me know the outcome.</p>	<p>Comment noted.</p>

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Respondent	Comment(s)	Officer's Response
<p><b>Washbournfield Planning</b></p>	<p>We write further to the Council's letter received on 31st July 2012 requesting views on the 2012 SHLAA Review. On the instructions of our client, Persimmon Homes Essex Limited who control under option land at Weir Farm Road/Western Road owned by Mrs Graham (Call for Sites No. 195) on the south-west edge of Rayleigh, we would comment as follows:</p> <ol style="list-style-type: none"> <li>1. <b>Timing:</b> Whilst it is acknowledged that the Inspector's Report into the Core Strategy called on the Council to undertake an early review of the document, which requires revisiting the original evidence base, we do feel that the overall timing for the 2012 SHLAA consultation is 'out of synch' with the legal challenge which has been brought by Cogent LLP in relation to certain policies and paragraphs in the Housing Chapter. We understand that the Judgement is now unlikely to be made available until September at the earliest, and therefore the review of the SHLAA is premature until the outcome is known. A significant proportion of the housing requirement over the Plan period is identified from Green Belt releases which form part of the Core Strategy Housing Chapter, and are the subject of the challenge. The Council has made no provision for additional sites, in the event that the Housing Chapter policies and paragraphs in question are quashed in the Judgement. This requires addressing via the inclusion of a contingency allowance.</li> <li>2. <b>SHLAA Sites:</b> We have reviewed Appendix E of the 2012 draft SHLAA which specifically considers those sites within Rayleigh which have been identified as coming forward during the Plan period to 2027, and are capable of delivering housing completions. We hold a number of concerns about the site selection, and would comment as follows: <ol style="list-style-type: none"> <li>(i) <b>BF6 – 247 London Road:</b> We understand that there is currently a planning application before the Council to demolish the existing car showroom on the site, and construct a 50 bedroom care home, which is pending a decision. However, the SHLAA housing trajectory shows that the site will contribute 7 dwellings in 2014/15. Whilst the site has been identified in the urban capacity study, there is no indication to confirm that the site is available.</li> </ol> </li> </ol>	<ol style="list-style-type: none"> <li>1. The Core Strategy had full effect as adopted when the consultation draft of the SHLAA published. The SHLAA is a 'live' document and is subject to reviews and updating should the circumstances change.</li> <li>2. With regards to the brownfield sites, the reasons for including are set as below. <ol style="list-style-type: none"> <li>(i) BF6 – 247 London Road: This site is considered 'available' as defined in the SHLAA Guidance Stage 7b: Assessing availability for housing. It states in the guidance that "A site is considered available for development, when a housing developer who has expressed an intention to develop or the land owner has expressed an intention to sell." 5 planning applications have been received in the last 7 years on this site; hence there is a very clear intention to develop/redevelop the site.</li> <li>(ii) BF24 – Chestnuts: it is identified in the National Land Use Database (NLUD) that this is a vacant building on previously developed land. Planning applications have been received to provide residential dwellings on site. This site met all the criteria set out in the SHLAA methodology and is considered suitable, available and achievable.</li> </ol> </li> </ol>

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Respondent	Comment(s)	Officer's Response
	<p>Furthermore, if the current planning application which is listed within the SHLAA is granted planning permission, and implemented, then the 7 new dwellings will fail to come forward. This site should be removed as it is not a valid commitment.</p> <p>(ii) <b>BF14 – Chestnuts:</b> This site is identified as contributing 4 dwellings between 2013/14; it is occupied by an abandoned dwelling with garden, and there are tree preservation orders on the site which potentially constrain the development layout. This was considered to be a key issue identified by an Inspector in an Appeal which was dismissed in 2010, and since this time, a revised scheme has failed to come forward. Therefore, it is unlikely that the site would be viable for the level of residential development envisaged. It should be deleted from the SHLAA housing trajectory for this reason.</p> <p>(iii) <b>BF18 – 1 The Approach:</b> This site is shown as having potential to deliver 4 dwellings in 2013/14, however, the recent Appeal decision allowed a development of 14 dwellings in Outline. The SHLAA Review fails to reflect this.</p> <p>(iv) <b>BF22 – 190 London Road:</b> This site is shown as contributing a total of 82 dwellings over the period from 2012/13 to 2014/15 however currently there is no planning application for the site before the Council, or extant planning permission. Therefore, it is unrealistic to include this site as contributing towards dwelling completions in the time period shown.</p> <p>(v) <b>BF23 – Elizabeth Fitzroy Homes:</b> This site is shown as contributing a total of 15 dwellings between 2013/14 to 2014/15. We note that a planning application for the construction of a new care home together with 43 dwellings (Ref: 11/00492/FUL) was refused by the Council in March 2012. The decision notice confirms that the site is partly within the Green Belt, and therefore the proposal was considered to be inappropriate development. Furthermore, the SHLAA Review 2012 confirms that the existing care home is a designated community use in the Local Plan. The SHLAA makes no provision for the relocation of the existing care home to another suitable site, and therefore it unrealistic to include it as contributing towards dwelling completions in the period shown. The level of development shown in the SHLAA is also likely to be unviable and it is doubtful whether it would come forward in light of the recent planning history.</p>	<p>(iii) BF18 – 1: The Approach: This site was allowed on appeal for building 14 dwellings on site in the outline application; the record of this site will be deleted or updated when the return is logged in the housing trajectory.</p> <p>(iv) BF22 – 190 London Road: Planning application on building 101 dwellings on site was first received in November 2011.</p> <p>(v) BF23 – Elizabeth Fitzroy Homes: Only the brownfield land on the site has been included and assessed in the proforma.</p> <p>(vi) BF24 – Castle Road Fire Station: Planning applications have been received to provide residential dwellings on site. This site met all the criteria set out in the SHLAA methodology and is considered suitable, available and achievable.</p> <p>(vii) BF25 – Castle Road Recycling Centre: This site meets the developable definition and is in accordance with the criteria of set out in the SHLAA.</p> <p>(viii) EL1 – Rawreth Industrial Estate: Comment noted.</p> <p>(ix) EL2 – Stambridge Mills: Comment noted.</p> <p>(x) Core Strategy Locations: The SHLAA is a 'live' document and is subject to reviews and updating should the circumstances change.</p>

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Respondent	Comment(s)	Officer's Response
	<p>(vi) <b>BF24 – Castle Road Fire Station:</b> This site is identified as contributing 6 dwellings in 2013/14 which reflects the reasons for refusal of planning permission for a scheme for 12 flats earlier this year by the Council (Ref: 12/00028/FUL). Notwithstanding this, the SHLAA Review does not provide certainty that a scheme for a lower threshold of development will come forward in the Plan period shown, and also whether it is viable.</p> <p>(vii) <b>BF25 – Castle Road Recycling Centre:</b> It is understood that the site is currently in use as a recycling centre, and redevelopment for 13 dwellings shown between 2017/18 – 2018/19 would depend on the relocation of the existing use. The SHLAA Review does not confirm when the site will be available for development, and therefore there is no certainty that the site will come forward. It is unrealistic to include it as a commitment, and therefore it should be deleted from the SHLAA.</p> <p>(viii) <b>EL1 – Rawreth Industrial Estate:</b> Our client has previously submitted objections to the identification of this broad location for accommodating housing growth during the preparation of the Core Strategy. Their concerns as to the deliverability of housing completions from this site, and relocation of multiple established employment uses to an alternative site remain. Our client maintains that there are better suited alternative sites on the edge of Rayleigh which offer a more sustainable development option; however, we await the outcome of the Judgement on this matter.</p> <p>(ix) <b>EL2 – Stambridge Mills:</b> During the Examination into the Core Strategy, significant reservations were raised by objectors as to the deliverability of this site. These concerns remain entirely valid. We are aware that a current planning application for the site is pending consideration, and will be guided by the Judgement into the Core Strategy, but maintain that there are better located and more sustainable housing options within the Towns of the District, than the Stambridge Mills location.</p>	<p>3. This particular site has been screened out in Stage 7a: Assessing suitability for housing, as the location of this site (South West Rayleigh) is not within the general location identified for housing development in the Core Strategy.</p> <p>Please refer to the SHLAA Practice Guidance published in 2007 for further details.</p>



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Respondent	Comment(s)	Officer's Response
	<p>(x) <b>Core Strategy Locations:</b> We note that all of the Core Strategy locations are included in the SHLAA for the Plan period, but again their future certainty is dependent on the outcome of the Judgement. The SHLAA Review document provides for insufficient flexibility if broad locations fail to come forward because of this, and also for reasons relating to land ownership, and viability.</p> <p>3. <b>Alternative Sites:</b> Our client has previously put forward the merits of their land at Western Road (Call for Sites No. 195), which is also accessed from Weir Farm Road on the south-west edge of Rayleigh that is well related to the existing urban area. They are disappointed that the potential of their land has been overlooked for inclusion in the SHLAA Review, and maintain that it offers a more sustainable alternative strategic housing option than many of the larger sites, and employment re-allocations proposed by the Council.</p> <p>An approach which utilised a number of smaller sites such as land on the edge of residential areas, in higher tier settlements would enable the use of existing facilities and services, which is more sustainable than that currently being proposed by the Council. There are no delivery factors to prevent land at Weir Farm Road from coming forward, and as it can be seen from a critique of the SHLAA sites for Rayleigh, it is far less constrained than other options, and offers a sustainable alternative. Accordingly, it should be included in the SHLAA Review 2012.</p> <p><b>Conclusion</b></p> <p>On behalf of our client, we maintain that there is insufficient flexibility within the Core Strategy Housing Chapter as adopted, to address the historic shortfall of housing completions in the District. In addition, there is considerable uncertainty surrounding the delivery of the Core Strategy locations identified in the SHLAA Review 2012 document, as highlighted in our comments set out above. It is clear that there are alternative housing sites which are better suited to accommodating strategic housing growth, specifically in Rayleigh, and that are developable/deliverable inside the Plan period. There is justification for a buffer to be built into the housing requirement – particularly given the LPA's record of persistent under-delivery of housing in Rochford District. In our opinion, this buffer would be best set at 20%, in accordance with national guidance contained in the Government's 2012 NPPF.</p>	

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Respondent	Comment(s)	Officer's Response
	We would be grateful if you would keep us updated about process on the SHLAA Review.	
<b>Washbournfield Planning</b>	<p>We write further to the Council's letter received on 31st July 2012 requesting views on the 2012 SHLAA Review. On the instructions of our client, Mr &amp; Mrs Poole, who own the Lime House Nursery and Industrial Park (Call for Sites No. 129) which includes the Garden Centre fronting onto the Eastwood Road – a previously developed site – on the edge of Rayleigh, we would comment as follows:</p> <ol style="list-style-type: none"> <li>1. <b>Timing:</b> Whilst it is acknowledged that the Inspector's Report into the Core Strategy called on the Council to undertake an early review of the document, which requires revisiting the original evidence base, we do feel that the overall timing for the 2012 SHLAA consultation is 'out of synch' with the legal challenge which has been brought by Cogent LLP in relation to certain policies and paragraphs in the Housing Chapter. We understand that the Judgement is now unlikely to be made available until September at the earliest, and therefore the review of the SHLAA is premature until the outcome is known. A significant proportion of the housing requirement over the Plan period is identified from Green Belt releases which form part of the Core Strategy Housing Chapter, and are the subject of the challenge. The Council has made no provision for additional sites, in the event that the Housing Chapter policies and paragraphs in question are quashed in the Judgement. This requires addressing via the inclusion of a contingency allowance.</li> <li>2. <b>SHLAA Sites:</b> We have reviewed Appendix E of the 2012 draft SHLAA which specifically considers those sites within Rayleigh which have been identified as coming forward during the Plan period to 2027, and are capable of delivering housing completions. We hold a number of concerns about the site selection, and would comment as follows: <ol style="list-style-type: none"> <li>(i) <b>BF6 – 247 London Road:</b> We understand that there is currently a planning application before the Council to demolish the existing car showroom on the site, and construct a 50 bedroom care home, which is pending a decision. However, the SHLAA housing trajectory shows that the site will contribute 7 dwellings in 2014/15. Whilst the site has been identified in the urban capacity study, there is no indication to confirm that the site is available.</li> </ol> </li> </ol>	See above.

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	<p>Furthermore, if the current planning application which is listed within the SHLAA is granted planning permission, and implemented, then the 7 new dwellings will fail to come forward. This site should be removed as it is not a valid commitment.</p> <p>(ii) <b>BF14 – Chestnuts:</b> This site is identified as contributing 4 dwellings between 2013/14; it is occupied by an abandoned dwelling with garden, and there are tree preservation orders on the site which potentially constrain the development layout. This was considered to be a key issue identified by an Inspector in an Appeal which was dismissed in 2010, and since this time, a revised scheme has failed to come forward. Therefore, it is unlikely that the site would be viable for the level of residential development envisaged. It should be deleted from the SHLAA housing trajectory for this reason.</p> <p>(iii) <b>BF18 – 1 The Approach:</b> This site is shown as having potential to deliver 4 dwellings in 2013/14, however, the recent Appeal decision allowed a development of 14 dwellings in Outline. The SHLAA Review fails to reflect this.</p> <p>(iv) <b>BF22 – 190 London Road:</b> This site is shown as contributing a total of 82 dwellings over the period from 2012/13 to 2014/15 however currently there is no planning application for the site before the Council, or extant planning permission. Therefore, it is unrealistic to include this site as contributing towards dwelling completions in the time period shown.</p> <p>(v) <b>BF23 – Elizabeth Fitzroy Homes:</b> This site is shown as contributing a total of 15 dwellings between 2013/14 – 2014/15. We note that a planning application for the construction of a new care home together with 43 dwellings (Ref: 11/00492/FUL) was refused by the Council in March 2012. The decision notice confirms that the site is partly within the Green Belt, and therefore the proposal was considered to be inappropriate development. Furthermore, the SHLAA Review 2012 confirms that the existing care home is a designated community use in the Local Plan. The SHLAA makes no provision for the relocation of the existing care home to another suitable site, and therefore it unrealistic to include it as contributing towards dwelling completions in the period shown. The level of development shown in the SHLAA is also likely to be unviable and it is doubtful whether it would come forward in light of the recent planning history.</p>	

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	<p>(vi) <b>BF24 – Castle Road Fire Station:</b> This site is identified as contributing 6 dwellings in 2013/14 which reflects the reasons for refusal of planning permission for a scheme for 12 flats earlier this year by the Council (Ref: 12/00028/FUL). Notwithstanding this, the SHLAA Review does not provide certainty that a scheme for a lower threshold of development will come forward in the Plan period shown, and also whether it is viable.</p> <p>(vii) <b>BF25 – Castle Road Recycling Centre:</b> It is understood that the site is currently in use as a recycling centre, and redevelopment for 13 dwellings shown between 2017/18 – 2018/19 would depend on the relocation of the existing use. The SHLAA Review does not confirm when the site will be available for development, and therefore there is no certainty that the site will come forward. It is unrealistic to include it as a commitment, and therefore it should be deleted from the SHLAA.</p> <p>(viii) <b>EL1 – Rawreth Industrial Estate:</b> Our client has previously submitted objections to the identification of this broad location for accommodating housing growth during the preparation of the Core Strategy. Their concerns as to the deliverability of housing completions from this site, and relocation of multiple established employment uses to an alternative site remain. Our client maintains that there are better suited alternative sites on the edge of Rayleigh which offer a more sustainable development option, however, we await the outcome of the Judgement on this matter.</p> <p>(viii) <b>EL2 – Stambridge Mills:</b> During the Examination into the Core Strategy, significant reservations were raised by objectors as to the deliverability of this site. These concerns remain entirely valid. We are aware that a current planning application for the site is pending consideration, and will be guided by the Judgement into the Core Strategy, but maintain that there are better located and more sustainable housing options within the Towns of the District, than the Stambridge Mills location.</p>	

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	<p>(x) <b>Core Strategy Locations:</b> We note that all of the Core Strategy locations are included in the SHLAA for the Plan period, but again their future certainty is dependent on the outcome of the Judgement. The SHLAA Review document provides for insufficient flexibility if broad locations fail to come forward because of this, and also for reasons relating to land ownership, and viability.</p> <p>3. <b>Alternative Sites:</b> Our client has previously put forward the merits of their property at Lime House Nursery &amp; Industrial Park (Call for Sites No. 129), which fronts the Eastwood Road, and is characterised by previously developed land on the south-east edge of Rayleigh that is well related to the existing urban area. They are disappointed that the potential of their land has been overlooked for inclusion in the SHLAA Review, and maintain that it offers a more sustainable alternative strategic housing options than many of the larger sites, and employment re-allocations proposed by the Council, for the following reasons:</p> <ul style="list-style-type: none"> <li>• The site comprises predominantly previously developed land, including former glasshouses from a large scale horticultural operation which is now used as a small industrial park and Garden Centre. Sequentially, the site should be considered ahead of the larger Green Belt releases that have been proposed in lower tier settlements.</li> <li>• The development of the site will not result in the loss of high quality agricultural land which is in production, unlike the land to the north of London Road, Rayleigh.</li> <li>• The site is capable of development without causing undue harm or reducing the openness of the Green Belt in this location, much of which has already been substantially eroded by the nature of the existing uses at the site.</li> <li>• The proposed development of the site will not result in the potential for coalescence with Rayleigh and Eastwood. The Southend administrative boundary is located beyond the eastern boundary of the site, and therefore the land does not provide a physical separation function between the two settlements. In any event, the Eastwood Road frontage is continuously built up.</li> </ul>	

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	<ul style="list-style-type: none"> <li>• The site is of low ecological value.</li> <li>• It is sequentially preferable than a number of the Core Strategy locations, and is within easy walking distance of local facilities and the Town Centre. There is also good public transport accessibility and footpaths adjacent to the site.</li> <li>• Lime House is also extremely well related to existing infrastructure and Southend Airport and with the announcement that there will be 7,000 new airport related jobs generated making it the fastest growing Airport in Europe, this new partnership will generate significant employment and investment opportunities for the District. It is therefore important that the distribution and location of new housing reflects the new regional role given to the Airport. Lime House Nursery is ideally placed to meet this need.</li> </ul> <p>An approach which utilised a number of smaller sites such as Lime House on the edge of residential areas, in higher tier settlements would enable the use of existing facilities and services, which is more sustainable than that currently being proposed by the Council. There are no delivery factors to prevent Lime House from coming forward, and as it can be seen from a critique of the SHLAA sites for Rayleigh, it is far less constrained than other options, and offers a sustainable alternative. Accordingly, it should be included in the SHLAA Review 2012.</p> <p><b>Conclusion</b></p> <p>On behalf of our client, we maintain that there is insufficient flexibility within the Core Strategy Housing Chapter as adopted, to address the historic shortfall of housing completions in the District. There is also uncertainty associated with the delivery of a number of the Rayleigh brownfield sites and Core Strategy locations identified in the SHLAA Review 2012 document, which is highlighted in the comments that we have made above. It is clear that there are alternative housing sites that are better suited to accommodating strategic housing growth, specifically in Rayleigh, which are developable and deliverable in the Plan period. There is justification for a buffer to be built into the housing requirement – there has been a record of persistent under delivery of housing at Rochford District, and this should be set at 20%, in accordance with guidance contained in NPPF.</p>	

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	<p>This conclusion is underpinned by the recent article in the Echo newspaper, dated 23rd August 2012, which stated that <i>“bosses at Rochford District Council believe brownfield sites can only provide a quarter of the 4,000 properties they estimate will be needed by 2027 – meaning the remainder will have to be built in the countryside.”</i></p> <p>We would be grateful to be kept advised of progress on the SHLAA Review.</p>	
<p><b>Essex Wildlife Trust</b></p>	<p>Thank you for contacting Essex Wildlife Trust with regard to the above consultation, in respect of which we would like to submit a number of comments and recommendations.</p> <p><b>Site ref: 201 Land to the west of Alexandra Road Great Wakering</b></p> <p>In summary, EWT objects to the development of Site 201 for the following reasons:</p> <ul style="list-style-type: none"> <li>• The site is of significant importance for wildlife and biodiversity.</li> <li>• The site supports populations of several protected and UK BAP species.</li> <li>• The site buffers and connects the LoWS to the wider landscape.</li> <li>• The site is an ideal candidate site for designation as a LoWS.</li> <li>• The site can provide mitigation in respect of development at Star Lane Brickworks (12/00252/FUL) and (potentially) on land north of the LoWS (Site 7, 202).</li> </ul> <p>This site, comprising developing secondary broadleaved woodland and scrub, lies directly adjacent to the eastern boundary of Star Lane Pits Local Wildlife Site (R35). Although it is not included within the boundary of the designated LoWS, the site represents an extension to the mosaic of habitats found within the local wildlife site and supports a correspondingly rich biodiversity, including several protected species; in addition, it acts to buffer the LoWS from the nearby residential area on Alexandra Road, connects the LoWS to the wider landscape, and provides important informal green space for local residents.</p> <p>Notable protected species which have been recorded this year on Site 201 (and for which there is additional photographic evidence) include <b>pipistrelle bat, slow worm, grass snake, adder, common lizard, great crested newt</b> and <b>badger</b>.</p>	<p>Comment noted.</p>

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	<p>Part I of the <b>Wildlife and Countryside Act 1981 (as amended)</b> affords protection to specific animal species listed in Schedule 5, including all bat species, grass snake, adder, slow worm, common lizard and great crested newt (these species are also protected under the <b>Habitats Regulations 1994</b>). It is an offence in respect of any animal of a species listed in Schedule 5 to:</p> <ul style="list-style-type: none"> <li>(i) intentionally kill, injure or take any wild animal of such a listed species;</li> <li>(ii) intentionally or recklessly damage or destroy or obstruct access to any structure or place which any animal of a listed species uses for shelter or protection;</li> <li>(iii) intentionally or recklessly disturb an animal of a listed species whilst it is occupying such a structure or place which it uses for that purpose.</li> </ul> <p>In addition, all four reptile species, great crested newts and soprano pipistrelle bats are included in the list of <b>UK Biodiversity Action Plan Priority Species</b>, as is the hedgehog, which is also frequently recorded on this site. The common pipistrelle bat is an <b>Essex BAP Priority species</b>.</p> <p>Badgers are protected by the <b>Protection of Badgers Act 1992</b> and under the terms of the Act it is an offence to disturb a badger sett. The likelihood of disturbing a badger sett, or adversely affecting badgers' foraging territory, or links between them, are capable of being material considerations in planning decisions. Anyone considering submitting an application for development in an area where there are known to be badger setts (or conducting preparatory works such as site clearance) must comply with the provisions of the Act. Natural England is responsible for issuing licences under section 10(1)(d) of the Protection of Badgers Act 1992 where it is necessary to interfere with a badger sett in the course of development, which can include site clearance, demolition, building, construction and material changes of use.</p>	



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Respondent	Comment(s)	Officer's Response
	<p>In addition, this wildlife-rich site supports a wide diversity of bird species, including the following <b>UK BAP Priority species</b>: cuckoo, turtle dove, yellowhammer, bullfinch, house sparrow, dunnoek, starling and song thrush (which is also an <b>Essex BAP species</b>). Other bird species which were recorded nesting here during 2012 include robin, blackbird, goldfinch, greenfinch, chaffinch, chiffchaff, blue tit, great tit, long tailed tit, jay, pied wagtail, green woodpecker, great spotted woodpecker, kestrel and sparrowhawk.</p> <p>It is clear that the land comprising Site 201 forms an important extension and valuable buffer habitat adjoining Star Lane Pits Local Wildlife Site and together with the LoWS represents a biodiversity hotspot in an area which is predominantly composed of residential developments and agricultural land. The clearance and development of this site would not only result in a major reduction in biodiversity on the site itself; the loss of this site would result in an additional adverse impact on the biodiversity of the adjoining local wildlife site, leaving it isolated and severing the habitat network connecting it to the wider landscape.</p> <p>The Allocations Sustainability Appraisal criteria produced by Rochford DC define the Biodiversity Objective as follows:</p> <ul style="list-style-type: none"> <li>• <i>to conserve and enhance biological and geological diversity of the environment...</i></li> </ul> <p>Furthermore, the Decision Aiding Questions produced as part of the Allocations Sustainability Appraisal, included the question as to whether the option would:</p> <ul style="list-style-type: none"> <li>• <i>conserve/enhance natural/emi-natural habitats;</i></li> <li>• <i>conserve and enhance species diversity, and in particular avoid harm to protected species and priority species;</i></li> <li>• <i>would a new development integrate within it opportunities for new habitat creation, etc.</i></li> </ul> <p>Reference is also made in the Decision Aiding Questions to the proximity of Option WG3 (which includes Site 201) to Star Lane Pits LoWS and the need for a "buffer to be created between that site and residential development and dwellings".</p>	

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Respondent	Comment(s)	Officer's Response
	<p>The considerable biodiversity value of Site 201 demonstrates that this area of woodland and scrub habitat is already making a significant contribution towards Rochford DC's stated commitment to:</p> <p><i>“the protection, promotion and enhancement of biodiversity throughout the District”</i></p> <p>As described in para 8.4 of the Local Development Framework Core Strategy (CS). In addition, within the Core Strategy Submission Document, <b>Policy ENV1</b> states:</p> <p><i>“The Council will work with key stakeholders to promote designing in wildlife schemes in order to obtain a gain in biodiversity, and ensuring any unavoidable impacts from development are appropriately mitigated against.”</i></p> <p>Local Planning Authorities also have a duty to conserve biodiversity under <b>Section 40 of the Natural Environment and Rural Communities Act 2006</b>.</p> <p>It is the opinion of Essex Wildlife Trust that <b>Site 201 should be listed as a potential candidate site for formal designation as a Local Wildlife Site</b>, based on the selection criteria for the presence of all four Essex reptile species. Protection and enhancement of this site for wildlife and biodiversity would also <b>provide the necessary mitigation to protect Star Lane Pits</b> from increased recreational pressure created by new housing developments at Star Lane Brickworks (12/00252/FUL) and, potentially, on the land directly adjacent to the northern boundary of Star Lane Pits LoWS (Site 7/202).</p> <p><b>It should also be noted that any premature clearance of this habitat by the developer without all the legally required protected species licences from Natural England would constitute multiple offences under the Wildlife and Countryside Act 1981 (as amended).</b></p> <p>We hope that Rochford DC will take note of our comments and ensure that the important and significant biodiversity of Site 201 and Star Lane Pits LoWS is protected and enhanced in perpetuity, for the benefit of both wildlife and local residents in Great Wakering.</p>	

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Respondent	Comment(s)	Officer's Response
<p><b>Planning Potential</b></p>	<p>On behalf of our client Fairview New Homes, we have considered Rochford District Council's recently published Strategic Housing Land Availability Assessment (SHLAA) Review 2012, as part of our on-going monitoring of the emerging Local Development Framework.</p> <p>As you are aware, our clients' interest relates to Land off Poytens Road, and is referenced as "Site 86" in your records. In the 2009 SHLAA, this site was omitted from the document, as it was considered unsuitable for residential development, which is a matter that was raised with Officers at the time. It would appear that this is still the position that your Council are advocating, but it is unclear to us as to how this position has been arrived at.</p> <p>In the context of the adopted Core Strategy, which is subject to Legal Challenge and the necessary [early] review of Policy H2 and H3 Housing Locations, Site 86 is not in a preferred location for future development. Nevertheless, it remains a site suitable for much needed housing. The site measures approximately 1.3 hectares, and is located directly to the west of Rayleigh Town Centre. The Land off Poytens represents a suitable site for residential development in the plan period, for a number of reasons as set out below:</p> <ul style="list-style-type: none"> <li>• The site is located in a highly sustainable location within close proximity and easy walking distance of Rayleigh Town Centre and consequently the services, facilities and public transport on offer in the centre.</li> <li>• The site immediately abuts existing housing in south west Rayleigh.</li> <li>• Rayleigh has been designated in the Core Strategy as a Tier 1 settlement and to which future residential development should be directed.</li> <li>• We have previously provided you with site specific highways analysis demonstrating there are no access or highways issues with developing this site.</li> <li>• The site does not have any known constraints to restrict or delay development. As a result, residential dwellings on the site could be delivered relatively quickly.</li> </ul>	<p>This particular site has been screened out in Stage 7a: Assessing suitability for housing, as the location of this site (South West Rayleigh) is not within the general location identified for housing development in the Core Strategy.</p> <p>Please refer to the SHLAA Practice Guidance published in 2007 for further details.</p>

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Respondent	Comment(s)	Officer's Response
	<p>Ultimately, this site represents an excellent opportunity to contribute towards meeting the housing requirements for both Rayleigh and the District as a whole.</p> <p>Indeed in this context, the Government has signalled clear intentions to assist Authorities (and Developers) in securing delivery of 'stalled' schemes. The knock on effect of the sustained economic downturn has meant that planned delivery has been slower than anticipated. Whilst the Governments initiative and pilot schemes will hopefully assist in bringing delivery back on track, Local Planning Authorities must maintain a responsive and flexible development plan that is not unduly constrained.</p> <p>We have continually shown through our representations that this particular site 'scores' significantly better than other sites, which the Council have suggested are more preferable alternatives. We have, and continue to justify that Site 86 should be included as a housing site, and indeed the fact that this general location is a desirable and sustainable location for residential development; these points continue to remain valid, and remain our view – further copies of our previous correspondence can be provided if this would be of assistance.</p> <p>Notwithstanding the above, the following comments are submitted in response to the current consultation document. We are specifically concerned with the methodology and approach used through this review. We note the following:</p> <ul style="list-style-type: none"> <li>• We understand that this SHLAA Review 2012 has considered some 246 sites.</li> <li>• Para 2.9 goes on to say that Green Belt sites have not been excluded from assessment/review.</li> <li>• Para 2.14 advises that ALL sites have been re-assessed.</li> <li>• Para 3.1 says that 246 sites have been reviewed.</li> </ul> <p>On this basis, you will appreciate our concern in that what we believe has in fact actually happened, appears to be completely contradictory to the above. Site 86 does not appear in any appendices, nor is its' updated assessment (or re-assessment) available for scrutiny. Simply put, it has not been re-assessed.</p>	

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Respondent	Comment(s)	Officer's Response
	<p>Having spoken with Policy Officers about this, we understand that those sites that were 'screened out' in the 2009 SHLAA (either rightly or wrongly), have again been screened out, or certainly, this is what has happened with Site 86, if not others too. This reaffirms our position that Site 86 has not been re-assessed, and must ask why this is not accounted for in the methodology, which clearly advocates a completely different approach.</p> <p>This approach is worrying to say the least, especially so given that since the 2009 SHLAA was prepared, there has been continuing decline and uncertainty in economic circumstances, publication of the National Planning Policy Framework (NPPF) and certainly, a more proactive delivery focussed Government Policy position. These factors alone would warrant review of those sites previously dismissed/'screened out' – simply rolling over the last set of supported sites into the latest document does not represent a comprehensive review of potential housing land availability.</p> <p>We do acknowledge the purpose of the SHLAA is not to specifically allocate sites for development, but it is an evidence tool for considering what land is suitable, available, and achievable, including economic viability (NPPF para 159). It is a factual representation of the consideration given to all sites within the scope of the assessment. We note that SHLAA's are not about filtering out or omitting sites. Indeed good practice guidance (CLG, 2007) specifically states that:</p> <p style="padding-left: 40px;">"21. ...Except for more clear-cut designations such as Sites of Special Scientific Interest, the scope of the Assessment should not be narrowed down by existing policies designed to constrain development, so that the local planning authority is in the best possible position when it comes to decide its strategy for delivering its housing objectives."</p> <p>It is concerning that this appears to be what has happened, and we would urge your Council to correct these anomalies within your SHLAA methodology, and provide for further appropriate consultation dealing with all sites.</p>	

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Respondent	Comment(s)	Officer's Response
	<p>In summary, we remain of the view that Site 86 is suitable for much needed housing, and should be shown as such. In light of the uncertainties over the outcome of the Core Strategy Legal Challenge and the requirement in any event to undertake a review of the H2 and H3 policies, it is imperative that the SHLAA review is not only up-to-date, but accords with best practice. Acknowledging this uncertainty, in the event that the Council do indeed need to revisit general locations and larger sites, then the smaller sites, of which there is a great number, collectively provide the flexibility to continue to deliver and maintain a 5 year housing supply, and must therefore be included in the SHLAA assessment.</p> <p>Further, the heavy reliance on a few larger strategic sites being actually delivered as envisaged, in both the climate of uncertainty of the Core Strategy and indeed the continued economic slump, begs further and responsive. Again, this only reinforces the need to ensure that the SHLAA is fit for purpose.</p> <p>The Land off Poytens Road (Site 86) is wholly suitable for residential development. It is available and achievable in the short-term. It has the potential to deliver much needed new housing in a sustainable location close to Rayleigh Town Centre. It will not result in degradation of the local environment and character. There are no known infrastructure, highways or indeed other constraints that would preclude this site from being developed.</p> <p>Given the above concerns and the level of uncertainty over the Core Strategy, Site 86 must be re-examined comprehensively, and we ask for assurances from your Council that you will address the inconsistencies within your methodology and allow for a further round of consultation.</p> <p>We look forward to your acknowledgement, and the opportunity to provide further comments when the review document has been modified.</p>	
<p><b>Barton Willmore</b></p>	<p>I act on behalf of Bellway Homes (Essex) who control land to the west of Rochford. Planning application 10/00234/OUT was presented to planning committee in January 2012 and Members resolved to grant permission subject to the completion of a section 106 agreement.</p> <p>With respect of the 2012 SHLAA, Bellway support the location for growth and the inclusion of the application site boundary within the assessment.</p>	<p>Comment noted.</p>

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Respondent	Comment(s)	Officer's Response
<p><b>Members of Public</b></p>	<p><b>BF 26 Great Waking Community Centre</b> This entry in the SHLAA for the Community Centre should be removed, it is not only inaccurate but it is undeliverable.</p> <p>The SHLAA states that</p> <p><i>“The National Planning Policy Framework (NPPF) published in March 2012 requires each local planning authority to carry out a Strategic Housing Land Availability Assessment (SHLAA) to assess their full housing needs and to establish <b>realistic</b> assumptions about the <b>viability</b> of land to meet the identified need for housing over the plan period. It also provides some key changes to housing policy, differing from the previous Planning Policy Statement 3: Housing (PPS3).”</i></p> <p>It also states regarding the Community Centre</p> <p><i>“Although it is important to limit the loss of community use building, this community centre has long been under used. It is suggested that schools in the local area may able to run the events which normally take place in the community centre.”</i></p> <p>It also states this site was <i>identified in the Urban Capacity Study</i>. I can find no mention of the Great Waking Community Centre in the Urban Capacity Statement of July 2007.</p> <p>Whoever put forward this site as potential residential development did not own or control this site or be an agent for the owners.</p> <p>The Community Centre is held in Trust in perpetuity for the village of Great Waking. ECC administer this on behalf of the Charity Commissioners. It is run by volunteers and is a registered charity. It is used daily and is <b>not under used</b>.</p> <p>It would be inappropriate to hold daily activities in a school where members of the public could mix freely with children. There is only <b>one</b> local school in Waking.</p> <p><b>How could this site be considered realistic or viable for residential development given the above?</b></p>	<p>BF26 – Great Waking Community Centre: Comment noted – Great Waking Community Centre will be removed from the final version of the SHLAA as the site is no longer considered as available and achievable for the purposes of including the site in the assessment.</p> <p>Ref 201 – Land West of Alexandra Road: Comment noted.</p>

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Respondent	Comment(s)	Officer's Response
	<p><b>Ref 201 Land West of Alexandra Road</b> There is no vehicular access to this parcel of land. So how can this site be considered realistic or viable except in the very long term when it <i>might</i> become viable if access becomes available.</p> <p>This site is unique in Great Wakering, it is the only wooded area which has been allowed to return to nature for more than 30 years and consequently has a wide diversity of wildlife as defined in Essex Wildlife Trusts' submission of the 24<sup>th</sup> August 2012 and should be considered for Local Wildlife Site status.</p>	
<p><b>Great Wakering Community Association</b></p>	<p>I refer to your publication 2012 – SHLAA Review regarding the Great Wakering Community Association (GWCA)</p> <p>I am not sure if you are aware of the workings of our association. We have in excess of 25 regular user groups from Scouts to Yoga and Art Clubs, a Natural History Society, a Drama Group and many other village voluntary and other organisations. The building is in use most days of the week and weekends for private functions etc.</p> <p>We also have a Pre School occupying one third of the building five days a week from 8 am until 5 pm throughout the school year. We also provide the arena for a playscheme during part of the summer holidays for around 250 children per day.</p> <p>The site is not owned by any government body or council but was left in trust to the village in perpetuity for the education and recreation of the local community.</p> <p>It is solely administered by the Charity Commission who granted a lease to ECC to enable them to run the premises as a school.</p> <p>We have taken over the lease from ECC who have no further use for the buildings. This includes the full running and capital costs of the building complex.</p> <p>We have managed the Association as volunteers for the past 25 years. We have registered charity status and have raised and spent over £200 K on modernising the buildings with no assistance from other commercial or government bodies.</p> <p>We do appreciate Rates benefit given to us by your Council.</p>	<p>BF26 – Great Wakering Community Centre: Comment noted – Great Wakering Community Centre will be taken out from the final version of the SHLAA as the site is no longer considered as available and achievable for the purposes of including the site in the assessment.</p>



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Respondent	Comment(s)	Officer's Response
	<p>We produce a quarterly Newsletter outlining details of most activities being held within the area from Foulness Island to Shopland and Sutton and have some 80 local advertisers supporting this periodical. We enclose a copy of this newsletter for your interest.</p> <p>We offer the best recreational facilities in the Wakering and surrounding area with many meeting rooms, a stage area, a very large car park and a playing field at the rear which is totally secure for families with small children.</p> <p>Our Centre has become even more important to the village and surrounding area following the recent closure of the Sports Hall in the village.</p> <p>The location of the Centre in the middle of the village is extremely useful to those with limited mobility and with children. The large car park allows full use without disrupting the village. The size of the building complex and variety of types of space available within the Old School allows all types of use.</p> <p>The building is within the village Conservation Area, and gives a full and unique character to the centre of the village.</p> <p>We trust you will bear these factors in mind when you consider the future provision of all facilities in this expanding village.</p>	

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Respondent	Comment(s)	Officer's Response
<p><b>Members of Public</b></p>	<p><b>1. Introduction</b></p> <p>The purpose of this letter is to provide comments regarding the Strategic Housing Land Availability Assessment (SHLAA) document recently issued for public consultation.</p> <p>In making these comments reference is also made to the Allocations Sustainability Appraisal (SA) documents which are also out for public consultation at this time.</p> <p>Please note that I will be submitting comments at a later date about detailed aspects of the Allocations SA documents, but because both sets of documents are out for consultation at the same time, some duplication of comments will be inevitable.</p> <p><b>2. Unclear Relationship between the two sets of documents</b></p> <p>The relationship between the SHLAA and the Allocations SA documents is not very clear.</p> <p>The wording in SHLAA sections 2.11 makes reference to the Allocations SA, but there appears to be no similar wording in the Allocations SA back to the SHLAA.</p> <p>Both documents refer to the same areas of land but at significantly different levels of detail and assessment.</p> <p>But what is not clear is how the assessments provided in the SHLAA Appendix D West Great Wakering (WGW) section relate to the much more detailed Sustainability Assessments provided in the Allocation documents?</p> <p>Which of these two sets of analysis takes precedence when it comes to RDC choosing which plots of Green Belt land are to be allocated for residential housing development?</p> <p>For example it is not clear how the SHLAA will deal with the conclusions and recommendations arising from the Allocations SA i.e. to recommend proceeding with one (or more) option(s) and to "reject" others.</p>	<p>1. Comment noted.</p> <p>2. The purpose of the SHLAA and the SA of the Allocations is different. Additional wordings will be inserted to the final version and clarify the purpose of the SHLAA in a more explicit way.</p> <p>3. No direct comparison should be made between maps in the SHLAA and SA of the Allocations. The SHLAA has taken into account the willingness of the developer/ landowner, and is only showing sites which are considered as suitable, available and achievable, while maps in the SA of the Allocations are showing the sites options for development.</p> <p>Regarding Star Lane Brickworks site, it is identified as previously developed land in Appendix E.</p> <p>4. (i) and (ii) noted.            (iii) "Public footpath crosses this piece of land" was not considered as a limitation on site.            (iv) No known direct vehicular access on site – Exhibition Lane does not lead to site.            (v) Land to be available for development does not mean housing will be built in the year when the land is available. It simply means there no restriction on site i.e. de-contamination, leasing issue which would delay the delivery.</p>

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Respondent	Comment(s)	Officer's Response
	<p>It is suggested that greater clarification be provided in both sets of documents to describe how they are being used to provide a coherent and complete picture of the way in which RDC will take forward housing policy in the district.</p> <p><b>3. SHLAA Appendix D – West Great Wakering (WGW)</b></p> <p>The map of the WGW development shown in Appendix D (Page 278) of the SHLAA identifies 3 units of land being covered under the Allocations SA. But these units do not directly equate to the WGW allocations 1 – 5 themselves, so it makes direct comparison between the SHLAA analysis and the Allocations SA analysis difficult.</p> <p>This map however is incomplete, as it does not show all the areas of land being considered by the Allocations SA for WGW (it omits to show land south of the Star Lane Brickworks site for options WGW 3 part and WGW4).</p> <p>For completeness it is suggested that this map be revised and amended accordingly.</p> <p><b>4. SHLAA Appendix D – West Great Wakering (WGW) Site Reference 201</b></p> <p>This refers to the small area of land to the west of Alexandra Road.</p> <p>The following points arise regarding this small piece of land:</p> <ul style="list-style-type: none"> <li>(i) <i>Site details Physical Description</i> – Whereas the Allocations SA refers to the potential biodiversity of this land, the SHLAA does not. Here it is understood that Essex Wildlife Trust have already put in a submission to you in response to the SHLAA drawing attention to the biodiversity value of this land.</li> <li>(ii) <i>Site details Physical Description</i> – You will recall residents of Alexandra Road submitted to RDC Planning Section in May 2012 an informal wildlife assessment demonstrating the potential biodiversity value of this land to RDC. It is regretted that this information has not been recorded in this SHLAA assessment.</li> <li>(iii) <i>Physical Problems or Limitations</i> – no reference is made to the fact that a Public footpath crosses this piece of land.</li> </ul>	<p>5. Comment noted. EL3 comprised two sites, as stated in the proforma, the brickworks site (south) has been put forward to the Council for residential development. The two parts of the site are owned by different landowners and they may not be delivered at the same time. The land is considered to be available in 6-10 years. The proforma in the SHLAA will be amended to clarify this issue.</p> <p>6. Comment noted – Great Wakering Community Centre will be taken out from the final version of the SHLAA as the site is no longer considered as available and achievable.</p> <p>7. .It is not the purpose of SHLAA to monitor cumulative impacts of developments sites. These issues were considered by the Rochford Core Strategy. Other documents which look at the physical and social cumulative impact in the areas include Sustainability Appraisal of the Core Strategy and Allocations Document.</p>

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Respondent	Comment(s)	Officer's Response
	<p>(iv) <i>Potential Impact Access</i> – shows Pedestrian but not Vehicular Access. How So? Road access to this land appears to be solely through Exhibition Lane. The Lane is completely inadequate for such use, and this would put at risk the character and buildings of the Lane. So why no reference to this in the SHLAA analysis?</p> <p>(v) <i>Delivery Factors</i> – shows the land available for development in 0 -5 years, yet surely this land is part of the WGW options assessments which talks about such land only being required post 2021 i.e. in the 11 – 15 year period. Suggest this confusion be clarified.</p> <p><b>5. SHLAA Appendix E – Great Wakering Star Lane Brickworks and Industrial Estate</b></p> <p>A few points occur regarding this site:</p> <p><i>Physical Problems or Limitations – Planning Permission/History</i> – Does not include a reference to the recent planning application 12/00252/FUL Star Lane Brickworks; suggest this be added.</p> <p><i>Potential Capacity</i> – Suggest this be revised in the light of the proposed dwelling density included in the planning application mentioned above i.e. 140 dwellings at a density of 42 per hectare (I think).</p> <p><i>Delivery factors</i> – Why is this not shown as 0 – 5 years. Surely the Brickworks site is an early example of Brownfield development, reusing discarded industrial land for residential housing?</p>	

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Respondent	Comment(s)	Officer's Response
	<p><b>6. SHLAA Appendix E – Great Wakering Community Centre proposal (BF26)</b></p> <p>The SHLAA proposes the Great Wakering Community Centre (GWCC) as a site fit for demolition and housing development. This is a cause of major concern for a number of reasons:</p> <p>(a) <i>Site Details</i> – It is unclear from where this proposal originated. The reference to the Urban Capacity Study appears inaccurate as I could find no explicit reference to the GWCC in that document, nor in the SHLAA 2009 which supersedes it, nor in the “new sites” documents provided since 2009.</p> <p>So can full clarity and transparency be provided as to where this proposal came from, i.e. who suggested it? and who authorised its inclusion in the SHLAA?</p> <p>(b) <i>Environmental Conditions</i> – It is unclear whether the “Within Proximity to Conservation Area”, entry is actually saying that GWCC <b>is sited within the Great Wakering Conservation Area. Suggest this be explicitly stated!</b></p> <p>(c) <i>Potential Impact</i> – the analysis suggests that this is a <b>little used facility</b>. But no hard evidence is provided to back up this assertion. It also suggests that local schools could provide similar facilities but again no evidence is provided to substantiate this claim.</p> <p>(d) This assertion seems to run counter to the wording in paragraph 9.23 of the Core Strategy that community facilities are “<b>well used</b>” and that the Council will seek to safeguard them, as formalized in <b>Policy CLT6 – Community Facilities</b>. So this proposal appears to run counter to RDC’s own policy regarding the safeguarding of community facilities.</p> <p><b>It is strongly to be hoped that RDC will drop this proposal, it is suggested that RDC provide clarity accordingly.</b></p>	

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Respondent	Comment(s)	Officer's Response
	<p><b>7. Cumulative Impact on Great Wakering</b></p> <p>The proposals presented in the SHLAA show a considerable level of development targeted at Great Wakering and in particular in the West Great Wakering area.</p> <p>SHLAA Section 5 Monitoring and Review (Page 21) really does not present any firm details or proposals as to how the impact and implications of this level of development will be monitored and managed by RDC.</p> <p>It is suggested that the wording of the SHLAA be reviewed to provide much greater clarity from RDC as to how it is intended to model and manage the cumulative impact of the scale of proposed developments on the capability of the infrastructure and social fabric of Great Wakering, to cope with the proposed level of population increase.</p> <p><b>8. Conclusion</b></p> <p>I trust this is satisfactory</p> <p>Thank you for providing me with opportunity to comment on your proposals</p>	
<p><b>Great Wakering Pre-School</b></p>	<p>We refer to the above document and wish to register our opposition to the possible development of this site. We are an established Ofsted registered Pre-School operating from the Great Wakering Community Centre. Our setting provides Pre-School education for up to 52 children per day, for 38 weeks of the year. We offer both morning and afternoon sessions as well as a lunch club. The Centre provides excellent facilities for local children with significant investment in recent years, both by ourselves and the Community Association. Our setting is at the heart of the local community. It affords many children the opportunity to walk to Pre-School. We have an excellent secure outdoor area and ample parking provision.</p> <p>We would be grateful if you would consider our submission as part of your decision making process.</p>	<p>BF26 – Great Wakering Community Centre: Comment noted – Great Wakering Community Centre will be removed from the final version of the SHLAA as the site is no longer considered as available and achievable for the purposes of including the site in the assessment.</p>

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Respondent	Comment(s)	Officer's Response
<p><b>Iceni Projects Limited on behalf of Cogent Land LLP (South of Stambridge Road)</b></p>	<p>This letter provides a summary of the key issues and concerns identified by Cogent within the August 2012 SHLAA publication, cross-referenced to other representations submitted in response to the emerging Rochford District Council Local Development Framework.</p> <p>(a) <b>SHLAA Methodology – Historic precedent</b></p> <p>Cogent has provided numerous responses to SHLAA Consultations produced by Rochford District Council since 2007, within which concerns were raised regarding the methodology being undertaken. Specifically, concerns were raised by Cogent in a letter dated 15th April 2009. A copy of that letter is attached to this letter for reference; however, we also summarise pertinent issues arising as follows:</p> <ul style="list-style-type: none"> <li>• Insufficient justification for not producing an assessment of individual sites;</li> <li>• Absence of an up-to-date/robust evidence base in regard to sites with housing potential;</li> <li>• Too great an emphasis/lack of consideration of reasonable alternatives to preferred broad locations (strategic sites) and/or anticipated windfall sites;</li> <li>• Lack of clarity regarding the proposed timescales for review and update of the SHLAA.</li> </ul> <p>(b) <b>SHLAA Methodology – August 2012 Publication</b></p> <p>We refer to pages 9-15 of the main SHLAA Document, published in August 2012, and provide the following comments in relation to the methodology and general approach taken by Rochford District Council in producing its SHLAA.</p>	<p>(a) Comment noted.</p> <p>(b) Although the SHLAA Guidance does not restrict the assessment of sites to locations that are identified as falling within identified 'strategic locations', paragraph 38 states that Sites allocated in existing plans for housing or with planning permission for housing will generally be suitable. The site in question, Land South of Stambridge Road (LSOSR), has been screened out in Stage 7a: Assessing suitability for housing, as the location of this site (East of Rochford) is not within the general location identified for housing development in the Core Strategy.</p> <p>Please refer to the SHLAA Practice Guidance published in 2007 for further details.</p> <p>(c) The Council is committed to undertaking an early review of the Core Strategy to put in place a plan that covers at least 15 years, and complies with the NPPF. The Council will maintain a flexible approach with regards to the timing of the release of land, as per the Core Strategy, allowing for a buffer in relation to housing supply if required.</p>

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Respondent	Comment(s)	Officer's Response
	<p>We note that paragraph 2.6 and accompanying footnote 1. states that the SHLAA was undertaken in accordance with the SHLAA Practice Guidance, which was published by the DCLG in July 2007. Specific reference is made to Stage 6 of the guidance which provides further information in relation to 'Estimating Housing Potential of each site'. The SHLAA document states, at paras 2.6 and paras 2.24 and 2.25, that the assessment of sites has been restricted to those sites which are considered to accord with the strategic locations identified within Policy H2 and H3 of the Core Strategy.</p> <p>It is significant that the DCLG SHLAA Practice Guidance does not restrict the assessment of sites to locations that are identified as falling within identified 'strategic locations', which are subject to either existing or emerging Development Plan policy. Instead, it is noted that paragraph 7 on page 5 states that the SHLAA should 'aim to identify as many sites with housing potential in and around as many settlements as possible in the study area. The study area should preferably be a sub-regional housing market area, but may be a local planning authority area, where necessary'. In this regard, it would appear that Rochford District Council has failed to have due regard to the Practice Guide and has not, therefore, produced a robust and comprehensive assessment of all sites which might have the potential to meet strategic housing needs.</p> <p>We also note that paragraph 4.14 of the August 2012 SHLAA main document states that 'the SHLAA aims to identify all sites with housing potential in the District'. In this context regardless of the preferred strategic approach of the Council, the failure to assess the Land South of Stambridge Road (LSOSR) site is neither logical, nor representative of the guidance. As the site is subject to an application that remains capable of appeal it could yet make a positive contribution towards meeting the housing needs of Rochford.</p>	



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Respondent	Comment(s)	Officer's Response
	<p>We refer also to paragraph 2.7 of the August 2012 SHLAA Document which provides a list of 12 policy areas and designations, based upon which, individual sites were excluded from the SHLAA assessment. It is significant that LSOSR neither falls within (or would be affected by) any of these identified designations. In addition, Paragraph 2.9 confirms that Green Belt sites were not excluded from the SHLAA and Green Belt sites do, therefore, comprise a substantial proportion of the total number of sites assessed within the SHLAA document. In view of these circumstances, there is evidently no sound basis for the apparent exclusion of LSOSR from the SHLAA.</p> <p>The Council will be aware that the Core Strategy is subject to challenge which may result in the need for revisions. Should any such revisions be necessary, there would be consequential impacts on the SHLAA.</p> <p>(c) <b>Housing Land Supply</b></p> <p>It is noted that the Council accepts, at paragraphs 3.3 and 4.9 that there has been an historic shortfall in the delivery of housing necessary to meet identified strategic needs.</p> <p>In this context, the Council should be mindful of the requirements within the National Planning Policy Framework (NPPF) which states at paragraph 47, bullet point 2 on page 12, that in order 'to boost significantly the supply of housing', and 'where there has been a record of persistent under delivery of housing', local planning authorities should ensure a buffer of 20% beyond its identified strategic housing needs in order to 'provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land'.</p> <p>In the context of housing land supply and the assessment the Stambridge Mills sites (site reference: EL2/199) which is defined as an existing employment site, and which borders LSOSR to the east, we note that the SHLAA pro-forma confirms that the site comprises 'large industrial buildings with considerable bulk and mass'.</p>	

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Respondent	Comment(s)	Officer's Response
	<p>The Council will be mindful of the representations made by Cogent in response to planning application reference: 11/00494/FUL which identifies highways and drainage/flood mitigation measures as being necessary to deliver the development proposals. In this regard, it would be expected that the associated costs of these necessary works would be reflected within the SHLAA assessment pro-forma for Stambridge Mills.</p>	
<p><b>Iceni Projects Limited on behalf of Cogent Land LLP (West Great Wakering)</b></p>	<p>We refer specifically to SHLAA pro-forma 177 (Little Wakering Road) which relates to land under the control of Cogent and provide the following comments:</p> <p>The pro-forma identifies that the site could be considered capable of phased delivery over a 3 year period between 2023 and 2026. Cogent considers that the future sustainable growth of West Great Wakering should not be compromised on the basis of this artificially constrained timeframe. There is an existing identified local need for new housing, including elderly care provision within West Great Wakering. Site reference 177 is capable of accommodating residential and a range of alternative uses, including elderly care, in order to meet local needs.</p>	<p>Comment noted. As stated in the Core Strategy, the Council will maintain a flexible approach with regards to the timing of the release of land. The SHLAA is a living document, and will update the timeframe should the circumstances change.</p>
<p><b>Bidwells on behalf of Commercial Estates Group</b></p>	<p><b>1. Introduction</b></p> <p>1.1 This statement sets out representations submitted on behalf of Commercial Estates Group (CEG) to Rochford District Council's public consultation on its Strategic Housing Land Availability Assessment (SHLAA) Review 2012.</p> <p>1.2 This follows representations which were previously submitted by the owner of the land as part of the Allocations 'call for sites' process in 2009.</p> <p>1.3 CEG is a land promoter with a legal interest in the land, and therefore the land is being actively promoted for development. CEG's assessment of the land considers it both free from constraints and available for development.</p>	<p>Comment noted.</p> <p>However, this particular site has been screened out in Stage 7a: Assessing suitability for housing, as the location of this site (North Rayleigh) is not within the general location identified for housing development in the Core Strategy.</p> <p>Please refer to the SHLAA Practice Guidance published in 2007 for further details.</p> <p>With regard to the undersupply/historic shortfall in housing supply, it has been addressed in the chapter 4 of the SHLAA, where two options were proposed to resolve the issue in a long run.</p>

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Respondent	Comment(s)	Officer's Response
	<p>1.4 CEG wishes to put forward the site as it has the potential to deliver the following significant benefits:</p> <ul style="list-style-type: none"> <li>• Up to 700 new dwellings together with employment land for jobs creation as part of a comprehensively planned Sustainable Urban Extension.</li> <li>• New first time buyer and family homes.</li> <li>• New local affordable housing.</li> <li>• Public open space.</li> <li>• Contribution towards improvements to the wider road network.</li> <li>• Enhancement to local community facilities and schools as part of planning contributions.</li> <li>• Enhanced access to the wider site through the introduction of new footpaths, cycle routes, and green infrastructure.</li> </ul> <p><b>2. Background to Representation</b></p> <p><b>Core Strategy</b></p> <p>2.1 The Council's Core Strategy was adopted in December 2011. It includes policies that enable the provision of housing in the 13 year period until 2025. The Core Strategy identifies the need to allocate 2745 new homes through the release of sites within the Green Belt. Policy H2 allocates 550 of these dwellings to land to the north of London Road, Rayleigh. The remaining new homes will be allocated through extensions to residential envelopes in other locations within the settlement hierarchy. Policy H3 seeks to extend residential envelopes post-2021 in order to safeguard existing Green Belt land for long term residential development.</p>	<p>The Council will maintain a flexible approach with regards to the timing of the release of land, as per the Core Strategy, allowing for a buffer in relation to housing supply if required.</p>

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Respondent	Comment(s)	Officer's Response
	<p>2.2 Upon adoption of the Core Strategy the Council agreed to conduct an early review because the plan period is 2 years short of the national housing requirement of 15 years (as required by the now superseded PPS3), caused by delays to the examination process primarily due to a number of events at the national level. The Council has since resolved to re-consider and revise Core Strategy Policy H3 to extend the plan period from 2025 to 2031. In this circumstance, a further 6 years' worth of suitable land for housing would need to be found above those identified in Core Strategy policies H2 and H3 in order that the Core Strategy can be delivered in the long term.</p> <p><b>National Planning Policy Framework (NPPF)</b></p> <p>2.3 Since the adoption of the Core Strategy, the Coalition has sought to revise the planning system through the introduction of the National Planning Policy Framework (NPPF) in March 2012. The NPPF condenses the policies formerly contained within Planning Policy Statements/Guidance and other supporting documents with a view of simplifying the planning process and thereby significantly increasing development rates. The central theme of the NPPF, is the presumption in favour of sustainable development, described as the "golden thread" running through both plan making and decision-taking. In relation to plan making, this means that local planning authorities should positively seek opportunities to meet the development needs of their area, and that Local Plans should contain sufficient flexibility to adapt to change (paragraph 14).</p> <p>2.4 In order to deliver a wide choice of homes, the NPPF requires local planning authorities to identify a supply of specific deliverable sites for growth where possible for years 11-15 of the plan.</p> <p>2.5 Paragraph 17 of the NPPF requires local planning authorities to objectively identify and then meet housing, business and other development needs of an area. Paragraph 47 of the NPPF requires local planning authorities to use an evidence base to ensure they fully meet objectively assessed needs for housing in the HMA.</p>	

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Respondent	Comment(s)	Officer's Response
	<p>2.6 In assessing intended future housing requirements, Rochford District Council will be mindful to allocate sufficient land based upon the most up to date assessment of household growth. Such assessments shall as a matter of priority determine scope for a 5 year supply (plus 20%) of immediately available land and in sustainable locations. As evidence points to an historic undersupply to meet local housing needs compliance with NPPF invites an urgent review of housing supply and the environment capacity to meet a pressing need. In this context, the most recent census material would point to a likely higher expectation of household growth than hitherto presumed.</p> <p>2.7 To assist the Council meet its long term housing land requirements (in consistency with not only the NPPF but also the Core Strategy review) Bidwells therefore draws attention to the land at Lubards Lodge Farm as it is suitable, achievable, available for development, and in a sustainable location. The credentials of the site are set out in the following section.</p> <p><b>Previous Representations</b></p> <p>2.8 The owner of the land at Lubards Lodge Farm submitted representations as part of the Site Allocations 'call for sites' process in 2009. The Council gave the site reference number "Call for Sites Allocation 77". The assessment summary the Council conducted for the site is attached to this statement at Appendix 6. It can be seen in the conclusion that the credentials of the site were looked upon favourably, particularly in terms of its sustainability. The site was not, however, included in the 2009 SHLAA simply because it was not situated in the proposed strategic location for housing in Core Strategy policies H2 and H3.</p> <p>2.9 Subsequent to the above Bidwells understands that no further representations were submitted in relation to the land at Lubards Lodge Farm.</p>	

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Respondent	Comment(s)	Officer's Response
	<p><b>Summary</b></p> <p>2.10 Having regard to the Council's commitment to review the Core Strategy and new requirements placed upon local planning authorities as contained within the NPPF, it is considered that the land at Lubards Lodge Farm is a sustainable location for new development and one which, when compared to alternative potential sites, offers substantial advantages. In a nutshell these advantages include:</p> <ul style="list-style-type: none"> <li>• A comprehensively planned Sustainable Urban Extension with the ability to establish a well managed buffer of green infrastructure between Rayleigh and Hullbridge.</li> <li>• By its strategic scale, it could introduce additional community infrastructure such as education, health, the potential for employment, and leisure, to support community needs within reasonable walking distance.</li> </ul> <p><b>3. The Site</b></p> <p>3.1 Appendix 1 identifies the location of the land that is the subject of this representation. The satellite photograph at Image 1 below also shows the site in the context of its surroundings. It occupies a total area of approximately 42.4 hectares. The land is adjacent to the northern edge of Rayleigh and is 1500 metres away from the town centre.</p> <p>The site is north of Rawreth Lane and west of Hullbridge Road. It is intensively managed land currently occupying grazing pasture, and is clearly defined by fencing, and hedgerows. A high voltage electricity line and pylons run across the northern part of the site but is not a constraint upon the overall development potential of the land. The topography of the land is generally flat but rises gently southward towards Rayleigh. To the north and west of the site are plot land developments which form strong natural boundaries to the site. The appearance of the plot lands effectively contain the site and restrict long range views.</p>	

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Respondent	Comment(s)	Officer's Response																										
	<p><b>Advantages</b></p> <p>3.3 A number of advantages arise from the site due to its location and characteristics described at 3.2 above that would contribute towards the sustainable development of Rayleigh. Rayleigh is the largest settlement in Rochford District and is well connected to the A127, A130, and benefits from its rail link at Rayleigh train station to Liverpool Street and London Southend Airport. It is considered that the site is in a highly sustainable location within Rochford District and should be looked upon favourably.</p> <p>3.4 The sustainability of the site is further demonstrated by its proximity to the following amenities:</p> <table border="1" data-bbox="421 703 1402 1254"> <thead> <tr> <th data-bbox="421 703 922 740">Amenity</th> <th data-bbox="922 703 1402 740">Distance from the site</th> </tr> </thead> <tbody> <tr> <td data-bbox="421 740 922 777">Bus Stops 3 adjacent to the site</td> <td data-bbox="922 740 1402 777">Post Office 1 within 50 metres</td> </tr> <tr> <td data-bbox="421 777 922 813">Bus Stops 3 adjacent to the site</td> <td data-bbox="922 777 1402 813">Post Office 1 within 50 metres</td> </tr> <tr> <td data-bbox="421 813 922 850">Pharmacy 1 within 50 metres</td> <td data-bbox="922 813 1402 850">Shopping</td> </tr> <tr> <td data-bbox="421 850 922 887">Asda – 400 metres</td> <td data-bbox="922 850 1402 887">Rayleigh High Street – 1800 metres</td> </tr> <tr> <td data-bbox="421 887 922 924">Schools</td> <td data-bbox="922 887 1402 924">Primary – 2 within 600 metres</td> </tr> <tr> <td data-bbox="421 924 922 960">Secondary – 2 within 1800 metres</td> <td data-bbox="922 924 1402 960">Train Station 1600 metres</td> </tr> <tr> <td data-bbox="421 960 922 1034">Leisure facilities</td> <td data-bbox="922 960 1402 1034">Lords Golf and Country Club – adjacent</td> </tr> <tr> <td data-bbox="421 1034 922 1070">Rayleigh Leisure Centre – 500 metres</td> <td data-bbox="922 1034 1402 1070">Employment centres</td> </tr> <tr> <td data-bbox="421 1070 922 1144">Lubbards Farm – adjacent</td> <td data-bbox="922 1070 1402 1144">Rawreth Lane Industrial Estate – 1000 metres</td> </tr> <tr> <td data-bbox="421 1144 922 1181">Library</td> <td data-bbox="922 1144 1402 1181">1800 metres</td> </tr> <tr> <td data-bbox="421 1181 922 1217">Banking</td> <td data-bbox="922 1181 1402 1217">1800 metres</td> </tr> <tr> <td data-bbox="421 1217 922 1254">Medical</td> <td data-bbox="922 1217 1402 1254">200 metres</td> </tr> </tbody> </table> <p>3.5 The distribution of the facilities stated above is demonstrated by graphical means on an annotated amenities plan at Appendix 2.</p>	Amenity	Distance from the site	Bus Stops 3 adjacent to the site	Post Office 1 within 50 metres	Bus Stops 3 adjacent to the site	Post Office 1 within 50 metres	Pharmacy 1 within 50 metres	Shopping	Asda – 400 metres	Rayleigh High Street – 1800 metres	Schools	Primary – 2 within 600 metres	Secondary – 2 within 1800 metres	Train Station 1600 metres	Leisure facilities	Lords Golf and Country Club – adjacent	Rayleigh Leisure Centre – 500 metres	Employment centres	Lubbards Farm – adjacent	Rawreth Lane Industrial Estate – 1000 metres	Library	1800 metres	Banking	1800 metres	Medical	200 metres	
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	<p><b>Landscape, Visual, and Green Belt Impact</b></p> <p>3.6 The natural boundaries around the site are very well defined thereby containing it from both short and long range views. These strong natural boundaries could also serve to define the Green Belt boundary in the long term.</p> <p>3.7 The land relates well to the existing neighbourhood to the south-west and south-east and would be a natural extension to the town. Provision of residential development in this location would provide an opportunity to soften the somewhat hard interface between the existing housing and the adjacent countryside to the north.</p> <p>3.8 The development of this site is a deliverable option for preserving the landscape character of the local area as a carefully designed and landscaped scheme could assist the Council preserve the Green Belt between Rayleigh and Hullbridge. The development could provide strategic green infrastructure, and in doing so, would assist in strengthening the permanence of this gap between the two settlements. Moreover, carefully designed and landscaped development in this location would significantly reduce the emphasis on allocating all new strategic development for Rayleigh as identified in the Core Strategy on the land north of London Road, thereby making it less prominent for the majority of residents and would reduce perceived coalescence of Rayleigh and Wickford.</p> <p><b>Highways and Access</b></p> <p>3.9 The site benefits from good accessibility to frequent bus services to and from Rayleigh town centre from Hullbridge Road and Rawreth Lane. In terms of access, principal points of access could be taken from Hullbridge Road and/or Rawreth Lane. Some local highway improvements may be required and development of the site could be accompanied by improvements to bus services and measures to encourage cycling and walking.</p> <p><b>Other considerations</b></p> <p>3.10 No part of the site is subject to risk of flooding as identified by the Environment Agency flood map (Appendix 4).</p>	



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	<p>3.11 The maps attached at Appendix 5 shows that a development would not adversely affect any statutory designated sites</p> <p>3.12 It will be seen from the completed Site Information Proforma, attached at Appendix 7, that there are no overriding constraints to the delivery of development on the site as it is achievable within Rochford District Council's requisite timescales. The indicative capacity of the site is up to 700 dwellings taking space required for infrastructure, community facilities and open space into account. Additional employment development can also be planned within the intended developable area.</p> <p>3.13 The site is in a single ownership and is unencumbered in all respects: it is available and deliverable.</p> <p><b>4. Conclusion</b></p> <p>4.1 These representations have been prepared on behalf of Commercial Estates Group, a land promoter with a legal interest in the land at Lubards Lodge Farm, Rayleigh.</p> <p>4.2 As part of its commitment to conduct an early review of the Core Strategy, Rochford District Council will need to identify further land for the supply of housing above and beyond the sites earmarked for development by Core Strategy Policies H2 and H3. In addition to this the recently published NPPF makes clear the requirement placed upon local planning authorities to objectively identify and then meet the needs of their area, and to increase the scope for its provision when the evidence points to an undersupply when assessed against need. In these instances the NPPF provides support for the development of sites for residential uses in sustainable locations.</p> <p>4.3 It is considered that the land at Lubards Lodge Farm, Rayleigh, is a highly sustainable site within Rochford District that, when compared to alternative potential sites, offers substantial advantages. It has the potential to deliver:</p> <ul style="list-style-type: none"> <li>• Up to 700 new dwellings with additional potential for employment development – A comprehensively planned Sustainable Urban Extension with the ability to establish a well managed buffer of green infrastructure between Rayleigh and Hullbridge.</li> </ul>	

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	<ul style="list-style-type: none"> <li>Community infrastructure such as education, health, and leisure, to support community needs.</li> </ul> <p>4.4 It is submitted that the site at Lubards Lodge Farm is available, suitable, achievable and should therefore be included in the SHLAA.</p>	
<p><b>Cirrus Planning and Development Ltd. on behalf of our clients Landhold Capital Ltd.</b></p>	<p>The following response is made on behalf of Landhold Capital Ltd, who the Council will be aware control an area of land to the south west of Hullbridge, and is made in response to the SHLAA Review as set out above. We respond to 2 aspects of the consultation, firstly the main report and secondly in relation to the land at Hullbridge which appears as Appendix D of the consultation.</p> <p><b>Main Report</b></p> <p>As a context, we note from the Executive Summary that the assessment considered 246 sites in total of which 44 sites are deemed to be suitable, available and achievable and could be considered for inclusion as housing allocations within development plan documents. It states that estimates of capacity suggest that these sites could provide a total of approximately 4,604 dwellings between 2012–2027, noting that some of these sites are currently in the Green Belt, though within general locations identified in the Rochford Core Strategy for allocation for residential development. It states that a case would need to be made, taking account of housing need and five-year supply in particular, for any of these sites to come forward for development in advance of the adoption of the Allocations DPD. In this regard, the main report sets out that the District's housing requirement 2012 – 2027 is 3,750 dwellings and that accordingly the development of current Green Belt land will need to be carefully managed through development management and plan-making to avoid unnecessary loss of Green Belt.</p> <p>It is also noted from the Summary that as well as considering the District's housing need and supply, the SHLAA also considers historic shortfall, and options for addressing this moving forward. The SHLAA notes that the requirement to make up the historic shortfall arises from the East of England Plan requirements from 2006 onwards, and identifies options for how this historic shortfall can be addressed.</p> <p>We agree with this approach and turn to our views on the main report.</p>	<p>In response to the concerns in para 2.7, it has already been explained in the text that sites within Flood Zone 2 and 3a have been included in the assessment due to comments received in the SHLAA consultation in 2009. It is considered that sites within flood zone 2 and 3 may be suitable to be used as open space, and the potential should not be neglected.</p> <p>The East of England Plan (2008) has superseded the previous version of the Plan, any shortfall in the past years was taken into account and included in the East of England Plan (2008) housing requirement.</p> <p>With regard to the historic shortfall/ 5 year land supply, it stated in the Core Strategy, the Council will maintain a flexible approach with regards to the timing of the release of land. The SHLAA is a living document, and will update the timeframe should the circumstances change.</p> <p>Site 174 is within close proximity to the Ferry Road bus stop (300m, 4 minutes), however, the site is 5.0km or 1hour 3 minutes walk to Rayleigh train station. All the sites have been assessed under the same approach, therefore, the 'medium' score of this site is considered accurately rated.</p>

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Respondent	Comment(s)	Officer's Response
	<p>We note the exclusions within para 2.7, but are surprised that areas of flood risk are not included. Para 2.8 rightly sets out that the NPPF directs development away from areas of flood risk, but are not clear why all sites have not been excluded from zones 2 and 3a in favour of zone 1, or why flood risk has not been a key criteria.</p> <p>Whilst we note that areas within the Green Belt have been included within the assessment notwithstanding the Council's stated support for the preservation of the Green Belt, the NPPF does make clear that National guidance is clear that Green Belt and greenfield land should not be excluded from SHLAA assessments, as set out in para 2.10.</p> <p>With regard to housing supply, section 4 of the main report set out the Council's assessment of the 5 and 15 year land supply position for the period 2012 to 2017, by taking the annual requirement from the Core Strategy and projecting it over these periods, starting from 2012. It states in para 4.4 that the housing supply requirement for Rochford District Council in the next five year (from 2012 to 2017) is 1,250 dwellings, with the current supply of deliverable sites for housing will provide 1,315 dwellings. It goes onto state that over the longer term, the Council's housing requirement for the next fifteen years (from 2012 to 2027) is 3,750, while the estimated capacity for housing delivery is 3,871 dwellings.</p> <p>However, on page 18 the main report states that there has been an historic under-provision of housing against the East of England Plan from 2006-2011. This point has been raised in previous representations by ourselves which pointed out that there had been a cumulative deficiency growing since at least 2001, which itself led to an increase in the annual East of England Plan requirement from 230 dwellings per year to 250 py [per year] from 2006. We identified for example in our response to the SCS Proposed Changes at the end of 2010 that we considered that there had been a cumulative shortfall of 553 dwellings between 2001 and 2010, and that there as likely to be a further 197 dwelling shortfall to date. Paragraphs 4.8 and 4.9 do identify historic shortfalls from 2006, and states that this amounts to 560 dwellings.</p>	

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	<p>Within the context of the NPPF which requires local authorities to boost significantly the supply of housing, the shortfall is not addressed, and indeed means that there is a shortfall in both the 5 and 15 year requirement. It is also noted that the main report does not address either the additional NPPF buffer of 5% to ensure choice and competition in the market for land, or the increase in the buffer to 20% where there has been a record of persistent under delivery of housing, to provide a realistic prospect of achieving the planned supply.</p> <p>The main report goes on to suggest two possible methods of managing land supply, with option A suggesting the provision of some flexibility in terms of the quantum of land that could be provided at the main growth locations, and Option B suggesting the management of the situation through the Core Strategy Review. We agree that a flexible approach should be taken as regards the growth areas in case additional housing is required from these locations. However, in the short term, increasing the capacity of the growth locations cannot assist in the 5 year land supply position, because there will still be a finite number of homes that could be built out in the next 5 years. In addition, Option B requires a new Plan, which will take time to produce. Therefore Option A does not assist in terms of the historic shortfall or 5 year land supply.</p> <p>Under Option A, the SHLAA suggests that there could be a “flexible approach with regards to the timing of the release of land for residential development to ensure a constant five year supply of land”, albeit this statement is then caveated with a reference to careful release of Green Belt land.</p> <p>In our view, the Council should provide some flexibility on the release of the H2 sites that are currently being held back until 2015, and to monitor the release of H3 sites. In this regard, the Council should seek to provide clarity that the release of the site prior to 2015 to assist in boosting the short term land supply would be supported, and should accelerate the process of producing the Site Allocations DPD. With regard to timing, we are concerned to note that in the trajectory within Appendix B that the Hullbridge site still appears to show development after 2021, despite the site being one of the least constrained in terms of infrastructure provision. In discussions with officers, we understand that this may be an unresolved continuation of the SCS Proposed Changes, which were rejected by the inspector, and that the adopted CS policies H2 and H3 would be applied. However, it does not help delivery of new housing given the tightness of the housing supply position, and we would request that the site be brought forward in the trajectory given the above.</p>	

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Respondent	Comment(s)	Officer's Response
	<p><b>Appendix D – Land at South West Hullbridge</b></p> <p>For clarity, our client's land interest includes most of site 174 and parts (a), (b) and (c) of 208, as shown on the attached plan.</p> <p>In general terms we agree with the assessment within the SHLAA, but would make the following specific points:</p> <ol style="list-style-type: none"> <li>1. Whilst we agree that parts of the site are slightly beyond the 800m walking distance specified in para 2.19 of the main report, leading to a 'medium' score, we would disagree that access to bus services should score as medium, as all parts of our clients land are within 800m walking distance of Ferry Road, as shown below, and should therefore should be shown as 'good'.</li> <li>2. Areas within flood zones 2 and 3 are outside of the site area, as acknowledged within the table, and should not therefore be scored. The developable area is entirely within zone 1.</li> <li>3. Under 'delivery factors' the site is again shown to be post-2021, despite previous sections acknowledging that the site is immediately available; has low site preparation costs; does not require exceptional works necessary to realise development; and has no other insuperable constraints. Given the benefits of addressing housing needs, the falling pupil numbers in the primary school, and the ability to anchor local shops, services and public transport, this makes no sense and the site should be brought forward.</li> </ol> <p>Given the above we consider that a case could be made, taking account of housing need and five-year supply in particular, for the Hullbridge site to come forward for development in advance of the adoption of the Allocations DPD. Certainly, the continued placing of the site of the site beyond 2021 in the trajectory is in conflict with Core Strategy policy H2 and the Council's own evidence base, and indeed does not recognise the emphasis on supply and delivery within the NPPF. Despite this, we still hope to produce a Master Plan with the Council in tandem with the production of the Allocations DPD.</p>	

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Respondent	Comment(s)	Officer's Response
	<p>We hope that the above points will be given weight, and look forward to both discussing the land at Hullbridge with the Council further, and to being involved in future stages of the Allocations DPD.</p>	
<p><b>Cirrus Planning and Development Ltd. on behalf of Countryside Properties</b></p>	<p>Our response falls in to two parts: Firstly we comment on the main report and the discussion contained therein in respect of managing land supply; Secondly we comment on that part of Appendix D which deals with the land north of London Road, Rayleigh (which relates to land with which Countryside Properties have an interest).</p> <p><b>Management of Housing Land Supply</b></p> <p>Pages 14 and 15 of the SHLAA set out the Council's assessment of the 5 year land supply position for the period 2012 to 2017, by taking the annual requirement from the Core Strategy and projecting it over 5 years, starting from 2012. On page 18 the SHLAA notes that there has been an historic under-provision of housing against the East of England Plan from 2006-2011.</p> <p>The method that the Council uses to calculate the 5 year land supply is not one that appears to us to accord with existing standard practice or the NPPF. The housing provisions in the adopted Core Strategy are premised on a base date of 2006, with the total housing requirement of 4,750 as set out in the Core Strategy covering the period 2006 to 2025. It would seem to us that the historic under provision cannot be lightly set aside in this way or discounted as being only relevant to the East of England Plan, and it remains integral to the calculation of the current 5 year supply.</p> <p>Also, even though the Core Strategy was not adopted in 2010 as originally envisaged, the period 2010-2012 is also part and parcel of the Core Strategy housing land supply position, and equally cannot be discounted. The assessment also makes no allowance for the NPPF element of flexibility, whether that be the 5% margin or 20% margin.</p> <p>Whilst the 5 year land supply may vary depending upon the date of assessment and the number of sites in the pipeline at any given time, it seems to us that at best the 5 year land supply is very tight, but that in reality a shortfall may well exist.</p>	<p>The East of England Plan (2008) has superseded the previous version of the Plan, any shortfall in the past years was taken into account and included in the East of England Plan (2008) housing requirement.</p> <p>With regard to the historic shortfall/ 5 year land supply, it stated in the Core Strategy, the Council will maintain a flexible approach with regards to the timing of the release of land. The SHLAA is a living document, and will update the timeframe should the circumstances change.</p> <p>In addition, the Core Strategy also stated that the Council will maintain a flexible approach with regards to the timing of the release of land for residential development to ensure a constant five-year supply of land. Therefore, the Council should be able to respond to any changes in land supply promptly with such an approach.</p> <p>Additionally, the 5% buffer required by the NPPF will be addressed in the final SHLAA.</p> <p>Site 144 and 173 are both in close proximity to bus stops (5m and 150m respectively), however, the two sites are 2km and 3km, or between 27 and 39 minutes walk to Rayleigh train station. All the sites have been assessed under the same approach, therefore, the 'medium' score given to this site is accurately rated.</p>

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Respondent	Comment(s)	Officer's Response
	<p>The SHLAA goes on to suggest two possible methods of managing land supply. Option A suggests providing some flexibility in terms of the quantum of land that could be provided at the main growth locations, and Option B suggests managing the situation through the Core Strategy Review.</p> <p>We agree that, in the context of a Core Strategy review which is highly likely to require at least the same if not greater levels of housing delivery, a flexible approach should be taken with regards to the quantum of development and land allocations for growth areas, in case additional housing is required from these locations. However, in the short term, increasing the capacity of the growth locations cannot assist in the 5 year land supply position, because there will still be a finite number of homes that could be built out in the next 5 years.</p> <p>Therefore Option A does not assist in terms of the historic shortfall or 5 year land supply.</p> <p>Equally, Option B does not appear to offer any solution to the short-term supply, since it is dependent upon the production of a new plan, and as mentioned above, is likely to require additional land to be brought forward.</p> <p>Under Option A, the SHLAA suggests that there could be a “flexible approach with regards to the timing of the release of land for residential development to ensure a constant five year supply of land”, albeit this statement is then caveated with a reference to careful release of Green Belt land.</p> <p>In our view, the only practical measure that the Council could take is to provide some flexibility on the release of the H2 sites that are currently being held back until 2015. This would not prejudice the Council’s ability to manage and control the release of Green Belt sites, since the H3 sites would still provide a land bank for later use. The Council will be aware that Countryside Properties are already progressing with their technical work for the land north of London Road, Rayleigh, with a view to preparing a Masterplan for consultation early next year, followed by a planning application. In order to facilitate the site coming forward and thereby contributing to land supply within the 5 year period, we would suggest that the Council could:</p>	<p>Comment regarding being unable to bury the pylons underground is noted.</p>

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Respondent	Comment(s)	Officer's Response
	<p>(a) Seek to accelerate the process of producing the Site Allocations DPD; and</p> <p>(b) Provide clarity that the release of the site prior to 2015 to assist in boosting the short term land supply would be supported.</p> <p><b>SHLAA Sites 93, 144 and 173 – Land North of London Road</b></p> <p>The parcel of land north of London Road shown on page 81 of the SHLAA is sub-divided in the assessment in to 3 parcels.</p> <p>The smallest is site reference 93, which is the largely wooded land north of 206 London Road. Countryside Properties has no legal interest in regard to this land.</p> <p>The largest area is site 144, which covers the vast majority of the land between the town and Chelmsford Road, and equates to the land originally promoted by Countryside Properties.</p> <p>The third area is site 173 which relates to the strip of land immediately adjacent to Makro and the Rawreth Lane Industrial Estate. Negotiations between the landowner of site 173 and Countryside Properties have been successfully concluded, with terms of an Option Agreement agreed. The two parties are now working together.</p> <p>Taking site 93 first, the SHLAA rightly points out that the site of No. 206 itself already has permission, and indeed the development has been built. The remaining 1.49 ha upon which the SHLAA entry is based therefore appears to relate only to the land to the rear, which comprises narrow strips to the east and west either side of Timber Grove, and the woodland to the rear, which borders the brook. The area is we understand almost exclusively subject to a TPO. The assumption of 34-47 units in the SHLAA would therefore have to be dependent upon the whole-scale destruction of the TPO'd woodland, and would also be dependent upon achieving a suitable access from London Road, because for the reasons set out below, it is unlikely that access would be provided from the north or west. On that basis, we are not sure that the land should be included as a suitable site in the SHLAA.</p>	



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Respondent	Comment(s)	Officer's Response
	<p>As previously noted, immediately to the north of site 93 is the brook, with its associated flood plain. Accordingly, in the proposals by Countryside Properties for the adjoining sites 144 and 173, it is currently expected that the adjacent land will be used for open space purposes, with a landscaped park running along the line of the brook, due to the flood zone constraint. As such, site 93 would not be well related to any new built development to the north or west on the adjoining SHLAA sites, whilst the retention of the land for woodland would sit comfortably alongside any new open space to be created in this locality. We do not therefore agree with the conclusion in the SHLAA that the site is appropriate for housing if developed in conjunction with adjoining land, because it would not integrate with any development on the adjoining land.</p> <p>However, if the Council disagrees and the site is to be integrated as part of the wider strategic development, then it would need to make a proportionate contribution to site servicing and infrastructure, and hence on page 86 the answer to the question regarding infrastructure contribution would have to be 'yes'. However, for the reasons above, we do not consider the site to be suitable.</p> <p>Turning then to take sites 144 and 173 together, since Countryside Properties now have an interest in both, we would start by saying that we are broadly supportive of the findings of the SHLAA, which largely reflect our previous discussions. There are however a few detailed points to make:</p> <ul style="list-style-type: none"> <li>• On pages 89 and 96, access to public transport is referred to as 'medium' – as you will be aware, the intention is to provide a public transport service through the site, but in any event there are existing bus services running along London Road with local stops. On both counts, therefore, we would suggest that a rating of 'high' is justifiable;</li> <li>• On pages 90 and 92, the SHLAA accurately reflects previous discussions in which we noted that the possibility of placing the pylons underground was being investigated. We are now working on the basis that this will not be practical, but this does not affect the capacity of the site to accommodate the scale of development required, as discussed below;</li> </ul>	

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Respondent	Comment(s)	Officer's Response
	<ul style="list-style-type: none"> <li>• Site 173 abuts the existing Rawreth Lane Industrial Estate, and the development will need to include some screening to the eastern boundary to ensure compatibility between the new development and existing uses on the industrial estate whilst these remain. The comprehensive Masterplanning of sites 144 and 173 will achieve that;</li> <li>• In terms of the broad area for development, the 37 ha marked on the site photo on page 94, alongside site 173, represents a realistic starting point in terms of the overall scale of the development. Based on a gross density of 15 to 20 dwellings per hectare (i.e. allowing for open space, drainage, infrastructure, strategic highways etc.) we previously advised that the development area would be likely to be in the region of 36 hectares. It can be seen that taking site 173 in to account, this area largely represents the land east of the pylon line and west of the town. However, the detailed boundaries of the development area would need to be established through a more detailed Masterplanning process, and therefore the actual site allocation will need to allow some flexibility for that process. In particular, it is likely that some elements of the development, including the main access from London Road, would be located west of the pylon line. In any event, the revised Green Belt boundary will also need to comply with the requirements of paragraphs 83-85 of the NPPF, in particular in respect of permanence/longevity and definition.</li> </ul> <p>I trust that the above comments will be taken in to account in updating the SHLAA, and we look forward to discussing the emerging Masterplan for the land North of London Road in more detail later this year.</p>	

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Respondent	Comment(s)	Officer's Response
<p><b>Rayleigh Town Council</b></p>	<p>We note that between 2012 and 2027 the construction of 3871 dwellings is achievable but that only 3750 are required. (i.e. 250 dwellings per year)</p> <p>Concern was expressed that the Rochford District Council's consultation found 225 sites for development but only 44 were deemed suitable. We have no comment to make concerning the plans of these sites.</p> <p>We agree that the Authority should update yearly a supply of sites to provide 5 years worth of housing. We do not support the release of Green Belt land or sites except in sustainable and exceptional circumstances.</p> <p>We have not further comments at this time and we await further consultations.</p>	<p>Comment noted.</p>
<p><b>D.J. Cowlin Building Contractors</b></p>	<p>Our Land at 1 to 10 Disraeli Road Eastwood is still available for building for 9/no detached houses.</p> <p>We would like you to look at this site for future consultation on the 2012 Strategic Housing Land Availability Assessment (SHLAA) Review consultation please.</p> <p>We have had reports done by Greenlink Ecology Ltd on this site, file reference 11_592_Report_KB_DC of which was okay on this site.</p> <p>We have also made a report done for transport down this road to the site, of which was all okay, by RKS Associates Ltd WD23 3AQ.</p> <p>This information you will have on our files.</p> <p>I am enclosing a site plan to you for this site, for future consultation.</p>	<p>Site 44 and 15 were included in the SHLAA process. However, these site have been screened out in Stage 7a: Assessing suitability for housing, as the location of the sites (South East Rayleigh) is not within the general location identified for housing development in the Core Strategy.</p> <p>Please refer to the SHLAA Practice Guidance published in 2007 for further details.</p> <p>Other comments noted.</p>

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Respondent	Comment(s)	Officer's Response
<p><b>Hullbridge Parish Council</b></p>	<p>In response to your letter dated 31 July 2012 reference SHLAA072012 this Parish Council met on 3/9/2012 and resolved to make the following comments:</p> <p>Although the Parish Council is strongly against any development in Hullbridge it was resolved that Members considered it their duty to try and get the best for their residents</p> <p>Each parcel of land outlined in the SLAA was considered.</p> <p><b>Land reference 208 A,B,C,D</b> It was resolved the proposal for the land between Keswick Avenue/Pooles Lane should be <b>excluded</b> on the grounds there would be substantially increased vehicular movements in Ferry Road and access in Pooles Lane was not suitable.</p> <p><b>Land reference 17</b> It was resolved the proposal for the land on the south side of Lower Road adjacent to junction of Watery Lane and Hullbridge Road should be <b>excluded</b> on the grounds development would be creeping nearer to Rayleigh.</p> <p><b>Land reference 218</b> It was resolved the proposal for land fronting Watery Lane should be <b>excluded</b> on the grounds of lack of community cohesion as the development would be wholly outside of the Hullbridge parish boundary, risk of flooding and Watery Lane being unsuitable.</p> <p><b>Land reference 16,66,124,170,174</b> It was resolved the proposal for land west of Hullbridge as shown in the document would be the <b>preferred</b> site providing serious consideration was given to the following:</p> <ul style="list-style-type: none"> <li>• A line should be drawn southwards at junction of West Avenue/Windermere Avenue to join the existing line shown that is east/west as this would ensure the majority of the new dwellings would be within the parish of Hullbridge and thus promoting community cohesion.</li> <li>• Those new dwellings not within the Hullbridge Parish boundary should be clearly defined.</li> </ul>	<p>Comment noted.</p> <p>However, it is important to note that the SHLAA does not allocate land for development. The selection of the specific site for development will be examined in the Allocations DPD.</p>

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Respondent	Comment(s)	Officer's Response
	<ul style="list-style-type: none"> <li>• All the new dwellings planned that are not within the current Hullbridge Parish boundary should be included in the next round of Boundary Commission deliberations as it would be common sense for those dwellings to be included within the parish boundary.</li> <li>• Watery Lane should be upgraded to accommodate the additional traffic that would be generated by such a large development.</li> <li>• The junction at Watery Lane/Hullbridge Road/Lower Road should be improved (mini-roundabout/traffic lights) to accommodate the additional traffic.</li> <li>• Improved public transport links should be created.</li> <li>• The new development should be cycle friendly and designated cycle paths should be provided between Hullbridge and the Rayleigh secondary schools.</li> <li>• The current flooding at the southern end of the land should be fully addressed.</li> <li>• The current designated public open space south of Malyons Lane should be extended to create a buffer zone between the existing dwellings along the western side of Hullbridge and the proposed new development.</li> <li>• Affordable housing should be “peppered” throughout the new development</li> <li>• A 106 agreement should be imposed on the developer to ensure finance is channelled back into Hullbridge community.</li> </ul>	

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Respondent	Comment(s)	Officer's Response
<p><b>Hawkwell Parish Council</b></p>	<p>Having studied this document regarding South Hawkwell the Study Map gives the potential for addition of hundreds of homes in a short distance of each other, and; if released from the green belt, will ensure the urbanisation of West Hawkwell which has already contributed 175 homes in the first phase of the Core Strategy.</p> <p>One of the objects of the green belt is to prevent the coalition of villages. The sites between Rectory Road and Hall Road and the Potash Nursery site effectively join Rochford and West Hawkwell. Any development in Ironwell Lane will be a very short distance from the West Rochford development of 600 houses already approved in Hall Road.</p> <p>In the Core Strategy document, already adopted, and the Allocation document, not yet finalised, it states that any sites released from the green belt would need to demonstrate defensible boundaries as well as special circumstances. The sites in Ironwell Lane, Potash Nursery and land between Rectory Road and Hall Road opens up vast areas of agricultural land and special landscape areas for future development.</p> <p>Land between 76 and 92 Main Road, at present an industrial site, has already been identified in Rochford District Plan and would come forward for housing if the industrial use ceased. It would join the land between Thorpe Road and Rectory Road (Christmas Tree Farm) and add a further 29 to 35 dwellings to the 175 houses already approved.</p> <p>Hawkwell Parish Council is concerned that the cumulative effect of so many houses proposed in Hawkwell, Ashingdon and Rochford, in a short distance of each other, will have a detrimental effect on the highway network and loss of quality of life for existing residents. Hawkwell Parish Council has been working in conjunction with the Hawkwell Parish Plan Group who last year completed and published `Hawkwell Parish Plan` and `Hawkwell Action Plan`. Around 96% of 1,250 households who returned their Hawkwell Parish Plan Questionnaires were against large housing developments and 84% do not think new development in Hawkwell is necessary.</p>	<p>The purpose of the SHLAA is to maintain a rolling 5 year supply of deliverable land for housing. Although it suggested in the SHLAA Guidance para 21 that "Except for more clear-cut designations such as Sites of Special Scientific Interest, the scope of the Assessment should not be narrowed down by existing policies designed to constrain development", it further suggested in para 38 "Sites allocated in existing plans for housing or with planning permission for housing will generally be suitable...". All the sites included in the SHLAA document are therefore within general locations identified in the Rochford Core Strategy.</p>

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Respondent	Comment(s)	Officer's Response
<p><b>Late Submission: Members of Public</b></p>	<p>I am aware that the date for submission of comments on the SHLAA review 2012 has passed but I hope you will consider this one as I have only just discovered these changes.</p> <p>1. There was no indication/highlighting in Appendixes D and E that the estimated densities had changed for sites, 7/202, 201, EL3/200 unlike the allocation document which had changed text in green.</p> <p>This could have a major impact on the Allocations DPD.</p> <p><b>Site 7/202 Land South of the High Street</b> As only part of the south boundary abuts the wildlife site and because of the shape of the site it seems excessive to me to reduce the estimated density of the whole site by one third (i.e. reduced from 45 to 30).</p> <p><b>EL3/200 Star Lane Industrial North and South</b> <i>"Suggested capacity for the developable area of site 87-174"</i> If the present planning application for the Brickworks site (3.278ha) gets planning permission, as seems likely, then the site will have achieved more than the estimated number of dwellings for the whole site (5.8ha) at a density of 30. Estimated at 30dph = 131 planned for Brickworks site 140.</p> <p>This means that the remainder of the site (2.5ha) is still available to contribute to the housing of Great Wakering. Once a further 34 dwellings are built then any further dwellings can be offset against the 250 dwellings for which green belt land is required.</p> <p>This proves that estimated capacities for areas are only estimates, what actually happens can be very different. It would be playing into the developer's hands to allocate additional land until proposals are put forward by developers indicating proposed dwellings per site already allocated. Failure to do this could result in developers swamping the village with new development.</p>	<p>Comment noted. It should be noted that the SHLAA is an evidence base document. The Allocations DPD will determine the appropriate sites for development, and set policies which will determine the nature of any development. In addition, development will have to be managed through the development management process to ensure that there is not an unnecessary loss of Green Belt land.</p>

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Respondent	Comment(s)	Officer's Response
<p><b>Late Submission: e + m Design Partnership</b></p>	<p><b>SHLAA Review for Land at Three Acres and Birch Lodge, Anchor Lane, Canewdon, Essex. SS4 3PB</b></p> <p>The part owner of the above site has recently provided us with the SHLAA 2012 assessment form for this property (site reference 4). As discussed with your colleagues we note there are a few discrepancies in the sites description which we believe may lead to it being judged, in our view unfairly, as follows:</p> <p><b>Site Details</b></p> <ul style="list-style-type: none"> <li>• <i>Site Ownership</i> The site is currently under the ownership of two private individuals, not developers. Both owners have agreed to work together if approval is received.</li> <li>• <i>Physical Description</i> The horse riding school originally located at the rear of the site ceased operation in 1995 at which time all of the buildings were demolished and a residence built. Since this time the site has been wholly residential.</li> <li>• <i>Current Use</i> The site is wholly residential</li> </ul> <p><b>Availability Assessment</b></p> <ul style="list-style-type: none"> <li>• <i>Density Restriction</i> This site does not fall within the Conservation area for the church, the closest part of which is a field. This should therefore not affect site density although sympathetic design would be adopted</li> </ul>	<p>Comments noted. Changes to assessment have been made where appropriate.</p>



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Respondent	Comment(s)	Officer's Response
	<p><b>Achievability Assessment</b></p> <ul style="list-style-type: none"> <li>• <i>Estimated Density</i> We have recently submitted an outline proposal for pre-consultation on this site, application ref: PA/12/00014/PREAPP for the purposes of obtaining advice on required reports, charges and general viability.  This included a proposal for 55 dwellings including 35% affordable accommodation. We were advised that the Planning Department would prefer the site to one without defined boundaries but would prefer to achieve the full 60 dwellings which we believe can be done.</li> <li>• <i>Policy H1, H2 &amp; H3</i> The site has had no economic use for 17 years; this is only a residential site as such this statement is incorrect.</li> <li>• <i>Suggested Capacity</i> As noted above whilst 25% affordable housing would be appreciated, the above proposal achieves the full 35%. We are concerned that this in conjunction with the above policy statement will reflect unfairly from a political point of view.</li> <li>• <i>Year first dwelling could be built on site</i> We appreciate the requirement for 60 dwellings is from 2020. Subject to receiving a full planning approval these numbers could be commenced earlier than 2019 allowing for a phased introduction if required.  To conclude our main concern is that the site appears to be portrayed as a viable business, unable to support sufficient dwellings or affordable accommodation, which might preclude it from inclusion within the development boundary. Its proximity to the residential area and being the only site with a clearly defined boundary and existing residential use we believe have not been given equal emphasis.</li> </ul> <p>We trust the above can be taken on board in your decision process.</p>	

**Appendix B (Part I) – Housing Trajectory Site List**  
(from Planning Application information up to 31/3/2012)

Reference	Location	Status	Year														
			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
ROC/0439/97	Gusli, Lower Road	Work Complete	1														
ROC/0759/07	Paddock, Lambourne Hall Road, Canewdon	Work Complete	1														
ROC/0118/10	Junatison, Barrow Hall Road, Little Wakering	Work Complete	1														
<b>ROC/0021/10</b>	<b>Asda Priory Chase, Rayleigh</b>	Work Complete	23														
ROC/0199/08	Land at 44 The Approach, Rayleigh, SS6 9AA	Work Complete	1														
ROC/0034/10	Site of Eastlodes, Mount Bovers Lane, Hawkwell	Work Complete	1														
ROC/0164/10	4 Tudor Way, Hockley	Work Complete	1														
ROC/0711/10	1 Poplars Avenue, Hawkwell, Hockley	Work Complete	2														
ROC/0759/10	8 Victor Gardens, Hockley	Work Complete	1														
ROC/0104/11	Land West Side of Glencrofts, Hawkwell	Work Complete	2														

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Reference	Location	Status	Year														
			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
ROC/0598/07	Land adj 66, Woodlands Road, Hockley	Work Complete	1														
ROC/0195/09	144 Greensward Lane, Hockley	Work Complete	1														
ROC/0022/11	6 Mount Avenue, Hockley	Work Complete	2														
ROC/0212/11	55 Hamilton Gardens, Hockley	Work Complete	1														
ROC/0728/11	Site of 1B & 1C Spa Road, Hockley	Work Complete	2														
ROC/0086/10	Site of 93 Greensward Lane, Hockley	Work Complete	2														
ROC/0277/11	Site of 190 & 190 Plumberow Avenue, Hockley	Work Complete	2														
ROC/0137/11	Rob Rosa, Lower Road, Hullbridge	Work Complete	2														
ROC/0358/07	Land adj 20 Kingsman Farm Road, Hullbridge	Work Complete	1														
ROC/0732/08	145 Ferry Road, Hullbridge.	Work Complete	4														

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Reference	Location	Status	Year														
			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
ROC/0758/08	Land rear of 263 & 263a Ferry Road, Hullbridge.	Work Complete	1														
ROC/0139/10	Torwood Kingsway, Hullbridge	Work Complete	1														
ROC/0443/10	395 Eastwood, Rayleigh, Rochford	Work Complete	2														
ROC/0221/10	14 Ravenswood Chase, Rochford	Work Complete	1														
ROC/0320/10	60 Stambridge Road, Rochford	Work Complete	1														
ROC/0714/07	24 High Road, Rayleigh	Work Complete	2														
<b>ROC/0024/09</b>	<b>Ulfa Court (first floor), 33a Eastwood Road, Rayleigh, SS6 7JD</b>	Work Complete	12														
ROC/0693/10	34 Bull Lane, Rayleigh	Work Complete	1														
ROC/0666/10	31C High Street, Rayleigh	Work Complete	1														
<b>ROC/0156/08</b>	<b>Site of 8 &amp; 10 Weir Gardens, Rayleigh</b>	Work Complete	12														

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Reference	Location	Status	Year														
			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
ROC/0286/09	Land between 63 - 73 Nevern Road, Rayleigh	Work Complete	1														
ROC/0549/10	89 Daws Heath Road, Rayleigh	Work Complete	1														
ROC/0752/10	Land rear of 148 & 150 Eastwood Road, Rayleigh	Work Complete	1														
ROC/0268/95	Rochelles Farm, Lower Road	Under Construction		1													
ROC/0732/09	Luxway 29 Brays Lane, Ashingdon	Under Construction		1													
ROC/0609/10	621 Ashingdon Road	Under Construction		1													
ROC/0102/11	1 Nansen Avenue, Rochford	Under Construction		1													
ROC/0348/11	Site of 1 & 2 Kingsmead Cottages, Barling, Road	Under Construction		-1													
ROC/0013/09	The Yard, Trenders Avenue, Rayleigh.	Under Construction		4													
ROC/0339/10	138 Down Hall Road, Rayleigh	Outline		4													

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Reference	Location	Status	Year														
			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
ROC/0672/09	Goldpoint Stud, Goldsmith Paddocks, Goldsmith Drive, Rayleigh, SS6 9DX	Under Construction		1													
ROC/0665/08	52a Alexandra Road, Great Wakering.	Under Construction		1													
ROC/0817/05	26 Station Avenue, Rayleigh	Under Construction		1													
ROC/0121/07	89 Downhall Road, Rayleigh	Under Construction		2	5												
ROC/0335/10	Land Rear of 10 Eastcheap, Rayleigh	Under Construction		1													
ROC/0653/10	36 The Approach, Rayleigh	Under Construction		6													
ROC/0626/11	12 Eastcheap , Rayleigh	Under Construction		2													
ROC/0124/08	42 York Road, Ashingdon.	Under Construction		1													
ROC/0396/10	54 York Road Ashingdon, Rochford	Under Construction		2													
<b>ROC/0436/10</b>	<b>109 Rectory Road, Hawkwell</b>	<b>Under Construction</b>		11													

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

Reference	Location	Status	Year															
			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
ROC/0521/93	Glencroft, White Hart Lane, Hawkwell	Under Construction		10	10													
ROC/0575/11	47 Victor Gardens, Hockley, SS5 4DS	Under Construction		2														
ROC/0805/08	Land rear of 25 Woodlands Road, Hockley.	Under Construction		1														
ROC/0343/10	1 Station Road, Hockley	Under Construction		1														
ROC/0618/10	Land rear of 27 to 31 to Broadlands Road, Hockley	Under Construction		1														
ROC/0265/11	Land r/o 43 & 45 Hawkwell Road, Hockley	Under Construction		1														
ROC/0056/09	93 Greensward Lane, Hockley.	Under Construction		2														
ROC/0319/98	Plumberow Cottage, Lower Road	Under Construction		1														
ROC/0466/95	74 Folly Lane	Under Construction		1														
ROC/1095/06	Westview & Oakhurst, Church Road, Hockley	Under Construction		4														

**Rochford District Council – Local Development Framework Evidence Base  
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			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
ROC/0735/09	Wits End, Lower Road, Hockley, SS5 6AP	Under Construction		1													
ROC/0281/11	101 Folly Lane, Hockley	Under Construction		1													
ROC/0911/07	10 Kingsmans Farm Road, Hullbridge	Under Construction		1													
ROC/0607/08	Land adj 1 Maylons Lane, Hullbridge.	Under Construction		1													
ROC/0631/08	18 Kingsmans Farm Road, Hullbridge.	Under Construction		1													
ROC/0458/09	Willow Pond Farm, Lower Road, Hockley	Under Construction		1													
<b>ROC/0956/74</b>	<b>Adj. The Birches, Sandhill Road</b>	<b>Under Construction</b>		1													
<b>ROC/0395/00</b>	<b>Adj Mansfield Nurseries, Nore Road</b>	<b>Under Construction</b>		1													
ROC/0332/10	87 Rayleigh Avenue, Eastwood, Leigh-on-Sea	Under Construction		3													
ROC/0546/10	Site of 4 & 6 Lancaster Road, Rayleigh	Under Construction		3													



**Rochford District Council – Local Development Framework Evidence Base  
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ROC/0807/10	Land between 18 & 24 Hillside Road, Eastwood	Under Construction		1													
ROC/0723/09	Land r/o 11-15 Trinity Road, Rayleigh	Under Construction		4													
ROC/1015/06	4A & 4 East Street, Rochford	Under Construction		3													
ROC/0591/11	6 Rochford Garden Way, Rochford, SS4 1QH	Under Construction		1													
<b>ROC/0048/79</b>	<b>Fairview and Homestead, Hockley Road</b>	<b>Under Construction</b>				16	35	35									
ROC/0478/10	110 Bull Lane, Rayleigh	Under Construction		1													
ROC/0356/11	50 Helena Road, Rayleigh	Under Construction		2													
ROC/0461/11	222 Hockley Road, Rayleigh	Under Construction		1													
ROC/0787/10	46 Hockley Road, Rayleigh	Under Construction		1													
ROC/0038/11	Land North of 36 High Road, Rayleigh	Under Construction		2													

**Rochford District Council – Local Development Framework Evidence Base  
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			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
ROC/0026/10	Gdn of 400 Ashingdon Road, Rochford	Not Started			1												
ROC/0442/11	Sunnybanis, Gays Lane, Canewdon	Not Started			1												
ROC/0608/11	The Chequers Inn, High Street, Canewdon	Not Started			2												
ROC/0531/11	R/o 268 Little Wakering Road, Great Wakering	Not Started			1												
ROC/0022/10	134 Downhall Park Way, Rayleigh	Outline			1												
ROC/0316/10	Adj. 3 Ferndale Road, Rayleigh	Not Started			1												
ROC/0517/10	Land opposite Prospect Villa, Trenders Avenue, Rayleigh	Not Started			2												
ROC/0714/10	Land Adj. 76 Hillbridge Road, Rayleigh	Outline			1												
ROC/0254/11	Great Wakering United Reformed Church, Chapel Lane, Great Wakering	Not Started			1												

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

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ROC/0353/10	Crystal House, 1 The Approach, Rayleigh, SS6 9AA	Outline			4	10											
ROC/0366/11	Land Adj. 8 Preston Gardens, Rayleigh	Not Started			2												
ROC/0152/11	Adj 8 Willow Drive, Rayleigh	Not Started			1												
ROC/0061/12	1 Clifton Road, Ashingdon	Not Started			2												
ROC/0359/10	Land Adj. 42 The Westering, Hawkwell	Not Started			1												
ROC/0322/10	Ld Between 27 & 31 Branksome Avenue Hockley	Outline			1												
ROC/0048/11	Land Opposite Maryon House, Bullwood Hall Lane, Hockley	Not Started			1												
ROC/0396/11	Finches Lodge, 209 Hockley Road, Rayleigh	Not Started			1												
ROC/0576/08	299 Ferry Road, Hullbridge.	Not Started			7												
ROC/0215/10	89 Crouch Avenue, Hullbridge	Not Started			1												

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

Reference	Location	Status	Year														
			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
ROC/0556/10	Land Adj Pooles End, Long Lane, Hullbridge	Not Started			1												
ROC/0426/11	122 Clarence Road, Rayleigh, SS6 8TD	Not Started			-1												
ROC/0563/11	Land Adj 57 Trinity Road, Rayleigh	Not Started			1												
ROC/0694/10	15 West Street, (2 <sup>nd</sup> Floor), Rochford	Not Started			1												
ROC/0412/10	Car Park Adj. The New Ship, East Street, Rochford	Not Started			5												
ROC/0164/11	18 Mornington Avenue, Rochford	Not Started			1												
ROC/0433/11	Land Adj. 49 Back Lane, Rochford	Not Started			1												
ROC/0568/11	37 North Street, Rochford, SS4 1AB	Not Started			2												
ROC/0770/11	55 West Street, Rochford	Not Started			1												
ROC/0019/10	Land West of Springfield Court, Boston Avenue, Rayleigh	Not Started			6												

**Rochford District Council – Local Development Framework Evidence Base  
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			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
ROC/0292/10	5 Victotoria Avenue, Rayleigh	Not Started			1												
ROC/0820/10	Land 41-67 Lower Lambricks Rayleigh	Outline			10												
<b>ROC/0486/08</b>	<b>89 High Street, Rayleigh, SS6 7EJ</b>	<b>Not Started</b>			10	2											
ROC/0474/10	Treetops Hillview Road, Rayleigh	Not Started			2												
ROC/0697/10	Second Floor 44-50 High Street, Rayleigh	Not Started			4												
ROC/0008/11	28 High Street , Rayleigh (above Ask restaurant)	Not Started			4												
ROC/0056/11	94 High Road, Rayleigh	Not Started			1												
ROC/0250/11	1 Burrows Way, Rayleigh	Not Started			1												
ROC/0459/11	25 Station Crescent, Rayleigh	Not Started			1												
<b>ROC/0418/11</b>	<b>Stratford House, Hockley Road, Rayleigh</b>	<b>Not Started</b>			-15												

**Rochford District Council – Local Development Framework Evidence Base  
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ROC/0476/09	113-115 High Street, Rayleigh, SS6 7QA	Not Started			3												
ROC/0070/10	113-115 High Street, Rayleigh	Not Started			5												
BF2	68-72 West Street, Rochford	Pre-app/ under consideration/ SHLAA								17							
BF4	162-168 High Street, Rayleigh	Pre-app/ under consideration/ SHLAA					7	7									
BF6	247 London Road, Rayleigh	Pre-app/ under consideration/ SHLAA								7							
BF8	Allocated land, South Hawkwell	Pre-app/ under consideration/ SHLAA								19	19						
BF14	Chestnuts Rayleigh	Pre-app/ under consideration/ SHLAA			4												
BF17	West Street, Rochford	Pre-app/ under consideration/ SHLAA								2							
BF18 (10/00353/OUT)	1 The Approach, Rayleigh	Pre-app/ under consideration/ SHLAA				7											

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

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BF22 (12/00363/FUL)	190 London Road	Pre-app/under consideration/ SHLAA		22	20	20											
BF23	Elizabeth Fitzroy Homes	Pre-app/under consideration/ SHLAA			7	8											
BF24 (12/00273/FUL)	Castle Road Old Fire Station	Pre-app/under consideration/ SHLAA			9												
BF25	Castle Road Recycling Centre	Pre-app/under consideration/ SHLAA						6	7								
BF26	Land adjacent Hockley Train Station (north west)	Pre-app/under consideration/ SHLAA							15								
BF27 (11/00637/OUT)	York Bungalow, Little Wakering Hall Lane, Great Wakering, Southend-on-Sea	Pre-app/under consideration/ SHLAA			3	10											
BF28	Land adjacent 213 High Street, Great Wakering	Pre-app/under consideration/ SHLAA									1						
BF29	Land Between 35-49 Victoria Drive, Great Wakering	Pre-app/under consideration/ SHLAA									1						

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

Reference	Location	Status	Year														
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BF30	Land between 42 & 44 Little Wakering Road	Pre-app/under consideration/SHLAA								1							
BF31	18 Albert Road, Ashingdon	Pre-app/under consideration/SHLAA										1					
BF32	Land adjacent 200 Ashingdon Road, Ashingdon	Pre-app/under consideration/SHLAA										2					
BF33	1 Woodlands Rd, Hockley	Pre-app/under consideration/SHLAA								6							
BF34	Land between 77-83 Keswick Avenue, Hullbridge	Pre-app/under consideration/SHLAA										2					
BF35	Land adjacent 97 Crouch Avenue, Hullbridge	Pre-app/under consideration/SHLAA										2					
BF36	Land between 4 and 12 Hillside Road Eastwood Rise, Eastwood	Pre-app/under consideration/SHLAA				3											
BF37	Land rear of 175 Bull Lane, Rayleigh	Pre-app/under consideration/SHLAA										2					



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

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BF38	Land adjacent 44 Great Wheatley Road, Rayleigh	Pre-app/under consideration/ SHLAA								4							
BF39	Land to the rear of 30-34 Lower Road, Hullbridge	Pre-app/under consideration/ SHLAA								2							
102	Land adjacent Hockley Train Station (north east)	Pre-app/under consideration/ SHLAA							8	8							
EL1	Rawreth Industrial Estate	Pre-app/under consideration/ SHLAA										22	60	70	70		
EL2	Stambridge Mills	Pre-app/under consideration/ SHLAA						32	32	34							
EL3	Star Lane, Great Wakering	Pre-app/under consideration/ SHLAA						31	50	50							
EL4	Hockley centre	Pre-app/under consideration/ SHLAA									25	25	25	25			
<b>Total (Without Green Belt)</b>			<b>93</b>	<b>115</b>	<b>135</b>	<b>73</b>	<b>42</b>	<b>105</b>	<b>98</b>	<b>170</b>	<b>19</b>	<b>36</b>	<b>47</b>	<b>85</b>	<b>95</b>	<b>70</b>	
Core Strategy location	North of London Road	Green Belt Release								100	100	100	100	150			

**Rochford District Council – Local Development Framework Evidence Base  
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Reference	Location	Status	Year															
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Core Strategy location	West Rochford	Green Belt Release			50	150	200	100	100									
Core Strategy location	East Ashingdon	Green Belt Release				50	50											
Core Strategy location	South East Ashingdon	Green Belt Release											100	100	100	100	100	
Core Strategy location	West Hockley	Green Belt Release					50											
Core Strategy location	South Hawkwell	Green Belt Release				25	50	100										
Core Strategy location	South West Hullbridge	Green Belt Release									125	125	100	100	50			
Core Strategy location	West Great Wakering	Green Belt Release												100	100	50		
Core Strategy location	South Canewdon	Green Belt Release									60							
<b>TOTAL (including Green Belt Release)</b>			<b>93</b>	<b>115</b>	<b>185</b>	<b>298</b>	<b>392</b>	<b>305</b>	<b>198</b>	<b>270</b>	<b>304</b>	<b>261</b>	<b>247</b>	<b>435</b>	<b>345</b>	<b>270</b>	<b>150</b>	<b>100</b>

## Appendix B (Part II) – List of SHLAA Green Belt Sites

SHLAA Ref.	Site	Status		Included in SHLAA 2012?	Comments/Reasons for change
<b>North of London Road</b>					
93	North of London Road	Call for sites		Yes	Core Strategy General Location
144	North of London Road	Call for sites		Yes	Core Strategy General Location
173	North of London Road	Call for sites		Yes	Core Strategy General Location
<b>West Rochford</b>					
128	West Rochford	Call for sites Call for sites		Yes	Core Strategy General Location
159a	West Rochford	Call for sites		Yes	Core Strategy General Location
159b	West Rochford	Call for sites		Yes	Core Strategy General Location
<b>West Hockley</b>					
8	West Hockley	Call for sites		Yes	Core Strategy General Location
30	West Hockley	Call for sites		Yes	Core Strategy General Location
38	West Hockley	Call for sites		Yes	Core Strategy General Location
54	West Hockley	Call for sites		Yes	Core Strategy General Location
69	West Hockley	Call for sites		Yes	Core Strategy General Location

**Rochford District Council – Local Development Framework Evidence Base  
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SHLAA Ref.	Site	Status		Included in SHLAA 2012?	Comments/Reasons for change
<b>South Hawkwell</b>					
13	South Hawkwell	Call for sites		Yes	Core Strategy General Location
151	South Hawkwell	Call for sites		Yes	Core Strategy General Location
158	South Hawkwell	Call for sites Call for sites		Yes	Core Strategy General Location
166	South Hawkwell	Call for sites		Yes	Core Strategy General Location
180	South Hawkwell	Call for sites		Yes	Core Strategy General Location
217	South Hawkwell	Allocations DPD consultation		Yes	Core Strategy General Location
<b>East Ashingdon</b>					
56a	East Ashingdon	Call for sites		Yes	Core Strategy General Location
56b	East Ashingdon	Call for sites		Yes	Core Strategy General Location
213	East Ashingdon	Allocations DPD consultation		Yes	Core Strategy General Location
<b>South West Hullbridge</b>					
17	South West Hullbridge	Call for sites		Yes	Core Strategy General Location
174	South West Hullbridge	Call for sites		Yes	Core Strategy General Location
208a	South West Hullbridge	Allocations DPD consultation		Yes	Core Strategy General Location
208b	South West Hullbridge	Allocations DPD consultation		Yes	Core Strategy General Location

**Rochford District Council – Local Development Framework Evidence Base  
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SHLAA Ref.	Site	Status		Included in SHLAA 2012?	Comments/Reasons for change
208c	South West Hullbridge	Allocations DPD consultation		Yes	Core Strategy General Location
218	South West Hullbridge	Allocations DPD consultation		Yes	Core Strategy General Location
<b>South Canewdon</b>					
4	South Canewdon	Call for sites		Yes	Core Strategy General Location
140a	South Canewdon	Call for sites		Yes	Core Strategy General Location
140b	South Canewdon	Call for sites		Yes	Core Strategy General Location
165	South Canewdon	Call for sites		Yes	Core Strategy General Location
193	South Canewdon	Call for sites		Yes	Core Strategy General Location
223b	South Canewdon	Allocations DPD consultation		Yes	Core Strategy General Location
<b>South East Ashingdon</b>					
176	South East Ashingdon	Call for sites		Yes	Core Strategy General Location
<b>West Great Wakering</b>					
7	West Great Wakering	Call for sites		Yes	Core Strategy General Location
177	West Great Wakering	Call for sites		Yes	Core Strategy General Location
201	West Great Wakering	Call for sites		Yes	Core Strategy General Location

## Appendix B (Part III) – List of SHLAA Brownfield Site Update

SHLAA Ref.	Site	Location	Status		Included in SHLAA 2012?	Comments/Reasons for change
BF1	2-4 Aldermans Hill, Hockley	Hockley	SHLAA/UCS		No	This site is currently occupied by some mixed use motoring business. Per outline permission has been grant for a hand car wash and valeting centre. Given that there is currently no evidence showing landowner's intention to redevelop the site into residential, it is considered that this site has very limited potential for residential development in the foreseeable future.
BF2	68-72 West Street, Rochford	Rochford	SHLAA/UCS		Yes	Dwellings are still considered deliverable albeit over a longer period of time than initially envisaged.
BF3	145 Ferry Road, Hullbridge		Full permission		No	This site has now obtained full planning permission.
BF4	162-168 High Street, Rayleigh	Rayleigh	SHLAA/NLUD		Yes	Dwellings are still considered deliverable albeit over a longer period of time than initially envisaged.
BF5	168 Plumberow Avenue, Hockley		Full permission		No	Building work completed in 2009. (07/00688/FUL)

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SHLAA Ref.	Site	Location	Status		Included in SHLAA 2012?	Comments/Reasons for change
BF6	247 London Road, Rayleigh	Rayleigh	SHLAA/UCS		Yes	No planning application has been received for residential use. The projected completion schedule has been pushed back to 2018-19, in order to reflect the current situation.
BF7	289 Ferry Road, Hullbridge		Full permission		No	This site has now obtained full planning permission.
BF8	Allocated land, South Hawkwell	Hockley	SHLAA/Local Plan		Yes	No planning application has been received. The projected completion schedule has been pushed back to 2018-20, in order to reflect the current situation.
BF9	Bramlings, Canewdon		SHLAA		No	Residential gardens are now excluded from the definition of previously developed land.
BF10	Chandos Service Station, Greensward Lane, Hockley		SHLAA		No	Currently in use as service station, hence no evidence to show this site could be delivered in short term.
BF11	43 Ashingdon Road, Rochford		Full permission		No	This site has now obtained full planning permission.
BF12	Play Space at Rowan Way, Canewdon		SHLAA		No	Currently in use as play space, hence no evidence to show this site could be delivered in short term.
BF13	Springfield Court, Rayleigh		Full permission		Yes	This site has now obtained full planning permission.

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SHLAA Ref.	Site	Location	Status		Included in SHLAA 2012?	Comments/Reasons for change
BF14	The Chestnuts, 125 High Road, Rayleigh	Rayleigh	SHLAA		Yes	Dwellings are still considered deliverable albeit over a longer period of time than initially envisaged.
BF15	Timber Grove, London Road, Rayleigh		Full permission		Yes	This site has now obtained full planning permission.
BF16	Site of 8 And 10 Weir Gardens, Rayleigh		Full permission		Yes	This site has now obtained full planning permission.
BF17	Garage Block, West Street, Rochford	Rochford	SHLAA		Yes	Dwellings are still considered deliverable albeit over a longer period of time than initially envisaged.
BF18	1 The Approach, Rayleigh	Rayleigh	SHLAA		Yes	Outline planning application allowed. (10/00353/OUT)
BF19	26 Stambridge, Road		SHLAA		Yes	Residential gardens are now excluded from the definition of previously developed land.
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		Outline permission		No	Outline planning application has been accounted for in the housing returns. (10/00820/OUT)
BF22	190 London Road, Rayleigh	Rayleigh	SHLAA		Yes	This is now under construction and will be included in the housing returns for next year.



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SHLAA Ref.	Site	Location	Status		Included in SHLAA 2012?	Comments/Reasons for change
BF23	Elizabeth Fitzroy Homes, Rayleigh	Rayleigh	SHLAA		Yes	Brownfield site within existing residential development.
BF24	Castle Road Old Fire Station, Rayleigh	Rayleigh	SHLAA		Yes	This site has now obtained full planning permission.
BF25	Castle Road Recycling Centre, Rayleigh	Rayleigh	SHLAA/ UCS		Yes	Brownfield site within existing residential development.
BF26	Land adjacent Hockley Train Station (north west)	Hockley	SHLAA/ HAAP		Yes	Brownfield site within existing residential development.
BF27	York Bungalow, Little Wakering Hall Lane, Great Wakering	Great Wakering	SHLAA/ outline permission		Yes	Outline planning application allowed (11/00637/OUT).
BF28	Land adjacent 213 High Street, Great Wakering	Great Wakering	SHLAA		Yes	Brownfield site within existing residential development.
BF29	Land Between 35-49 Victoria Drive, Great Wakering	Great Wakering	SHLAA		Yes	Brownfield site within existing residential development.
BF30	Land between 42 & 44 Little Wakering Road	Great Wakering	SHLAA		Yes	Brownfield site within existing residential development.
BF31	18 Albert Road, Ashingdon	Ashingdon	SHLAA		Yes	Brownfield site within existing residential development.
BF32	Land adjacent 200 Ashingdon Road, Ashingdon	Ashingdon	SHLAA		Yes	Brownfield site within existing residential development.

**Rochford District Council – Local Development Framework Evidence Base  
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SHLAA Ref.	Site	Location	Status		Included in SHLAA 2012?	Comments/Reasons for change
BF33	1 Woodlands Rd, Hockley	Hockley	SHLAA		Yes	Brownfield site within existing residential development.
BF34	Land between 77-83 Keswick Avenue, Hullbridge	Hullbridge	SHLAA		Yes	Brownfield site within existing residential development.
BF35	Land adjacent 97 Crouch Avenue, Hullbridge	Hullbridge	SHLAA		Yes	Brownfield site within existing residential development.
BF36	Land between 4 and 12 Hillside Road Eastwood Rise, Eastwood	Rayleigh	SHLAA		Yes	Brownfield site within existing residential development.
BF37	Land rear of 175 Bull Lane, Rayleigh	Rayleigh	SHLAA		Yes	Brownfield site within existing residential development.
BF38	Land adjacent 44 Great Wheatley Road, Rayleigh	Rayleigh	SHLAA		Yes	Brownfield site within existing residential development.
BF39	Land to the rear of 30-34 Lower Road, Hullbridge	Hullbridge	SHLAA		Yes	Brownfield site within existing residential development.
10	Land adj. 37 Crouch Avenue, Hullbridge		SHLAA		No	Residential gardens are now excluded from the definition of previously developed land
88	Land adj. 8 Preston Gardens, Rayleigh		SHLAA		No	Site has now obtained full planning permission.

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SHLAA Ref.	Site	Location	Status		Included in SHLAA 2012?	Comments/Reasons for change
93	206 London Road (in addition to completion on brownfield)		SHLAA		Yes (but not as brownfield)	Area outside the development is designated as Green Belt. This site has been included in the Green Belt general location.
102	Land adjacent Hockley Train Station	Hockley	SHLAA		Yes	Dwellings are still considered deliverable albeit over a longer period of time than initially envisaged.
EL1	Rawreth Industrial Estate	Rayleigh	SHLAA		Yes	Policy ED3 in the Core Strategy highlighted the relocation potential of the site for appropriate alternative uses.
EL2	Stambridge Mills	Rochford	SHLAA		Yes	Policy ED3 in the Core Strategy highlighted the relocation potential of the site for appropriate alternative uses.
EL3	Star Lane, Great Wakering	Great Wakering	SHLAA		Yes	Policy ED3 in the Core Strategy highlighted the relocation potential of the site for appropriate alternative uses.
EL4	Hockley centre	Hockley	SHLAA		Yes	Policy ED3 and RTC6 in the Core Strategy highlighted the relocation potential of the site for appropriate alternative uses.  The Council will look at the potential sites in detail through the development of the Hockley Area Action Plan.

## Appendix C – Viability Test Template

1 - SITE IDENTIFICATION	
Site Details	<input type="text"/>
Site Address	<input type="text"/>
Site Reference	<input type="text"/>
Application Number	<input type="text"/>
Scheme Description	<input type="text"/>
<input type="button" value="Next Page"/>	
<input checked="" type="checkbox"/> I have read, and accepted, the terms and conditions set out in the license agreement	

## 2 - SITE LOCATION

Use the drop down lists to call up the relevant local authority and market area. Please ensure the market area is within the selected local authority

Local Authority      Rochford DC

Market Area

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### 3 - BASIC SITE INFORMATION

#### Site Area

Total Size of Site In Hectares  (You must enter a value in here)

#### Density / Number of Dwellings

Enter a number of dwellings  (You must enter a value in here)

Percentage Increase/Decrease in Density:

You may test the effect of a percentage increase/decrease in the site density by using the cell below

%

#DIV/0!

Resulting Number of Dwellings

Resulting Density

dph

#### 4 - CHARACTERISTICS OF DEVELOPMENT

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

You then have 2 options for entering information about the scheme

EITHER, enter information for up to 20 dwelling types – each row must be either fully complete or left blank  
 (enter 1 if information not relevant e.g. size of affordable unit but is a market unit)

OR select the Toolkit default mix by depressing the button called Use Default Unit Types

Ref.	Description of Dwelling	No of Bed Rooms	Dwelling Type	No of Units	Size in sq.m Affordable	Size in sq.m Market	Parking (flats only)	No. of Storeys (1-99)
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								
Total Number of units					Total Number Expected:			

**5 - MARKET VALUES**

This is a custom scheme, default values are not available.

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

Clear Table

You can enter your own values for each dwelling type or select the Toolkit default market values by depressing the button called Default Market Values

View Default Values ->

You can adjust the market values by using the % increase/decrease arrows

100 %

Reset

Depress the Reset button to return to base market value

Ref.	Unit Type	No of Bed-Rooms	Market Value	Adjusted Market Value
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

100

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**6 - TENURE MIX**

If you are using a default mix then you can distribute units across the tenures by percentage; enter the percentage of units to assign to each tenure in the top row. The percentages are applied equally across all unit types  
If you are not using a default mix then you may either enter units by percentage or by the exact number of units of each type for each tenure; in the table enter the exact number of units of each type for each tenure in the table  
Whichever method is selected, ensure that relevant information is entered in the boxes at the bottom of the table.

Input by Percentages     Input by Quantity    [Clear Table](#)

The expected total number of units has not been reached		AFFORDABLE					Required No. of Units
		SALE	Social rent	New Build HomeBuy	Intermediate rent	Discount Market	
Ref.	Description						
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							
17							
18							
19							
20							
Total							

New Build HomeBuy	Percentage Purchased	
	Rental limit on unbought share	100%
Percentage purchased by purchaser for Discount Market		
Local Sale	Average Income	
	Income Multiplier	

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**7 - WHEELCHAIR UNITS**

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

Clear Table

There are two options:

EITHER, enter the percentage of wheelchair units in the box below and press the Apply button. The same percentage will be applied to all tenures and dwelling types

OR, specify the number of wheelchair units by tenure and dwelling type in the table.

Enter a percentage of total units:

Apply

Ref.	Description	Sale		Affordable									
				Social rent		New Build HomeBuy		Intermediate rent		Discount Market		Local Sale	
		Wheel-Chair	Total	Wheel-Chair	Total	Wheel-Chair	Total	Wheel-Chair	Total	Wheel-Chair	Total	Wheel-Chair	Total
1													
2													
3													
4													
5													
6													
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													
Total		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#####	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!

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### 8 - SOCIAL AND INTERMEDIATE RENT

ALWAYS DEPRESS THE CLEAR TABLES BUTTON FIRST

Clear Tables

This is a custom scheme, default rents are not applicable. Please enter your own values into the white cells

View Default Rents ->

Ref.	Description	Social Rent Values (per week)			Intermediate Rent Values (per week)			
		No. of units	Default Rents	User Rents	No. of units	Market Rent	Adjust 75%	User Rents
1			£ -			£ -	£ -	
2			£ -			£ -	£ -	
3			£ -			£ -	£ -	
4			£ -			£ -	£ -	
5			£ -			£ -	£ -	
6			£ -			£ -	£ -	
7			£ -			£ -	£ -	
8			£ -			£ -	£ -	
9			£ -			£ -	£ -	
10			£ -			£ -	£ -	
11			£ -			£ -	£ -	
12			£ -			£ -	£ -	
13			£ -			£ -	£ -	
14			£ -			£ -	£ -	
15			£ -			£ -	£ -	
16			£ -			£ -	£ -	
17			£ -			£ -	£ -	
18			£ -			£ -	£ -	
19			£ -			£ -	£ -	
20			£ -			£ -	£ -	

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### 9 - AFFORDABLE HOUSNG COSTS AND CAPITALISATION FACTORS

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

ClearTable

You can enter your own values in the white cells below  
 Where cells are left blank, the Toolkit value for that row will be used

Social Rent		ToolKit Values	User Values
Costs per annum	Management & Maintenance	£ 1,000	per annum
	Voids/bad debts	3.00%	of gross rent
	Repairs reserve	£ 500	per annum
Capitalisation		6.75%	of net rent

New Build HomeBuy		ToolKit Values	User Values
Costs per annum	Rental Factor	2.75%	of share
Capitalisation		6.75%	of net rent

Intermediate Rent		ToolKit Values	User Values
Costs per annum	Management costs	6.00%	of gross rent
	Maintenance Costs	£ 500	per dwelling
	Voids/bad debts	5.00%	of gross rent
	Repairs Reserve	1.00%	of gross rent
Capitalisation		6.75%	of net rent

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## 10 - DEVELOPMENT COSTS

ALWAYS DEPRESS THE CLEAR TABLES BUTTON FIRST

Clear Tables

### Build Costs per sq m

You can enter your own values in the white cells below.  
Where cells are left blank, the Toolkit value for that row will be used

	Toolkit Values	User Values
Bungalows	£980	
Flats (6+ storeys)	£1,539	
Flats (5 & less storeys)	£1,130	
Houses <= 75m2	£970	
Houses > 75m2	£942	

### Other Development Costs

You can enter your own values in the white cells below. Enter 0% for non-applicable items.  
Where cells are left blank, the Toolkit value for that row will be used.

	Toolkit Values	User Values	
Professional Fees %	12.00%		of build costs
Internal Overheads	5.00%		of build costs (Market and Discount Market units)
Interest Rate (Market)	7.00%		of build Costs (Market, Discount Market and Low Cost Sale units)
Interest Rate (Affordable Housing)	7.00%		of build costs (SR, HB, IR units)
Marketing Fees	3.00%		of market value (Market and Discount Market units)
Developers Return	15.00%		of market value (Market and Discount Market units)
Contractors Return	6.00%		of development costs (SR, HB, IR and LCS units)
Land financing costs	£ -		<i>Please see the Guidance Notes for use of this value</i>

### Exceptional Development Costs

You may enter SCHEME totals for exceptional costs. The first row is for Sustainable Homes costs. The other three rows are for user defined costs.  
You can enter the name of the cost in the left hand cells and SCHEME value in the right hand cell.

Sustainable Homes Standard	
Market Housing	Affordable Housing
None	None

Costs incurred for Sustainable Homes Levels None and None	£ -
<Enter Costs Description>	£ -
<Enter Costs Description>	£ -
<Enter Costs Description>	£ -

Scheme Total	£0
per dwelling	#VALUE!
per hectare	#DIV/0!

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**11 - PLANNING OBLIGATIONS**

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

For each type of contribution you may either enter a total figure (for that row) or you may enter values per unit (for each tenure). If you choose the second option, the Toolkit will calculate the total obligation 'cost' for the scheme.

To enter one total value for a row, tick the corresponding box in the "Enter Total?" column and enter a value in the "User Total" column : To enter the values by tenure leave the box un-ticked

	Input by Total		Sale	Input by Unit					Calculated Total (Affordable and Sale)
	Enter Total?	User Total		Affordable					
				Social rent	New Build HomeBuy	Intermediate rent	Discount Market	Local Sale	
Education Contribution									
Highway Works	<input type="checkbox"/>								
Contribution to public transport	<input type="checkbox"/>								
Contribution to community facilities	<input type="checkbox"/>								
Provision for open space	<input type="checkbox"/>								
Contribution to public realm	<input type="checkbox"/>								
Contribution to public art	<input type="checkbox"/>								
Environmental improvements	<input type="checkbox"/>								
Town centre improvements	<input type="checkbox"/>								
Waterfront Improvements	<input type="checkbox"/>								
Support for employment development	<input type="checkbox"/>								
Employment related training	<input type="checkbox"/>								
<Enter Planning Obligation Description here>	<input type="checkbox"/>								
<Enter Planning Obligation Description here>	<input type="checkbox"/>								
<Enter Planning Obligation Description here>	<input type="checkbox"/>								

Obligations package per unit

FALSE

Contribution from Commercial

Total for Scheme	
Total for Scheme per hectare	#DIV/0!
Total for Scheme divided by total number of units	#VALUE!
Total for Scheme divided by number of sale units	N/A

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**12 - CAPITAL CONTRIBUTIONS FROM OTHER SOURCES**

ALWAYS DEPRESS THE CLEAR TABLES BUTTON FIRST

Clear Table

For each type of contribution you may either enter a total figure (for that row) or you may enter values per unit (for each tenure). If you choose the second option, the Toolkit will calculate the total contribution for the scheme.

To enter one total value for a row, tick the corresponding box in the "Enter Total?" column and enter a value in the "User Total" column : To enter the values by tenure leave the box un-ticked

	Input by Total		Input by Unit					Calculated Total (Affordable and Sale)	
	Enter Total ?	User Total	Sale	Affordable					
				Social rent	New Build HomeBuy	Intermediate rent	Discount Market		Local Sale
European Union funding	<input type="checkbox"/>								£0
HCA funding	<input type="checkbox"/>								£0
Local Authority capital grant	<input type="checkbox"/>								£0
Other regeneration funding	<input type="checkbox"/>								£0
English Heritage grant	<input type="checkbox"/>								£0
Lottery grant	<input type="checkbox"/>								£0
Contribution from Payment in Lieu fund	<input type="checkbox"/>								£0
Employer contribution	<input type="checkbox"/>								£0
<Enter Capital Contribution Description here>	<input type="checkbox"/>								£0
<Enter Capital Contribution Description here>	<input type="checkbox"/>								£0
<Enter Capital Contribution Description here>	<input type="checkbox"/>								£0

Total for Scheme	£0
Total for Scheme per hectare	#DIV/0!
Total for Scheme divided by total number of units	#VALUE!
Total for Scheme divided by number of sale units	NA

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### 13 - SCHEME REVENUE FROM AFFORDABLE HOUSING

Please choose the method by which the payment is made by the affordable housing provider to the developer

Payment by affordable housing provider to developer is calculated by the Toolkit

Payment by affordable housing provider to developer is fixed and is a known amount

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### 14 - KNOWN PAYMENT FOR AFFORDABLE HOUSING

ALWAYS DEPRESS THE CLEAR PAGE BUTTON FIRST

Clear Page

Enter a known payment from the affordable housing provider either by unit, as a total sum for each tenure or as a total across the three affordable tenures shown on this page.

	Affordable Housing Tenures			Total
	Social rent	New Build HomeBuy	Intermediate rent	Affordable Units
Number of units				
Payment By Unit				
Or Payment By Tenure				
Or Scheme Total	Enter a lump sum payment for Affordable Housing			
Tenure Total	£ -	£ -	£ -	
Method by which Affordable Housing Revenue is calculated	N/A	N/A	N/A	
Total Known Payment for Affordable Housing	£ -			

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## 15 - HOMES AND COMMUNITIES AGENCY GRANT AVAILABILITY

- No - Grant is not available
- Yes - Grant is available and is a known value

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## 16 - ONCOSTS FOR AFFORDABLE HOUSING

ALWAYS DEPRESS THE CLEAR TABLE BUTTON FIRST

Clear page

If applicable, the user can provide information about oncosts. You have one of 3 options: i) use the Toolkit default percentages ii) enter your own % iii) enter your own oncost value (in £s) per unit. If there are no oncosts clear the tick box called 'Apply Oncosts'.

Apply Oncosts

Oncosts are based on a percentage of development costs (not including returns to the developer)

	Affordable Housing Tenures			Total
	Social rent	New Build HomeBuy	Intermediate rent	No. Of Affordable Units
<b>Number of units</b>				
i) Default oncosts rate (%)	6%	6%	6%	
ii) User oncosts (%)				
iii) User oncosts By Unit (£)				
Oncosts per Unit	£ -	£ -	£ -	
Total oncosts for Affordable Housing	£ -	£ -	£ -	
<b>Total Oncosts for Affordable Housing</b>	£ -			

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### 17 - Contribution from Commercial Elements

This page allows the user to input data relating to a commercial property element of a scheme. The user will need to complete the white boxes relating to size of scheme, rent, yield and capital value. In addition cost related data will need to be input

Clear Table

Click to select->

Revenues	Retail	Office	Retail	Hotel	Leisure/Community Services	Other
Size of scheme (gross sq m)						
Rent (£ per sq m)						
Yield (%)						
Capital value	£ -	£ -	£ -	£ -	£ -	£ -
Costs	FALSE	FALSE	FALSE	FALSE	FALSE	FALSE #
Build costs (£ per GIA sq m)						
Professional and other fees (% build costs)						
Return (% capital value)						
Total build costs	£ -	£ -	£ -	£ -	£ -	£ -
Professional and other fees	£ -	£ -	£ -	£ -	£ -	£ -
Return	£ -	£ -	£ -	£ -	£ -	£ -
Total development costs	£ -	£ -	£ -	£ -	£ -	£ -
Site value for commercial element	£ -	£ -	£ -	£ -	£ -	£ -
Total site value for commercial Elements	£ -					

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Office  
Industrial

## 18 - COMPARISON WITH OTHER SITE VALUES

You may enter a value that represents the site's alternative use value, its acquisition cost, or up to 3 other values

(The Toolkit cannot calculate these values - they are inputs made by the user)

Existing Use Value	£	-
Acquisition Cost	£	-
Alternative Use Value 1	£	-
Alternative Use Value 2	£	-
Alternative Use Value 3	£	-

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**19 - Scheme Results**

Site Reference Details		Site Details	
Site Reference Number		Site	
Application Number		Address	
Site Location	Rochford DC	Site	
Scheme Description		Details	

TOTAL NUMBER OF UNITS		DENSITY (per hectare)		AFFORDABLE UNITS		
Dwellings		Dwellings				
% Wheelchair Units	#VALUE!					

REVENUE AND COSTS		RESIDUAL VALUE	
Total scheme revenue	£ -	Whole scheme	£ -
Total scheme costs	£ -	Per hectare	#DIV/0!
		Per dwelling	#VALUE!
		Per market dwelling	N/A

CONTRIBUTION TO REVENUE FROM:		PUBLIC SUBSIDY (GRANT)	
Market housing	£ -	Whole Scheme	£ -
Affordable Housing	£ -	Per Social Rental dwelling	£ -
- Social rent	£ -	Per New Build HomeBuy dwelling	£ -
- New Build HomeBuy	£ -	Per Intermediate Rent dwelling	£ -
- Intermediate Rent	£ -		
- Discount Market	£ -		
- Local Sale	£ -		
Capital Contribution	£ -		
Commercial Elements	£ -		

CONTRIBUTION TO COSTS FROM:		Alternative Site Values		Against residual	
Market housing	£ -	Existing Use Value	£ -	£ -	-
Affordable Housing	£ -	Acquisition Cost	£ -	£ -	-
- Social rent	£ -	Alternative Use Value 1	£ -	£ -	-
- New Build HomeBuy	£ -	Alternative Use Value 2	£ -	£ -	-
- Intermediate Rent	£ -	Alternative Use Value 3	£ -	£ -	-
- Discount Market	£ -				
- Local Sale	£ -				
Land Finance	£ -				
Planning Obligations	£ -				
Total Exceptional Costs	£ -				
Commercial Elements	£ -				

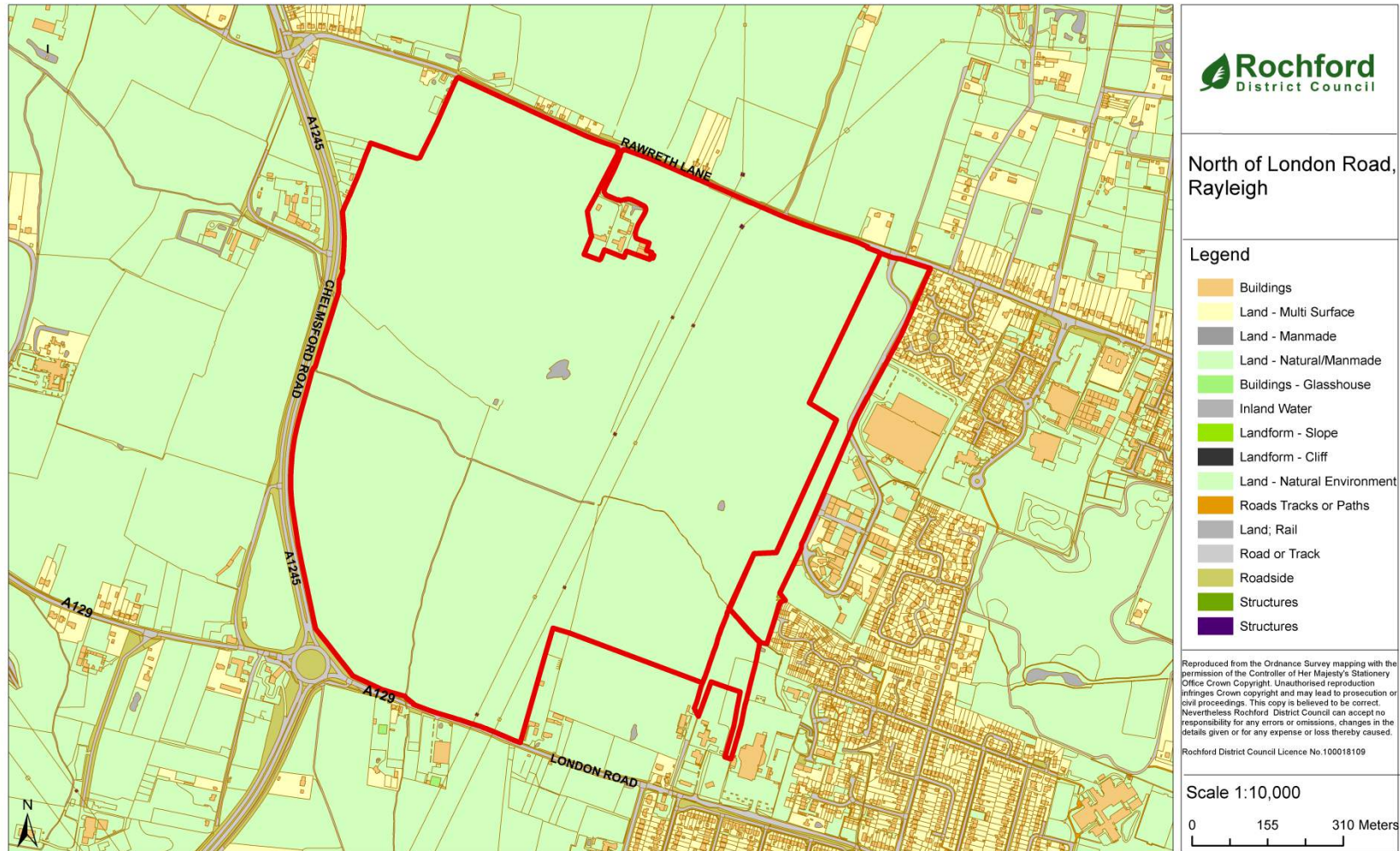
  

[View Results](#)  
[Cost Components](#)  
[View DCF Page](#)

# **Appendix D**

## **Site Pro Forma of Green Belt Sites**

Study area map: North of London Road





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SHLAA Assessment Forms

Site Details

Site Details	Site Reference:	93
	Site Name:	Land at and to the north of 206 London Road
	Site Location:	Rayleigh
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	1.49 ha (2 ha was submitted originally, however, 0.51 ha of the site has now been developed)
	Physical Description of Site:	Irregular shape of site. 14 new build on site. Wooded area at the back.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield Brownfield details: <b>Residential dwellings</b> <input checked="" type="checkbox"/> Greenfield Greenfield details: <b>Wooded area at the back</b>
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	14 residential dwellings to the southern side; wooded area in the rear of the development.
	Proposed Use:	Residential
Adjacent Land Use(s):	Residential, Greenfield, community, open space, agricultural land	

Filter

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

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**Suitability Assessment**

	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>	
<b>Physical Problems or Limitation</b>	Public Transport	✓				
	Education	✓				
	Health service	✓				
	Shops	✓				
	Green Space/Leisure	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/History (if any):	09/00547/FUL, 09/00305/FUL, 06/00312/OUT, 01/00921/OUT, 97/00137/OUT				
	Existing use allocation/designation:	Partially within Existing Residential Development, partially Green Belt				
	<b>Infrastructure</b>					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	<b>Flood Risk</b>					
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
<b>Potential Impact</b>	Topography /Landform	Increase in the height of the land from London Road towards Rawreth Lane at the northern end of the site, and increase in height of the land from the A1245 eastwards towards Rawreth Industrial Estate.				
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				

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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> This site (with exception of a small section to the south east corner) is a TPO area. There are also TPO points along the eastern and south eastern boundary of the site. Two more of the TPO points are within the developed site to the south, and one TPO along the southern boundary of the site.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Rawreth Industrial Estate to the north east of the site is an AQMA.
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity		
Estimated appropriate density for the area:	30-35 dwelling/hectare	
Net development site area (in hectare):	2 ha (gross) 75% - 1.5 ha (net) 90% - 1.8 ha (net)	<b>1.49 ha (outside the new build development)</b> <b>75% - 1.12 ha (net)</b> <b>90% - 1.34 ha (net)</b>
Estimated capacity for the site:	45-54 at 30dph 53-63 at 35dph	<b>34-40 at 30dph</b> <b>39-47 at 35dph</b>

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Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in a strategic location for housing as set out in the Core Strategy and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 34 - 47 Since the southern part of site has now obtained full planning permission, the suggested capacity and assumptions made below is merely based on proposed land that outside the new build development.  This site should only be considered appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy. The shape of the site is irregular and could be of better use if developed in conjunction with site(s) to the north and west (i.e. Site 173 and Site 144). This will be determined in the Allocation DPD process.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>

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Cost Factors	
Site preparation costs relating to physical constraints	
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery Factors	
Phasing of development	1 year
A single developer/several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2018/19
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2018/19

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	144
	Site Name:	Land at Rawreth Lane
	Site Location:	Rayleigh
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	100 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, cas	Agricultural land adjacent to settlement in Rayleigh. Several pylons throughout site.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Greenfield, community use

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport		✓		
	Education		✓		
	Health service		✓		
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):				
	Existing use allocation/designation:	Green Belt, Flood zone 2 and 3			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage may be required.				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) *Subject to Flood Risk Assessments and Exception test where relevant	<input checked="" type="checkbox"/> Approximately 8.5 ha of the site lies within Flood zone 2.				
Zone 3: High Probability (>1% probability of annual flooding) *Subject to Flood Risk Assessments and Exception test where relevant	<input checked="" type="checkbox"/> Approximately 17.3 ha of the site lies within Flood zone 3.				



**Rochford District Council – Local Development Framework Evidence Base  
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<b>Potential Impact</b>	Topography/ Landform	Flat
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There is a TPO area towards the south west corner of the site. There is also a TPO area adjacent to the site running along the south eastern boundary of the site.
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> The boundary around Rawreth Hall towards the northern end of the site is within 2m at its nearest point of a Listed Building.
	Within proximity to AQMA:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Rawreth Industrial Estate to the east of the site is an AQMA.
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <ul style="list-style-type: none"> <li>- Flood zone 2 and 3</li> <li>- Foul sewer</li> <li>- Pylons running north east across the site. Consultation responses suggest that a prospective developer of the site may be able to bury the cables underground, hence the pylons may not affect density. However, this is subject to</li> </ul>

	availability of funding.
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### Achievability Assessment

Potential Capacity			
Estimated appropriate density for area:	30-35 dwelling/hectare		
Net development site area (in hectare):	100 ha (gross) 50% - 50 ha (net) 75% - 75 ha (net)	36.28 ha (gross, outside Flood zone 3 of the suggested developable area) 50% - 18.14 ha (net) 75% - 27.21 ha (net)	36.28 ha (gross, outside Flood zone 3 of the suggested developable area) 50.52% - 18.33 ha (net)
Estimated capacity for the site	1500-2250 at 30dph 1750-2625 at 35dph	544-816 at 30 dph 635-952 at 35 dph	550 at 30dph

**Rochford District Council – Local Development Framework Evidence Base  
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<p>Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?</p>	<p>(i) No <input type="checkbox"/>                  (ii) With limited potential <input type="checkbox"/>                  (iii) Yes <input checked="" type="checkbox"/>                  Reason: This site is situated in a strategic location for housing as set out in the Core Strategy. Part of the site lies within flood zone area and there is a listed building in close proximity to the proposed site. All these factors will require careful consideration in the Allocation DPD, but will not however render the whole of the site undeliverable. Such factors have been accounted for in determining the potential capacity of the site.</p>
<p>(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated</p>	<p>● N/A</p>
<p>(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.</p>	<p>● N/A</p>
<p>(iii) Suggested capacity for the developable area of site</p>	<p>● 550                  Please note: The developable area highlighted on the map below is for indicative purpose only.</p>
<p><b>Market Factors</b></p>	
<p>Economic viability of existing use of site (in terms of land value)</p>	<p>High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/></p>
<p>Economic viability of alternative use of site (in terms of land value)</p>	<p>High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/></p>
<p>High potential market demand</p>	<p>High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/></p>
<p>Exceptional works necessary to realise development</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>                  The prospective developer has indicated that pylons will have to be moved to allow development of entire site, and that the potential to bury pylons underground is limited. Part of the site, however, could be developed without the need to move the electricity pylons.</p>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

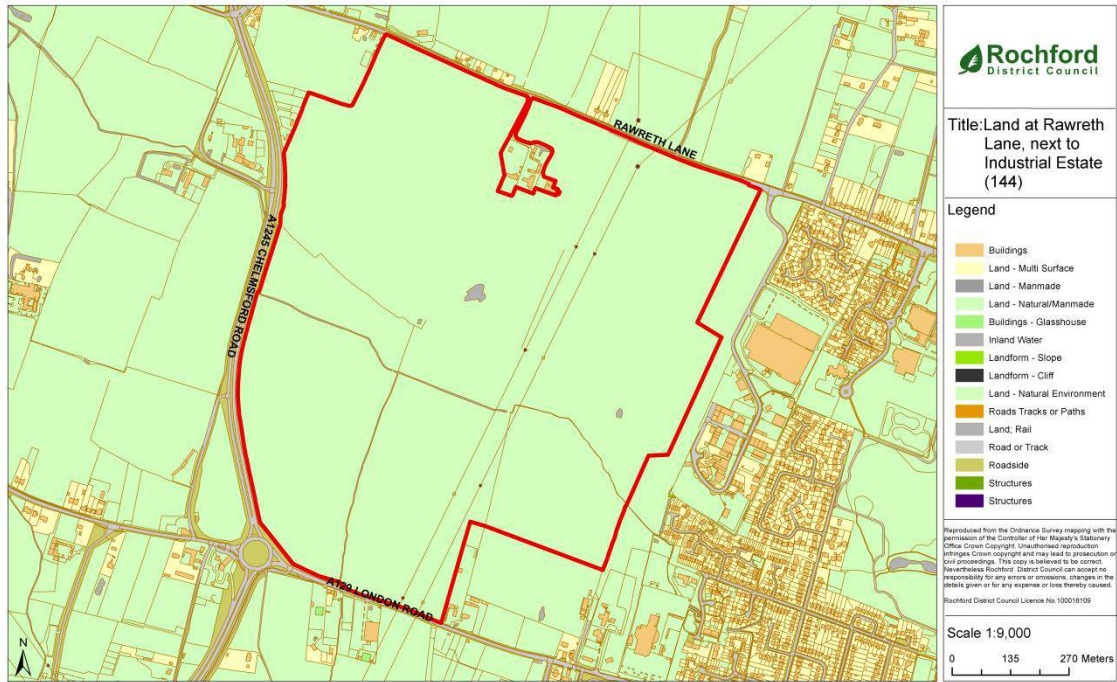
**Cost Factors**

Site preparation costs relating to physical constraints	High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required) It stated in the returned SHLAA (2012) questionnaire that “viability will depend upon the eventual infrastructure requirement and site materplan, but deliverable in principle”.  We are confident that this assumption is reliable/ economically viable, as this site has passed the initial viability test.

**Delivery Factors**

Phasing of development	5-6 years
A single developer/several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2018/19
Number of dwellings to be built per year:	50 – 150
Year in which final dwellings will be completed:	2022/23

Site Map



Site Photo



\*37.06 ha - total including Flood zone 2 and 3

----- The area originally submitted

36.28 ha – area outside Flood zone 3 of the suggested developable area

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	173
	Site Name:	Land west of Rawreth Industrial Estate
	Site Location:	Rayleigh
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	4.45 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	A strip of land predominantly used for agriculture adjacent to Rawreth Industrial Estate.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural
	Proposed Use:	Residential or mixed uses
	Adjacent Land Use(s):	Residential, Agricultural, Industrial

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport		✓		
	Education	✓			
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):				
	Existing use allocation/designation:	Green Belt, Flood zone 2 and 3			
	<b>Infrastructure</b>				
Highways Access Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
					Some investment in existing sewage/drainage may be required.
Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) *Subject to Flood Risk Assessments and Exception test where relevant					<input checked="" type="checkbox"/>
					Approximately 0.37 ha of the site lies within Flood zone 2.
Zone 3: High Probability (>1% probability of annual flooding) *Subject to Flood Risk Assessments and Exception test where relevant					<input checked="" type="checkbox"/>
					Approximately 0.19 ha of the site lies within Flood zone 3.

**Rochford District Council – Local Development Framework Evidence Base  
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<b>Potential impact</b>	Topography (Brief explanation of topography of site including aspect i.e. Good condition/Restrictive/Poor ground condition)	A small area in the southern side of the site lies within Flood zone 2 and 3.
	Topography/Landform	Flat
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular
<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There are several TPO areas along the eastern boundary of the site. There is also a TPO area adjacent to the site along the southern boundary.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Within 50m of a Listed Building
	Within proximity to AQMA:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Rawreth Industrial Estate to the east of the site is an AQMA.
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> - Flood zone 2 and 3



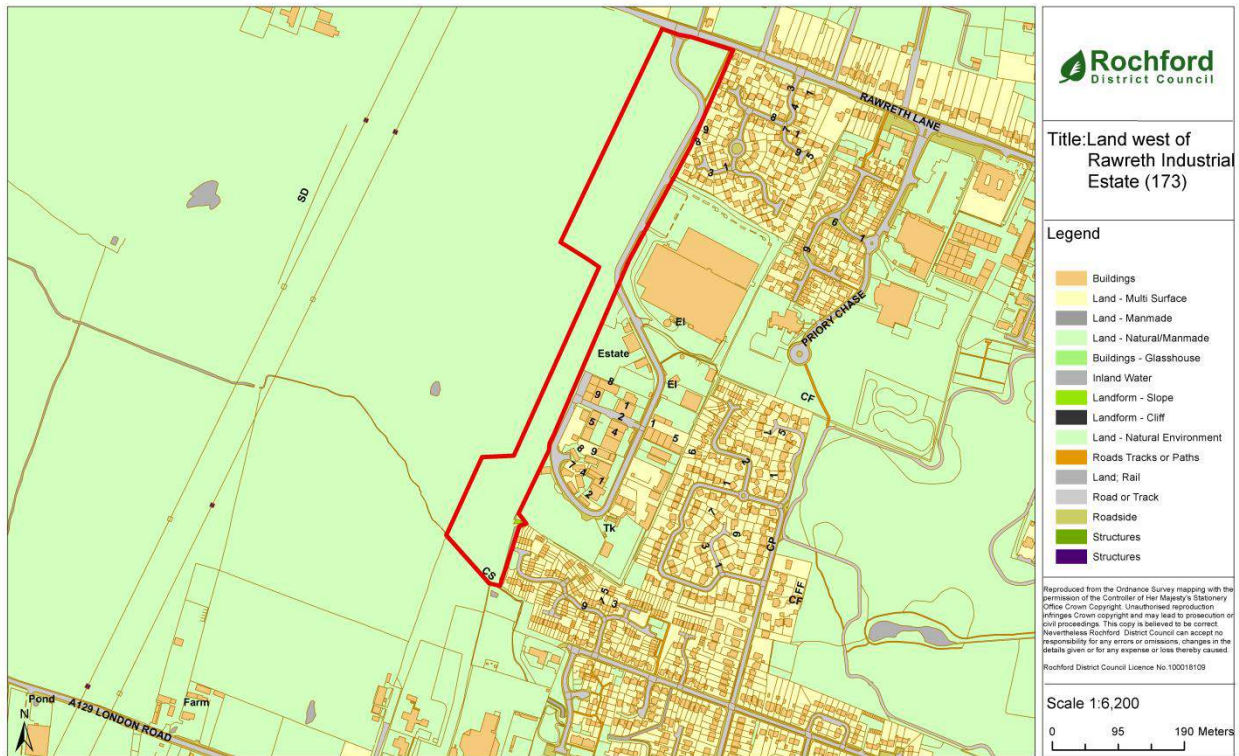
**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for area:	30-35 dwelling/hectare
Net development site area (in hectare):	4.45 ha (gross) 50% - 2.23 ha (net) 75% - 3.34 ha (net)
Estimated capacity for area	67-100 at 30dph 78-117 at 35dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is situated in a strategic location for housing as set out in the Core Strategy and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 67-100 This site should only be considered appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy. The shape of the site is a long strip and could be of better use if developed in conjunction with site(s) to the west and the south (i.e. Site 144 and Site 93). This will be determined in the Allocation DPD process.

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

Market Factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost Factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery Factors	
Phasing of development	1-2 years
A single developer/several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2018/19
Number of dwellings to be built per year:	50-100
Year in which final dwellings will be completed:	2019/20

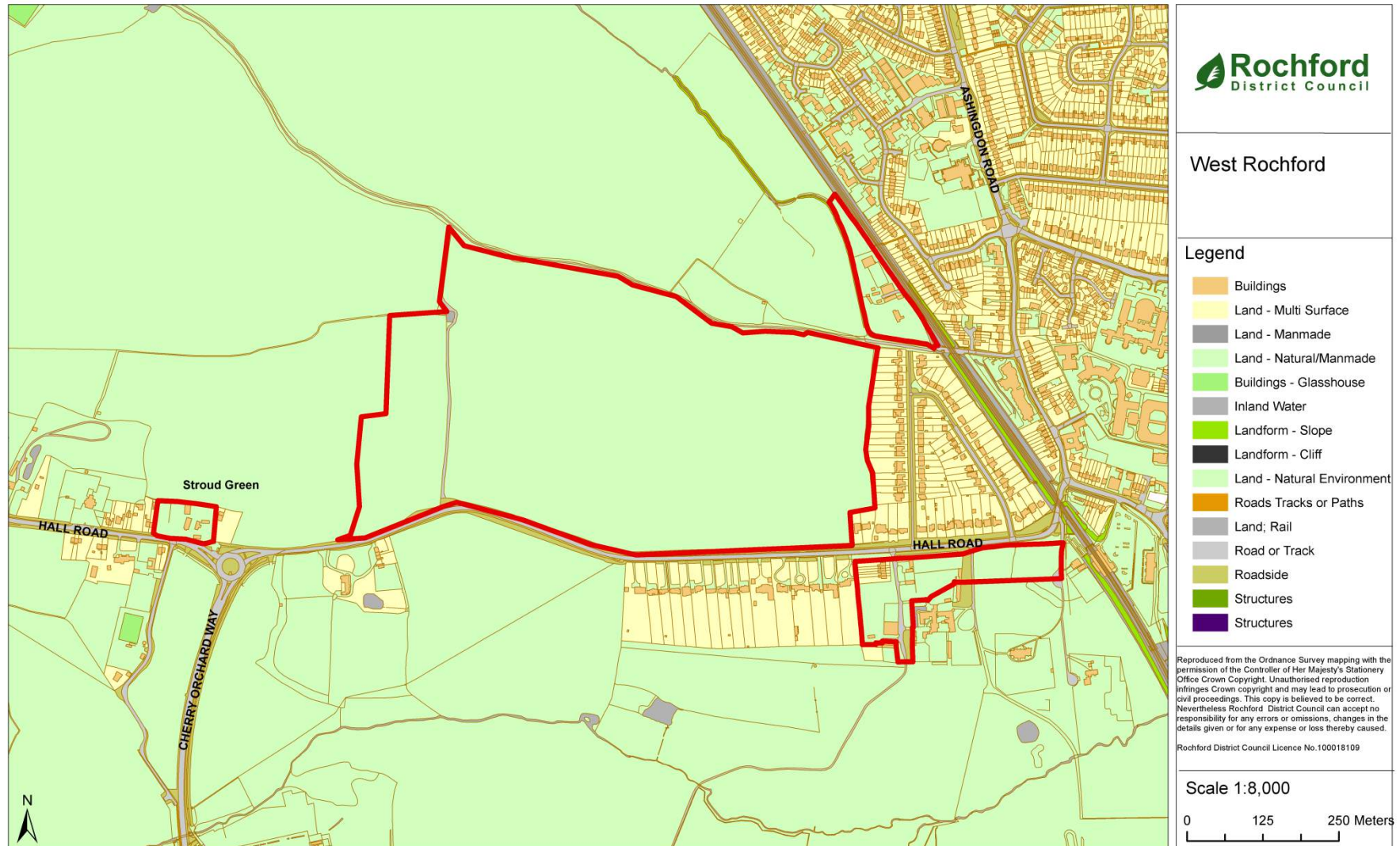
Site Map



Site Photo



Study area map: West Rochford



Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review

SHLAA Assessment Form

Site Details

Site Details	Site Reference:	82
	Site Name:	Land at Pelhams Farm
	Site Location:	Rochford
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.58 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Predominantly open agricultural land. Area of previously developed land containing agricultural buildings located towards the south western section of the site. Some green field land on site.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield Brownfield details: <b>agricultural buildings</b> <input checked="" type="checkbox"/> Greenfield Greenfield details: <b>field on site</b>
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Residential
	Proposed Use:	Residential
Adjacent Land Use(s):	Residential, grazing land, railway line	

Filter

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>	
<b>Physical Problems or Limitation</b>	Public Transport		✓			
	Education			✓		
	Health service		✓			
	Shops		✓			
	Green Space/Leisure		✓			
	Proximity to Residential Area:		✓			
	Public Transport		✓			
	Planning Permission/History (if any):	05/00966/FUL, 02/00316/COU				
	Existing use allocation/designation:	Green Belt				
	<b>Infrastructure</b>					
	Highways Access Required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
	Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
	Significant Investment in Water Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>			
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>			
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
<b>Potential Impact</b>	Topography/Landform	Largely flat; agricultural buildings on site.				
	Access	<input checked="" type="checkbox"/> Pedestrian – unmade road. <input checked="" type="checkbox"/> Vehicular – unmade road.				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/>		No <input type="checkbox"/>		

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There is a TPO point in close proximity to the south eastern boundary of the site to the south of Hall Road, which is approximately 15m distance at its closest point.
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> In close proximity to two Grade II listed buildings
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for area:	30 dwelling/hectare
Net development site area (in hectare):	0.58 ha (gross) 75% - 0.44 ha (net) 90% - 0.52 ha (net)
Estimated capacity for the site	13-27 at 30dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input checked="" type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site falls marginally within West Rochford – the broad locations identified in the Core Strategy.

**Rochford District Council – Local Development Framework Evidence Base  
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(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● 13-27 Although this site relate less strongly to the broad location identified in the Core Strategy, the potential should not be neglected.
(iii) Suggested capacity for the developable area of site	● 13-27 As stated above, this site relates less strongly to West Rochford and should only be considered appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Delivery Factors**

Phasing of development	single
A single developer/several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2013/14
Number of dwellings to be built per year:	All the dwellings
Year in which final dwellings will be completed:	2013/14

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	128
	Site Name:	North of Ironwell Lane
	Site Location:	Rochford
	Site Ownership/Relationship to site:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	1.36 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Several large buildings and hardstanding in centre of site. Wooded and hedged boundary around site and against railway line.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield Brownfield details: <b>Residential dwelling</b> <input checked="" type="checkbox"/> Greenfield Greenfield details: <b>Garden area, agricultural buildings, etc.</b>
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Residential
Proposed Use:	Residential	
Adjacent Land Use(s):	Residential, grazing land, railway line	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review

Suitability Assessment

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport	✓			
	Education		✓		
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Public Transport	✓			
	Planning Permission/History (if any):				
	Existing use allocation/designation:	Green Belt, Agricultural Land Classification (Grade 1/Grade 2), Flood zone 2 and 3			
Infrastructure					
Highways Access Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Flood Risk					
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input checked="" type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input checked="" type="checkbox"/>	
Potential Impact	Topography/Landform	Flat. Half of the site lies within Flood zone 2 and 3.			
	Access	<input checked="" type="checkbox"/> Pedestrian – unmade road. <input checked="" type="checkbox"/> Vehicular – unmade road.			
	Are non-residential uses more appropriate for the site				Yes <input type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There is a TPO area and two TPO points in proximity to the site on the eastern side of the railway line. The TPO area and TPO points are within 25 metres.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> - Flood risk area on site

**Achievability Assessment**

Potential Capacity		
Estimated appropriate density for area:	30 dwelling/hectare	
Net development site area (in hectare):	1.36 ha (gross) 75% - 1.02 ha (net) 90% - 1.22 ha (net)	1.13 ha (gross, outside Flood zone 3) 75% - 0.85 ha (net) 90% - 1.02 ha (net)
Estimated capacity for the site	31-37 at 30dph	26-31 at 30dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input checked="" type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site falls marginally within West Rochford – the broad locations identified in the Core Strategy. Part of this site lies in flood zone 3, leaving a smaller area which is considered developable.	

**Rochford District Council – Local Development Framework Evidence Base  
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(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● 30-31 Although this site relate less strongly to the broad location identified in the Core Strategy, it has the potential to contribute to the future housing needs; as it benefits from good access to local services, the potential should not be neglected. This site will only be considered as economically viable for development with 30 dwellings or more.
(iii) Suggested capacity for the developable area of site	● 30-31 As stated above, this site relates less strongly to West Rochford and should only be considered appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy. This site will only be considered as economically viable for development with 30 dwellings or more.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)

**Rochford District Council – Local Development Framework Evidence Base  
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**Delivery Factors**

Phasing of development	single
A single developer/several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2013/14
Number of dwellings to be built per year:	All the dwellings
Year in which final dwellings will be completed:	2013/14

Site Map



Site Photo





**Rochford District Council – Local Development Framework Evidence Base  
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**Site details**

<b>Site details</b>	Site Reference:	159a, 197
	Site Name:	Land to the North of Hall Road
	Site Location:	Rochford
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	33.45 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield currently used for agriculture.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Agricultural

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

Rochford District Council – Local Development Framework Evidence Base  
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Suitability Assessment

Physical problems or limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport	✓			
	Education		✓		
	Health service	✓			
	Shops	✓			
	Green Space	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):	10/00234/OUT			
	Existing use allocation/designation:	Green Belt, Agricultural Land Classification (Grade 1 and/or 2)			
	<b>Infrastructure</b>				
Highways Access Required:				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input checked="" type="checkbox"/> A small corner of less than 0.2 ha in the north eastern side of the site lies within Flood zone 2.	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input checked="" type="checkbox"/> A small corner of less than 0.02 ha in the north eastern side of the site lies within Flood zone 3.	

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>Potential impact</b>	Topography/Landform	Flat.
	Access	<input type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular – unmade road access from Hall Road (Hawkwell direction)
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There is also a TPO area along the south eastern boundary and TPO points towards the south eastern corner of the site.
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There is a Listed milestone to the south of the site along Hall Road and further Listed Buildings to the south east.
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> The site meets the Conservation area boundary across the south east corner.

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> - Close proximity to Conservation Area - Flood risk area on site

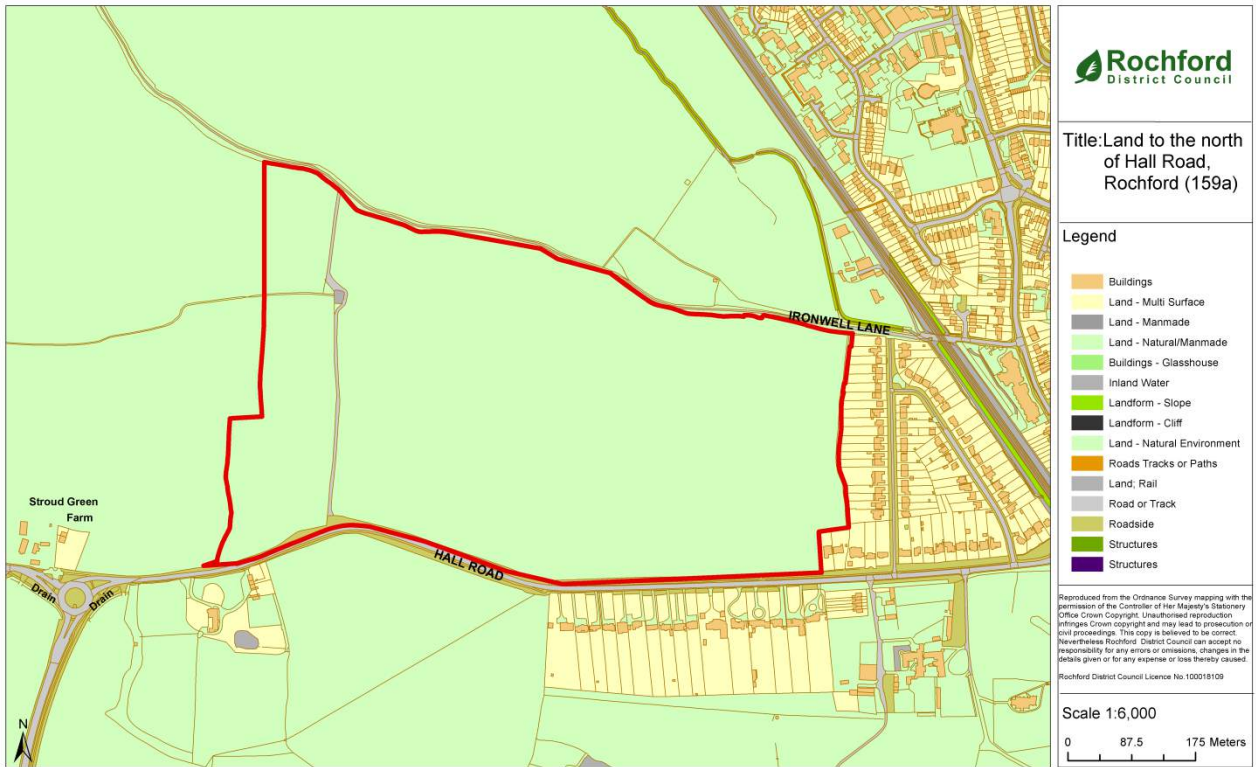
**Achievability Assessment**

Potential Capacity		
Estimated appropriate density for area:	30 dwelling/hectare	
Net development site area (in hectare):	33.45 ha (gross) 50% - 16.73ha (net) 75% - 25.09 ha (net)	<b>33.45 ha (gross)</b> <b>59.79% - 20.0 ha (net)</b>
Estimated capacity for the site	502-753 at 30dph	<b>600 at 30dph</b>
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is situated in the strategic location for housing as set out in the Core Strategy. It is within close proximity to local amenities and has the potential to provide infrastructure improvement in Rochford.  As part of the site lies within flood zone 2 and its close proximity to the Rochford Conservation Area, a flexible approach should be adopted to ensure the development strikes a balance between Green Belt protection and in keeping with the surrounding character.	
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A	
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A	
(iii) Suggested capacity for the developable area of site	● 600	

**Rochford District Council – Local Development Framework Evidence Base  
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Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	5-6 years
A single developer/several developers	single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2013/14
Number of dwellings to be built per year:	50-200
Year in which final dwellings will be completed:	2017/18

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	159b, 222
	Site Name:	Land to the south of Hall Road
	Site Location:	Rochford
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	2.6 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Predominantly greenfield land. Range of uses on site, including part of a golf course, dwellings and agricultural buildings.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield Brownfield details: <b>Residential dwellings on site</b> <input checked="" type="checkbox"/> Greenfield Greenfield details: <b>Garden area, open space</b>
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Residential, open greenfield
Proposed Use:	Residential	
Adjacent Land Use(s):	Residential, Golf course, tennis courts, Listed Buildings, train station	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport	✓			
	Education		✓		
	Health service	✓			
	Community facilities	✓			
	Leisure	✓			
	Shops	✓			
	Green Space	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):				
Existing use allocation/designation:	Green Belt, Agricultural Land Classification (Grade 1 and/or 2), Conservation Area				
<b>Infrastructure</b>					
Highways Access Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input checked="" type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
			Approximately 1.4 ha of the site lies within flood zone 2.		



**Rochford District Council – Local Development Framework Evidence Base  
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<b>Potential Impact</b>	Topography	Relatively flat, although the area which forms part of the golf course is uneven. Dwellings on site, paved access roads link to golf course, church and Rochford Hall, and dwellings.
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There are two TPO points on site located along the northern boundary to the west of the road to the east of the golf course.
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Part of the curtilage of a Grade I Listed Building lies within the proposed site. It is also within 150 metres of a grade II* Listed Building.
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> The site lies within the Rochford Conservation Area.

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Close proximity to the listed building</li> <li>• Existing dwellings on site</li> </ul>

**Rochford District Council – Local Development Framework Evidence Base  
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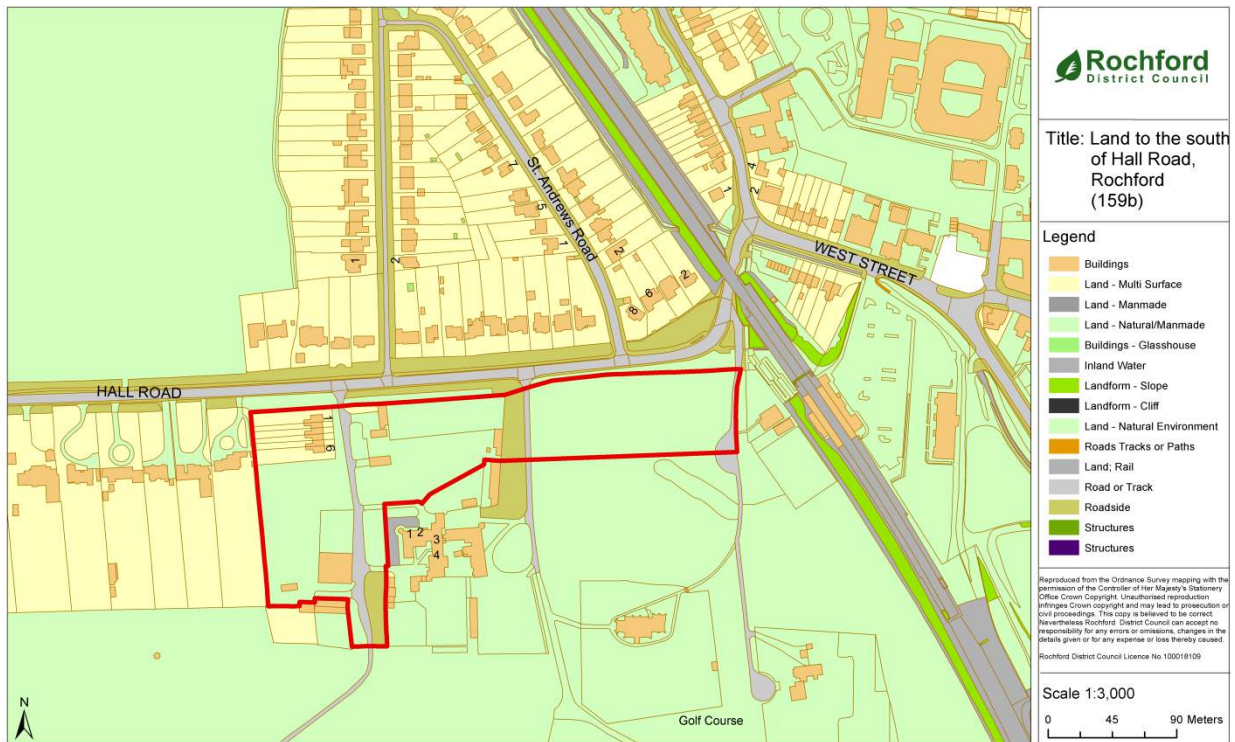
**Achievability Assessment**

Potential Capacity		
Estimated appropriate density for area:	30 dwelling/hectare	
Net development site area (in hectare):	2.6 ha (gross) 50% - 1.3 ha (net) 75% - 1.95 ha (net)	0.9 ha (gross, take into account density restriction for site) 75% - 0.68 ha (net) 90% - 0.81 ha (net)
Estimated capacity for the site	39 – 59 at 30dph	20-24 at 30dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input checked="" type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is situated in the proposed strategic location for housing as set out in the Core Strategy and is within close proximity to local amenities. However, the low density that maybe required for reasons set out above would restrict the capacity of the site.	
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A	
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● 20 Although this site lies within the broad location identified in the Core Strategy, there are a few constraints that restricted the scale of development on site. On the whole, it would be economically unviable if the entire site is used for development.	

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

(iii) Suggested capacity for the developable area of site	<p>● 20 This site should only be considered appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy.</p>
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/> Valuation estimate of the proposed site is over 1 million.
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	single
A single developer/several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2013/14
Number of dwellings to be built per year:	All the dwellings
Year in which final dwellings will be completed:	2013/14

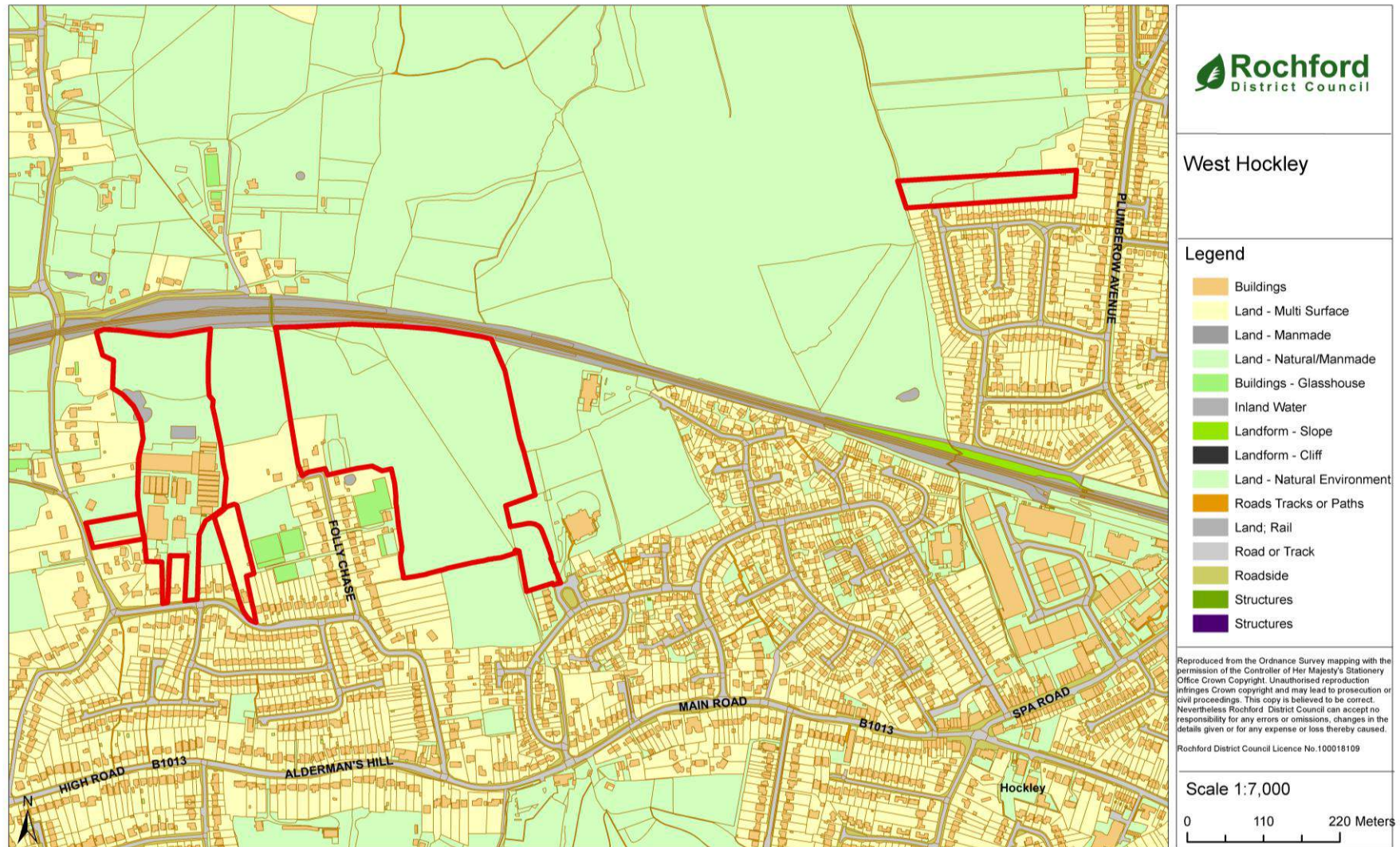
Site Map



Site Photo



Study area map: West Hockley



Rochford District Council – Local Development Framework Evidence Base  
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SHLAA Assessment Form

Site Details

<b>Site Details</b>	Site Reference:	8
	Site Name:	Land north of Folly Lane
	Site Location:	Hockley
	Site Ownership/Relationship to site:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.2 hectare
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Residential dwelling with large garden area to the rear.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield Brownfield details: <b>Residential dwelling</b> <input checked="" type="checkbox"/> Greenfield Greenfield details: <b>Garden area</b>
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Residential
	Proposed Use:	Residential
Adjacent Land Use(s):	Previously developed land, Residential, Greenfield	

Filter

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport	✓			
	Education	✓			
	Health service		✓		
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):				
	Existing use allocation/designation:	Green Belt; residential development			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				Some investment to provide better access may be required.
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				Some investment in existing sewage/drainage may be required.
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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<b>Potential Impact</b>	Topography/Landform	Largely flat surface garden with some trees scattered on site
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There is a TPO point to the south east of the site along the southern boundary of the adjacent dwelling to the east.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

<b>Potential Capacity</b>	
Estimated appropriate density for area:	30-35 dwelling/hectare
Net development site area (in hectare):	0.2
Estimated capacity for the site	6 at 30dph (not viable) 7 at 35dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is situated in the strategic location for housing as set out in the Core Strategy. However, density may be subject to resolve in the future as the site has not pass the initial viability test for 6 dwellings.



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(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 6 This site should only be considered appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy. It will be required for this site to provide affordable housing if it is to develop together with another site. Economic viability remains an issue.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)

**Rochford District Council – Local Development Framework Evidence Base  
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**Delivery Factors**

Phasing of development	single
A single developer/several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2015/16
Number of dwellings to be built per year:	All the dwellings
Year in which final dwellings will be completed:	2015/16

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
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**Site Details**

<b>Site Details</b>	Site Reference:	30
	Site Name:	Land adjoining Marylands Avenue, Merryfields Ave, Brackendale Close and Plumberow Ave
	Site Location:	Hockley
	Site Ownership/Relationship to site:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	1.24 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Open Plot and Woodland
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Public Open Space

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

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**Suitability Assessment**

		Good	Medium	Poor	Justification	
<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>					
	Public Transport		✓			
	Education		✓			
	Health service		✓			
	Shops		✓			
	Green Space/Leisure	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/History (if any):	00/00391/FUL				
	Existing use allocation/designation:	Green Belt				
	<b>Infrastructure</b>					
	Highways Access Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage may be required.				
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
<b>Potential Impact</b>	Topography/Landform	Wooded area				
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				

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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> This site is situated within a TPO area.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for area:	30 dwelling/hectare
Net development site area (in hectare):	1.24 ha (gross) 75% - 0.93 ha (net) 90% - 1.12 ha (net)
Estimated capacity for area	28-34 at 30dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input checked="" type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site falls marginally within West Hockley – the broad locations identified in the Core Strategy.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A

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<p>(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.</p>	<p>● 28-34 Although this site relate less strongly to the broad location identified in the Core Strategy, it has the potential to contribute to the future housing needs, as it benefits from good access to local services. The potential should not be neglected.</p>
<p>(iii) Suggested capacity for the developable area of site</p>	<p>● 28-34 As stated above, this site relates less strongly to West Hockley and will only consider appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy.</p>
<b>Market Factors</b>	
<p>Economic viability of existing use of site (in terms of land value)</p>	<p>High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input checked="" type="checkbox"/></p>
<p>Economic viability of alternative use of site (in terms of land value)</p>	<p>High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/></p>
<p>High potential market demand</p>	<p>High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/></p>
<p>Exceptional works necessary to realise development</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/></p>
<b>Cost Factors</b>	
<p>Site preparation costs relating to physical constraints</p>	<p>High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/></p>
<p>Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/></p>
<p>Prospect of funding or investment to address constraints or assist development</p>	<p>Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)</p>

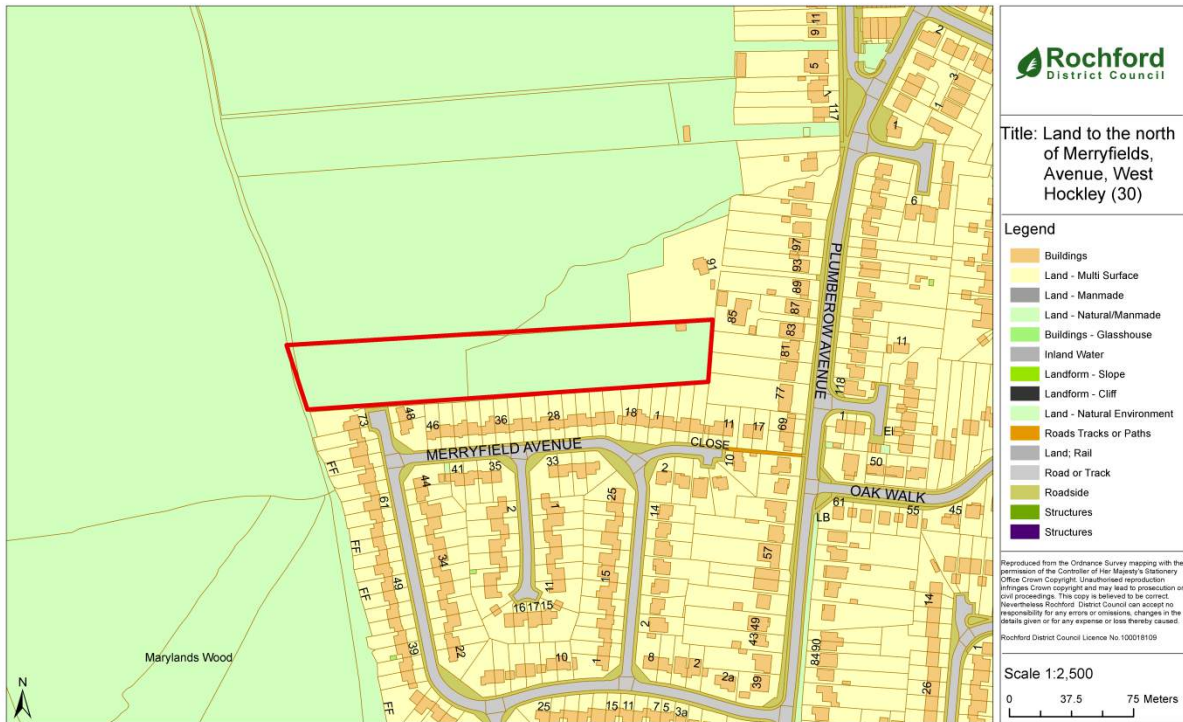
**Rochford District Council – Local Development Framework Evidence Base  
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**Delivery Factors**

Phasing of development	single
A single developer/several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2015/16
Number of dwellings to be built per year:	All the dwellings
Year in which final dwellings will be completed:	2015/16



Site Map



Site Photo



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**Site Details**

<b>Site Details</b>	Site Reference:	38
	Site Name:	Land at Westview
	Site Location:	Church Road, Hockley
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.21 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Wooded area and scrubland
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield Greenfield details: <b>Former garden area to an adjacent dwelling to the south</b>
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Disused garden area
Proposed Use:	Residential	
Adjacent Land Use(s):	Residential, Greenfield, previously developed land	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport		✓		
	Education		✓		
	Health service		✓		
	Shops		✓		
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):	12/00147/FUL, 07/00684/FUL, 05/00788/OUT, 05/00787/FUL, 04/00594/OUT, 01/00655/FUL, 00/00892/OUT, 00/00407/OUT, 99/00785/LDC, 98/00490/OUT, 95/00131/OUT			
	Existing use allocation/designation:	Green Belt			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				Some investment to provide better access may be required.
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				Some investment in existing sewage/drainage may be required.
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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<b>Potential Impact</b>	Topography/Landform	Trees scattered on site
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There is a TPO area on the northern boundary of the site.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for area:	30 dwelling/hectare
Net development site area (in hectare):	0.21
Estimated capacity for the site	6 at 30dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is situated in the strategic location for housing as set out in the Core Strategy.

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(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 6 This site should only be considered appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy. It will be required for this site to provide affordable housing if it is to develop together with another site.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)

**Rochford District Council – Local Development Framework Evidence Base  
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Delivery Factors	
Phasing of development	single
A single developer/several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2015/16
Number of dwellings to be built per year:	All the dwellings
Year in which final dwellings will be completed:	2015/16

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
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**Site Details**

<b>Site Details</b>	Site Reference:	54
	Site Name:	Land at Pond Chase Nurseries
	Site Location:	Folly Lane, Hockley
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	4 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Part PDL (1.8Ha) and part Open land (2.2Ha). Part employment use and part mushroom production. Several large buildings, structures and hardstanding to the southern part of the site. Dwelling towards the south east corner of the site. Wooded areas and grassland to the north of the site. Pond and lagoon on site.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural industry
	Proposed Use:	Residential and Open Space
Adjacent Land Use(s):	Residential, Agricultural, Greenfield	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>



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Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education		✓		
	Health service		✓		
	Shops		✓		
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):	04/00223/DPDP6, 03/00713/OUT, 95/00475/FUL			
	Existing use allocation/designation:	Green Belt, Residential development			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage may be required.				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Potential Impact	Topography/Landform	Hardstanding ground			
	Access	<input type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

**Rochford District Council – Local Development Framework Evidence Base  
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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There is a large TPO area adjacent to the site to the west. There is also a smaller TPO area and several TPO points within the curtilage of 'Windfield' to the west of the site.
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> The dwelling (80 Folly Lane) should be excluded from the developable area.

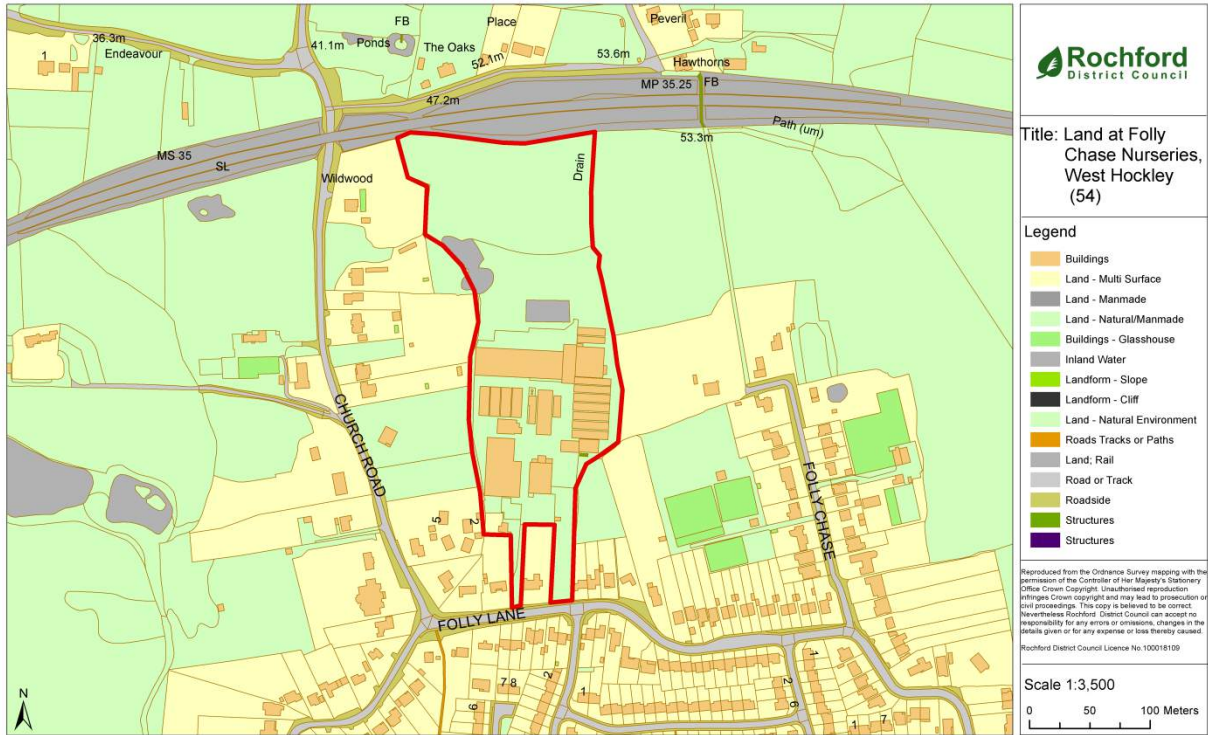
**Achievability Assessment**

Potential Capacity			
Estimated appropriate density for area:	30 dwelling/hectare		
Net development site area (in hectare):	4 (gross) 50% - 2 ha (net) 75% - 3 ha (net)	2.5 (gross) 50% - 1.25 ha (net) 75% - 1.88 ha (net)	<b>2.5 (gross)</b> <b>66.67% - 1.67ha (net)</b>
Estimated capacity for area	60-90	38-56	<b>50 at 30dph</b>
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This part previously developed land is situated in the strategic location for housing as set out in the Core Strategy.  In addition, it states in the Core Strategy that the reuse of brownfield sites over greenfield land should be prioritised.		
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A		
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A		
(iii) Suggested capacity for the developable area of site	● 50 Please note: The developable area highlighted on the map below is for indicative purpose only.		

**Rochford District Council – Local Development Framework Evidence Base  
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Market Factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Cost Factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery Factors	
Phasing of development	Single
A single developer/several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2015/16
Number of dwellings to be built per year:	All the dwellings
Year in which final dwellings will be completed:	2015/16

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	69, 179, 216
	Site Name:	Land at Folly Chase
	Site Location:	Hockley
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	9.47
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land with a few trees on site. Also encompasses a dwelling, outbuilding and garden area to the western section, a wooded area to the northern section and a school playground the south eastern section. No visible man made structures or pylons on the site.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield Brownfield details: <b>Residential dwelling on site</b> <input checked="" type="checkbox"/> Greenfield Greenfield details: <b>Residential garden</b>
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural, residential, wooded area, playfield
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Agricultural industry, School and community centre

**Rochford District Council – Local Development Framework Evidence Base  
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**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input checked="" type="checkbox"/> a small area of approx. 0.34 ha towards the northern boundary	SLA <input type="checkbox"/>	Ancient Woodlands <input checked="" type="checkbox"/> a small area of approx. 0.34 ha towards the northern boundary	Roadside verges <input type="checkbox"/>	None of the above <input type="checkbox"/> See individual box for info

**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport		✓		
	Education		✓		
	Health service		✓		
	Shops		✓		
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):				
	Existing use allocation/designation:	Green Belt, School, Ancient Woodland, Local Wildlife Sites			
	<b>Infrastructure</b>				
Highways Access Required:				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
					Some investment in existing sewage/drainage may be required.
Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	

**Rochford District Council – Local Development Framework Evidence Base  
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<b>Potential Impact</b>	Topography/Landform	Increase in height of the land towards the north east corner.
	Access	<input checked="" type="checkbox"/> Pedestrian Footpath from Westminster Drive <input type="checkbox"/> Vehicular
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There is an area of woodland towards the northern boundary of the site which is a TPO area.
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> This site sits close proximity to two Local Wildlife sites (R9 and R11), therefore, density level higher than 30dph is not recommended.



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

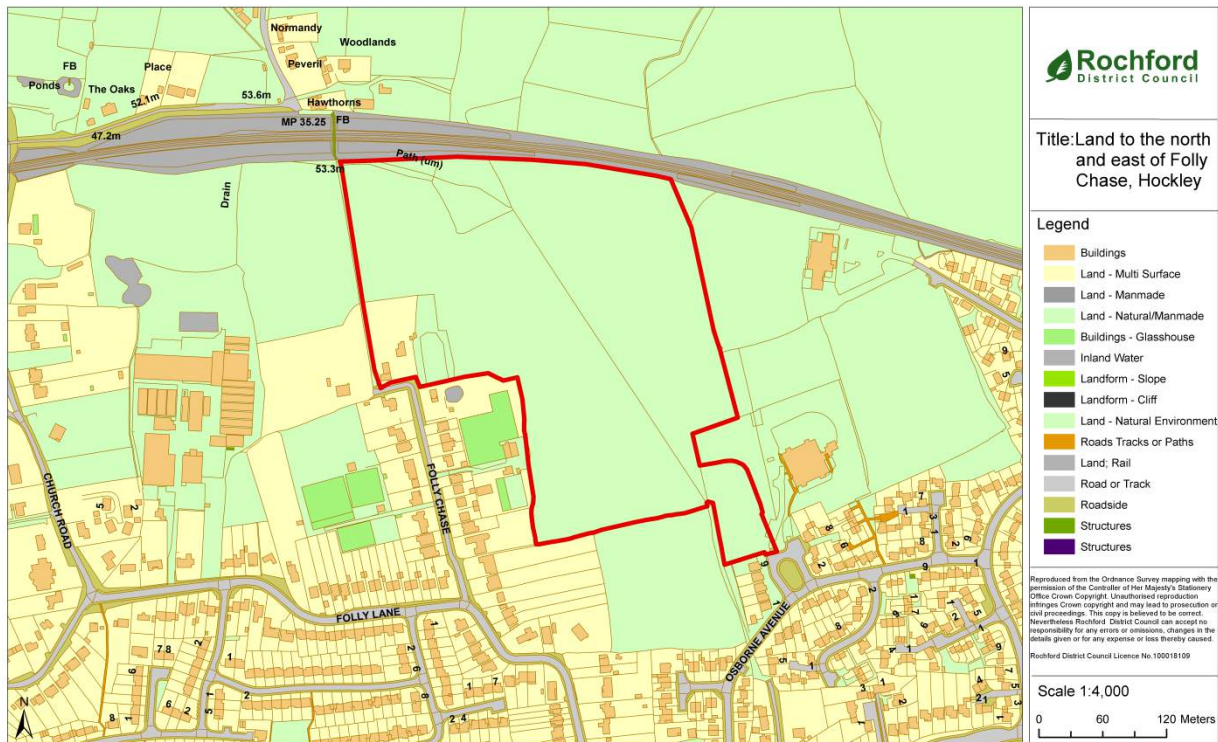
**Achievability Assessment**

Potential Capacity			
Estimated appropriate density for area:	30 dwelling/hectare		
Net development site area (in hectare):	9.47 ha (gross) 50% - 4.74 ha (net) 75% - 7.10 ha (net)	2.5 (gross) 50% - 1.25 ha (net) 75% - 1.88 ha (net)	<b>2.5 (gross)</b> <b>66.67% - 1.67 ha</b> <b>(net)</b>
Estimated capacity for the site	142 - 213	37.5-56.4	<b>50 at 30dph</b>
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is situated in the strategic location for housing as set out in the Core Strategy.		
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A		
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A		
(iii) Suggested capacity for the developable area of site	● 50 Please note: The developable area highlighted on the map below is for indicative purpose only.		
Market Factors			
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>		
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>		
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>		
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>		

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

Cost Factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery Factors	
Phasing of development	Single
A single developer/several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2015/16
Number of dwellings to be built per year:	All the dwellings
Year in which final dwellings will be completed:	2015/16

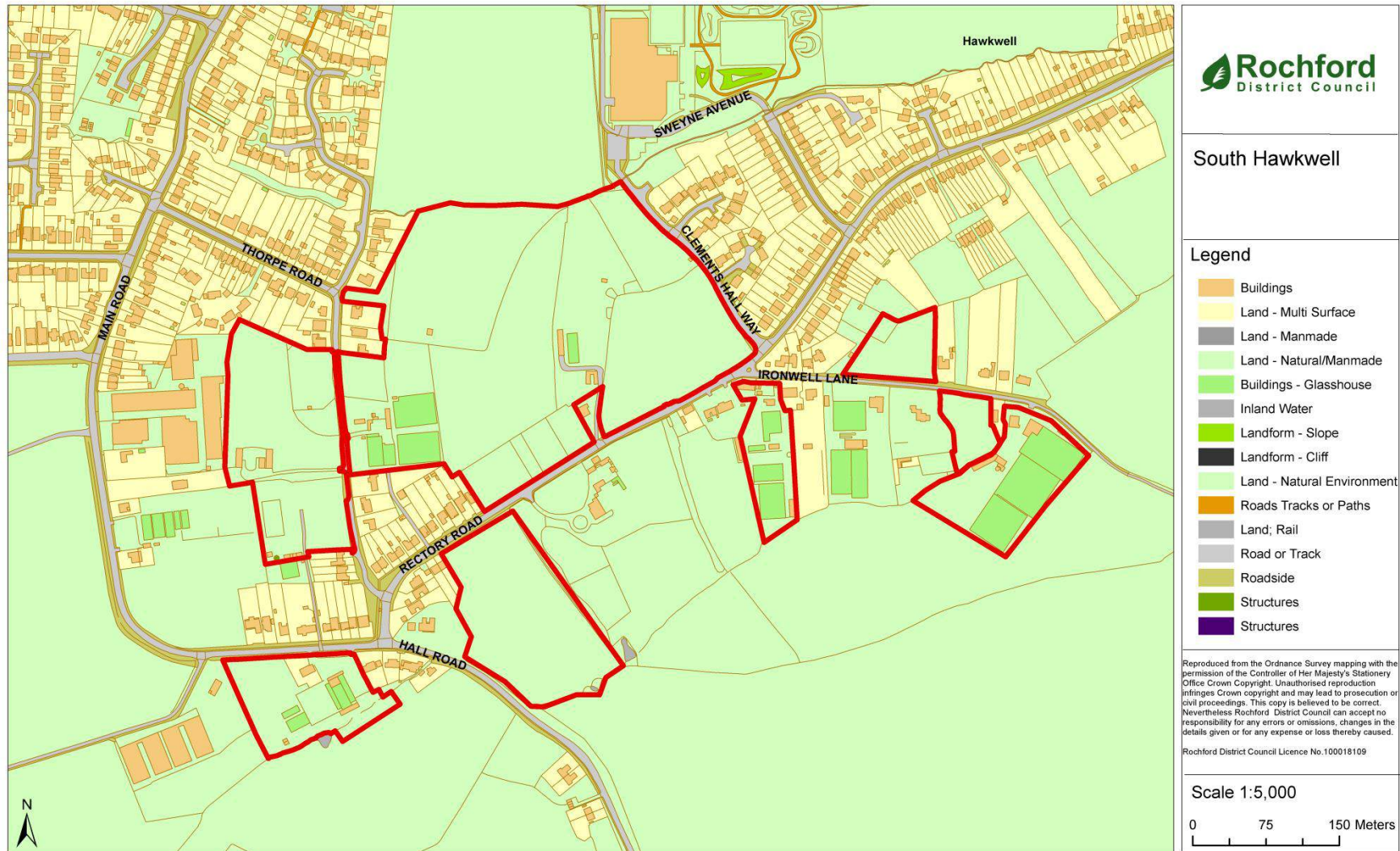
Site Map



Site Photo



Study area map: South Hawkwell



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**SHLAA Assessment Form**

**Site Details**

<b>Site Details</b>	Site Reference:	13
	Site Name:	Land off Thorpe Road
	Site Location:	Hawkwell
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	11.2 ha (Note: Planning application 11/00259/FUL site area 11.6 ha and includes 2 dwellings)
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Site comprises a wooded area, a tree nursery, open land in use for grazing, paddocks, a horticultural nursery, open land, a tennis court and a group of buildings in use for business/industrial purposes.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Horticulture
	Proposed Use:	Residential
Adjacent Land Use(s):	Leisure centre, public open space, residential, greenfield land, employment	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport		✓		
	Education		✓		
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):	11/00259/FUL, 09/00529/OUT			
	Existing use allocation/designation:	Green Belt, Flood zone 2 and 3 (at the northeast corner)			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage and surface water network may be required.				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) *Subject to Flood Risk Assessments and Exception test where relevant	<input checked="" type="checkbox"/> Approximately 0.43 ha of the site towards the northeast corner lies within Flood zone 2. There is also an area of flood zone 2 and 3 along the northern boundary of the site (following the watercourse).				
Zone 3: High Probability (>1% probability of annual flooding) *Subject to Flood Risk Assessments and Exception test where relevant	<input checked="" type="checkbox"/> Approximately 0.09 ha of the site towards the northeast corner lies within Flood zone 3b (where it meets the watercourse of Hawkwell Brook). There is also an area of flood zone 2 and 3 along the northern boundary of the site.				

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>Potential Impact</b>	Topography/Landform	Mature tree screen bordering the north of the site
	Access	<input type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There is a woodland TPO area which is located to the central area of the site which extends across approximately 3.6 hectares of the site. There are also several TPO points along the southern boundary of the site and a TPO point to the north west corner of the site to the east of Thorpe Close.
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Approximately 50 metres away from a Listed Building to the south.
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <ul style="list-style-type: none"> <li>- this site includes a high pressure gas pipe line with easement;</li> <li>- Woodland TPO (approximately 3.6 hectares) to the central area;</li> <li>- TPO points to the south;</li> <li>- Flood risk area on site;</li> <li>- low density residential area in the District</li> </ul>

**Achievability Assessment**

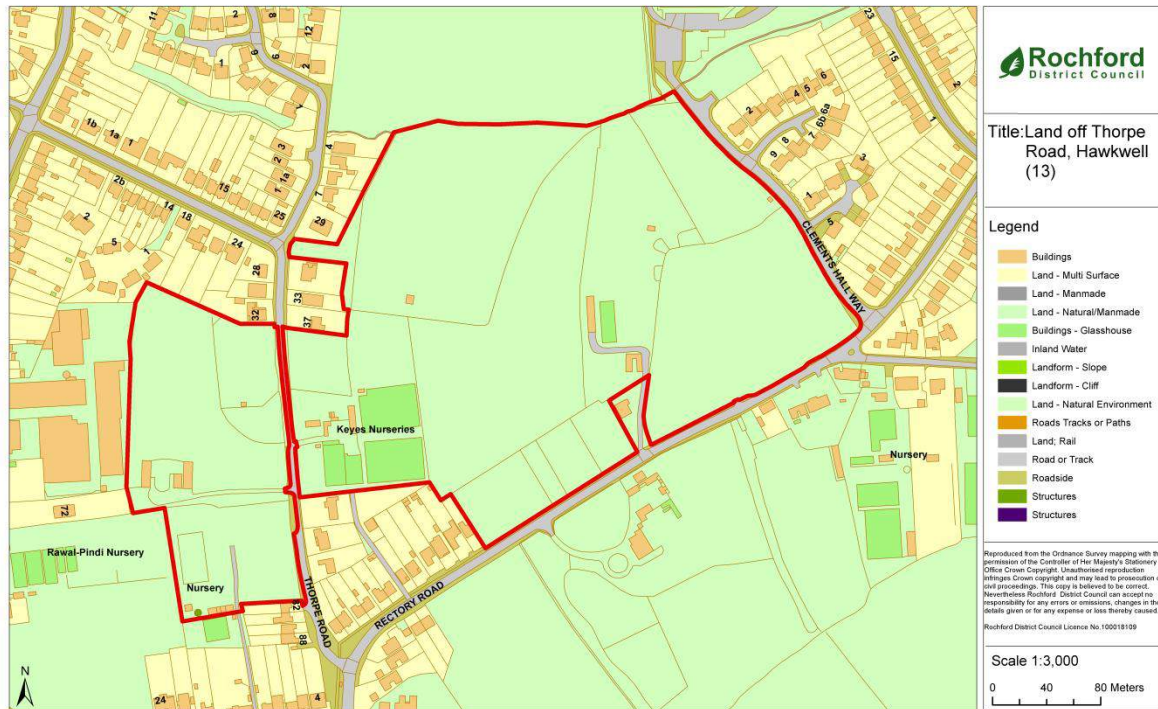
Potential Capacity			
Estimated appropriate density for area:	30 dwelling/hectare		
Net development site area (in hectare):	11.2 ha (gross) 50% - 5.6 ha (net) 75% - 8.4 ha (net)	11.11 (gross, outside Flood zone 3) 50% - 5.56 ha (net) 75% - 8.33 ha (net)	<b>11.11 (gross, outside Flood zone 3)</b> <b>52.46% - 5.83 ha (net)</b>
Estimated capacity for the site	168 - 252 at 30dph	167-250 at 30dph	<b>175 at 30dph</b>
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is situated in the strategic location for housing as set out in the Core Strategy.		
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A		
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A		
(iii) Suggested capacity for the developable area of site	● 175 There are a few density restrictions that may reduce the developable area of the site. Nonetheless, this site should still be able to accommodate the number of dwellings required in the Core Strategy.		



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

Market Factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Cost Factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery Factors	
Phasing of development	1-2 years
A single developer/several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2014/15
Number of dwellings to be built per year:	25 – 100
Year in which final dwellings will be completed:	2016/17

## Site Map



## Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	41
	Site Name:	Land to the South of Ironwell Lane
	Site Location:	Hawkwell
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.3 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Trees on site predominantly to the north west.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Pasture Land
	Proposed Use:	Residential
	Adjacent Land Use(s):	Nursery, Greenfield, Previously Developed Land

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport		✓		
	Education			✓	
	Health service		✓		
	Shops		✓		
	Green Space/Leisure	✓			
	Proximity to Residential Area:		✓		
	Planning Permission/History (if any):				
	Existing use allocation/designation:	Green Belt			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage and surface water network may be required.				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				

**Rochford District Council – Local Development Framework Evidence Base  
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<b>Potential Impact</b>	Topography/Landform	Flat grazing land
	Access	<input checked="" type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There are TPO points approximately 15m from the site to the west.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> - low density residential area in the District

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for area:	30 dwelling/hectare
Net development site area (in hectare):	0.3 ha (gross)
Estimated capacity for the site	9 at 30dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input checked="" type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site falls marginally within South Hawkwell – the broad locations identified in the Core Strategy.

**Rochford District Council – Local Development Framework Evidence Base  
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(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● 9 Although this site relate less strongly to the broad location identified in the Core Strategy, the potential should not be neglected.
(iii) Suggested capacity for the developable area of site	● 9 As stated above, this site relates less strongly to South Hawkwell and will only consider appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Delivery Factors**

Phasing of development	single
A single developer/several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2014/15
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2014/15

Site Map



Site Photo





**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	151
	Site Name:	Land adjacent “the Old Rectory”
	Site Location:	Hawkwell
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	2.02ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Open field adjacent to residential dwellings. Tree lined boundary to south, north, west and east of site. No man made structures visible on site.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Greenfield land
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Agricultural, Woodland

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>	
<b>Physical Problems or Limitation</b>	Public Transport		✓			
	Education			✓		
	Health service		✓			
	Shops		✓			
	Green Space/Leisure	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/History (if any):	11/00267/LBC, 10/00578/LBC, 10/00387/LBC, 10/00386/LBC, 05/00152/LBC				
	Existing use allocation/designation:	Green Belt				
	<b>Infrastructure</b>					
	Highways Access Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage and surface water network may be required.				
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
<b>Potential Impact</b>	Topography/Landform	Flat				
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> There is a TPO area which lies just outside the site, on the adjacent field to the east. There are also TPO points outside of the site to the south west.
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Approximately 30m away from a listed building to the northeast.
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> - low density residential area in the District

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for area:	30 dwelling/hectare
Net development site area (in hectare):	2.02 ha (gross) 50% - 1.01 ha (net) 75% - 1.52 ha (net)
Estimated capacity for the site	30-46 at 30dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is situated in the strategic location for housing as set out in the Core Strategy.

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 30-46 This site should only be considered appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

Delivery Factors	
Phasing of development	single
A single developer/several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2014/15
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2015/16

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	158
	Site Name:	Ivanhoe Nursery, Ironwell Lane
	Site Location:	Hawkwell
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	1.4 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Several large buildings and residential dwelling on site. Some greenfield land on site. Hedgerows along boundaries of the site.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield Brownfield details: <b>Nursery site</b> <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Nursery, residential
Proposed Use:	Residential	
Adjacent Land Use(s):	Residential, Greenfield	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport		✓		
	Education			✓	
	Health service		✓		
	Shops		✓		
	Green Space/Leisure	✓			
	Proximity to Residential Area:		✓		
	Planning Permission/History (if any):	08/00619/LDC			
	Existing use allocation/designation:	Green Belt			
<b>Infrastructure</b>					
Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage and surface water network may be required.				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
<b>Potential Impact</b>	Topography/Landform	Large buildings on site			
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>			



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> The site is not in immediate proximity to a TPO, however, there are TPO points approximately 80m from the site to the west.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> - low density residential area in the District

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for area:	30 dwelling/hectare
Net development site area (in hectare):	1.4 ha (gross) 75% - 1.05 ha (net) 90% - 1.26 ha (net)
Estimated capacity for the site	32-38 at 30dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input checked="" type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site falls marginally within South Hawkwell – the broad locations identified in the Core Strategy.

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● 32-38 Although this site relate less strongly to the broad location identified in the Core Strategy, the potential should not be neglected.
(iii) Suggested capacity for the developable area of site	● 32-38 As stated above, this site relates less strongly to South Hawkwell and will only consider appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Delivery Factors**

Phasing of development	single
A single developer/several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Year in which first dwelling could be built on site:	2014/15
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2015/16

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	166
	Site Name:	Land off Ironwell Lane near Rectory Road
	Site Location:	Hawkwell
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.65 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	One residential dwelling on site, former nursery at the rear
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield Brownfield details: <b>Residential dwelling and derelict nursery site</b> <input checked="" type="checkbox"/> Greenfield Greenfield details: <b>Garden area</b>
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Residential, disused nursery
Proposed Use:	Residential	
Adjacent Land Use(s):	Residential, Agricultural, Greenfield	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>	
<b>Physical Problems or Limitation</b>	Public Transport		✓			
	Education			✓		
	Health service		✓			
	Shops		✓			
	Green Space/Leisure		✓			
	Proximity to Residential Area:	✓				
	Planning Permission/History (if any):	10/00578/LBC, 10/00387/LBC, 10/00386/FUL, 07/00264/FUL				
	Existing use allocation/designation:	Green Belt				
	<b>Infrastructure</b>					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage and surface water network may be required.				
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
<b>Potential Impact</b>	Topography/Landform	Hard standing ground; Several large buildings on site				
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> The site is not in immediate proximity to a TPO, however, there is a TPO area approximately 60m from the site to the south west. There are also TPO points to the east along Ironwell Lane which are over 120m distance from the site.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> - low density residential area in the District

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for area:	30 dwelling/hectare
Net development site area (in hectare):	0.65 ha (gross) 75% - 0.49 ha (net) 90% - 0.59 ha (net)
Estimated capacity for the site	15-18 at 30dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input checked="" type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site falls marginally within South Hawkwell – the broad locations identified in the Core Strategy.

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● 15-18 Although this site relate less strongly to the broad location identified in the Core Strategy, the potential should not be neglected.
(iii) Suggested capacity for the developable area of site	● 15-18 As stated above, this site relates less strongly to South Hawkwell and will only consider appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Delivery Factors**

Phasing of development	single
A single developer/several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Year in which first dwelling could be built on site:	2014/15
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2014/15

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	180
	Site Name:	Pot Ash Garden Centre, 9 Main Road
	Site Location:	Hawkwell
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	1.17 ha
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Predominantly grassland. No visible man-made structures on site
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Greenfield land
	Proposed Use:	Residential
Adjacent Land Use(s):	Residential, Greenfield	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input checked="" type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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**Site Map**



**Site Photo**



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	217
	Site Name:	Land North of Ironwell Lane
	Site Location:	Hawkwell
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.48 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Predominantly grassland. No visible man-made structures on site
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Greenfield land
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Greenfield

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport		✓		
	Education			✓	
	Health service		✓		
	Shops		✓		
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):	02/00480/FUL			
	Existing use allocation/designation:	Green Belt			
<b>Infrastructure</b>					
Highways Access Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage and surface water network may be required.				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
<b>Potential Impact</b>	Topography/Landform	Overgrown shrubs on site			
	Access	<input type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>			

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There are TPO points opposite the site to the south side of Ironwell Lane. These are approximately 10m from the site.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> - low density residential area in the District

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for area:	30 dwelling/hectare
Net development site area (in hectare):	0.48 ha (gross) 75% - 0.36 ha (net) 90% - 0.43 ha (net)
Estimated capacity for the site	11-13 at 30dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input checked="" type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site falls marginally within South Hawkwell – the broad locations identified in the Core Strategy. There may be potential for this site to provide affordable housing if it develops together with another site.

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(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● 11-13 Although this site relate less strongly to the broad location identified in the Core Strategy, the potential should not be neglected.
(iii) Suggested capacity for the developable area of site	● 11-13 As stated above, this site relates less strongly to South Hawkwell and will only consider appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)



**Rochford District Council – Local Development Framework Evidence Base  
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**Delivery Factors**

Phasing of development	Single
A single developer/several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2014/15
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2014/15

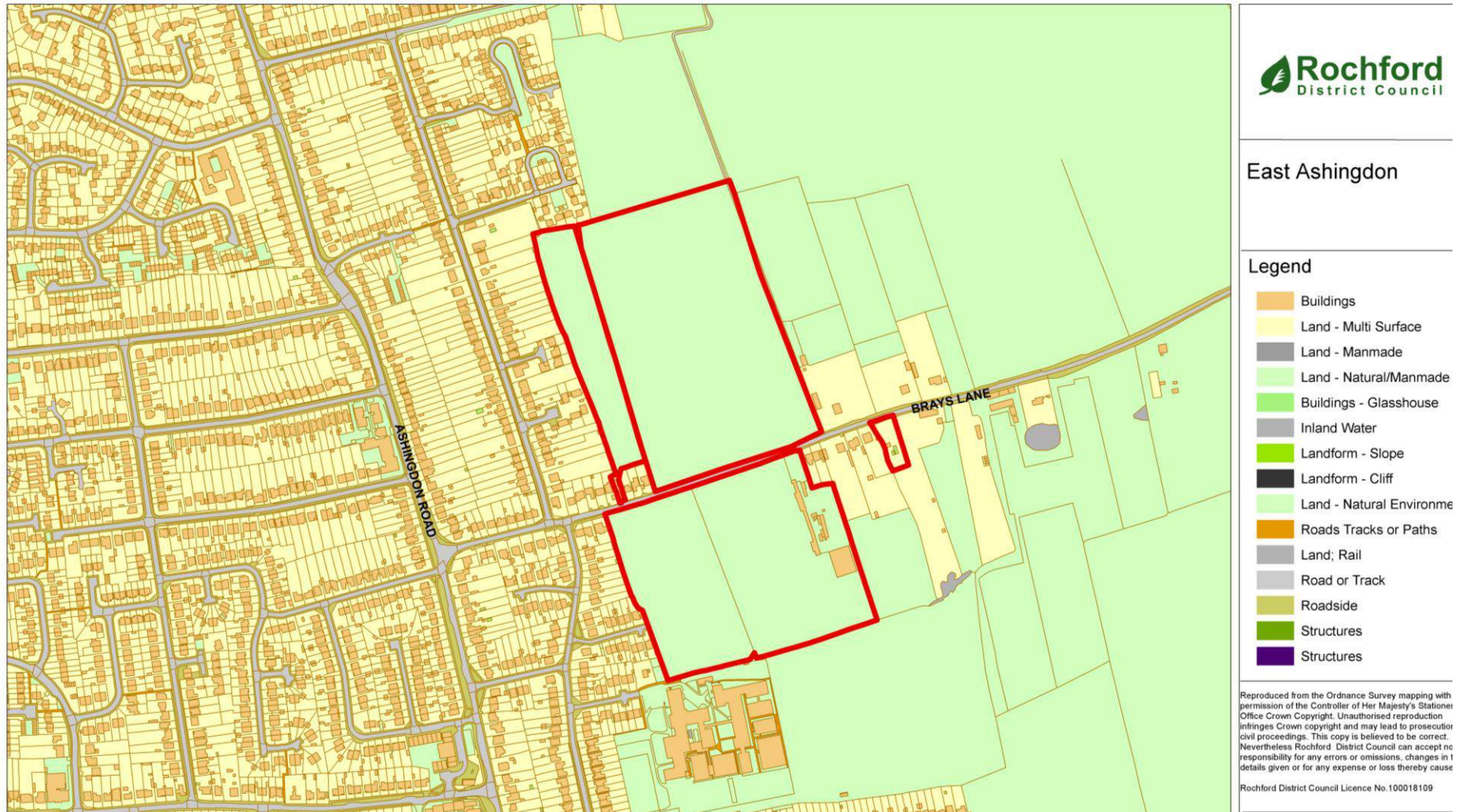
Site Map



Site Photo



Study area map: East Ashingdon



**Rochford District Council – Local Development Framework Evidence Base  
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SHLAA Assessment Form

**Site Details**

<b>Site Details</b>	Site Reference:	56 (a)(b)
	Site Name:	(a) Land North of Brays Lane (b) Land South of Brays Lane
	Site Location:	Ashingdon
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	(a) 9.28 (b) 5.45
	Physical Description of Site:	Open arable fields
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	(a) Agricultural (b) Agricultural
	Proposed Use:	Residential, Open Space
	Adjacent Land Use(s):	Residential, Agricultural, School

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>	
<b>Physical problems or Limitation</b>	Public Transport		✓			
	Education		✓			
	Health service		✓			
	Shops	✓				
	Green Space/Leisure	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/History (if any):	11/00315/OUT, 10/00374/OUT, 00/00843/FUL				
	Existing use allocation/designation:	Green Belt				
	<b>Infrastructure</b>					
	Highways Access Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
<b>Potential Impact</b>	Topography/Landform	Flat				
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				

**Rochford District Council – Local Development Framework Evidence Base  
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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Site (a) – TPO points scattered towards the eastern and northern end of the site. Site (b) – there are 10 TPO points along the southern, eastern and western boundaries of the site.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity		
Estimated appropriate density for area:	30-35 dwelling/hectare	
Net development site area (in hectare):	(a) 9.28 ha (gross) 50% - 4.64 ha (net) 75% - 6.96 ha (net)	6 ha(gross) 55.5% - 3.33 ha (net)
	(b) 5.45 ha (gross) 50% - 2.73 ha (net) 75% - 4.09 ha (net)	5.45 ha (gross) 61.10% - 3.33 ha
Estimated capacity for the site	(a) 139-209 at 30dph 162-244 at 35dph	100 at 30dph
	(b) 82-123 at 30 dph 96-143 at 35 dph	100 at 30dph

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<p>Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?</p>	<p>(a) (i) No <input type="checkbox"/>  (ii) With limited potential <input type="checkbox"/>  (iii) Yes <input checked="" type="checkbox"/></p> <p>Reason: Sites (a) is situated in a strategic location for housing as set out in the Core Strategy. However, the current proposed site leaving a gap in the middle between the existing settlements, plus with its long broad strip shape, which could be of better use if developed in conjunction with site(s) to the west (i.e. Site 213).</p> <p>(b) (i) No <input type="checkbox"/>  (ii) With limited potential <input type="checkbox"/>  (iii) Yes <input checked="" type="checkbox"/></p> <p>Reason: Sites (b) is situated in a strategic location for housing as set out in the Core Strategy.</p>
<p>(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated</p>	<p>● N/A</p>
<p>(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.</p>	<p>● Site (a): 100  Although this site relate less strongly to the broad location identified in the Core Strategy, the potential should not be neglected.</p>
<p>(iii) Suggested capacity for the developable area of site</p>	<p>● Site (a): 100  The southern part of the site is situated within the broad location identified in the Core Strategy, while the northern part sits further away to the settlement in East Ashingdon. As stated above, this site relates less strongly to East Ashingdon and will only consider appropriate for housing if it is to be developed together with another site.  Please note: The developable area highlighted on the map below is for indicative purpose only.</p>

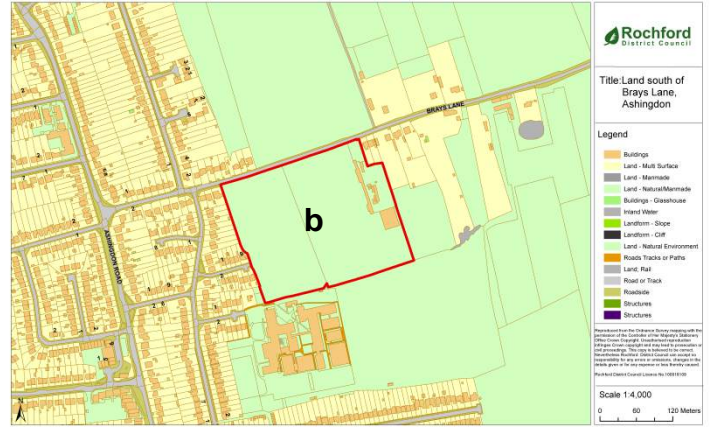
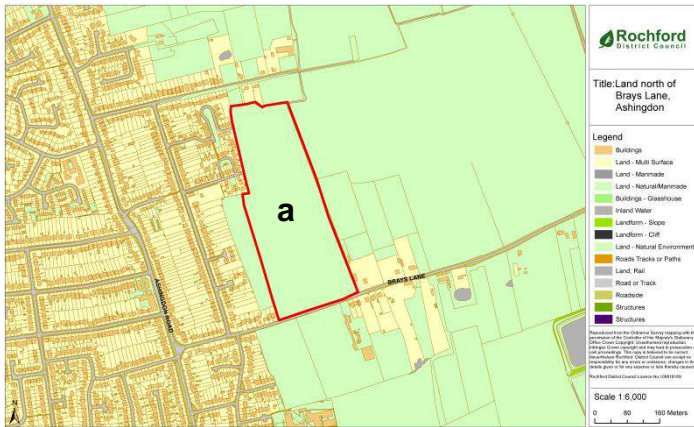
**Rochford District Council – Local Development Framework Evidence Base  
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	<ul style="list-style-type: none"> <li>● Site (b): 82-123 This site should only be considered appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy.</li> </ul>
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	2 years
A single developer/several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2014/15
Number of dwellings to be built per year:	50
Year in which final dwellings will be completed:	2015/16



# Rochford District Council – Local Development Framework Evidence Base Strategic Housing Land Availability Assessment 2012 – SHLAA Review

## Site Map



## Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site details**

<b>Site Details</b>	Site Reference:	198
	Site Name:	Site Adjacent Brayside and Little Brays, Brays Lane
	Site Location:	East Ashingdon
	Site Ownership/Relationship to site:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Member(s) of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.05 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Woodland and scrubland.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Woodland and scrubland.
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Greenfield land

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

Physical problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education	✓			
	Health service		✓		
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):				
	Existing use allocation/designation:	Green Belt			
	<b>Infrastructure</b>				
Highways Access Required:				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
Potential Impact	Topography/Landform	Flat			
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site				Yes <input type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Although the site is not in immediate proximity to TPOs, there are TPO points approximately 70m distance from the site.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for area:	30-35 dwelling/hectare
Net development site area (in hectare):	0.05 ha (gross)
Estimated capacity for the site	2 at 30dph/35dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input checked="" type="checkbox"/> (iii) Yes <input type="checkbox"/> Reason: This site falls marginally within East Ashingdon – the broad locations identified in the Core Strategy.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● n/a

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(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	<p>● 2 This site should only be considered appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy.</p>
(iii) Suggested capacity for the developable area of site	<p>● n/a</p>
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	Single
A single developer/several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2014/15
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2014/15

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	213
	Site Name:	Land to the rear of Golden Cross Road, Nelson Road and Brays Lane
	Site Location:	Ashingdon
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Member(s) of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	1.35 ha
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Greenfield land. Scrubland and wooded area. Access onto the site from Brays Lane.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Wooded area and scrubland
	Proposed Use:	Residential
Adjacent Land Use(s):	Residential, Agricultural	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

<b>Physical problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport		✓		
	Education	✓			
	Health service		✓		
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):				
	Existing use allocation/designation:	Green Belt			
	<b>Infrastructure</b>				
Highways Access Required:				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
<b>Potential Impact</b>	Topography/Landform	Flat			
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/>			No <input type="checkbox"/>



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There are five TPO points along the eastern boundary of the site and another TPO point on the south western boundary.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for area:	30-35 dwelling/hectare
Net development site area (in hectare):	1.3 ha (gross) 75% - 0.98 ha (net) 90% - 1.17 ha (net)
Estimated capacity for the site	29-35 at 30 dph 34-41 at 35 dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is situated in a strategic location for housing as set out in the Core Strategy.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● n/a

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● n/a
(iii) Suggested capacity for the developable area of site	● 29-35 This site should only be considered appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy. The shape of the site is a long strip and could be of better use if developed in conjunction with site(s) to the east (i.e. Site 56a). This will be determined in the Allocation DPD process.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)

**Rochford District Council – Local Development Framework Evidence Base  
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**Delivery Factors**

Phasing of development	Single
A single developer/several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2014/15
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2014/15

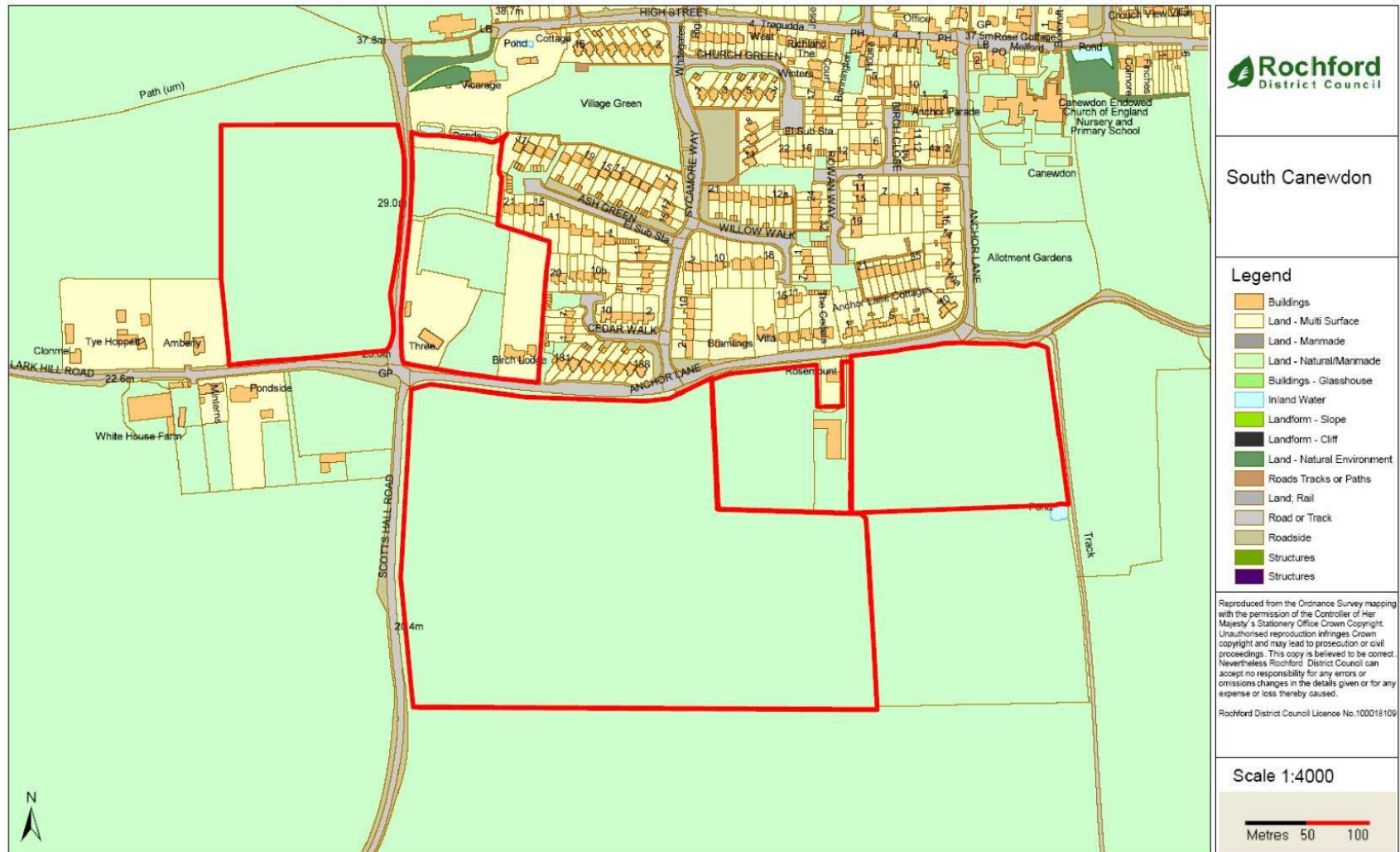
### Site Map



### Site Photo



Study area map: South Canewdon



Rochford District Council – Local Development Framework Evidence Base  
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SHLAA Assessment Form

Site Details

Site Details	Site Reference:	4
	Site Name:	Land at Three Acres & Birch Lodge, Anchor Lane
	Site Location:	Canewdon
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	1.88 ha
	Physical Description of Site:	Consists of 2 dwellings and a disused riding school. Several man made features on the site although no visible pylons.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield Brownfield details: <b>Residential dwellings on site</b> <input checked="" type="checkbox"/> Greenfield Greenfield details: <b>Garden area</b>
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Residential and Paddock
	Proposed Use:	Residential
Adjacent Land Use(s):	Residential to the North and East; Agricultural to the West and South	

Filter

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

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**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport		✓		
	Education	✓			
	Health service	✓			
	Shops		✓		
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):	95/00148/FUL			
	Existing use allocation/designation:	Green Belt			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage may be required.				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				

**Rochford District Council – Local Development Framework Evidence Base  
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<b>Potential Impact</b>	Topography/Landform	Gentle rise from the south
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> The Core Strategy does not advocate the allocation of land for any other uses within this area.
<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> There are no TPO areas or points in immediate proximity to the site, however, there are several TPO points to the north of the site within the Canewdon Church Conservation Area. These are between 70m and 90m north / north east of the site.
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Within 50m of a listed building
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Canewdon Church Conservation Area is to the immediate north of the site.

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Close proximity to Conservation Area



**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for the area:	30 dwelling/hectare
Net development site area (in hectare):	<b>1.88 ha (gross)</b> 75% - 1.41 ha (net) <b>90% - 1.69 ha (net)</b>
Estimated capacity for the site:	42 - 51 dwellings
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in a strategic location for housing as set out in the Core Strategy and is within close proximity to local amenities. However there are two existing dwellings on site, which will affect the economic viability of redeveloping the site.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 42 - 49 Take into account the surrounding character in Canewdon, density level higher than 30dph is not recommended. At the same time, this site did not pass the initial viability test with 49 dwellings or higher.

**Rochford District Council – Local Development Framework Evidence Base  
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Market Factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost Factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery Factors	
Phasing of development	Single
A single developer/several developers	This site cannot accommodate all the dwellings required by the Core Strategy on their own, therefore, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2019/20
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2019/20

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
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**Site Details**

<b>Site Details</b>	Site Reference:	140a
		140b
	Site Name:	Rosemount, Anchor Lane
	Site Location:	Canewdon
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.3ha
		1.2 ha
	Physical Description of Site:	Predominantly greenfield land. Agricultural building and some hardstanding on site. One large tree to south of site. Residential dwelling to north east of the site.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Grassland, Agricultural
	Proposed Use:	Residential
Adjacent Land Use(s):	Residential, Agricultural	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport		✓		
	Education	✓			
	Health service	✓			
	Shops		✓		
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):				
	Existing use allocation/designation:	Green Belt			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage may be required.				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				

**Rochford District Council – Local Development Framework Evidence Base  
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<b>Potential Impact</b>	Topography	Slight northward and eastward incline
	Access	<input type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular Details: Access to site through private drive
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for the area:	30 dwelling/hectare
Net development site area (in hectare):	Site 140a: 0.3 ha (net)
	Site 140b: 1.2 ha (gross) 75% - 0.9 ha (net) 90% - 1.08 ha (net)
Estimated capacity for the site(s)	Site 140a: 9
	Site 140b: 27-32

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Is the site located within the identified broad locations for development (i.e. Policy H1, H2, H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: These sites situate in the strategic location for housing as set out in the Core Strategy. They are within close proximity to local amenities and have the potential to provide affordable housing for Canewdon. Both sites are economically viable.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● Site 140a: 9 There is still potential for this site to provide affordable housing if it develops together with another site. ● Site 140b: 27 - 32
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	single
A single developer/several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2019/20
Number of dwellings to be built per year:	60
Year in which final dwellings will be completed:	2019/20



**Rochford District Council – Local Development Framework Evidence Base  
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**Site Map**



**Site Photo**



**Rochford District Council – Local Development Framework Evidence Base  
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**Site Details**

<b>Site Details</b>	Site Reference:	165
	Site Name:	Land south of Canewdon
	Site Location:	Canewdon
	Site Ownership/Relationship to site:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	8.09 ha
	Physical Description of Site:	Agricultural land, no visible man made structures on site.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural
	Proposed Use:	Residential with public open space
	Adjacent Land Use(s):	Agricultural; residential

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport		✓		
	Education	✓			
	Health service	✓			
	Shops		✓		
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):				
	Existing use allocation/designation:	Green Belt			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage may be required.				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
<b>Potential Impact</b>	Topography	Slight northward and eastward incline			
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

<b>Potential Capacity</b>		
Estimated appropriate density for the area:	30 dwelling/hectare	
Net development site area (in hectare):	8.09 ha (gross) 50% - 4.05 ha (net) 75% - 6.07 ha (net)	2.65 ha (gross) 50% - 1.33 ha (net) <b>75% - 1.99 ha (net)</b>
Estimated capacity for the site	122 – 182 (whole site)	40 – 60
Is the site located within the identified broad locations for development (i.e. Policy H1,H2, H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in a strategic location for housing as set out in the Core Strategy. It is within close proximity to local amenities and has the potential to provide affordable housing for Canewdon.	
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A	

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(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 40 – 60 Even though the entire site is within a strategic location identified in the Core Strategy, the southern side of the site relates less strongly with the existing settlement and would only be suitable to release when it is integrated with the northern part of the site. Please note: The developable area highlighted on the map below is for indicative purpose only.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)

**Rochford District Council – Local Development Framework Evidence Base  
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**Delivery Factors**

Phasing of development	Single
A single developer/several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2019/20
Number of dwellings to be built per year:	60
Year in which final dwellings will be completed:	2019/20

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
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**Site Details**

<b>Site Details</b>	Site Reference:	193
	Site Name:	Land SW Canewdon, Lark Hill Road
	Site Location:	Canewdon
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	6.5ha
	Physical Description of Site:	Agricultural land
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Agricultural

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input checked="" type="checkbox"/> a small part in the northwest corner	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input type="checkbox"/>



**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport		✓		
	Education	✓			
	Health service	✓			
	Shops		✓		
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):	-			
	Existing use allocation/designation:	Green Belt, Coastal Protection Belt, Special Landscape Area			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage may be required.				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>Potential Impact</b>	Topography/Landform	Gentle rise from the south
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There are several TPO points to the east of the site within the Canewdon Church Conservation Area. These are between 70m and 150m east of the site.
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There is one listed building approximately 15m to the south of the site.
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> The site is adjacent to the Conservation area.

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	2 individual landowners co-operating.
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

**Achievability Assessment**

<b>Potential Capacity</b>		
Estimated appropriate density for the area:	30 dwelling/hectare	
Net development site area (in hectare):	6.5ha (gross) 50% - 3.25 ha (net) 75% - 4.86 ha (net)	<b>2.65 ha (gross)</b> 50% - 1.33 ha (net) <b>75% - 1.99 ha (net)</b>
Estimated capacity for the site	98 – 146 (whole site)	40 - 60

**Rochford District Council – Local Development Framework Evidence Base  
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<p>Is the site located within the identified broad locations for development (i.e. Policy H1,H2, H3 in the Core Strategy or the existing residential development)?</p>	<p>(i) No <input type="checkbox"/>  (ii) With limited potential <input type="checkbox"/>  (iii) Yes <input checked="" type="checkbox"/></p> <p>Reason: Northern side of this site relates less strongly to South Canewdon – the broad locations identified in the Core Strategy. Also, there is a small corner to the northwest of the site lies with the Special Landscape Area.</p> <p>Notwithstanding this, the southern side of this site sits within the strategic location for housing as set out in the Core Strategy. It is within close proximity to local amenities and has the potential to provide affordable housing for Canewdon.</p>
<p>(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated</p>	<p>● N/A</p>
<p>(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.</p>	<p>● N/A</p>
<p>(iii) Suggested capacity for the developable area of site</p>	<p>● 40 – 60</p> <p>In the Core Strategy General Housing Locations - Audit Trail<sup>1</sup>, it suggested that South and West Canewdon are well related to Southend. In this case, even though the northern part of this site relate less strongly to the broad location identified in the Core Strategy, the potential should not be neglected.</p> <p>Please note: The developable area highlighted on the map below is for indicative purpose only.</p>

<sup>1</sup> Core Strategy General Housing Locations - Audit Trail: Additional Information Requested by Inspector Post Examination Hearing Sessions May 2010

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

Market Factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost Factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery Factors	
Phasing of development	Single
A single developer/several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2019/20
Number of dwellings to be built per year:	60
Year in which final dwellings will be completed:	2019/20

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	223b
	Site Name:	Land south of the junction of Anchor Lane and Gardeners Lane
	Site Location:	Canewdon
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input checked="" type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	2.22 ha
	Physical Description of Site:	Agricultural land
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Agricultural

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review

Suitability Assessment

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education	✓			
	Health service	✓			
	Shops		✓		
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):				
	Existing use allocation/designation:	Green Belt			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/ drainage may be required.				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Flood Risk</b>					
Zone 1:Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>Potential Impact</b>	Topography/Landform	Flat
	Access	<input checked="" type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular A track for farm vehicles provides access from Gardeners Lane
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

<b>Potential Capacity</b>	
Estimated appropriate density for the area:	30 dwelling/hectare
Net development site area (in hectare):	2.22ha (gross) 50% - 1.11ha (net) 75% - 1.67ha (net)
Estimated capacity for the site	33 – 50 dwellings



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

Is the site located within the identified broad locations for development (i.e. Policy H1, H2, H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is situated in a strategic location for housing as set out in the Core Strategy and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 33 - 50
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Delivery Factors**

Phasing of development	Single
A single developer/ several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2019/20
Number of dwellings to be built per year:	60
Year in which final dwellings will be completed:	2019/20

# Rochford District Council – Local Development Framework Evidence Base Strategic Housing Land Availability Assessment 2012 – SHLAA Review

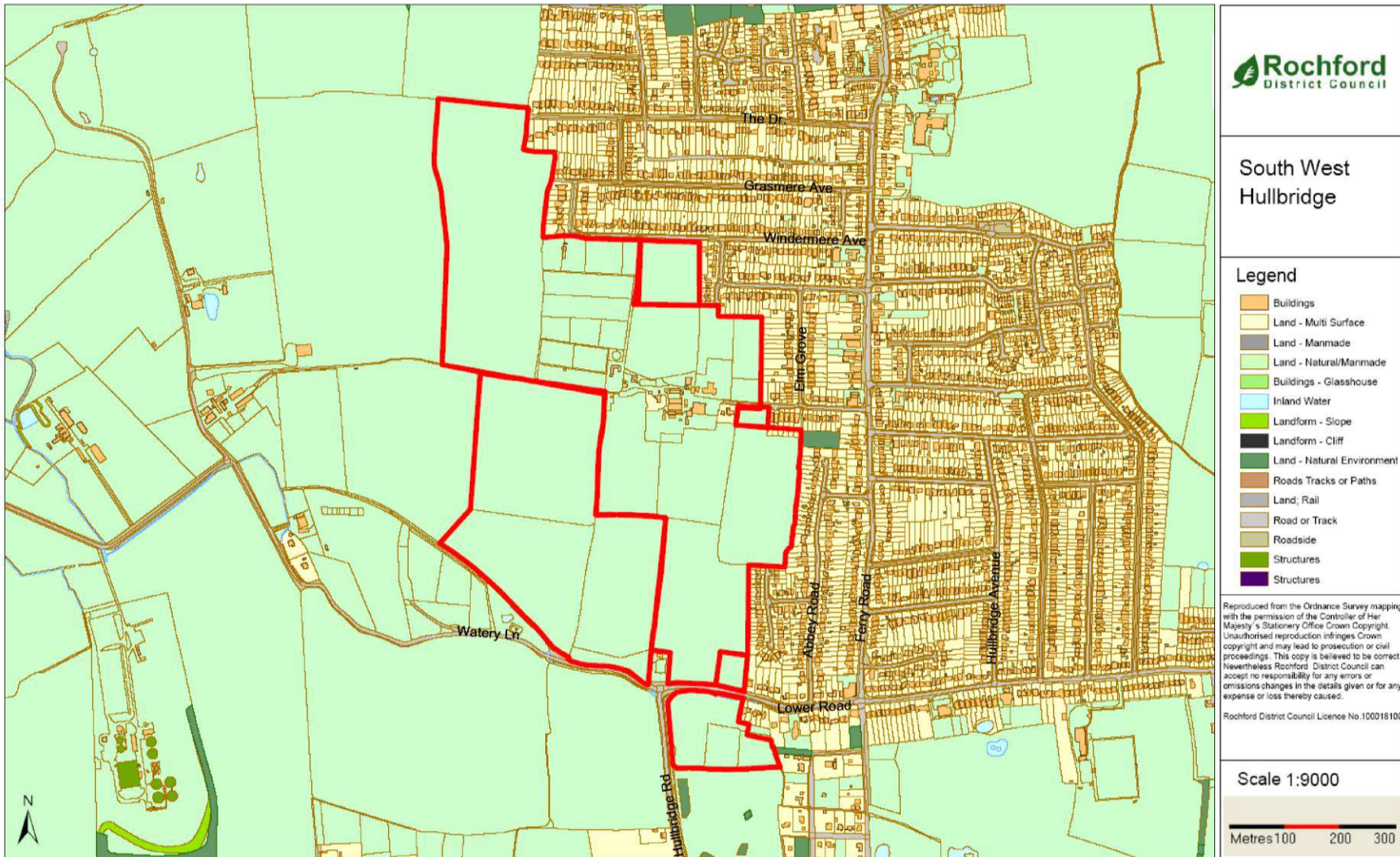
## Site Map



## Site Photo



Study area map: South West Hullbridge



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**SHLAA Assessment Form**

**Site Details**

<b>Site Details</b>	Site Reference:	17
	Site Name:	Land south east of the junction at Hullbridge Road & Lower Road
	Site Location:	Hullbridge
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	2.16 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Grazing land with hedgerows all along the boundary
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural - short term grazing use
	Proposed Use:	Residential
Adjacent Land Use(s):	Residential, Golf course	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review

Suitability Assessment

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education		✓		
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):	03/00735/OUT			
	Existing use allocation/designation:	Green Belt			
Infrastructure					
Highways Access Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage may be required.				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Flood Risk					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Potential Impact	Topography/Landform	Flat			
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>			

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> - Land owner committed to development with Swan housing association
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> - The site contains the main surface water drainage route to Watery Lane

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for area:	30-35 dwelling/hectare
Net development site area (in hectare):	2.16 ha (gross) 50% - 1.08 ha (net) 75% - 1.62 ha (net)
Estimated capacity for the site	32-49 at 30 dph 38-57 at 35 dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is situated in the strategic location for housing as set out in the Core Strategy.

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

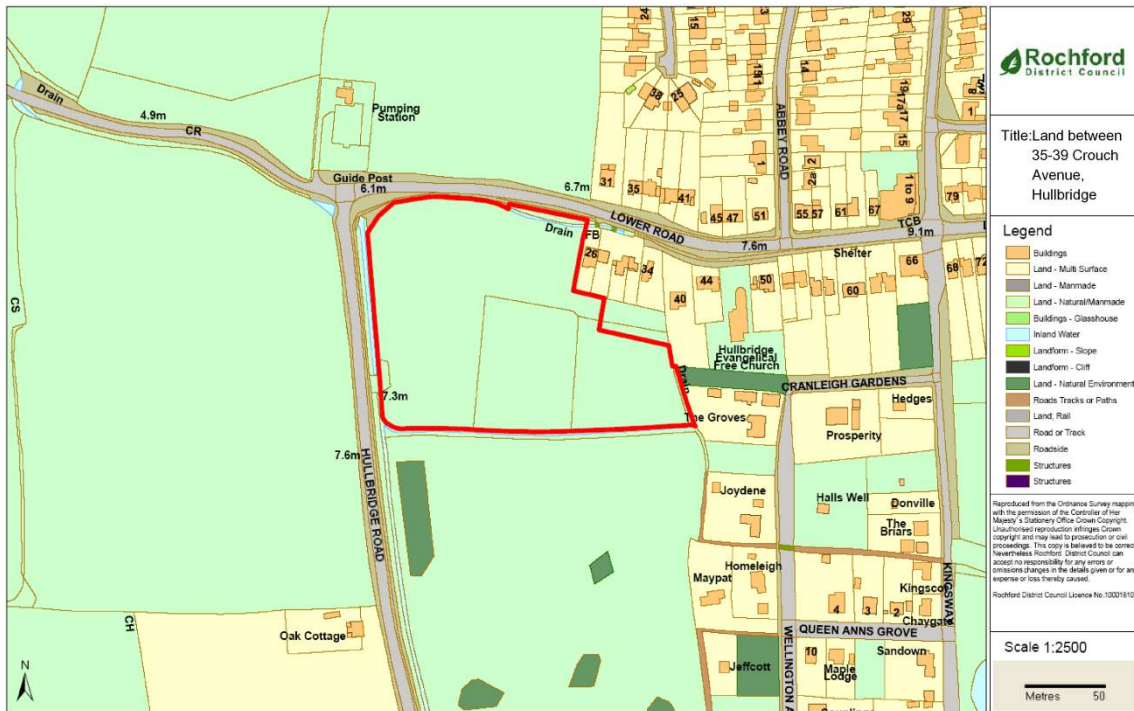
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 32-49 This site will only consider appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)



**Rochford District Council – Local Development Framework Evidence Base  
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Delivery Factors	
Phasing of development	Single
A single developer/several developers	This site cannot accommodate all the dwellings required by the Core Strategy on its own, therefore, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2019/20
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2019/20

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	15, 66, 124, 170, 174
	Site Name:	Land west of Hullbridge
	Site Location:	Hullbridge
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	19.3 ha (net developable area) – a total of 60 ha is available for development
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land with several large agricultural buildings on site. Three dwellings on site.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural
	Proposed Use:	Residential/Employment/Education/Recreational, etc.
Adjacent Land Use(s):	Residential, Agricultural	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review

Suitability Assessment

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education		✓		
	Health service	✓			
	Shops	✓			
	Green Space /Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):				
	Existing use allocation/designation:	Green Belt, Flood zone 2 and 3 (at the northern edge)			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage may be required.				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) *Subject to Flood Risk Assessments and Exception test where relevant	<input checked="" type="checkbox"/> Approximately 0.4 ha of the site lies within Flood zone 2 and 3 (outside proposed area)				
Zone 3: High Probability (>1% probability of annual flooding) *Subject to Flood Risk Assessments and Exception test where relevant	<input checked="" type="checkbox"/> Approximately 0.4 ha of the site lies within Flood zone 2 and 3 (outside proposed area)				

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>Potential impact</b>	Topography/Landform	Northwards incline
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There are TPO points to the south of West Avenue/Windermere Avenue. There are also two TPO points on the north / north eastern boundary of the site at the end of Grasmere Avenue.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

<b>Potential Capacity</b>		
Estimated appropriate density for area:	30-35 dwelling/hectare	
Net development site area (in hectare):	25.79 ha (gross) 50% - 12.90 ha (net) 75% - <b>19.34 ha (net)</b>	<b>25.79 ha (gross)</b> <b>64.64% - 16.67ha (net)</b>
Estimated capacity for the site	387-580 at 30dph 452-677 at 35dph	<b>500 at 30dph</b>

**Rochford District Council – Local Development Framework Evidence Base  
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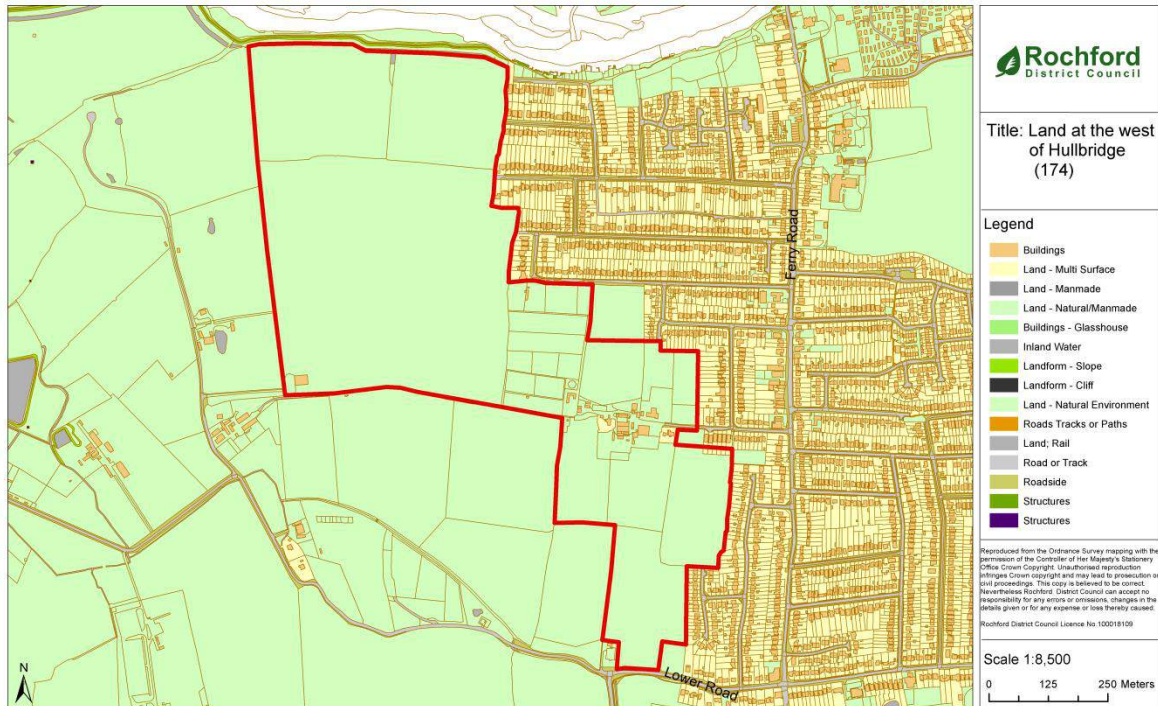
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is situated in the strategic location for housing as set out in the Core Strategy. Part of this site lies in Flood zone 2 and 3, but these areas do not fall within the proposed developable land.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 500 Please note: The developable area highlighted on the map below is for indicative purpose only.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

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Delivery Factors	
Phasing of development	5-6 years
A single developer/several developers	single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2019/20
Number of dwellings to be built per year:	50-125
Year in which final dwellings will be completed:	2023/2024

Site Map



Site Photo





**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	208 (a)(b)(c)(d)
	Site Name:	(a) Land to the south of Windermere Avenue (b) Land to the south of Malyons Lane (c) Land to the north of Lower Road (d) Land to the south of Pooles Lane
	Site Location:	Hullbridge
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	(a) 1.31 (b) 0.22 (c) 0.30 (d) 8.75
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Open greenfield
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	(a) Agricultural (b) Vacant (c) Agricultural (d) Agricultural
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Agricultural

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review

Suitability Assessment

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education	✓			
	Health service	✓			
	Shops	✓	✓		Part of Site (d) is further away from shops (medium)
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):				
	Existing use allocation/designation:	Green Belt			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>		
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		Some investment in existing sewage/drainage may be required.
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in Water Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>Potential Impact</b>	Topography/Landform	Flat
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There are TPO points to the south of West Avenue/Windermere Avenue just outside the northern boundary of the site.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for area:	30-35 dwelling/hectare
Net development site area (in hectare):	(a) 1.31 ha (gross) 75% - 0.98 ha (net) 90% - 1.18 ha (net)
	(b) 0.22 ha (net)
	(c) 0.30 ha (net)
	(d) 8.75 ha (gross) 50% - 4.38 ha (net) 75% - 6.56 ha (net)

**Rochford District Council – Local Development Framework Evidence Base  
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Estimated capacity for the site	(a) 29-35 at 30dph 34-41 at 35dph
	(b) 7 at 30 dph 8 at 35 dph
	(c) 9 at 30 dph 11 at 35 dph
	(d) 131-197 at 30 dph 153-230 at 35 dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	<p>(a) (i) No <input type="checkbox"/>  (ii) With limited potential <input checked="" type="checkbox"/>  (iii) Yes <input checked="" type="checkbox"/></p> <p>Reason: Site (a) relates less strongly to South West Hullbridge and will only consider appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy.</p>
	<p>(b) (i) No <input type="checkbox"/>  (ii) With limited potential <input type="checkbox"/>  (iii) Yes <input checked="" type="checkbox"/></p> <p>Reason: Sites (b) and (c) are situated in the strategic location for housing as set out in the Core Strategy.</p>
	<p>(c) (i) No <input type="checkbox"/>  (ii) With limited potential <input type="checkbox"/>  (iii) Yes <input checked="" type="checkbox"/></p> <p>Reason: Sites (b) and (c) are situated in the strategic location for housing as set out in the Core Strategy.</p>
	<p>(d) (i) No <input checked="" type="checkbox"/>  (ii) With limited potential <input type="checkbox"/>  (iii) Yes <input type="checkbox"/></p> <p>Reason: Sites (d) is situated outside the strategic location for housing as set out in the Core Strategy.</p>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<p>(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated</p>	<p>● Site (d): 131-197 However, the Core Strategy does not advocate the allocation of land for residential use in this area.</p>
<p>(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.</p>	<p>● Site (a): 29-35 This site relates less strongly to South West Hullbridge and will only consider appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy.</p> <p>It could be of better use if developed in conjunction with site(s) surrounding (i.e. 174). This will be determined in the Allocation DPD process.</p>
<p>(iii) Suggested capacity for the developable area of site</p>	<p>● Site (b): 7 This site will only consider appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy.</p> <p>It could be of better use if is developed in conjunction with site(s) surrounding (i.e. 174). This will be determined in the Allocation DPD process.</p>

**Rochford District Council – Local Development Framework Evidence Base  
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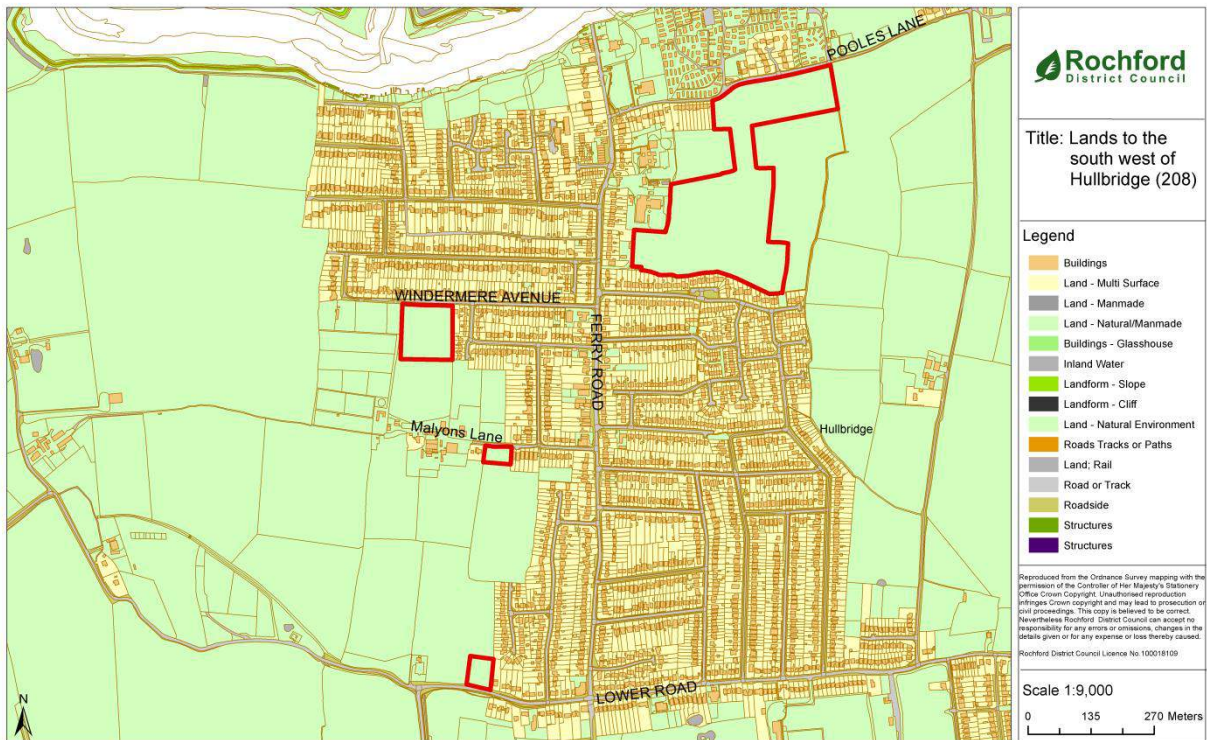
	<ul style="list-style-type: none"> <li>● Site (c): 9 This site will only consider appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy.</li> </ul> <p>It could be of better use if is developed in conjunction with site(s) surrounding (i.e. 174). This will be determined in the Allocation DPD process.</p>
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Delivery Factors**

Phasing of development	single
A single developer/several developers	As the site(s) cannot accommodate all the dwellings required by the Core Strategy on their own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Year in which first dwelling could be built on site:	2019/20
Number of dwellings to be built per year:	Up to 125
Year in which final dwellings will be completed:	2020/21

Site Map



Site Photo





**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	218
	Site Name:	Land North of Watery Lane
	Site Location:	Hullbridge
	Site Ownership/Relationship to site:	<input checked="" type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	13.40 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Open greenfield land
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural
	Proposed Use:	Residential
	Adjacent Land Use(s):	Agricultural

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

Rochford District Council – Local Development Framework Evidence Base  
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Suitability Assessment

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education		✓		
	Health service		✓		
	Shops	✓			
	Green Space/Leisure		✓		
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):	06/00970/FUL, 06/00666/FUL, 06/00665/FUL			
	Existing use allocation/designation:	Green Belt			
Infrastructure					
Highways Access Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage may be required.				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Flood Risk					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Potential Impact	Topography/Landform	Northwards incline			
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>			

**Rochford District Council – Local Development Framework Evidence Base  
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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Sewer Main follows south boundary; overhead lines on the South East corner

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for area:	30-35 dwelling/hectare
Net development site area (in hectare):	13.40 ha (gross) 50% - 6.70 ha (net) 75% - 10.05ha (net)
Estimated capacity for the site	201-302 at 30dph 235-352 at 35dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input checked="" type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is situated in the strategic location for housing as set out in the Core Strategy. Nonetheless, it is detached from existing residential area of Hullbridge.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A

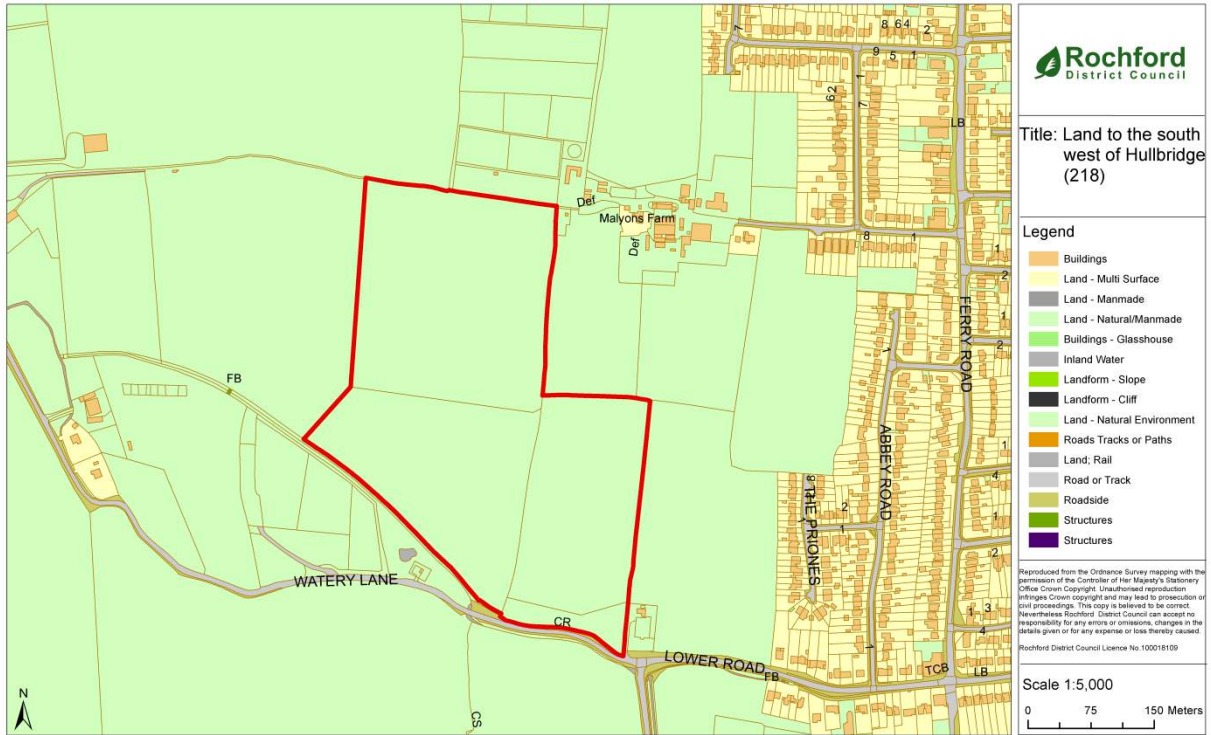
**Rochford District Council – Local Development Framework Evidence Base  
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<p>(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.</p>	<p>● 201-302 Although this site relate less strongly to the broad location identified in the Core Strategy, it has the potential to contribute to the future housing needs; as it benefits from good access to local services, the potential should not be neglected.</p>
<p>(iii) Suggested capacity for the developable area of site</p>	<p>● 201-302 As stated above, this site relates less strongly to the strategic location and should only be considered appropriate for housing if it is to be developed in conjunction with another site which can meet the quantum required in the Core Strategy.</p>
<b>Market Factors</b>	
<p>Economic viability of existing use of site (in terms of land value)</p>	<p>High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/></p>
<p>Economic viability of alternative use of site (in terms of land value)</p>	<p>High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/></p>
<p>High potential market demand</p>	<p>High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/></p>
<p>Exceptional works necessary to realise development</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/></p>
<b>Cost Factors</b>	
<p>Site preparation costs relating to physical constraints</p>	<p>High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/></p>
<p>Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/></p>
<p>Prospect of funding or investment to address constraints or assist development</p>	<p>Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)</p>

**Rochford District Council – Local Development Framework Evidence Base  
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Delivery factors	
Phasing of development	2-3 years
A single developer/several developers	As the site cannot accommodate all the dwellings required by the Core Strategy on its own, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2019/20
Number of dwellings to be built per year:	50-125
Year in which final dwellings will be completed:	2021/22

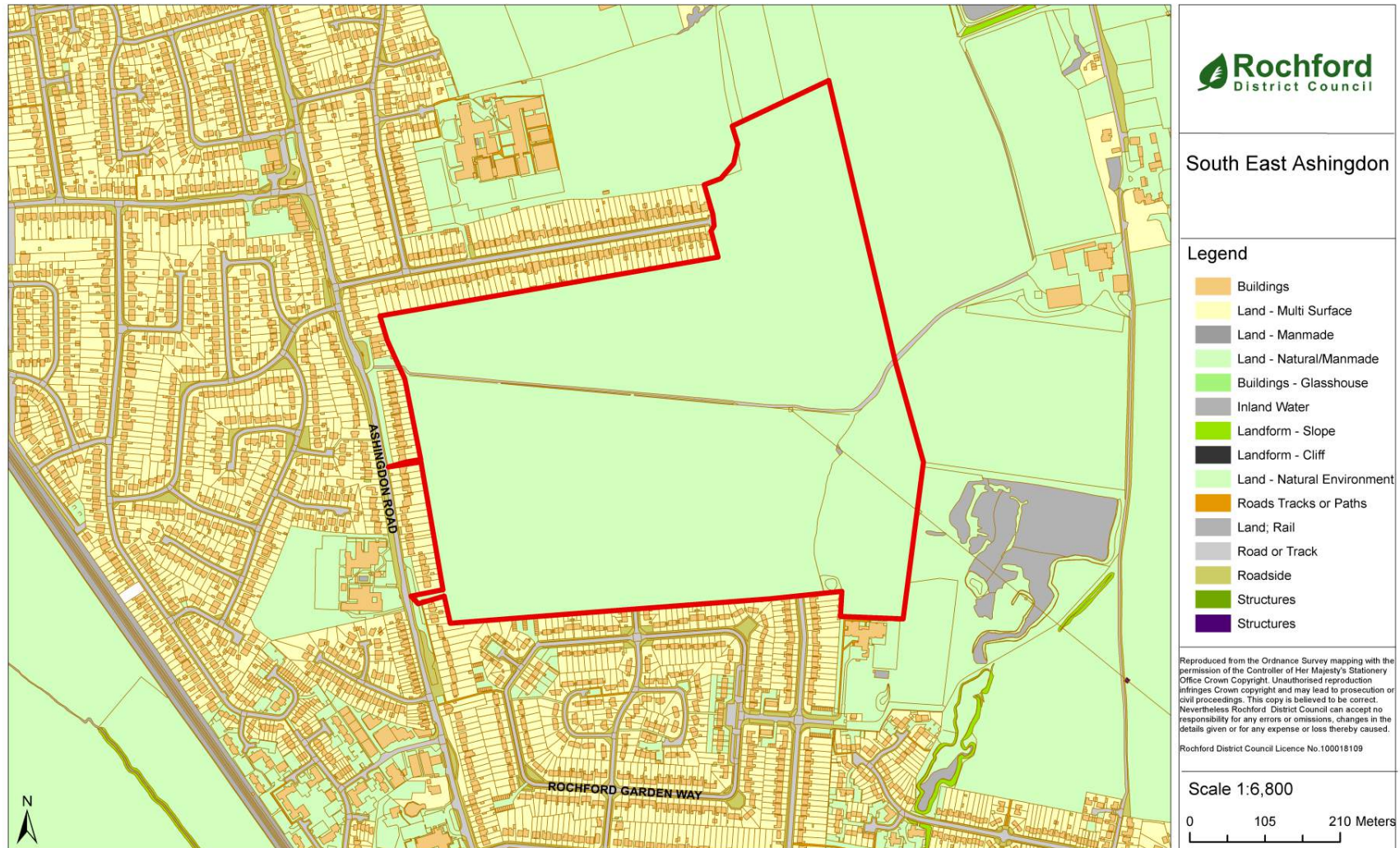
Site Map



Site Photo



Study area map: South East Ashingdon



SHLAA Assessment Form

Site Details

<b>Site Details</b>	Site Reference:	56c, 176
	Site Name:	Land at Ashingdon Road (South of Oxford Road)
	Site Location:	Rochford
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	35.6 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Open agricultural land. Relatively flat. Pond on site. Watercourses running through the site. Pylon on site.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural
	Proposed Use:	Residential
Adjacent Land Use(s):	Residential, Agricultural	

Filter

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>



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Suitability Assessment

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education	✓			
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):				
	Existing use allocation/designation:	Green Belt			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage may be required.				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Potential Impact	Topography/Landform	Flat			
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>			

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Although the site is not in immediate proximity to a TPO, there are TPO points over 190m distance to the north west of the site to the south of Brays Lane.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

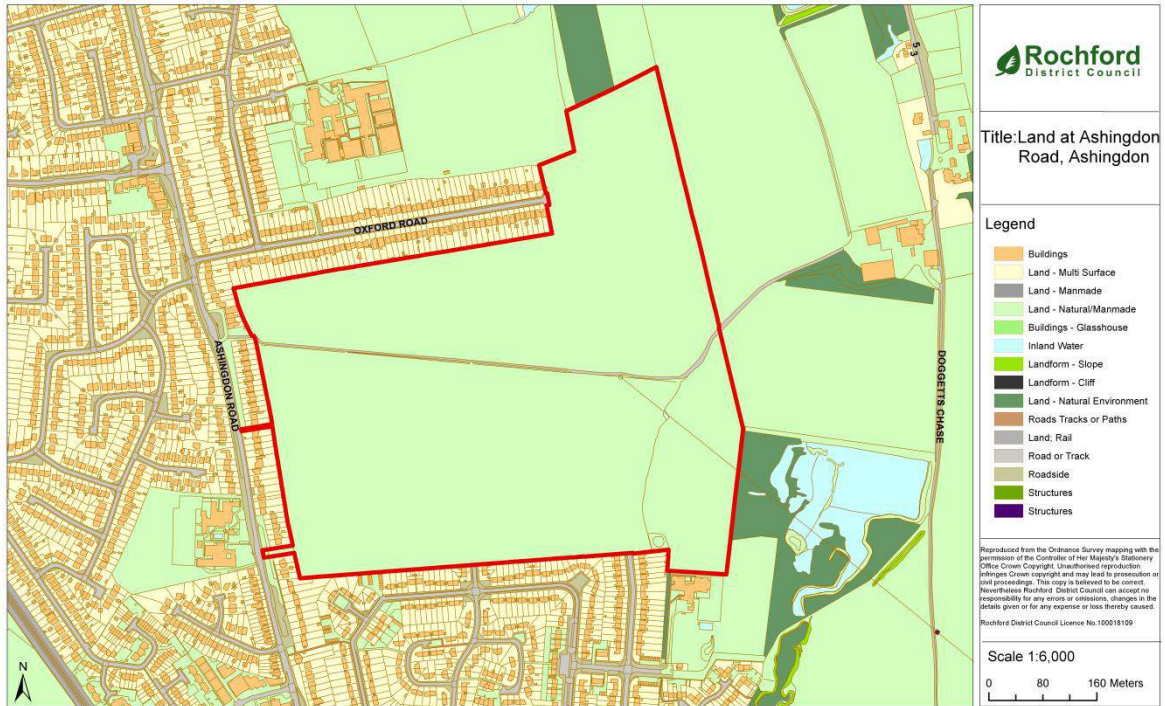
**Achievability Assessment**

Potential Capacity		
Estimated appropriate density for area:	30-35 dwelling/hectare	
Net development site area (in hectare):	35.6 (gross) 50% - 17.8 ha (net) 75% - 26.7 ha (net)	22.4 (gross) 74.55% - 16.7 ha
Estimated capacity for the site	534-801 at 30dph 623-935 at 35dph	500 at 30dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is situated in a strategic location for housing as set out in the Core Strategy.	
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A	

**Rochford District Council – Local Development Framework Evidence Base  
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(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 500
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	1-2 years
A single developer/several developers	single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2022/23
Number of dwellings to be built per year:	50
Year in which final dwellings will be completed:	2026/27

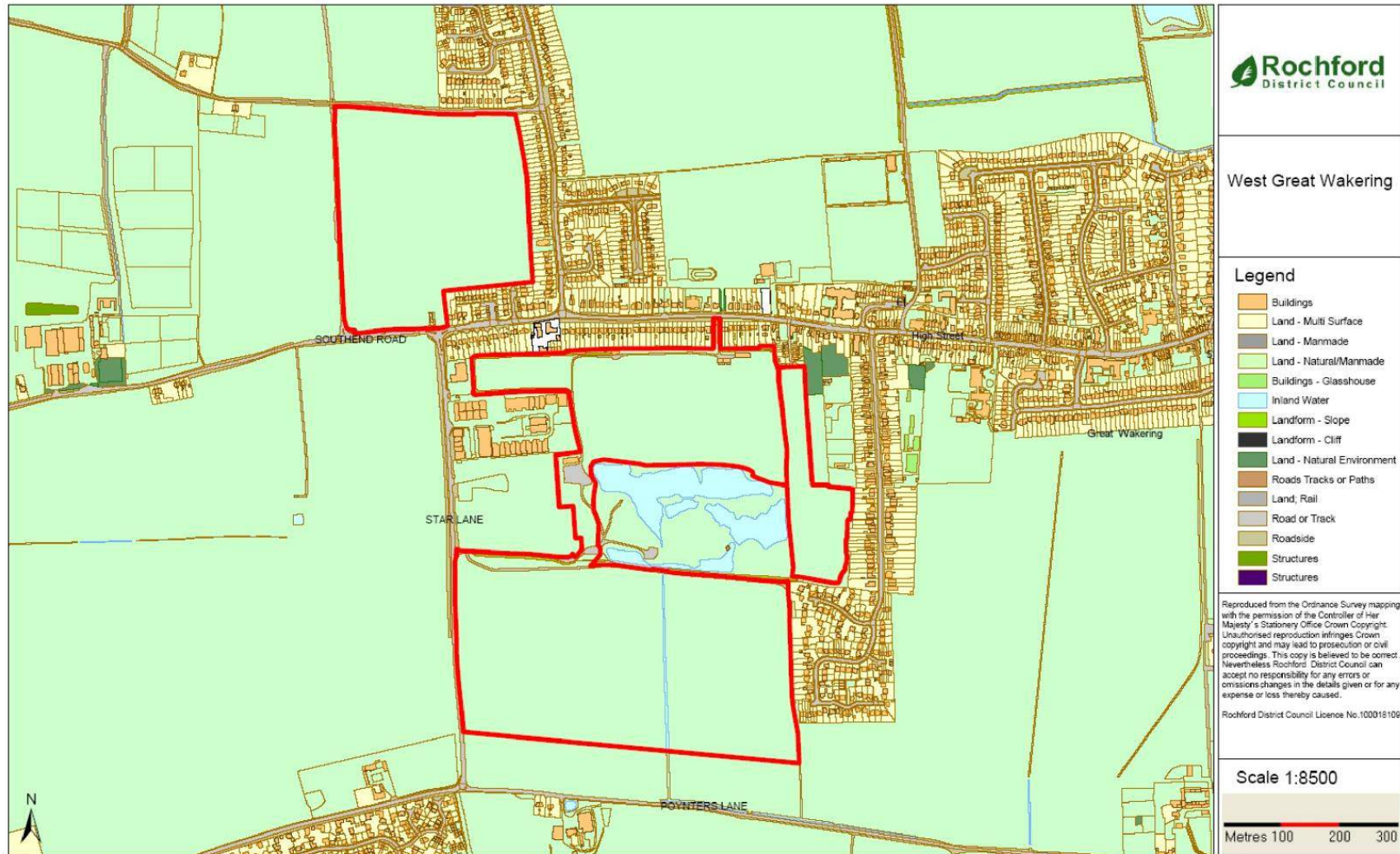
### Site Map



### Site Photo



Study area map: West Great Wakering



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**SHLAA Assessment Form**

**Site Details**

<b>Site Details</b>	Site Reference:	7, 202
	Site Name:	Land south of High Street
	Site Location:	Great Wakering
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	27.46 ha
	Physical Description of Site: including natural features – aspect, slope, water; manmade features – drains, sewers, pylons	Agricultural
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural
	Proposed Use:	Residential and Open Space
	Adjacent Land Use(s):	Residential, Industrial, Local Wildlife Site, etc.

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input checked="" type="checkbox"/> partially	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input type="checkbox"/>

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Suitability Assessment

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education	✓			
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):				
	Existing use allocation/designation:	Green Belt			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>		
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>		Major constraints to provision of infrastructure and /or treatment to serve proposed growth
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in Water Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				

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<b>Potential Impact</b>	Topography/Landform	Relatively flat. Relatively low lying compared to Star Lane Industrial Estate (approximate increase in height of 1-2 metres along the North western boundary of the site) and residential development to the north.
	Access	<input checked="" type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular
	Are non-residential uses more appropriate for the site	<p>Yes <input checked="" type="checkbox"/></p> <p>The northern part of the site has residential development to the north, wood land to the east, employment land to the west and a Local Wildlife Site to the south. It is generally enclosed which would promote a strong and defensible Green Belt boundary.</p> <p>No <input checked="" type="checkbox"/></p> <p>The Core Strategy identified land to the South of Great Wakering for a new strategically located employment park. The southern part of the site has the potential to accommodate the new employment provision as set out in the Core Strategy.</p>



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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> The site is not in immediate proximity to a TPO area or TPO point, however, there are TPO points to the north east of the site along the High Street which are within 230m of the site.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Great Wakering Conservation Area to the north east of the site.

**Availability Assessment**

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> - Approximately 2 ha of land is within the Local Wildlife site (LoWs) R35, therefore, the are within the LoWs should not be built on, and density level higher than 30dph in the surrounding area is not recommended.

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for the area:	30 dwelling/hectare

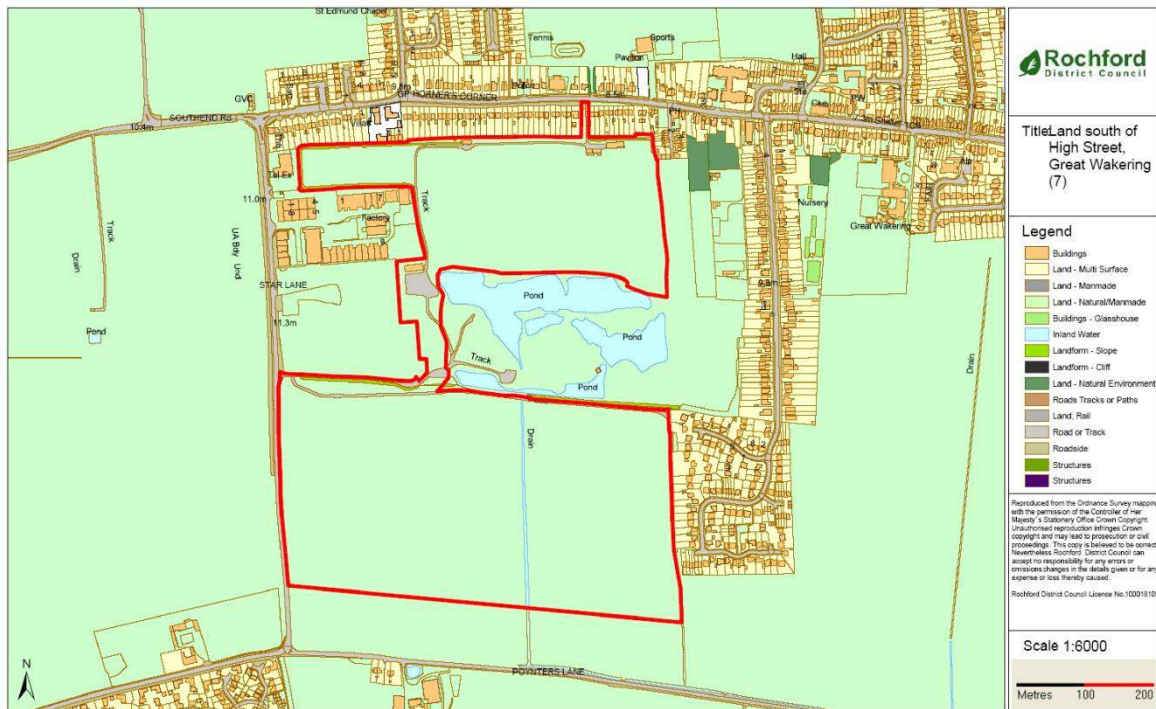
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Net development site area (in hectare):	27.46 ha (gross) 50% - 13.73 ha (net) 75% - 20.6 ha (net)	25.46 ha (gross, area outside LoWs) 50% - 12.73 ha (net) 75% - 19.10 ha (net)	8.02 ha (gross, area outside LoWs with the suggested developable area) 50% - 4.01 ha (net) 75% - 6.02 ha (net)
Estimated capacity for the site	412 - 618	382 - 573	120 - 181
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input checked="" type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: The northern site is situated in the strategic location for housing as set out in the Core Strategy. It is within close proximity to local amenities and has the potential to provide affordable housing for Great Wakering. However, the southern site is almost detached from the northern site, and the southern site itself relates less strongly to the West Great Wakering location as set out in the Core Strategy, therefore, the potential for development is restrained.		
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A		
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● The southern part of the site relates less strongly to West Great Wakering location as set out in the Core Strategy. The cohesion of the two sites is weak as the only connection between the north and south is a corridor which is designated as Local Wildlife Sites.		

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(iii) Suggested capacity for the developable area of site	<ul style="list-style-type: none"> <li>● 120-181</li> </ul> <p>This site should be considered appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy.</p>
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	1-2 years
A single developer/several developers	Possibly more than one
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2023/24
Number of dwellings to be built per year:	50 - 100
Year in which final dwellings will be completed:	2024/25

Site Map



Site Photo



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**Site Details**

<b>Site Details</b>	Site Reference:	177
	Site Name:	Little Wakering Road
	Site Location:	Great Wakering
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	11.18 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Open field. No man made structures visible on site.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural
	Proposed Use:	Residential with open space
	Adjacent Land Use(s):	Residential, Agricultural

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

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Suitability Assessment

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education		✓		
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):				
	Existing use allocation/designation:	Green Belt			
Infrastructure					
Highways Access Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Major constraints to provision of infrastructure and/or treatment to serve proposed growth				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Flood Risk					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Potential Impact	Topography/Landform	Flat			
	Access	<input checked="" type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>			

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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity		
Estimated appropriate density for area:	30-35 dwelling/hectare	
Net development site area (in hectare):	11.18 (gross) 50% - 5.59 ha (net) 75% - 8.39 ha (net)	11.18 (gross) 74.51%- 8.33 ha (net)
Estimated capacity for the site	168-252 at 30dph 196-294 at 35dph	250 at 30dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is situated in the strategic location for housing as set out in the Core Strategy.	
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A	
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A	

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(iii) Suggested capacity for the developable area of site	● 250
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	3 years
A single developer/several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2023/24
Number of dwellings to be built per year:	50 - 100
Year in which final dwellings will be completed:	2025/26



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**Site Map**



**Site Photo**



**Rochford District Council – Local Development Framework Evidence Base  
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**Site Details**

<b>Site Details</b>	Site Reference:	201
	Site Name:	Land to the West of Alexandra Road
	Site Location:	Great Wakering
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	2.5
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Predominantly wooded and scrubland area. Some garden areas to the eastern section of the site. Cleared area to the south east and south of the site.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Wooded and scrubland area, garden areas
	Proposed Use:	Residential
Adjacent Land Use(s):	Residential, Greenfield, Local Wildlife Site, Agricultural	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

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Suitability Assessment

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education	✓			
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):				
	Existing use allocation/designation:	Green Belt			
Infrastructure					
Highways Access Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Major constraints to provision of infrastructure and /or treatment to serve proposed growth				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Flood Risk					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Potential Impact	Topography/Landform	Predominantly wooded and scrubland area			
	Access	<input checked="" type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>			

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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> The site is not in immediate proximity to a TPO area or TPO point, however, there is a TPO to the north east of the site along the High Street which is within 200m of the site.
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Approximately 50m away from the nearest listed building.
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> close proximity to Local Wildlife site (R35), therefore, density level higher than 30dph is not recommended.

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for area:	30 dwelling/hectare
Net development site area (in hectare):	2.5 ha (gross) 50% - 1.25 ha (net) 75% - 1.88 ha (net)
Estimated capacity for the site	38-56

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Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is situated in the strategic location for housing as set out in the Core Strategy. It is within close proximity to local amenities and has the potential to provide affordable housing for Great Wakering.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 38-56 This site should only be considered appropriate for housing if it is to be developed together with another site which can meet the quantum required in the Core Strategy
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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**Cost Factors**

Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)

**Delivery Factors**

Phasing of development	1-2 years
A single developer/several developers	This site cannot accommodate all the dwellings required by the Core Strategy on its own, therefore, it is likely that if this is to be allocated, more than one developer may be involved in accomplishing the quantum required in the Core Strategy.
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2023/24
Number of dwellings to be built per year:	Up to 100
Year in which final dwellings will be completed:	2023/24

# Rochford District Council – Local Development Framework Evidence Base Strategic Housing Land Availability Assessment 2012 – SHLAA Review

## Site Map



## Site Photo

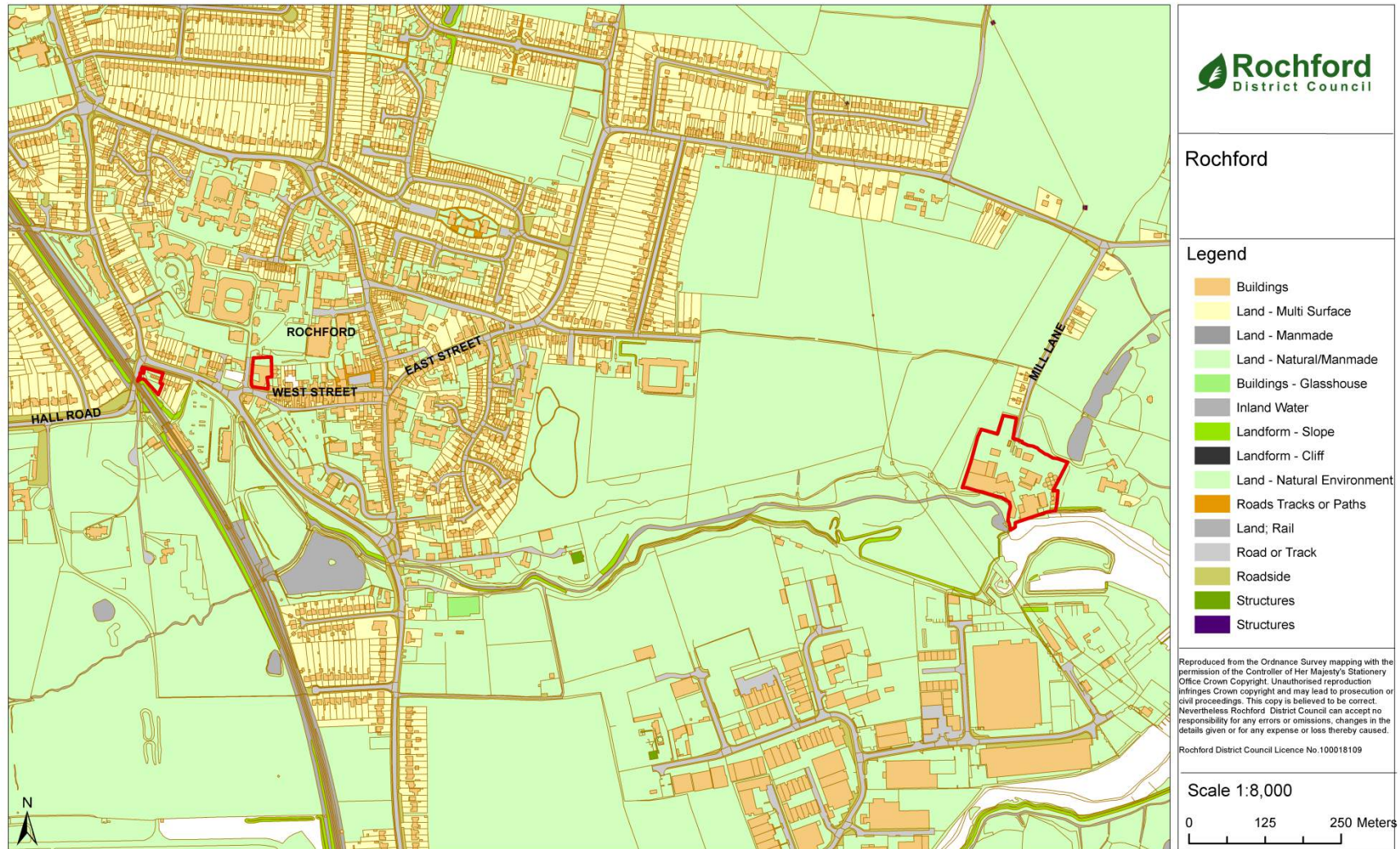


# **Appendix E**

## **Site Pro Forma of Brownfield Sites**



Study area map: Rochford



**Rochford District Council – Local Development Framework Evidence Base  
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**SHLAA Assessment Forms**

**Site Details**

<b>Site Details</b>	Site Reference:	BF2
	Site Name:	68-72 West Street
	Site Location:	Rochford
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>Identified in the Urban Capacity Study</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.21
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Prominent corner plot location
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Bar/Drinking establishment and garage at the rear
	Proposed Use:	Residential
Adjacent Land Use(s):	Residential, Retail	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

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**Suitability Assessment**

	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>	
<b>Physical Problems or Limitation</b>	Public Transport	✓				
	Education		✓			
	Health service	✓				
	Shops	✓				
	Green Space/Leisure	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	10/00823/COU, 09/00193/CON, 09/00192/FUL, 07/00704/CON; 07/00703/FUL, 05/00816/CON, 05/00815/FUL, 98/00300/FUL, etc.				
	Existing use allocation/designation:	Garage				
	<b>Infrastructure</b>					
	Highways Access Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>		
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) *Subject to Flood Risk Assessments and Exception test where relevant				<input checked="" type="checkbox"/> Approximately 0.02 ha of the site (northwest corner) lies within Flood zone 2.		
Zone 3: High Probability (>1% probability of annual flooding) *Subject to Flood Risk Assessments and Exception test where relevant				<input type="checkbox"/>		
<b>Potential Impact</b>	Topography/Landform:	Building structures and hardstandings				
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site				Yes <input type="checkbox"/>	No <input type="checkbox"/>

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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Adjacent to 64-66 West Street
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

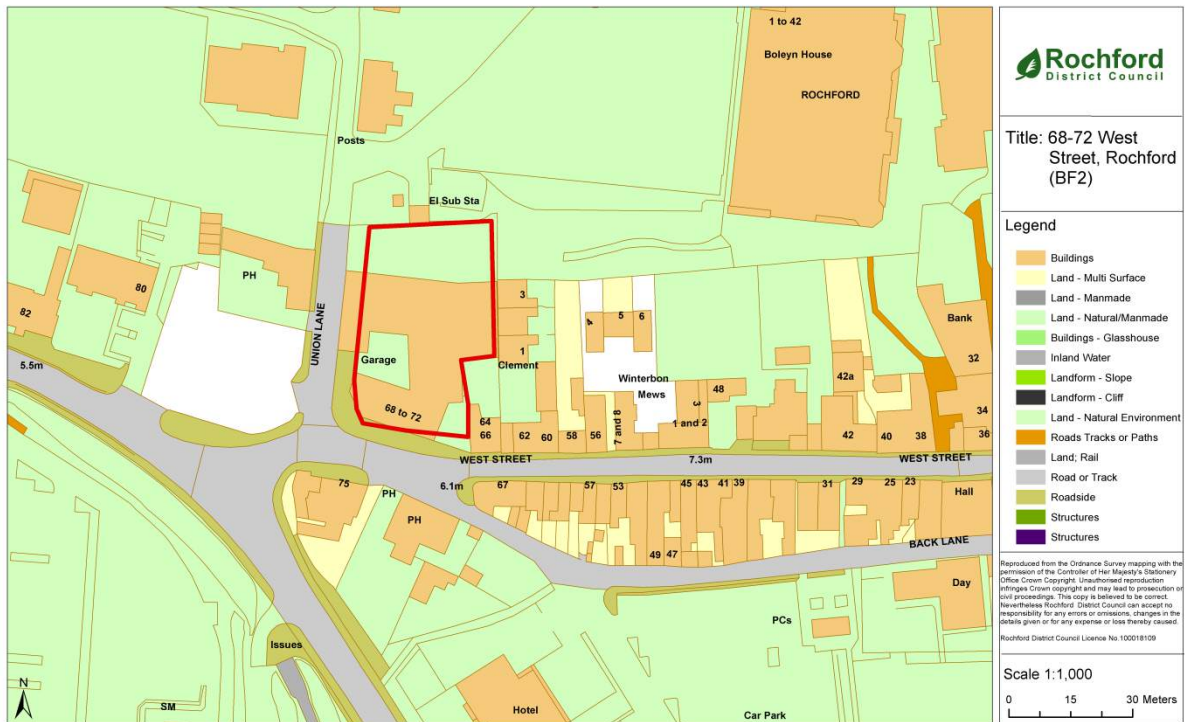
Potential Capacity	
Estimated appropriate density for the area:	75-80 dwelling/hectare This site is within Rochford town centre. Therefore, high density is appropriate.
Net development site area (in hectare):	0.21ha
Estimated capacity for the site:	16 at 75dph 17 at 80dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A

**Rochford District Council – Local Development Framework Evidence Base  
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(iii) Suggested capacity for the developable area of site	<ul style="list-style-type: none"> <li>● 16-17 Assume that there is no exemption of paying CIL for redevelopment, in order to make sure the site is economically viable, this site may not be able to provide any affordable housing.</li> </ul>
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	Single
A single developer/several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2017/18
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2018/19

# Rochford District Council – Local Development Framework Evidence Base Strategic Housing Land Availability Assessment 2012 – SHLAA Review

## Site Map



## Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
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**Site Details**

<b>Site Details</b>	Site Reference:	BF17
	Site Name:	West Street, Rochford
	Site Location:	Rochford
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>info obtained from National Land Use Database</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.05
	Physical Description of Site:	Domestic garages at corner of West Street and Hall Road, next to railway bridge
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Garage
Proposed Use:	Residential	
Adjacent Land Use(s):	Residential	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

Rochford District Council – Local Development Framework Evidence Base  
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Suitability Assessment

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport	✓			
	Education		✓		
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):				
	Existing use allocation/designation:	Existing Residential Development			
	Infrastructure				
Highways Access Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in Water Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Flood Risk					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input checked="" type="checkbox"/> Less than 0.01ha of the site to the northwest lies within Flood zone 3.				



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<b>Potential Impact</b>	Topography/Landform	Hardstanding surface
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Some spare capacity should be set aside to accommodate the existing car parking spaces on site

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for the area:	30-60 dwelling/hectare This site is in the periphery of Rochford town centre. Therefore, high density may be appropriated.
Net development site area (in hectare):	0.05 ha
Estimated capacity for the site:	2 at 30/40dph 3 at 50/60dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.

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(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) suggested capacity for the developable area of site	● 2 As stated above, some spare capacity should be use to accommodate the existing car parking spaces on site
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2017/18
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2017/18

**Rochford District Council – Local Development Framework Evidence Base  
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**Site Map**



**Site Photo**



**Rochford District Council – Local Development Framework Evidence Base  
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**Site Details**

<b>Site Details</b>	Site Reference:	EL2, 199
	Site Name:	Stambridge Mills
	Site Location:	Stambridge
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	1.84 ha
	Physical Description of Site	Disused industrial development. Large, industrial buildings with considerable bulk and mass present on site.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Agricultural

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport		✓		
	Education		✓		
	Health service		✓		
	Shops		✓		
	Green Space/Leisure		✓		
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):	11/00554/DEMCOM, 11/00494/FUL, 10/00553/FUL, 97/00727/FUL, 97/00683/FUL, 97/00175/FUL, etc.			
	Existing use allocation/designation:	Stambridge Mills			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage may be required.				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/> 0.03ha of the site lies within Flood zone 1.				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) *Subject to Flood Risk Assessments and Exception test where relevant	<input checked="" type="checkbox"/> 0.23ha of the site lies within Flood zone 2				
Zone 3: High Probability (>1% probability of annual flooding) *Subject to Flood Risk Assessments and Exception test where relevant	<input checked="" type="checkbox"/> 1.58ha of the site lies with Flood zone 3.				

**Rochford District Council – Local Development Framework Evidence Base  
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	Topography/Landform	Almost the whole site lies within flood zone 2/3. The site must therefore pass the sequential and exception test in order to be considered appropriate for development.
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular
<b>Potential Impact</b>	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  Stambridge Mills is one of a very limited number of previously developed sites in the District outside of the Green Belt capable of accommodating a significant quantum of housing. Failure to make use of this previously developed site which currently comprises disused industrial structures would increase the amount of development required on greenfield land, and would necessitate greater release of Green Belt. Given the District's housing requirement and limited supply of available land outside of the Green Belt, it is necessary to utilise the site for residential development as it is, on balance considering wider sustainability issues, the most appropriate use for the land and passes the sequential test.

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<b>The Environmental Conditions</b>		The redevelopment of Stambridge Mills is also capable of passing the exceptions test: it is previously developed land; its development would provide wider sustainability benefits by reducing the need to develop greenfield land elsewhere and by making use of previously developed land; engagement with developers has identified that the necessary flood mitigation measures to ensure that the development is safe, does not increase flood risk elsewhere and indeed, will have the potential to reduced flood risk to a neighbouring vulnerable use present in the form of the adjacent care home, and, as such, is deliverable.
	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Approximately 60m away from the nearest listed building on the east.
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

**Potential Capacity**

Estimated appropriate density for the area:	30-60 dwelling/hectare High density due to exceptional circumstances of site, i.e. the scale and mass of the buildings currently occupying it	
Net development site area (in hectare):	1.84 ha (gross) 75% - 1.38 ha (net) 90% - 1.66 ha (net)	<b>1.84 ha (gross)</b> <b>86.96% - 1.6 ha (net)</b>
Estimated capacity for the site:	41-50 at 30 dph 55-66 at 40 dph 69-83 at 50 dph 83-100 at 60 dph	<b>96 at 60dph</b>
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the strategic location for housing as set out in the Core Strategy. Policy ED3 also highlighted the relocation potential of the site for appropriate alternative uses.	
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A	
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A	



**Rochford District Council – Local Development Framework Evidence Base  
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(iii) Suggested capacity for the developable area of site	<p>● 96-100 This site did not pass the initial viability test with 60dph or lower. In order to make sure the site is economically viable, this site may only be able to provide 30% affordable housing on site.</p>
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	3 phases
A single developer/several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2014/15
Number of dwellings to be built per year:	32-34
Year in which final dwellings will be completed:	2016/7

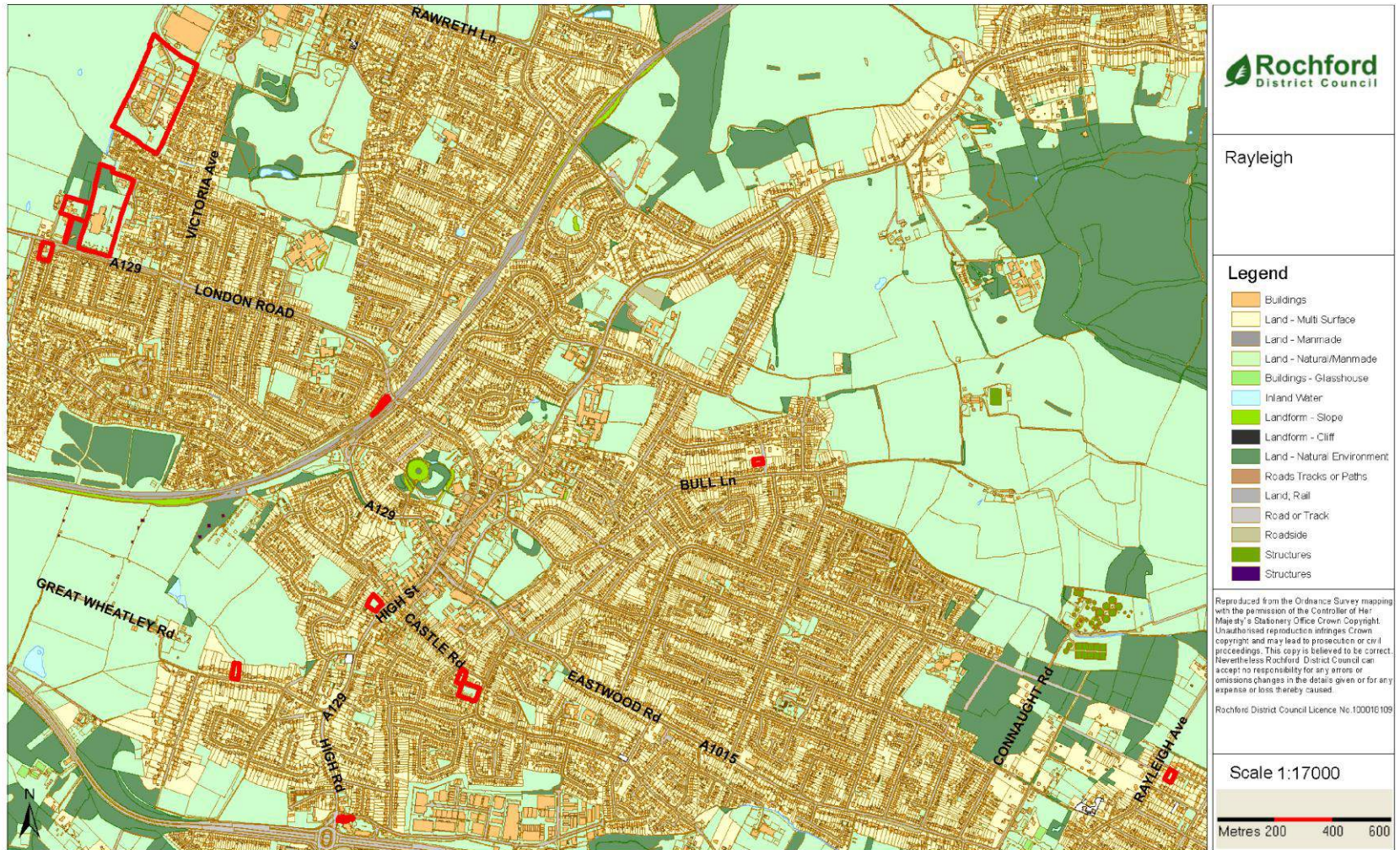
Site Map



Site Photo



Study area map: Rayleigh



**Rochford District Council – Local Development Framework Evidence Base  
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**Site Details**

<b>Site Details</b>	Site Reference:	BF4
	Site Name:	162-168 High Street
	Site Location:	Rayleigh
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>info obtained from National Land Use Database</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.17
	Physical Description of Site:	Office units frontage, builder's yard at the back
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Office and builder's yard
Proposed Use:	Residential/Mixed use	
Adjacent Land Use(s):	Post office, residential	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport	✓			
	Education	✓			
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):	10/00616/COU, 07/00668/FUL, 07/01096/FUL			
	Existing use allocation/designation:	Existing Residential Development			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in Water Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Potential Impact	Topography/Landform	Office units at the front, hardstanding surface behind.			
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/>		No <input type="checkbox"/>	

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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

<b>Potential Capacity</b>	
Estimated appropriate density for the area:	75-80 dwelling/hectare This site is within Rayleigh town centre. Therefore, high density is appropriate.
Net development site area (in hectare):	0.17 ha
Estimated capacity for the site	13 at 75dph 14 at 80dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A

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(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 13-14
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	2 years
A single developer/several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2014/15
Number of dwellings to be built per year:	7
Year in which final dwellings will be completed:	2015/16

# Rochford District Council – Local Development Framework Evidence Base Strategic Housing Land Availability Assessment 2012 – SHLAA Review

## Site Map



## Site Photo





**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	BF6
	Site Name:	247 London Road
	Site Location:	Rayleigh
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>Identified in the Urban Capacity Study</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.2
	Physical Description of Site:	The site comprises offices, workshops and car sales/washing.
	Greenfield/ Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Commercial
	Proposed Use:	Residential
Adjacent Land Use(s):	Residential	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport	✓			
	Education	✓			
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):	12/00012/FUL, 09/00148/FUL, 08/00834/FUL, 06/01005/FUL, 05/00983/OUT			
	Existing use allocation/designation:	Existing Residential Development			
	<b>Infrastructure</b>				
Highways Access Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in Water Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Potential Impact	Topography/Landform				
	Access	<input type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>			

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

<b>Potential Capacity</b>	
Estimated appropriate density for the area:	30-35 dwelling/ hectare
Net development site area (in hectare):	0.2
Estimated capacity for the site:	6 at 30dph 7 at 35dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.

**Rochford District Council – Local Development Framework Evidence Base  
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(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 6 - 7
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2014/15
Number of dwellings to be built per year:	7
Year in which final dwellings will be completed:	2014/15

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Map**



**Site Photo**



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	BF14
	Site Name:	The Chestnuts, 125 High Road
	Site Location:	Rayleigh
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>info obtained from National Land Use Database (NLUD)</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.07
	Physical Description of Site:	Disused dwelling with windows boarded up
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield Brownfield details: <b>Disused residential dwelling on site</b> <input checked="" type="checkbox"/> Greenfield Greenfield details: <b>Garden area</b>
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
Adjacent Land Use(s):	Residential, Pub/ restaurant	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>	
<b>Physical Problems or Limitation</b>	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Shops	✓				
	Green Space/Leisure	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	10/00020/FUL, 09/00298/FUL				
	Existing use allocation/designation:	Existing Residential Development				
	<b>Infrastructure</b>					
	Highways Access Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>		
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>		
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>		
<b>Potential Impact</b>	Topography/Landform	Flat				
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site				Yes <input type="checkbox"/>	No <input type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There are two TPO areas on site. One of the areas covers approximately a quarter of the garden area of existing dwelling; and the other TPO area is along the southern boundary of the site.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

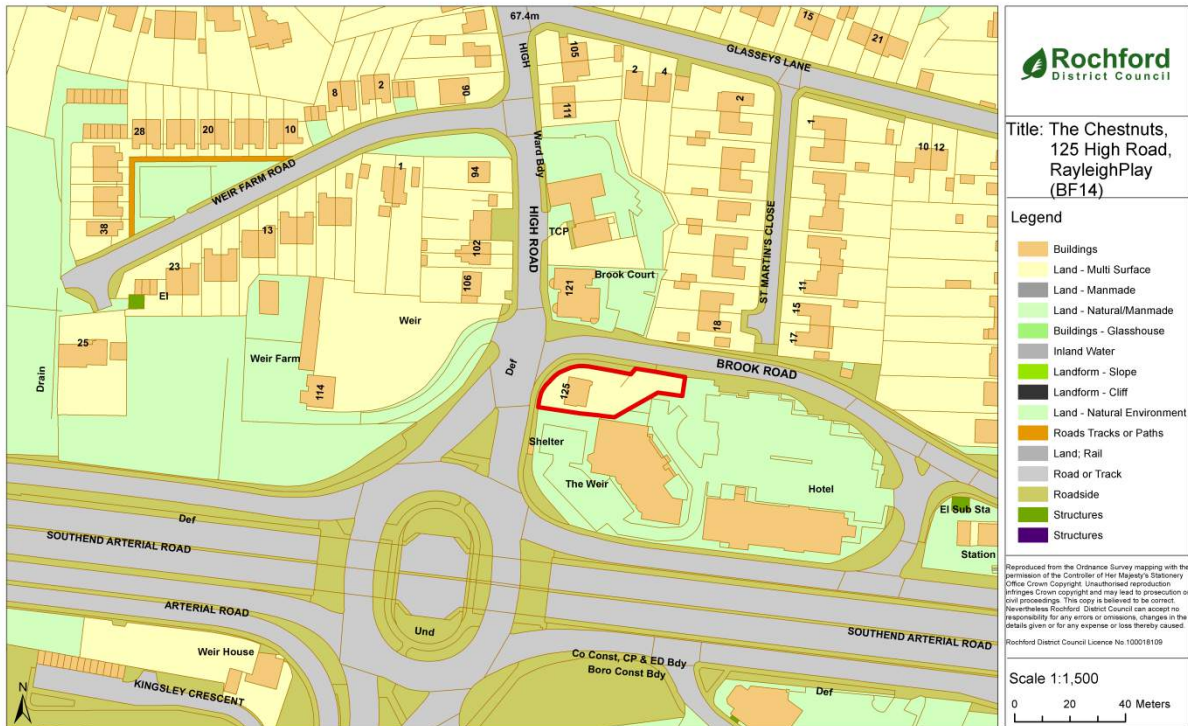
Potential Capacity	
Estimated appropriate density for the area:	30-60 dwelling/hectare This site is in the periphery of Rayleigh town centre. Therefore, high density may be appropriate.
Net development site area (in hectare):	0.07
Estimated capacity for the site:	2 at 30dph 3 at 40dph 4 at 50/60dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.



**Rochford District Council – Local Development Framework Evidence Base  
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(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 4 This site did not pass the initial viability test with 50dph or lower.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2013/14
Number of dwellings to be built per year:	4
Year in which final dwellings will be completed:	2013/14

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	BF18
	Site Name:	1 The Approach
	Site Location:	Rayleigh
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>info obtained from National Land Use Database</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.09
	Physical Description of Site:	The site is adjoined to the east by the limits of Rayleigh rail station and the rail bridge over London Road. Opposite the site exists detached housing and local shops with flats above.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
Proposed Use:	Residential	
Adjacent Land Use(s):	Residential, Railway station	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport	✓			
	Education	✓			
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):	10/00353/OUT, 08/00717/OUT, 07/00963/OUT, 07/00962/OUT			
	Existing use allocation/designation:	Existing Residential Development			
	<b>Infrastructure</b>				
Highways Access Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Flood Risk</b>					
Zone 1:Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
<b>Potential Impact</b>	Topography/Landform				
	Access	<input type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site				Yes <input type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

<b>Potential Capacity</b>	
Estimated appropriate density for the area:	35-40 dwelling/ hectare. Site is outside of the town centre but very close to a train station. Therefore, high density is appropriate.
Net development site area (in hectare):	0.09
Estimated capacity for the site	3-4
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A

**Rochford District Council – Local Development Framework Evidence Base  
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(iii) Suggested capacity for the developable area of site	● 3-4
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2014/15
Number of dwellings to be built per year:	Up to 4
Year in which final dwellings will be completed:	2014/15

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	BF22
	Site Name:	190 London Road
	Site Location:	Rayleigh
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>info obtained from Uniform database</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	3.44
	Physical Description of Site:	Site consists of a range of disused building structures and hardstandings.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
Adjacent Land Use(s):	Residential	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>



**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>	
<b>Physical Problems or Limitation</b>	Public Transport	✓				
	Education	✓				
	Health service	✓				
	Community facilities	✓				
	Leisure	✓				
	Shops	✓				
	Planning Permission/ History (if any):	12/00363/FUL, 12/00040/DEMCOM, 11/00750/DEMCOM, 11/00689/FUL, 11/00627/DEMCOM, etc.				
	Existing use allocation/designation:	Existing Residential Development				
	<b>Infrastructure</b>					
	Highways Access Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
	Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>		
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>		
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>		
<b>Potential Impact</b>	Topography/Landform					
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/>			No <input type="checkbox"/>	

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There are several TPO points and areas on and in close proximity of the site. There are 3 TPO points to the south east of the site; two TPO points to the east; and a few TPO points fall just outside the northern boundary of the site. There is a TPO area towards the southern edge of the site and another TPO area immediate adjacent to the western edge of the site.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity		
Estimated appropriate density for the area:	35-40 dwelling/hectare Higher density due to exceptional circumstances of site, i.e. the scale and mass of the buildings currently occupying it	
Net development site area (in hectare):	3.44 ha (gross) 50% - 1.72 ha (net) 75% - 2.58 ha (net)	73.26% - 2.52 ha (net)
Estimated capacity for the site	60 - 90 at 35dph 69 - 103 at 40dph	101 at 40 dph

**Rochford District Council – Local Development Framework Evidence Base  
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Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 101 Planning permission has been granted for this site (12/00363/FUL).
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)

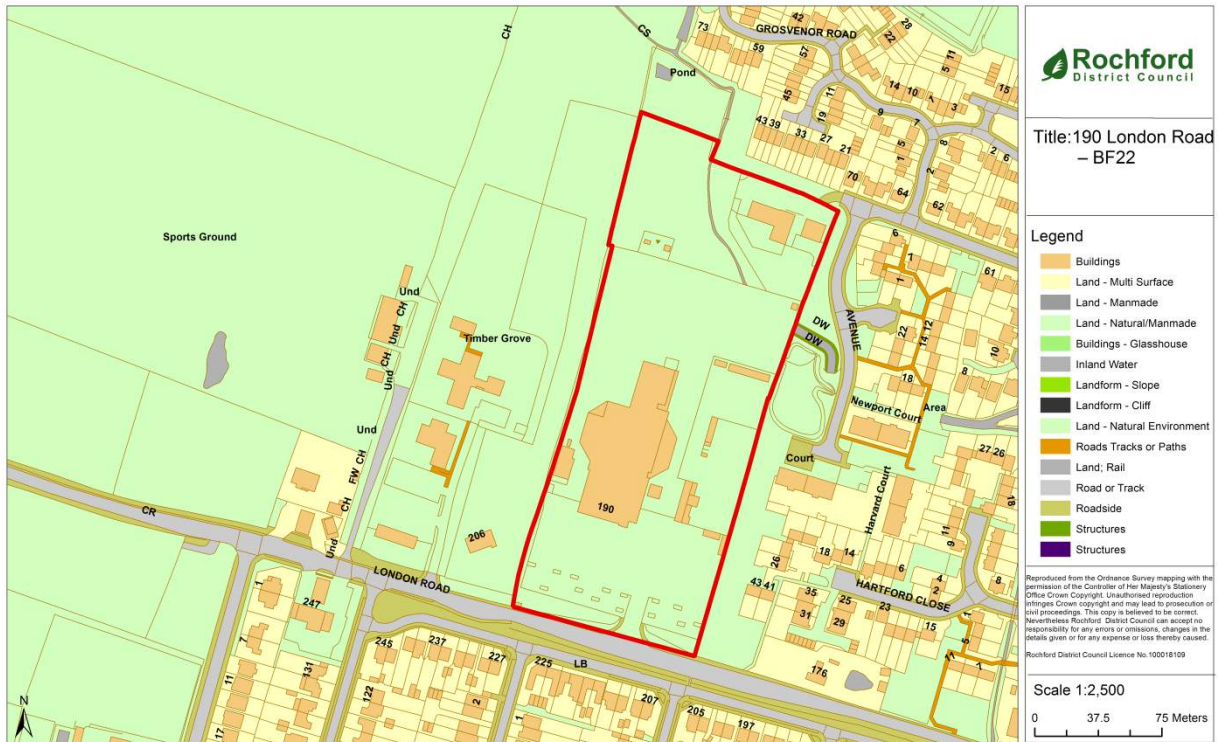
**Rochford District Council – Local Development Framework Evidence Base  
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**Delivery Factors**

Phasing of development	Multiple
A single developer/several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2012/13
Number of dwellings to be built per year:	12-35
Year in which final dwellings will be completed:	2014/15

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
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**Site Details**

<b>Site Details</b>	Site Reference:	BF23
	Site Name:	Elizabeth Fitzroy Homes
	Site Location:	Rayleigh
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>info obtained from Uniform database</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.70
	Physical Description of Site:	Care home on site
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	The site is currently being used as a care home
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

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Suitability Assessment

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification	
	Public Transport	✓				
	Education	✓				
	Health service	✓				
	Community facilities	✓				
	Leisure	✓				
	Shops	✓				
	Planning Permission/ History (if any):	11/00492/FUL, 98/00367/FUL, etc.				
	Existing use allocation/designation:	Community Use				
	<b>Infrastructure</b>					
Highways Access Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>		
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>		
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>		

**Rochford District Council – Local Development Framework Evidence Base  
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<b>Potential Impact</b>	Topography/Landform	Building structures on site
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> It is important to limit the loss of community use building and if this site has to be used for other purposes, it is recommended that a like-for-like care home should be replaced in somewhere else in the local area.
<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There are few TPO points scatter along the South/ South East boundary of the site. TPO area falls within the northern edge of the site.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>



### Achievability Assessment

Potential Capacity		
Estimated appropriate density for the area:	30-35 dwelling/hectare	
Net development site area (in hectare):	0.7 ha (gross) 75% - 0.53 ha (net) 90% - 0.63 ha (net)	<b>0.6 (gross, elderly home and outbuildings not included)</b> <b>75% - 0.45 ha (net)</b> <b>90% - 0.54 ha (net)</b>
Estimated capacity for the site	16 - 19 at 30dph 19 - 22 at 35dph	<b>14 - 16 at 30dph</b> <b>16 - 19 at 35dph</b>
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is on a Previously Developed Land and is within close proximity to local amenities. However, it is designated as Community Use in the Replacement Local Plan.	
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A	
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A	
(iii) Suggested capacity for the developable area of site	● 15-16 It is important to maximise the provision of affordable housing in the District, therefore, as long as the economic viability allows, affordable housing should be included.	

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Market Factors	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost Factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery Factors	
Phasing of development	Multiple
A single developer/several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2013/14
Number of dwellings to be built per year:	7-8
Year in which final dwellings will be completed:	2014/15

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
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**Site Details**

<b>Site Details</b>	Site Reference:	BF24
	Site Name:	Castle Road Old Fire Station
	Site Location:	Rayleigh
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>info obtained from Uniform database</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.1
	Physical Description of Site:	Old Fire Station building on site
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, recycling centre

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport	✓			
	Education		✓		
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/History (if any):	12/00028/FUL			
	Existing use allocation/designation:	Existing Residential Development			
	<b>Infrastructure</b>				
Highways Access Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
<b>Potential Impact</b>	Topography/Landform	Hardstanding surface			
	Access	<input type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

**Rochford District Council – Local Development Framework Evidence Base  
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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for the area:	40-70 dwelling/hectare This site is in the periphery of Rayleigh town centre. Therefore, high density is appropriate.
Net development site area (in hectare):	0.1 ha
Estimated capacity for the site	4 at 40dph 5 at 50dph 6 at 60dph 7 at 70dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.

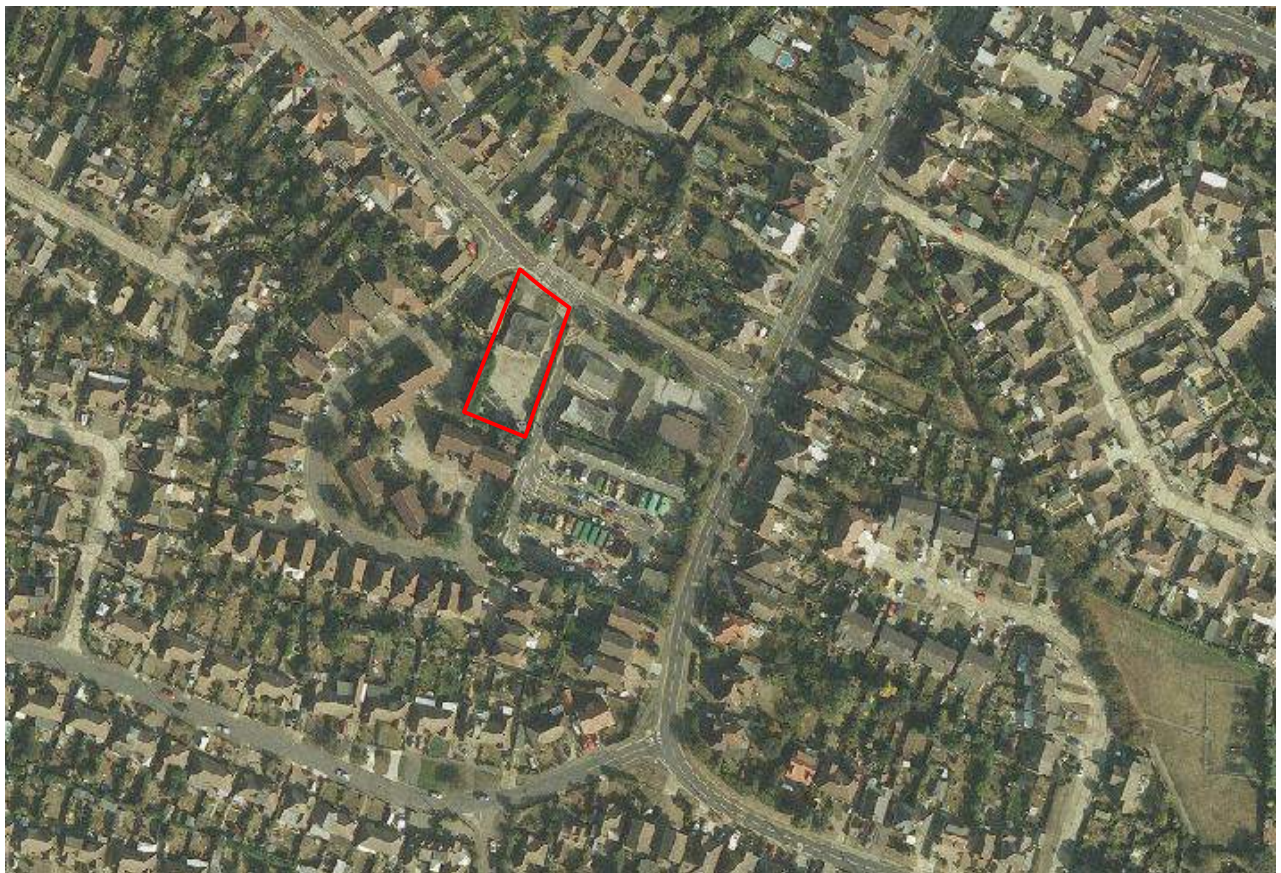
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(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 4-7
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	Single
A single developer/several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2013/14
Number of dwellings to be built per year:	6
Year in which final dwellings will be completed:	2013/14

Site Map



Site Photo





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**Site Details**

<b>Site Details</b>	Site Reference:	BF25
	Site Name:	Castle Road Recycling Centre
	Site Location:	Rayleigh
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>Identified in the Urban Capacity Study</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.31
	Physical Description of Site:	Hardstanding surface, skips for different collection of waste
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	The site is currently being used as a recycling centre
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Community Use

**Filters**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>	
<b>Physical Problems or Limitation</b>	Public Transport	✓				
	Education		✓			
	Health service	✓				
	Shops	✓				
	Green Space/Leisure	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	97/00146/CPO, etc.				
	Existing use allocation/designation:	Existing Residential Development				
	<b>Infrastructure</b>					
	Highways Access Required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
	Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
	Significant Investment in Water Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
	Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
	Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
<b>Potential Impact</b>	Topography/Landform	Hardstanding surface				
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/>		No <input type="checkbox"/>		

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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for the area:	40-70 dwelling/hectare This site is in the periphery of Rayleigh town centre. Therefore, high density is appropriate.
Net development site area (in hectare):	0.31 ha
Estimated capacity for the site	12 at 40dph 16 at 50dph 19 at 60dph 22 at 70dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A

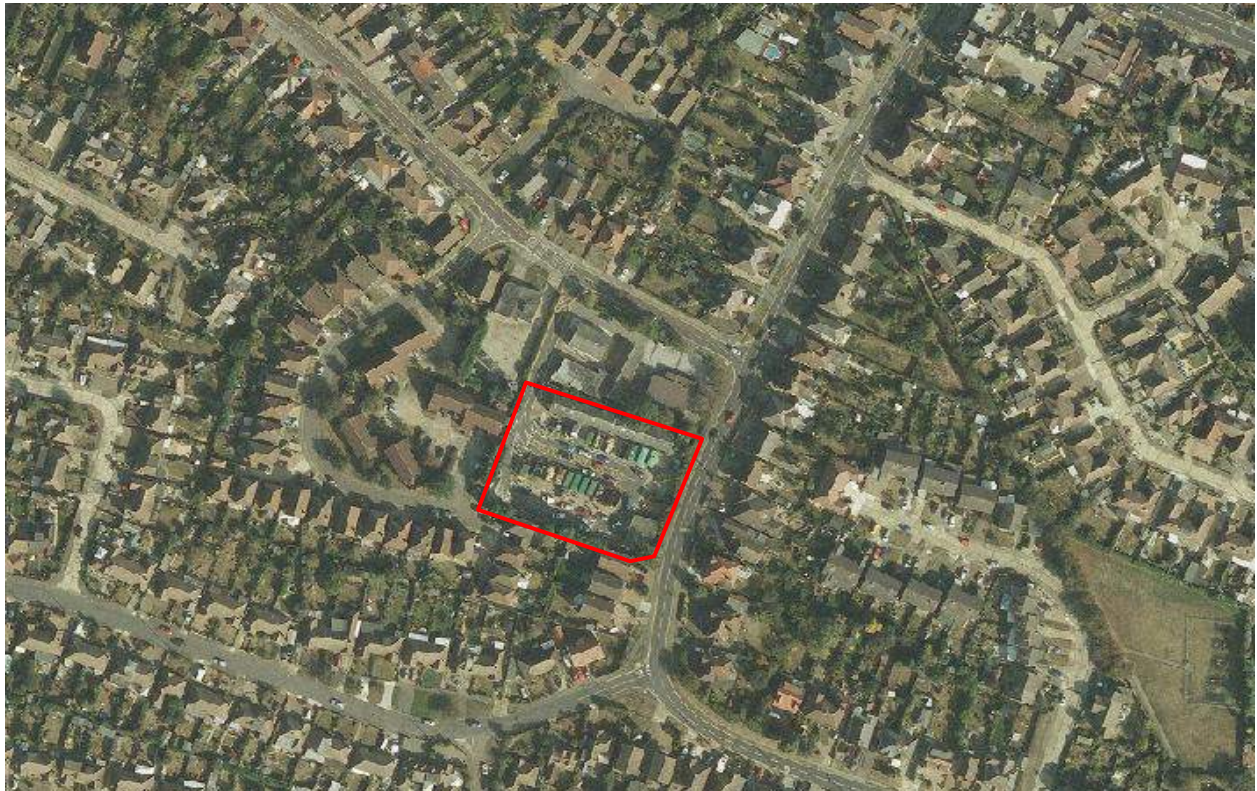
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(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 12-14 This site did not pass the initial viability test with 48dph or higher. However, affordable housing should be included if the circumstances change.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	2 years
A single developer/ several developers	Single
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2017/18
Number of dwellings to be built per year:	6-7
Year in which final dwellings will be completed:	2018/19

Site Map



Site Photo



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**Site Details**

<b>Site Details</b>	Site Reference:	BF36
	Site Name:	Land between 4 and 12 Hillside Road Eastwood Rise
	Site Location:	Rayleigh
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>info obtained from Essex County Council Record</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.09
	Physical Description of Site:	A ready to be developed plot between two dwellings. Loose soil, no vegetation on site.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

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Suitability Assessment

	Proximity to Local Services:	Good	Medium	Poor	Justification	
	Physical Problems or Limitation	Public Transport		✓		
Education		✓				
Health service		✓				
Shops		✓				
Green Space/Leisure		✓				
Proximity to Residential Area:		✓				
Planning Permission/ History (if any):		12/00660/FUL				
Existing use allocation/designation:		Existing Residential Development				
<b>Infrastructure</b>						
Highways Access Required:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>		
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>		
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>		
Potential Impact	Topography/Landform	Flat				
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There are TPO points 15m to the north east of the site and 20m to the north west of the site. All TPO points are at the opposite side of the road.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

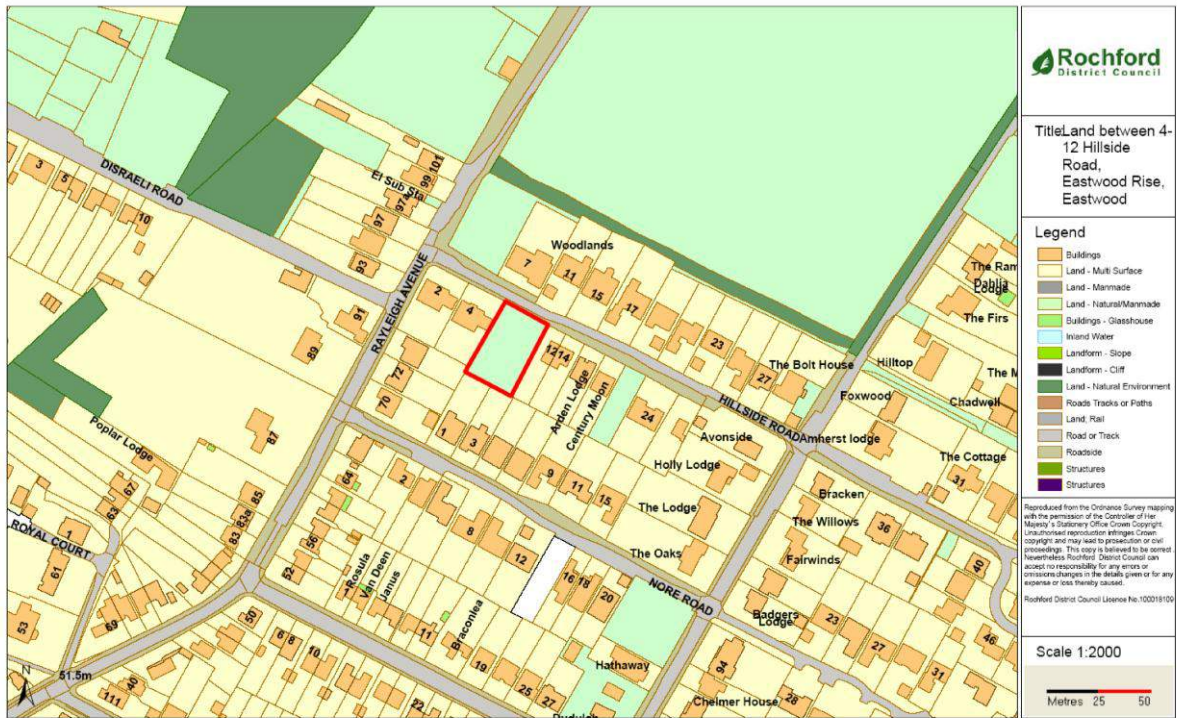
Potential Capacity	
Estimated appropriate density for the area:	30-35 dwelling/hectare
Net development site area (in hectare):	0.09
Estimated capacity for the site:	3 at 30-35dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A



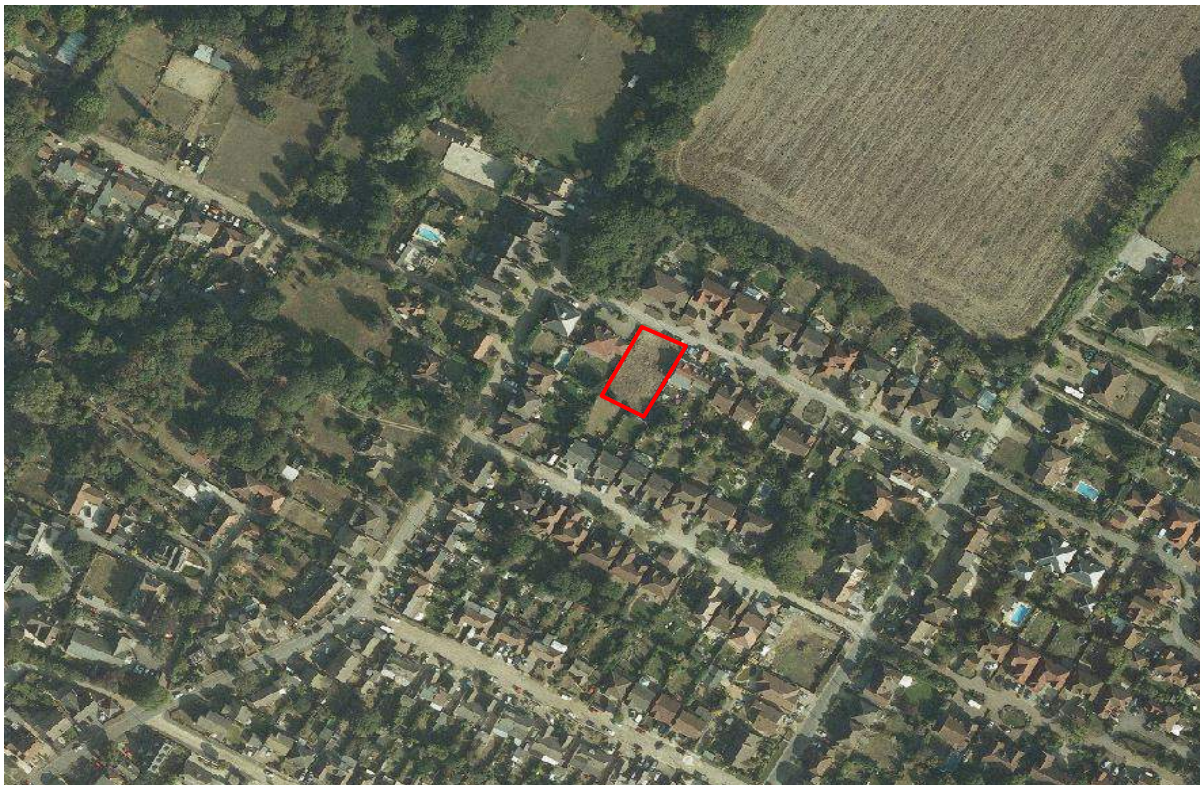
**Rochford District Council – Local Development Framework Evidence Base  
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(iii) Suggested capacity for the developable area of site	● 3
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2014/15
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2014/15

Site Map



Site Photo



Site Details

<b>Site Details</b>	Site Reference:	BF37
	Site Name:	Land rear of 175 Bull Lane, Rayleigh
	Site Location:	Rayleigh
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>info obtained from Essex County Council Record</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.06
	Physical Description of Site:	A number of trees on the west of the site
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Coaches hiring business

Filter

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

Suitability Assessment

	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport			✓	
Education	✓				
Health service	✓				
Shops			✓		
Green Space/Leisure	✓				
Proximity to Residential Area:	✓				
Planning Permission/ History (if any):					
Existing use allocation/designation:	Existing Residential Development				
<b>Infrastructure</b>					
Physical Problems or Limitation	Highways Access Required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
	Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
	Significant Investment in Water Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
	Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
	Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
	<b>Flood Risk</b>				
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					
Potential Impact	Topography/Landform	Slight drop in gradient to the front			
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>			

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<b>The Environment al Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There are two TPO points 40m and 50m to the north and north west of the site, and two TPO points 30m to the south of the site.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

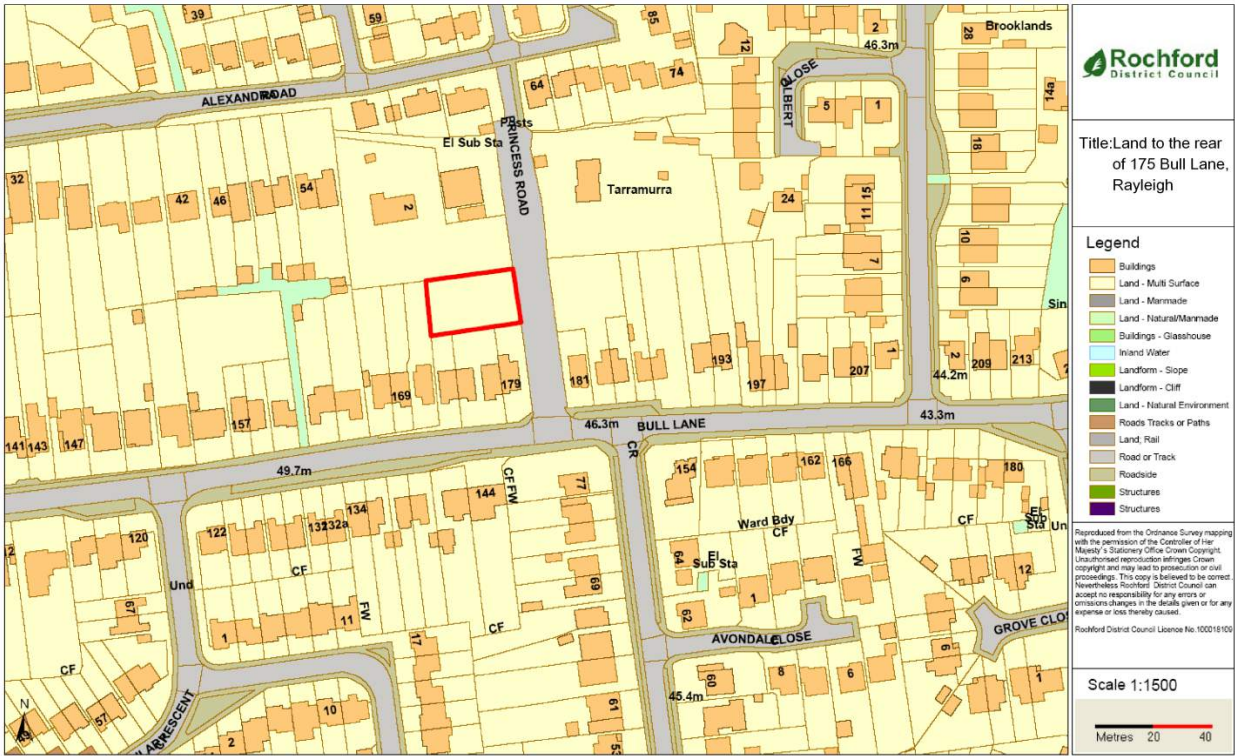
Potential Capacity	
Estimated appropriate density for the area:	30-35 dwelling/hectare
Net development site area (in hectare):	0.06
Estimated capacity for the site:	2 at 30-35dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 2

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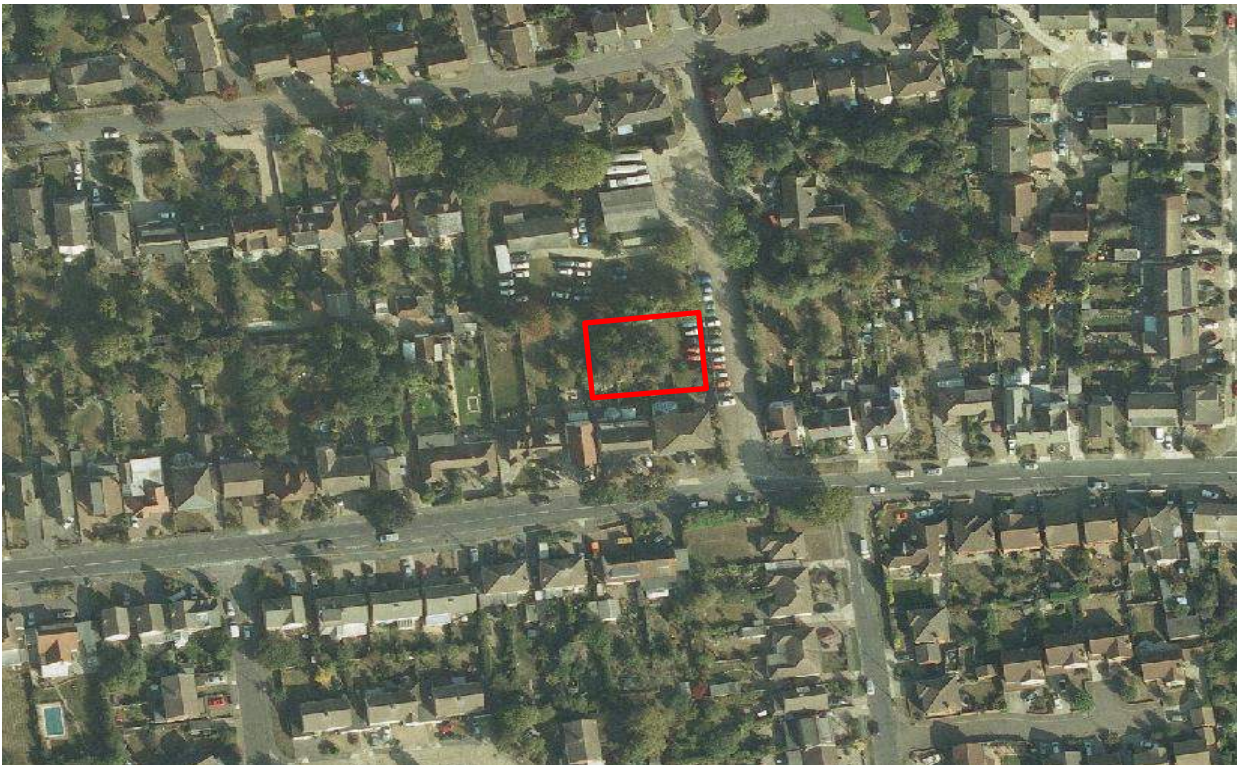
Market Factors	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost Factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery Factors	
Phasing of development	Single
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2020/21
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2020/21

**Rochford District Council – Local Development Framework Evidence Base  
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**Site Map**



**Site Photo**



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	BF38
	Site Name:	Land adjacent 44 Great Wheatley Road, Rayleigh
	Site Location:	Rayleigh
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>info obtained from Essex County Council Record</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.12
	Physical Description of Site:	Vacant plot with overgrown vegetation on site. There is a tall tree and some shrubs at the front.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>



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Suitability Assessment

	Proximity to Local Services:	Good	Medium	Poor	Justification	
	Physical Problems or Limitation	Public Transport		✓		
Education		✓				
Health service		✓				
Shops		✓				
Green Space/Leisure		✓				
Proximity to Residential Area:		✓				
Planning Permission/ History (if any):		94/00444/OUT				
Existing use allocation/designation:		Existing Residential Development				
<b>Infrastructure</b>						
Highways Access Required:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>		
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>		
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>		
Potential Impact	Topography/Landform	No man made structures on site. Flat.				
	Access	<input type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There are two TPO points along the boundary with no. 50.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> The ownership of the narrow strip of land between this site and 50 Great Wheatley Road is unclear. This issue can be resolved with a land registry record.
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for the area:	30-35 dwelling/hectare
Net development site area (in hectare):	0.12
Estimated capacity for the site:	4 at 30-35dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A

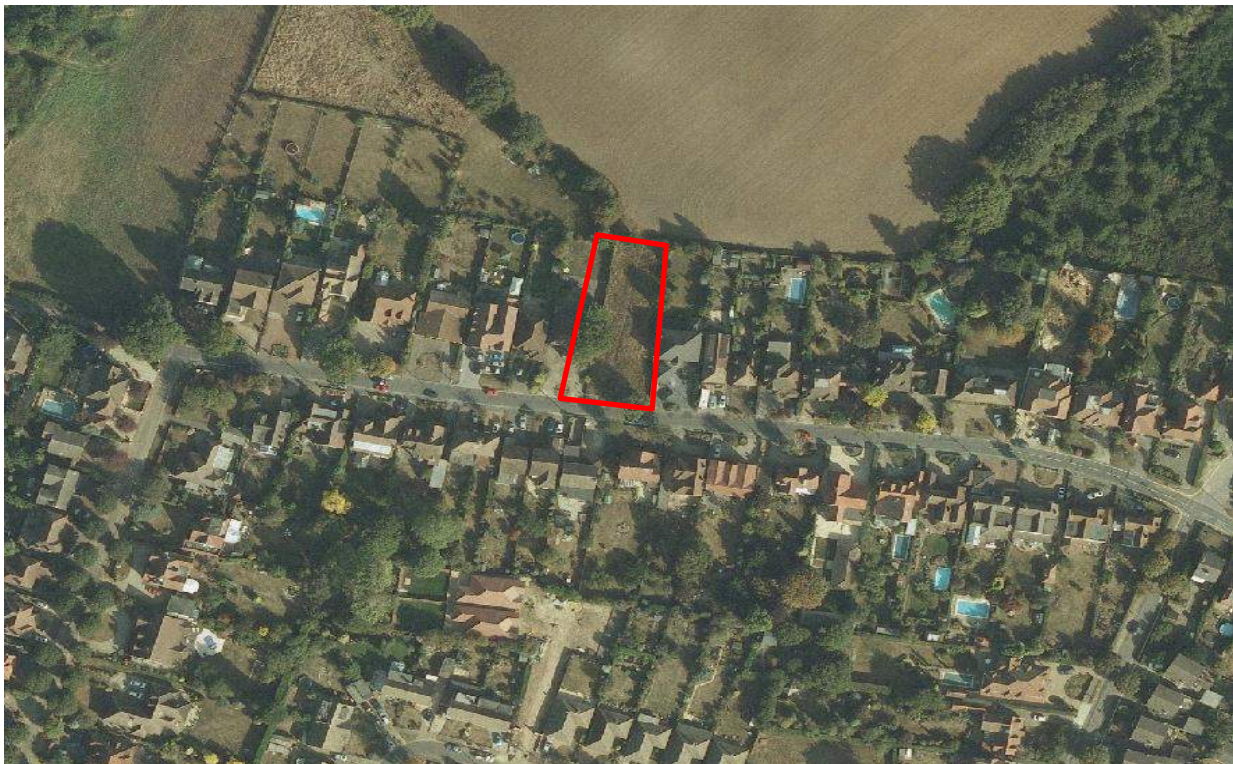
**Rochford District Council – Local Development Framework Evidence Base  
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(iii) Suggested capacity for the developable area of site	● 4
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	Single
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2018/19
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2018/19

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
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**Site Details**

<b>Site Details</b>	Site Reference:	EL1
	Site Name:	Rawreth Industrial Estate
	Site Location:	Rayleigh
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: Identified in the Urban Capacity Study
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	5.9 ha
	Physical Description of Site:	Industrial estate - Site consists of a range of buildings, structures and hardstanding.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Employment
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Agricultural

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>	
<b>Physical Problems or Limitation</b>	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Shops	✓				
	Green Space/Leisure	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	11/00540/COU, 07/00515/FUL, 06/00253/CM, 05/00884/CM, 05/00805/CM, 05/00645/CM, etc.				
	Existing use allocation/designation:	Employment				
	<b>Infrastructure</b>					
	Highways Access Required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
	Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
	Significant Investment in Water Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
	Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>			
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
<b>Potential Impact</b>	Topography/Landform	Building, structures and hardstanding surface				
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/>		No <input type="checkbox"/>		

**Rochford District Council – Local Development Framework Evidence Base  
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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There are numerous TPO points along the northern boundary of the site, and some along the eastern and southern boundaries. There is also a TPO area along the western and south western boundary of the site.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for the area:	30-60 dwelling/hectare High density due to exceptional circumstances of site, i.e. the scale and mass of the buildings currently occupying it
Net development site area (in hectare):	5.9 ha (gross) 50% - 2.95 ha (net) 75% - 4.43 ha (net)
Estimated capacity for the site:	89-133 at 30dph 103-155 at 35dph 118-177 at 40dph 148-222 at 50dph 177-266 at 60dph

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Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This part previously developed land situates in the strategic location for housing as set out in the Core Strategy. Policy ED3 also highlighted the relocation potential of the site for appropriate alternative uses.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 177-266 When comparing the rental yield with the alternative site value for residential use, it shows that the site would be more economically viable with higher density.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>



**Rochford District Council – Local Development Framework Evidence Base  
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**Cost Factors**

Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)

**Delivery Factors**

Phasing of development	Three
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15 years <input checked="" type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2021/22
Number of dwellings to be built per year:	Up to 70
Year in which final dwellings will be completed:	2024/25

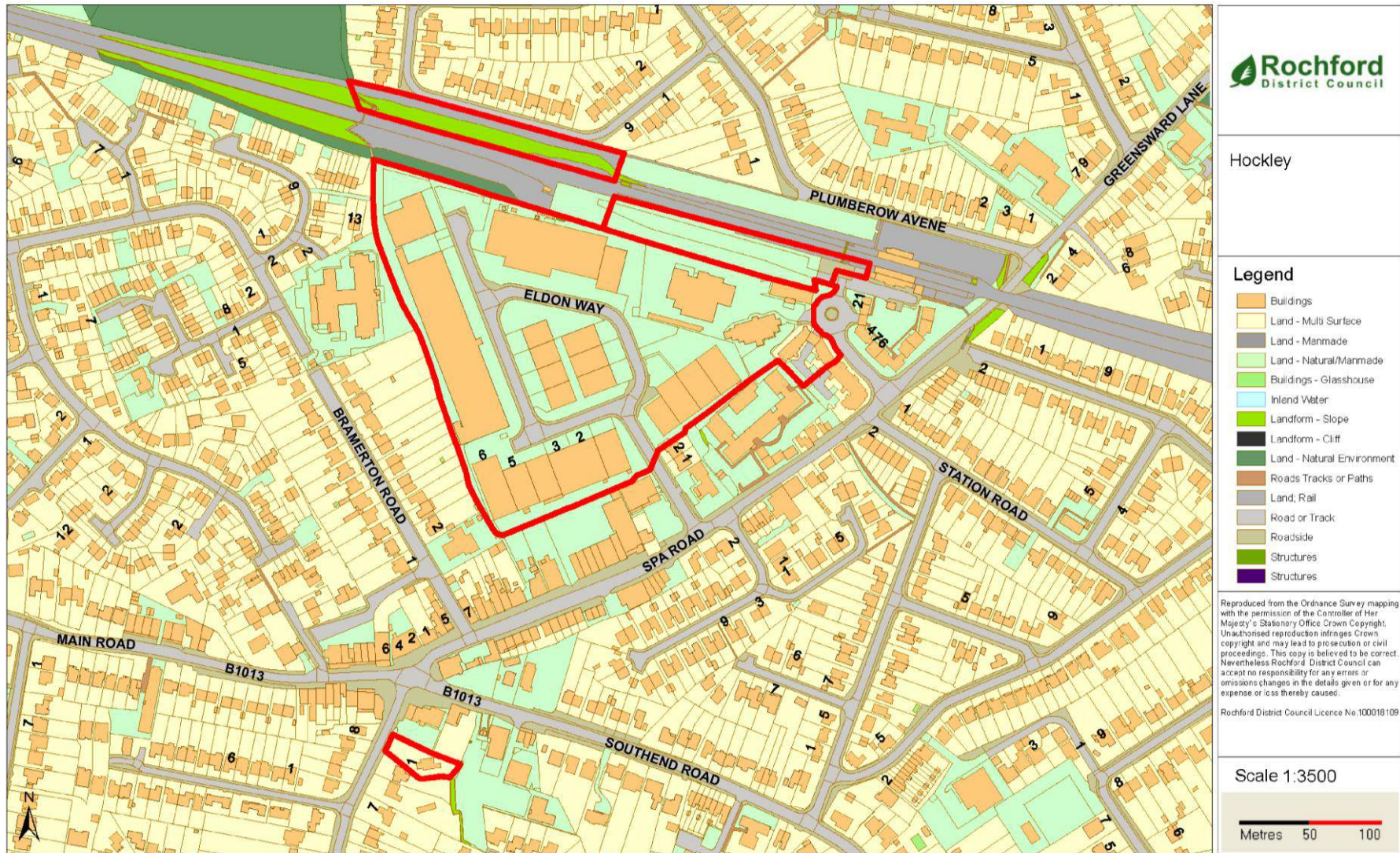
Site Map



Site Photo



Study area map: Hockley



**Rochford District Council – Local Development Framework Evidence Base  
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**Site Details**

<b>Site Details</b>	Site Reference:	EL4
	Site Name:	Eldon Way/Foundry Estate
	Site Location:	Hockley
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: Identified in the Urban Capacity Study
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	4.6 ha
	Physical Description of Site:	Industrial estate - Site consists of a range of buildings, structures and hardstandings.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Employment
	Proposed Use:	Mixed Landuse – Part Residential, part commercial, leisure and retail. To be determined through Hockley Area Action Plan
	Adjacent Land Use(s):	Residential

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport	✓			
	Education	✓			
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):	12/00228/FUL, 12/00228/FUL, 12/00042/COU, 11/00245/FUL, 11/00123/COU, 09/00033/COU, etc.			
Existing use allocation/designation:	Employment				
Infrastructure					
Highways Access Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in Water Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Flood Risk					
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>
Potential Impact	Topography / Landform	Building structures and hardstandings surface			
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/>	No <input type="checkbox"/>		

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> There are two TPO points along the southern boundary of the site and one point 80m from Spa Road to the east of the site.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity		
Estimated appropriate density for the area:	45-55 dwelling/ hectare	
Net development site area (in hectare):	4.6 (gross) 50% - 2.3 ha (net) 75% - 3.45 ha (net)	<b>4.6 ha (gross)</b> <b>43.48% - 2 ha (net)</b> <b>47.83% - 2.2 ha (net)</b> <b>51.30% - 2.36 ha (net)</b>
Estimated capacity for the site:	104-155 at 45dph 115-173 at 50dph 127-190 at 55dph	<b>100 at 50dph</b> <b>110 at 50dph</b> <b>118 at 50dph</b>

**Rochford District Council – Local Development Framework Evidence Base  
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<p>Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?</p>	<p>(i) No <input type="checkbox"/>  (ii) With limited potential <input type="checkbox"/>  (iii) Yes <input checked="" type="checkbox"/></p> <p>Reason: This site situates in the town centre location as set out in the Core Strategy and is within close proximity to local amenities. Policy ED3 also highlighted the potential of mixed use redevelopment, yet the exact nature of redevelopment would be determined through the Hockley Area Action Plan.</p> <p>The suggested capacity above is based on if the whole site were to be redeveloped. The capacity would be slightly lower than stated given that a range of other uses are likely to be remain/sought for the site.</p> <p>A high level viability assessment has been undertaken by the consultant for the Eldon Way opportunity site as part of the Hockley Area Action Plan..</p>
<p>(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated</p>	<p>● N/A</p>
<p>(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.</p>	<p>● N/A</p>
<p>(iii) Suggested capacity for the developable area of site</p>	<p>● 100  Capacity suggested in Policy 4 of the Pre-Submission Hockley Area Action Plan document has been used.</p>
<b>Market Factors</b>	
<p>Economic viability of existing use of site (in terms of land value)</p>	<p>High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/></p>
<p>Economic viability of alternative use of site (in terms of land value)</p>	<p>High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/></p>
<p>High potential market demand</p>	<p>High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/></p>

**Rochford District Council – Local Development Framework Evidence Base  
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Exceptional works necessary to realise development	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	-
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15 years <input checked="" type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2020/21
Number of dwellings to be built per year:	25
Year in which final dwellings will be completed:	2023/24



# Rochford District Council – Local Development Framework Evidence Base Strategic Housing Land Availability Assessment 2012 – SHLAA Review

## Site Map



## Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	102
	Site Name:	Land south east of Hockley Station
	Site Location:	Hockley
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: Identified in the Urban Capacity Study
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.45 ha
	Physical Description of Site:	Wooded area backing onto Eldon Way Industrial Estate. No visible man made structures or pylons directly on site. Unmade road/track running through site, from Station Approach.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
Adjacent Land Use(s):	Residential, Train Station	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport	✓			
	Education	✓			
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):	99/00773/FUL			
	Existing use allocation/designation:	Existing Residential Development			
	<b>Infrastructure</b>				
Highways Access Required:				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
<b>Potential Impact</b>	Topography/Landform	Wooded area			
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site				Yes <input type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> The site is not in immediate proximity to a TPO point, however, there is a TPO point to the east along Spa Road 80m away from the site.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

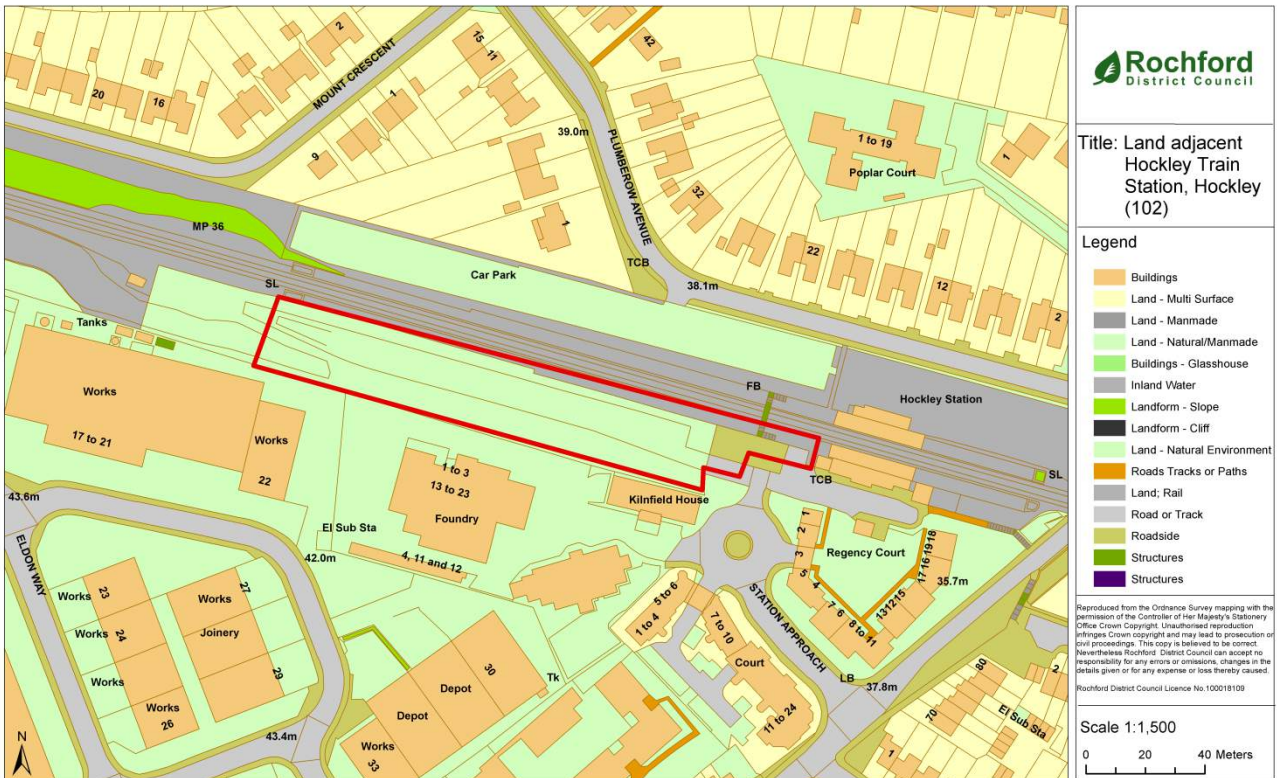
Potential Capacity	
Estimated appropriate density for the area:	35-40 dwelling/ hectare. Site is outside of the town centre but immediately adjacent to a train station. Therefore, high density is appropriate.
Net development site area (in hectare):	0.45 (gross) 75% - 0.34 (net) 90% - 0.41 (net)
Estimated capacity for the site	12-14 at 35dph 14-16 at 40dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A

**Rochford District Council – Local Development Framework Evidence Base  
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(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 15 – 16 It is important to maximise the provision of affordable housing in the District, therefore, as long as the economic viability allows, affordable housing should be included.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	2 years
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2017/18
Number of dwellings to be built per year:	8
Year in which final dwellings will be completed:	2018/19

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Map**



**Site Photo**



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	BF26
	Site Name:	Land north west of Hockley Station
	Site Location:	Hockley
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: Identified in the Hockley Area Action Plan
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.37 ha
	Physical Description of Site:	Wooded area backing onto Mount Crescent. No visible man made structures or pylons directly on site.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Train Station

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>	
	<b>Physical Problems or Limitation</b>	Public Transport	✓			
Education		✓				
Health service		✓				
Shops		✓				
Green Space/Leisure		✓				
Proximity to Residential Area:		✓				
Planning Permission/ History (if any):						
Existing use allocation/designation:		Existing Residential Development				
<b>Infrastructure</b>						
Highways Access Required:						Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:						Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
<b>Potential Impact</b>	Topography/Landform					Wooded area
	Access					<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular
	Are non-residential uses more appropriate for the site					Yes <input type="checkbox"/> No <input type="checkbox"/>



**Rochford District Council – Local Development Framework Evidence Base  
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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> The site is not in immediate proximity to a TPO point, however, there is a TPO point to the east along Spa Road 80m away from the site.
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

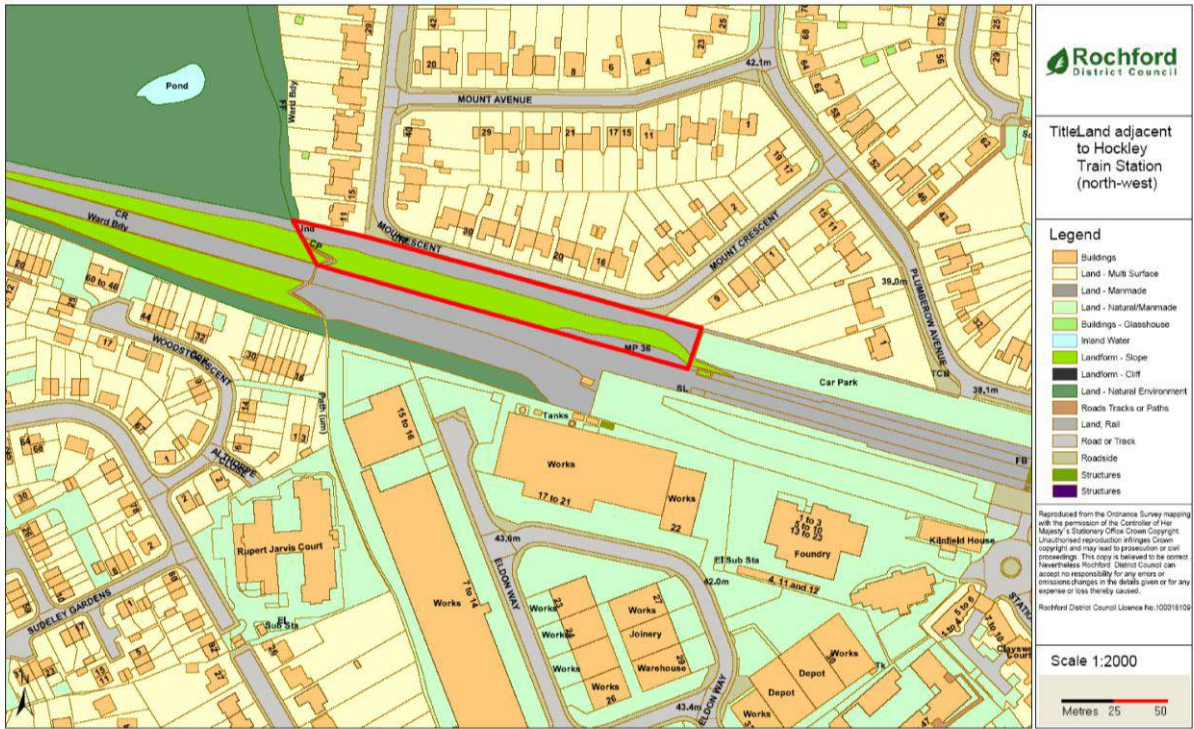
**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for the area:	35-40 dwelling/ hectare. This site is outside of the town centre but immediately adjacent to a train station. Therefore, higher density is appropriate.
Net development site area (in hectare):	0.37 (gross)
Estimated capacity for the site	13 at 35dph 15 at 40dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 15 It is important to maximise the provision of affordable housing in the District, therefore, as long as the economic viability allows, affordable housing should be included.
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	1 year
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2018/19
Number of dwellings to be built per year:	15
Year in which final dwellings will be completed:	2018/19

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	BF33
	Site Name:	1 Woodlands Road
	Site Location:	Hockley
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: Identified in the <b>Essex County Council Record</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.09 ha
	Physical Description of Site:	Currently occupied by a single residential bungalow with a commercial property bordering the site to the north and a public car park immediately alongside the northern boundary
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Residential
	Proposed Use:	Residential
Adjacent Land Use(s):	Residential, Commercial	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

<b>Physical Problems or Limitation</b>	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>
	Public Transport	✓			
	Education	✓			
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):	11/00217/FUL, 10/00668/FUL, 07/01030/OUT, 06/00957/OUT			
	Existing use allocation/designation:	Existing Residential Development			
	<b>Infrastructure</b>				
Highways Access Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
<b>Potential Impact</b>	Topography/Landform	One dwelling on site, high hedges to the front			
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site				Yes <input type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

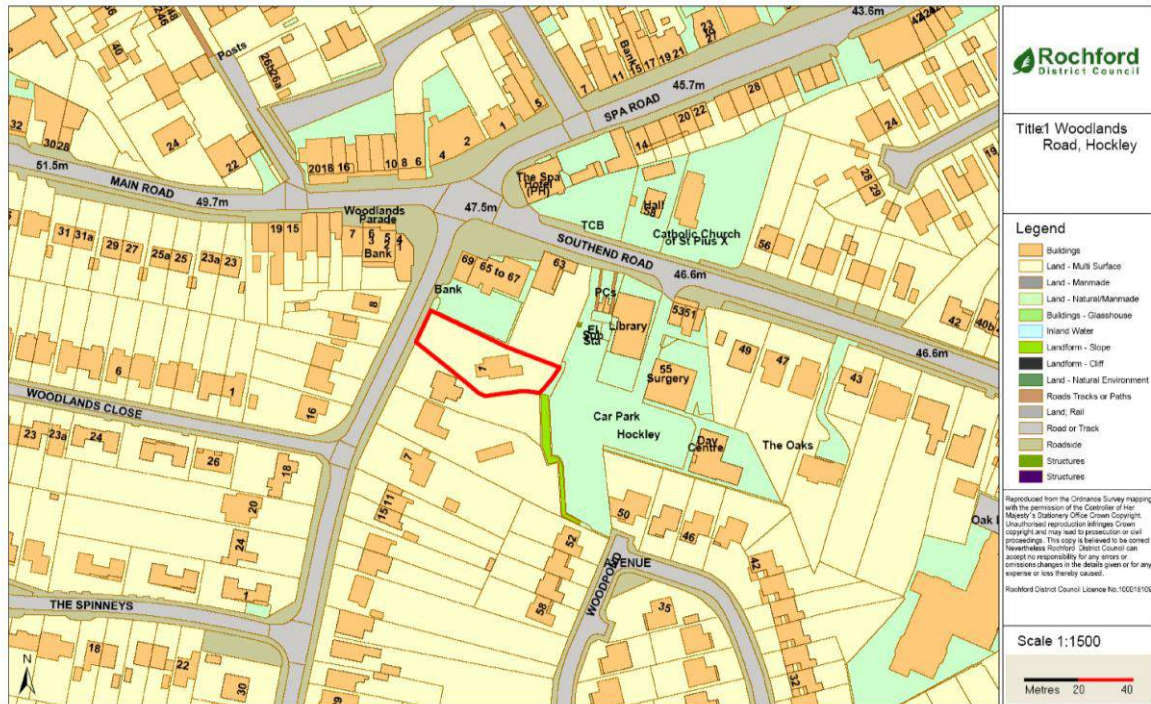
Potential Capacity	
Estimated appropriate density for the area:	55-75 dwelling/ hectare The site is in proximity to the town centre boundary. Therefore, higher density is appropriate.
Net development site area (in hectare):	0.09 (gross)
Estimated capacity for the site	5 at 55-60dph 6 at 65-70dph 7 at 75dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A

**Rochford District Council – Local Development Framework Evidence Base  
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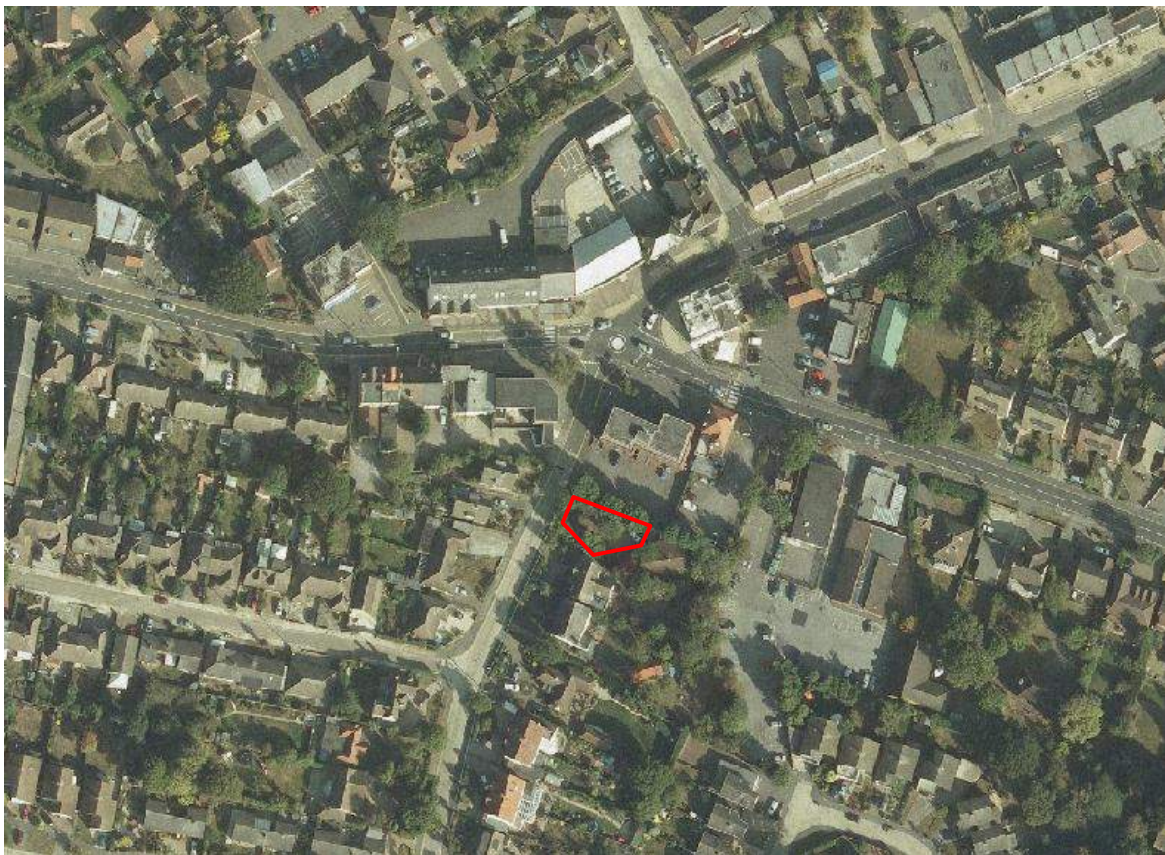
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 5-7
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2018/19
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2018/19

# Rochford District Council – Local Development Framework Evidence Base Strategic Housing Land Availability Assessment 2012 – SHLAA Review

## Site Map



## Site Photo





Study area map: Hawkwell



**Rochford District Council – Local Development Framework Evidence Base  
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**Site Details**

<b>Site Details</b>	Site Reference:	BF8
	Site Name:	Land between 76 and 92 Main Road, Hawkwell (Allocated Land)
	Site Location:	Hockley
	Site Ownership /Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Member(s) of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: Identified in the Urban Capacity Study
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	1.3
	Physical Description of Site:	Several large buildings on site.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Industrial
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Greenfield

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>	
<b>Physical Problems or Limitation</b>	Public Transport		✓			
	Education		✓			
	Health service		✓			
	Shops	✓				
	Green Space/Leisure	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	06/00870/FUL, 05/00563/COU, 05/00341/FUL, etc.				
	Existing use allocation/designation:	Proposed Residential Development				
	<b>Infrastructure</b>					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage and surface water network may be required.				
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
<b>Potential Impact</b>	Topography /Landform	Building structures and hardstanding on site				
	Access	<input type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				

**Rochford District Council – Local Development Framework Evidence Base  
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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

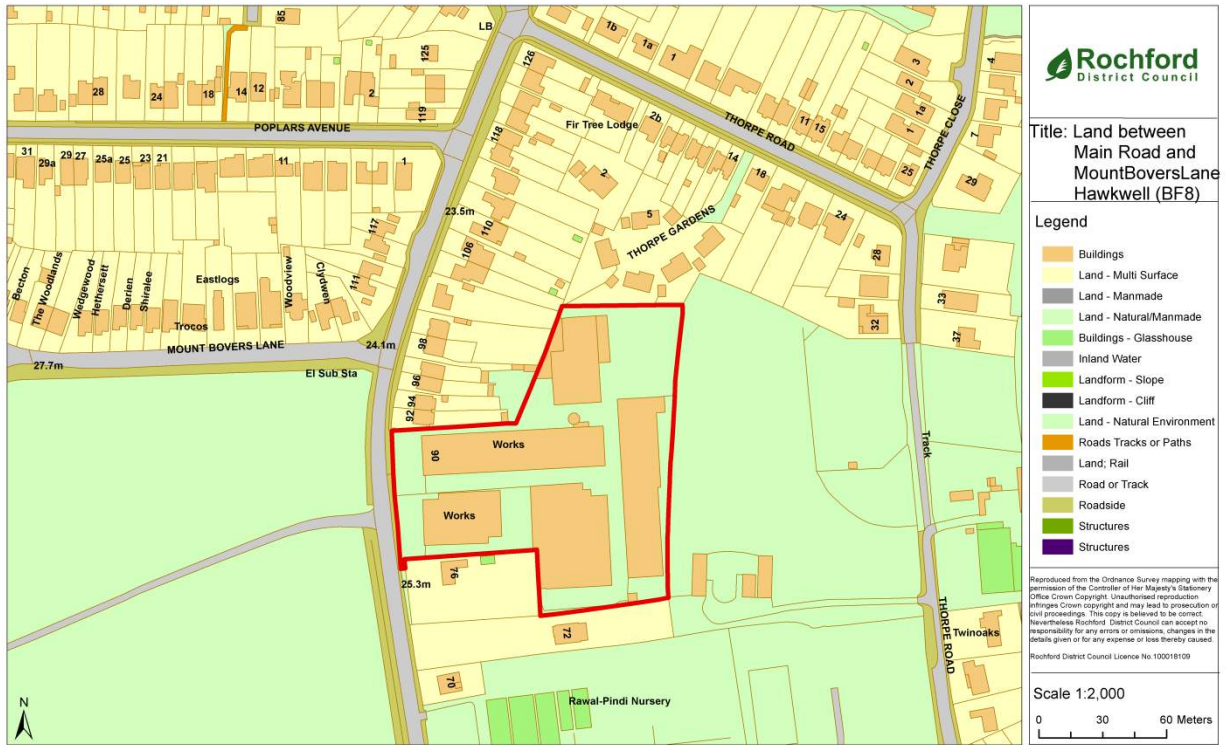
Potential Capacity	
Estimated appropriate density for the area:	30-40 dwelling/hectare
Net development site area (in hectare):	1.3 ha (gross) 75% - 0.98 ha (net) 90% - 1.17 ha (net)
Estimated capacity for the site	29 - 35 at 30dph 39 - 47 at 40dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site is a proposed residential development in the Replacement Local Plan.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A

**Rochford District Council – Local Development Framework Evidence Base  
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(iii) Suggested capacity for the developable area of site	<ul style="list-style-type: none"> <li>● 29-35</li> </ul> <p>Although no planning application has been received for housing development, the proposed development on this site in South Hawkwell was approved and found sound in the Replacement Local Plan examination. The site is not designated as Employment Land and could still come forward as residential over a longer period of time. Economic viability may be one of the reasons to hinder the redevelopment, however, the potential should not be neglected.</p>
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	2 years
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2017/18
Number of dwellings to be built per year:	19
Year in which final dwellings will be completed:	2018/19

# Rochford District Council – Local Development Framework Evidence Base Strategic Housing Land Availability Assessment 2012 – SHLAA Review

## Site Map



## Site Photo



Study area map: Great Wakering



**Rochford District Council – Local Development Framework Evidence Base  
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**Site Details**

<b>Site Details</b>	Site Reference:	BF27
	Site Name:	York Bungalow
	Site Location:	Little Wakering Hall Lane, Great Wakering
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>info obtained from Uniform database</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.27
	Physical Description of Site:	Existing Bungalow and 3 detached commercial buildings
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Mixed use
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>



**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education	✓			
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):	11/00637/OUT, 10/00647/OUT, 10/00152/OUT, 08/00301/OUT, 98/00702/FUL			
	Existing use allocation/designation:	Existing Residential Development			
<b>1.1.1 Infrastructure</b>					
Highways Access Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
Potential Impact	Topography/Landform	Building Structure and hardstanding surfaces			
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site				Yes <input type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

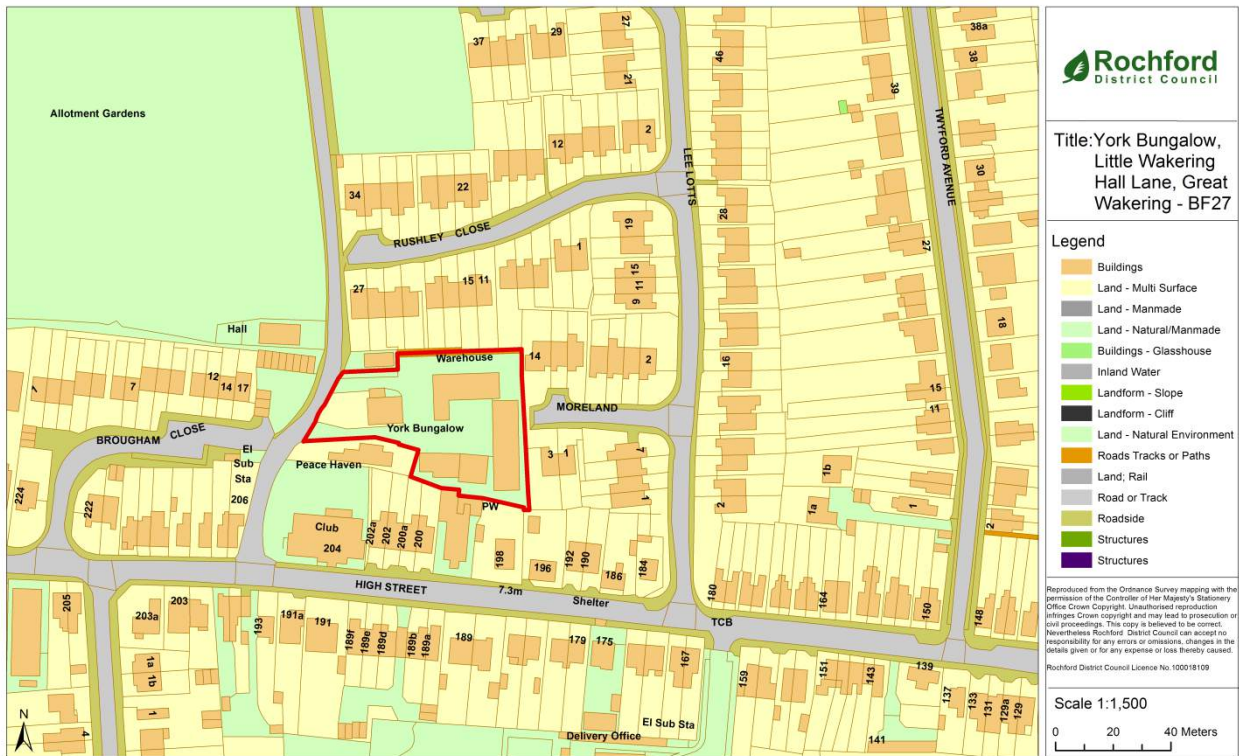
**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for the area:	30-35 dwelling/ hectare
Net development site area (in hectare):	0.27 ha
Estimated capacity for the site	8 at 30dph 10 at 35dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 8-10

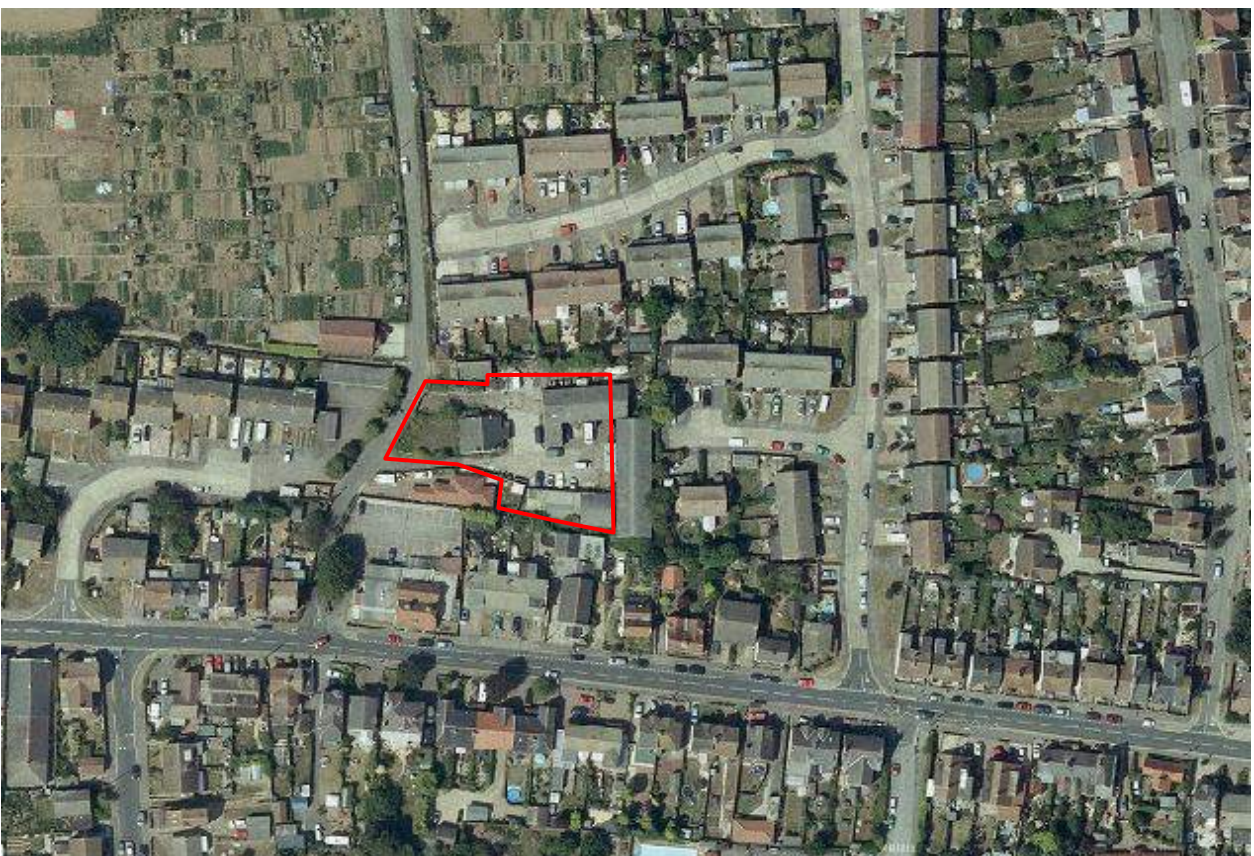
**Rochford District Council – Local Development Framework Evidence Base  
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Market Factors	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost Factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery Factors	
Phasing of development	Multiple
A single developer/ several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2014/15
Number of dwellings to be built per year:	4-5
Year in which final dwellings will be completed:	2015/16

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
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**Site Details**

<b>Site Details</b>	Site Reference:	BF28
	Site Name:	Land adjacent 213 High Street
	Site Location:	Great Wakering
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>info obtained from Essex County Council Record</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.03
	Physical Description of Site:	Vacant plot with overgrown vegetation on site, wooded area at the rear.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
Proposed Use:	Residential	
Adjacent Land Use(s):	Residential	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education	✓			
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):	Existing Residential Development			
Existing use allocation/designation:	Existing Residential Development				
<b>1.1.2 Infrastructure</b>					
Highways Access Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
Potential Impact	Topography/Landform	Some fencing in the front, no man made structures on site, trees and shrubs at the rear.			
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site				Yes <input type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for the area:	30-35 dwelling/ hectare
Net development site area (in hectare):	0.03 ha
Estimated capacity for the site	1 at 30-35 dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site – disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site – disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A

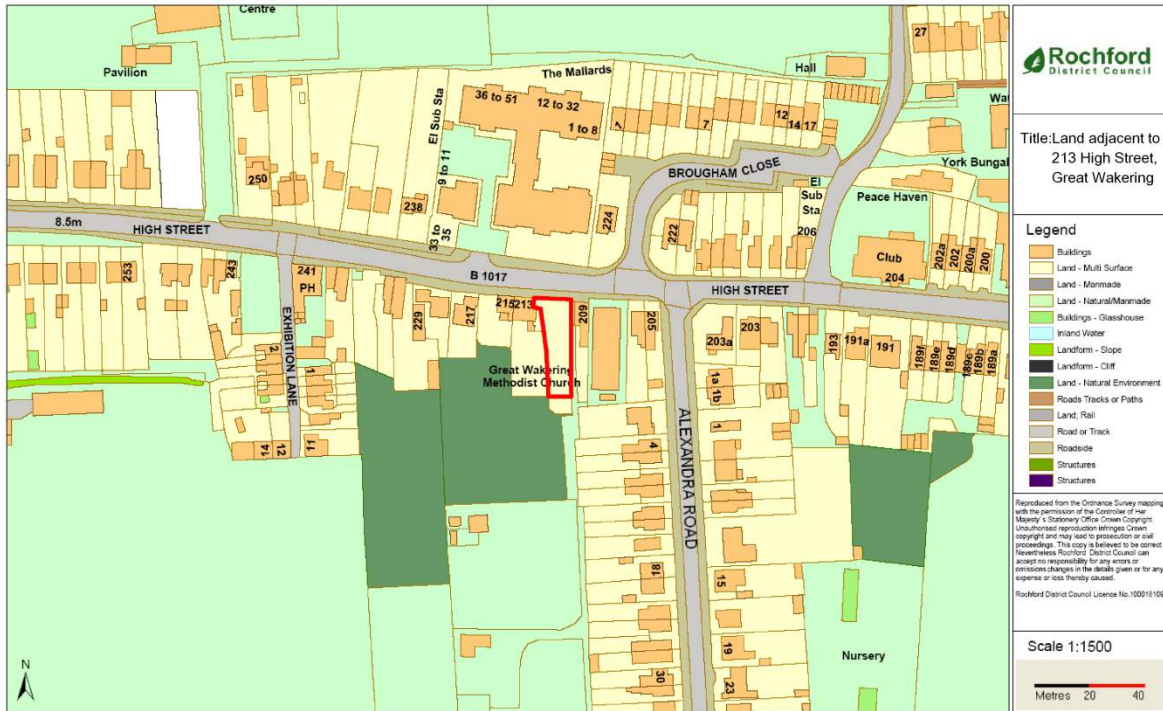
**Rochford District Council – Local Development Framework Evidence Base  
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(iii) Suggested capacity for the developable area of site	<ul style="list-style-type: none"> <li>No planning application has been received. However, the site is within the existing residential development and is considered developable in the medium to long-term.</li> </ul>
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	Single
A single developer/ several developers	Single
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2018/19
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2018/19



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Map**



**Site Photo**



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	BF29
	Site Name:	Land Between 35-43 Victoria Drive,
	Site Location:	Great Wakering
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>info obtained from Essex County Council Record</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.04
	Physical Description of Site:	Vacant plot with overgrown vegetation on site
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
Proposed Use:	Residential	
Adjacent Land Use(s):	Residential	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review

Suitability Assessment

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education	✓			
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):				
	Existing use allocation/designation:	Existing Residential Development			
	<b>1.1.3 Infrastructure</b>				
Highways Access Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
Potential Impact	Topography/Landform	Overgrown shrubs on site			
	Access	<input checked="" type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site				Yes <input type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for the area:	30-35 dwelling/ hectare
Net development site area (in hectare):	0.04 ha
Estimated capacity for the site	1 at 30-35dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

(iii) Suggested capacity for the developable area of site	<ul style="list-style-type: none"> <li>No planning application has been received. However, the site is within the existing residential development and is considered developable in the medium to long-term.</li> </ul>
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	Single
A single developer/ several developers	Single
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2020/21
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2020/21

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Map**



**Site Photo**



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	BF30
	Site Name:	Land between 42 & 44 Little Wakering Road
	Site Location:	Great Wakering
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>info obtained from Essex County Council Record</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.04
	Physical Description of Site:	Vacant plot with overgrown vegetation on site, some tall trees along the boundary with no.42.
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
Proposed Use:	Residential	
Adjacent Land Use(s):	Residential	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

Physical Problems or Limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education	✓			
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):	05/00274/FUL, 00/00483/FUL, 95/00494/FUL			
	Existing use allocation/designation:	Existing Residential Development			
<b>1.1.4 Infrastructure</b>					
Highways Access Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<b>Flood Risk</b>					
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>	
Potential Impact	Topography/Landform	No man made structures on site, trees and shrubs along the boundary and at the rear			
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular			
	Are non-residential uses more appropriate for the site				Yes <input type="checkbox"/>



**Rochford District Council – Local Development Framework Evidence Base  
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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for the area:	30-35 dwelling/ hectare
Net development site area (in hectare):	0.04 ha
Estimated capacity for the site	1 at 30-35dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A
(iii) Suggested capacity for the developable area of site	● 1

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

Market Factors	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost Factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery Factors	
Phasing of development	Single
A single developer/ several developers	Single
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2018/19
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2018/19

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	EL3, 200
	Site Name:	Star Lane Industrial Estate and Brickworks
	Site Location:	Great Wakering
	Site Ownership/ Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Member(s) of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	5.8ha
	Physical Description of Site:	Site comprises disused brickworks to the south and an employment site containing range of industrial uses to the north. Site consists of a range of building structures and hardstandings.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Northern part of the site is currently in industrial use. Southern part of the site is a disused brickworks site.
Proposed Use:	Residential	
Adjacent Land Use(s):	Industrial, Agricultural, Local Wildlife Site	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input checked="" type="checkbox"/> 0.22 ha of the brickworks site (south) lies within the Local Wildlife site (R35)	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>	
	<b>Physical Problems or Limitation</b>	Public Transport		✓		
Education		✓				
Health service		✓				
Shops		✓				
Green Space/Leisure		✓				
Proximity to Residential Area:		✓				
Planning Permission/ History (if any):		12/00041/FUL				
Existing use allocation/designation:		Employment Land				
<b>Infrastructure</b>						
Highways Access Required:		Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in Existing Foul Sewerage/ Drainage Required:		Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>		Major constraints to provision of infrastructure and/ or treatment to serve proposed growth
Significant Investment in Gas Supplies:		Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in Water Supplies:		Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in Electricity Supplies:		Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>			
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
<b>Potential Impact</b>	Topography/ Landform	Building structures and hardstandings on site				
	Access	<input type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/>		No <input type="checkbox"/>		

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> - Only the brickworks site (south) has been put forward to the Council and expressed willingness to progress their site towards residential development. It is likely that the two sites are owned by different landowners and the development of the sites may not be delivered as a whole.
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> - This site sits close proximity to a Local Wildlife site (R35), therefore, high density would not be recommended in general, however, due to existing features and character on site, i.e. the scale and mass of the buildings currently occupying it, it is important to strike a balance between environment and the characteristic of site.

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for the area:	30-40 dwelling/hectare
Net development site area (in hectare):	5.8 ha (gross) 50% - 2.9 ha (net) 75% - 4.35 ha (net)
Estimated capacity for the site:	87 - 131 at 30dph 116 – 174 at 40dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the strategic location for housing as set out in the Core Strategy. Policy ED3 also highlighted the relocation potential of the site for appropriate alternative uses.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A

**Rochford District Council – Local Development Framework Evidence Base  
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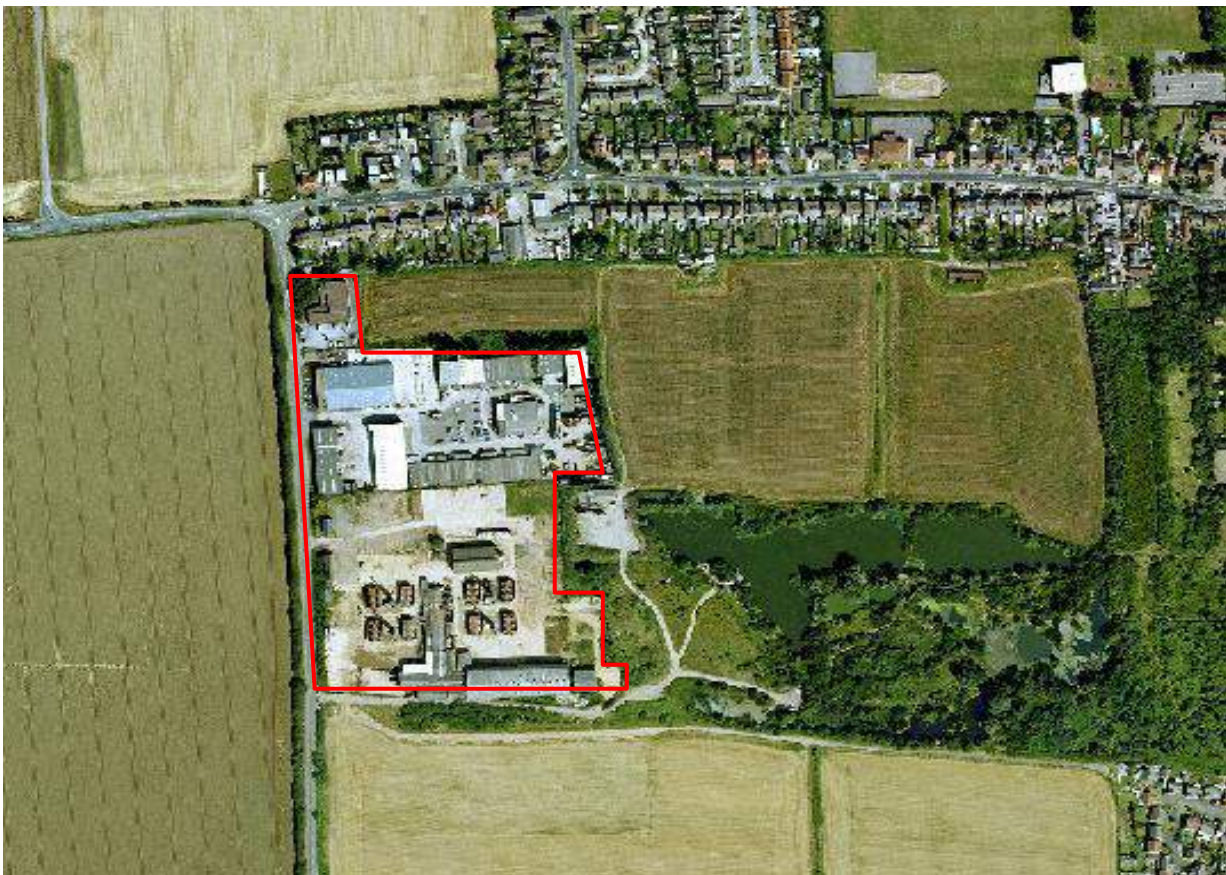
(iii) Suggested capacity for the developable area of site	<ul style="list-style-type: none"> <li>● 87-174 This site includes two areas with different conditions - Star Lane Industrial Estate (north) comprises warehouse/ office units that are still in use, thus this area is relatively less economically viable when comparing the rental yield in medium term with the alternative site value for residential use; in contrast, the former brickworks site has been vacant for over 5 years and is considered economically viable in terms of residential use.</li> </ul>
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/>
<b>Delivery Factors</b>	
Phasing of development	Potential to phase
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> * 6-10 years <input checked="" type="checkbox"/> ** 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/> *Brickworks site (south) **Star Land Industrial Estate (north)
Year in which first dwelling could be built on site:	2016/17
Number of dwellings to be built per year:	31-50
Year in which final dwellings will be completed:	2018/19



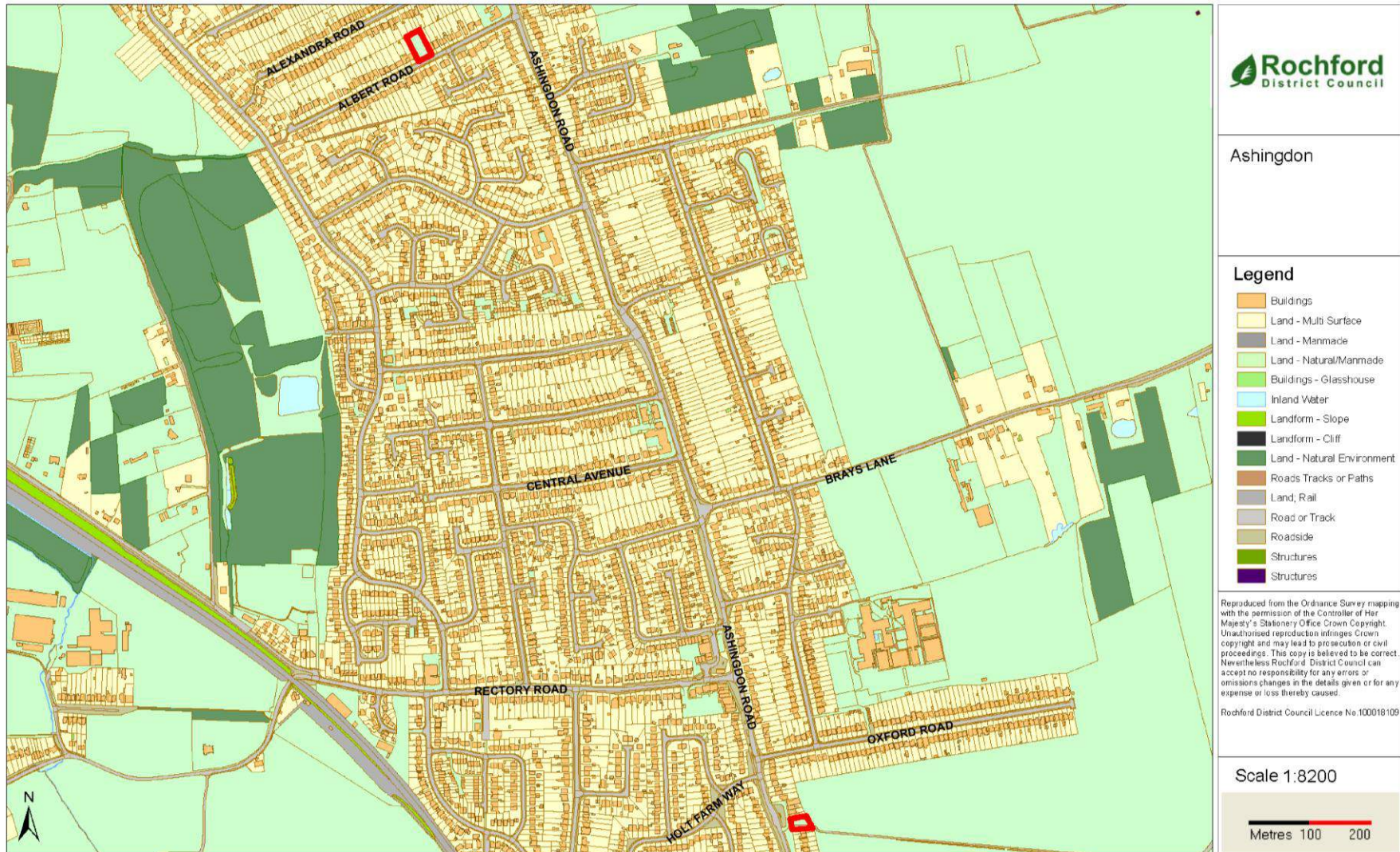
Site Map



Site Photo



Study area map: Ashington



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**SHLAA Assessment Forms**

**Site Details**

<b>Site Details</b>	Site Reference:	BF31
	Site Name:	18 Albert Road, Ashingdon
	Site Location:	Ashingdon
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>Identified in the Essex County Council Record</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.11
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Small plot of grassland, no man made structures on site
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
Adjacent Land Use(s):	Residential	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review

Suitability Assessment

	Proximity to Local Services:	Good	Medium	Poor	Justification	
	Physical Problems or Limitation	Public Transport	✓			
Education		✓				
Health service		✓				
Shops		✓				
Green Space/Leisure		✓				
Proximity to Residential Area:		✓				
Planning Permission/ History (if any):						
Existing use allocation/designation:		Existing Residential Development				
<b>Infrastructure</b>						
Highways Access Required:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>		
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>		
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>		
Potential Impact	Topography/Landform:	Trees and shrubs at the rear of the site				
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

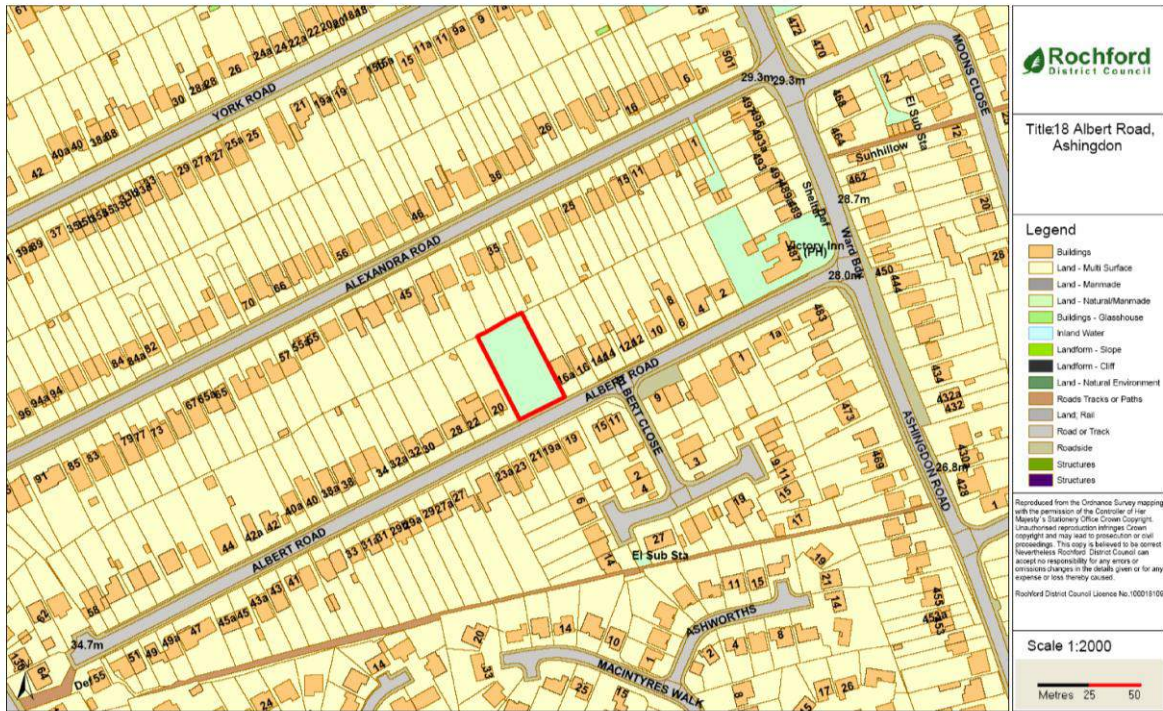
**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for the area:	30-35 dwelling/hectare
Net development site area (in hectare):	0.11ha
Estimated capacity for the site:	3 at 30dph 4 at 35dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A

**Rochford District Council – Local Development Framework Evidence Base  
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(iii) Suggested capacity for the developable area of site	<p>● 3-4 No planning application has been received. However, the site is within the existing residential development and is considered developable in the medium to long-term.</p>
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	Single
A single developer/several developers	Single
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2020/21
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2020/21

Site Map



Site Photo



SHLAA Assessment Forms

Site Details

<b>Site Details</b>	Site Reference:	BF32
	Site Name:	Land adjacent 200 Ashingdon Road
	Site Location:	Ashingdon
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>Identified in the Essex County Council Record</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.06
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Residential to the south and parade of retail units to the north. Pillbox at the rear of the site.
	Greenfield/Brownfield:	<input checked="" type="checkbox"/> Brownfield <input type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Car park
Proposed Use:	Residential	
Adjacent Land Use(s):	Residential, Retail	

Filter

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>



Suitability Assessment

	Proximity to Local Services:	Good	Medium	Poor	Justification
		Public Transport	✓		
	Education	✓			
	Health service	✓			
	Shops	✓			
	Green Space/Leisure	✓			
	Proximity to Residential Area:	✓			
Physical Problems or Limitation	Planning Permission/ History (if any):	99/00791/OUT, 99/00075/OUT			
	Existing use allocation/designation:	Existing Residential Development			
	<b>Infrastructure</b>				
	Highways Access Required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
	Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
	Significant Investment in Water Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
	Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
	Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>	
	<b>Flood Risk</b>				
	Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>			
	Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>			
	Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>			
	Potential Impact	Topography/Landform:	hardstandings surface		
Access		<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular			
Are non-residential uses more appropriate for the site		Yes <input type="checkbox"/>		No <input type="checkbox"/>	

**Rochford District Council – Local Development Framework Evidence Base  
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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

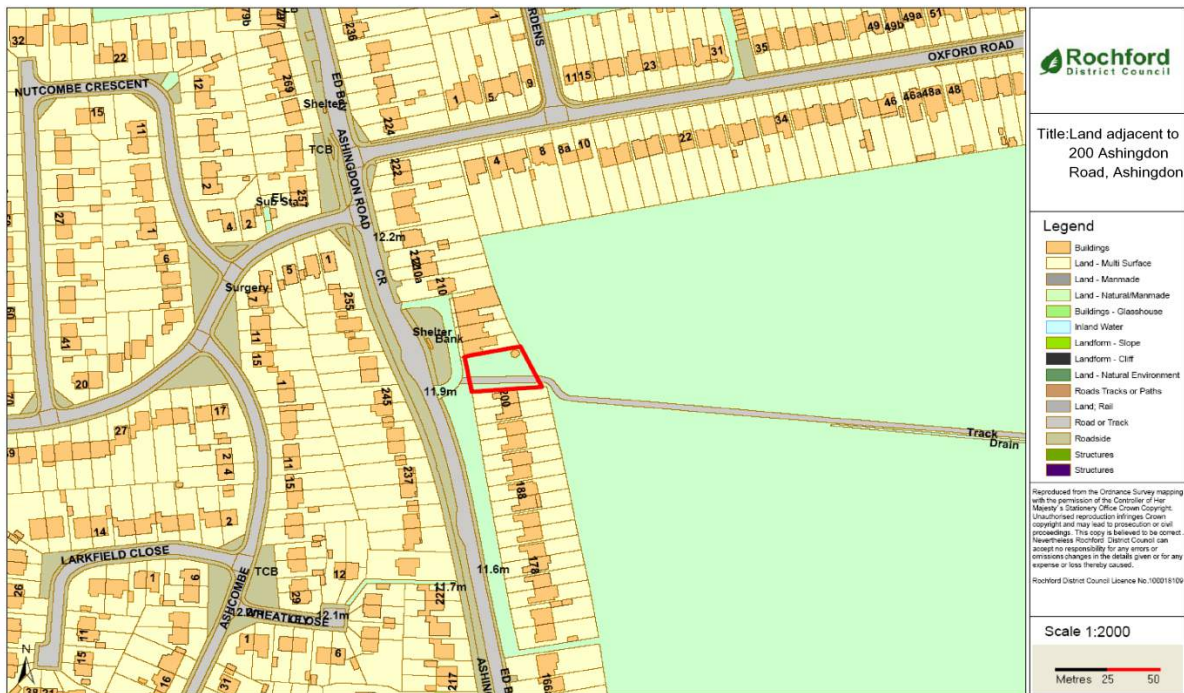
**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for the area:	30-35 dwelling/hectare
Net development site area (in hectare):	0.06ha
Estimated capacity for the site:	2 at 30-35dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A

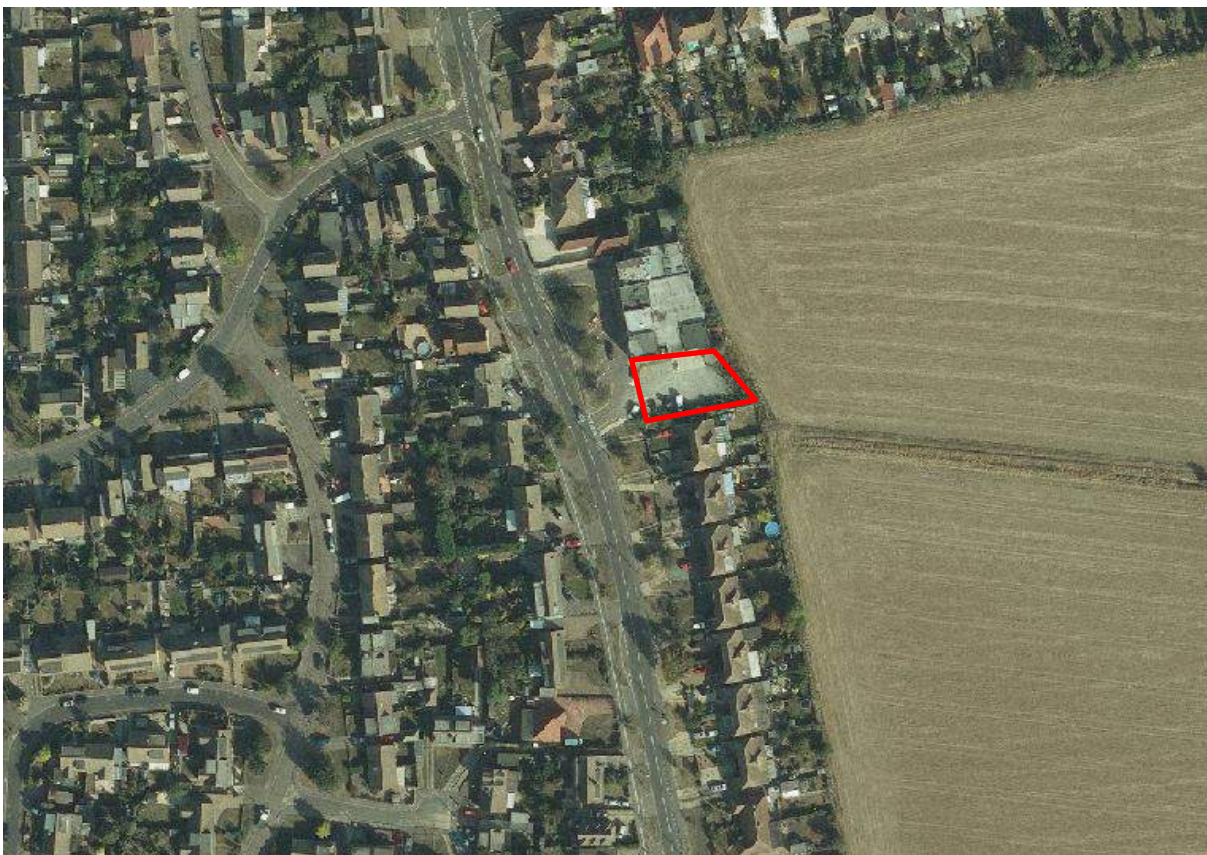
**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

(iii) Suggested capacity for the developable area of site	<p>● 2 No planning application has been received. However, the site is within the existing residential development and is considered developable in the medium to long-term.</p>
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	Single
A single developer/several developers	Single
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2020/21
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2020/21

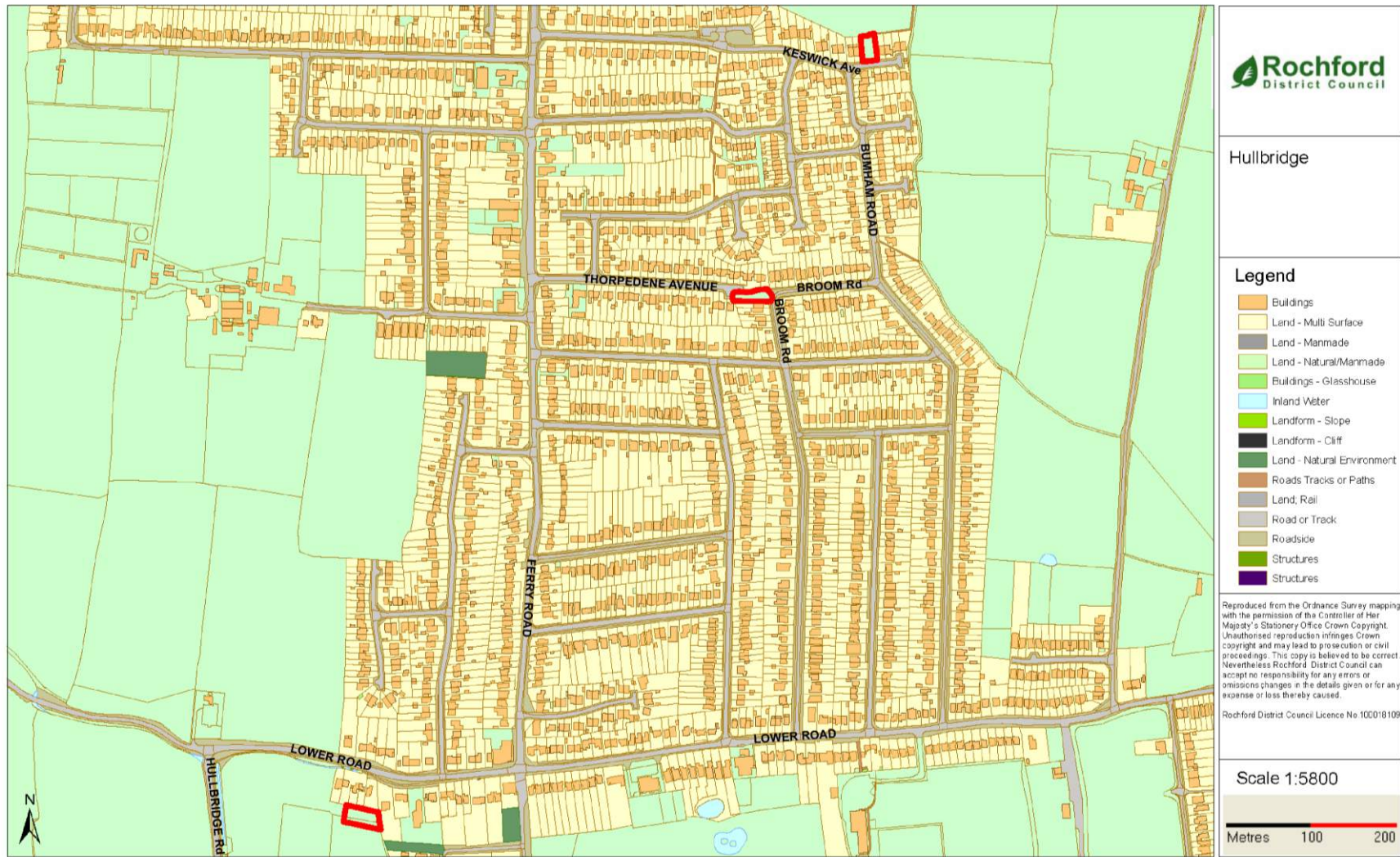
Site Map



Site Photo



Study area map: Hullbridge



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**SHLAA Assessment Forms**

**Site Details**

<b>Site Details</b>	Site Reference:	BF34
	Site Name:	Land between 77-83 Keswick Avenue
	Site Location:	Hullbridge
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>Identified in the Essex County Council Record</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.05
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Small plot of grassland. No obvious man made structures on site
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
Proposed Use:	Residential	
Adjacent Land Use(s):	Residential	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

Rochford District Council – Local Development Framework Evidence Base  
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Suitability Assessment

	Proximity to Local Services:	Good	Medium	Poor	Justification	
	Physical Problems or Limitation	Public Transport		✓		
Education		✓				
Health service		✓				
Shops			✓			
Green Space/Leisure		✓				
Proximity to Residential Area:		✓				
Planning Permission/ History (if any):						
Existing use allocation/designation:		Existing Residential Development				
<b>Infrastructure</b>						
Highways Access Required:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage/Drainage Required:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)				<input checked="" type="checkbox"/>		
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>		
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>				<input type="checkbox"/>		
Potential Impact	Topography/Landform:	Flat				
	Access	<input checked="" type="checkbox"/> Pedestrian <input checked="" type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
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<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

<b>Potential Capacity</b>	
Estimated appropriate density for the area:	30-35 dwelling/hectare This site is within Rayleigh town centre. Therefore, high density is appropriate.
Net development site area (in hectare):	0.05ha
Estimated capacity for the site:	2 at 30-35dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A



**Rochford District Council – Local Development Framework Evidence Base  
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(iii) Suggested capacity for the developable area of site	<p>● 2 No planning application has been received. However, the site is within the existing residential development and is considered developable in the long-term.</p>
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	Single
A single developer/several developers	Single
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2020/21
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2020/21

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**SHLAA Assessment Forms**

**Site Details**

<b>Site Details</b>	Site Reference:	BF35
	Site Name:	Land adjacent 97 Crouch Avenue
	Site Location:	Hullbridge
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council <input checked="" type="checkbox"/> Other: <b>Identified in the Essex County Council Record</b>
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.05
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Vacant plot with overgrown vegetation on site
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
Adjacent Land Use(s):	Residential	

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Suitability Assessment**

	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>	
<b>Physical Problems or Limitation</b>	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Shops	✓				
	Green Space/Leisure	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:	Existing Residential Development				
	<b>Infrastructure</b>					
	Highways Access Required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
	Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
	Significant Investment in Water Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
	Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>			
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
<b>Potential Impact</b>	Topography/Landform:	Overgrown trees and shrubs on site.				
	Access	<input type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/>		No <input checked="" type="checkbox"/>		

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

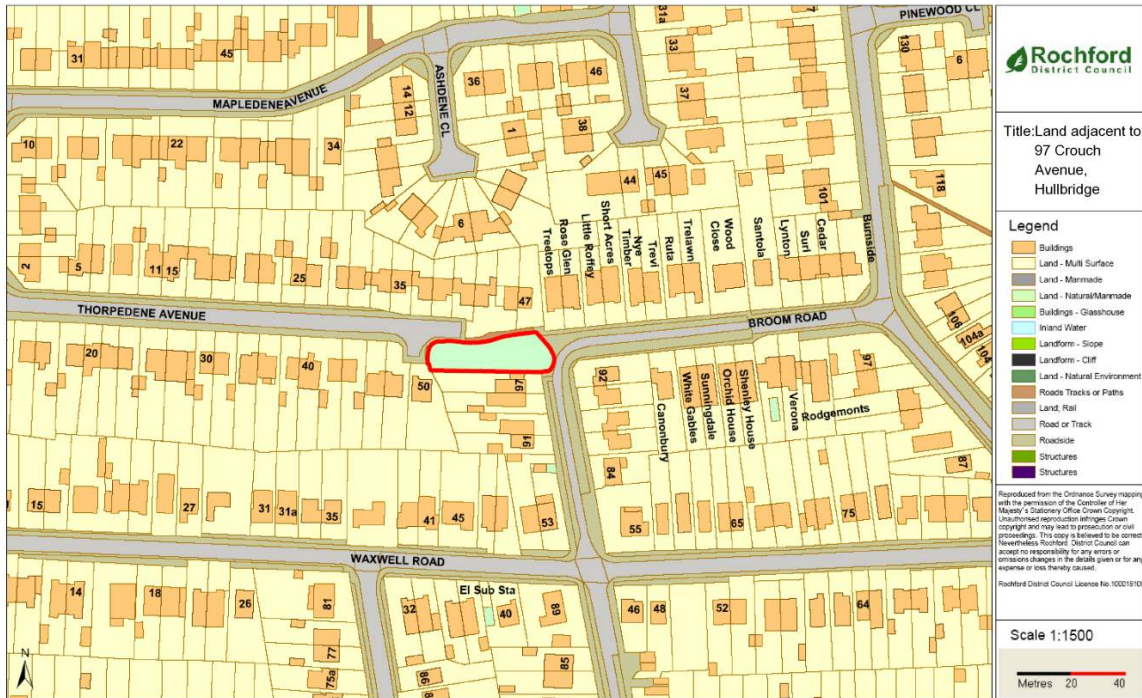
**Achievability Assessment**

<b>Potential Capacity</b>	
Estimated appropriate density for the area:	30-35 dwelling/hectare
Net development site area (in hectare):	0.05ha
Estimated capacity for the site:	2 at 30-35dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A

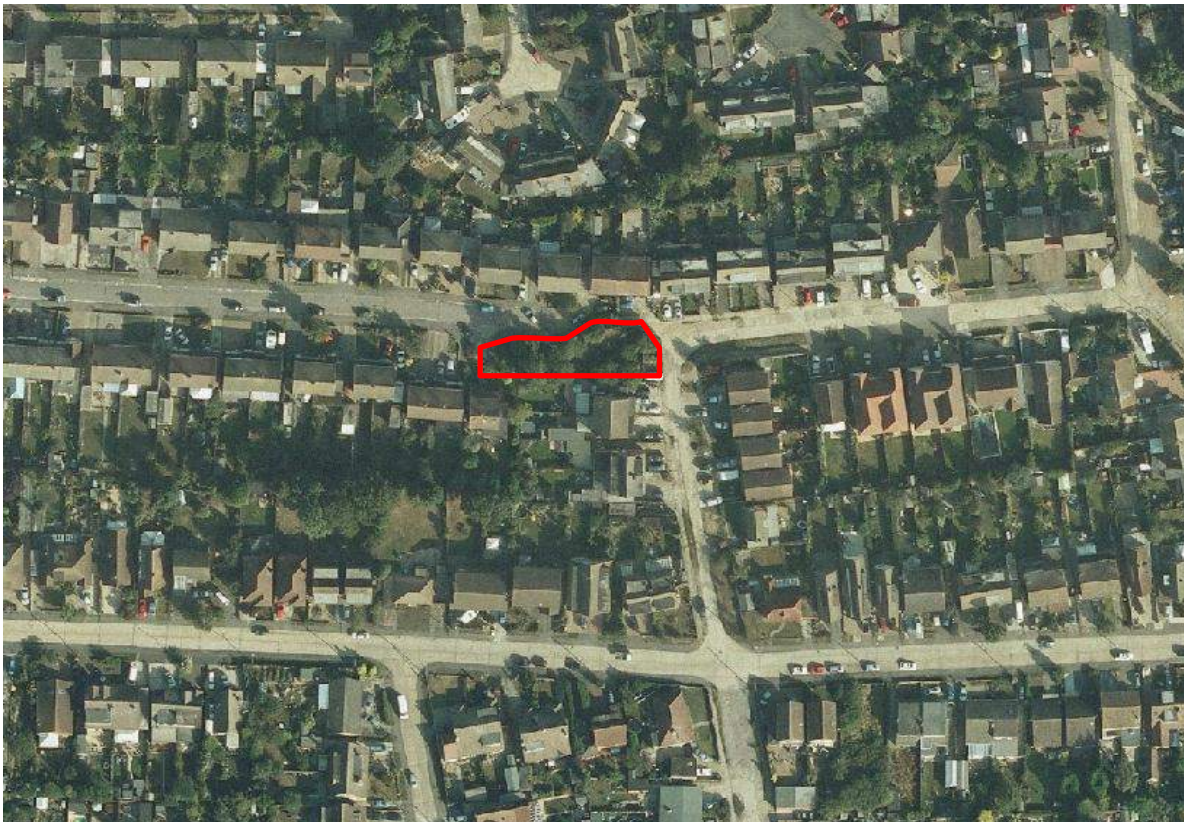
**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

(iii) Suggested capacity for the developable area of site	<p>● 2 No planning application has been received. However, the site is within the existing residential development and is considered developable in the long-term.</p>
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	Single
A single developer/several developers	Single
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2020/21
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2020/21

Site Map



Site Photo



**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

**Site Details**

<b>Site Details</b>	Site Reference:	BF39
	Site Name:	Land to the rear of 30-34 Lower Road, Hullbridge
	Site Location:	Hullbridge
	Site Ownership/Relationship to site:	<input type="checkbox"/> Landowner(s) <input type="checkbox"/> Members of public <input checked="" type="checkbox"/> Agent/Developers <input type="checkbox"/> Parish Council
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.07 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Small plot of grassland. No obvious man made structures on site
	Greenfield/Brownfield:	<input type="checkbox"/> Brownfield <input checked="" type="checkbox"/> Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential

**Filter**

Ramsar site/SPA <input type="checkbox"/>	SSSI <input type="checkbox"/>	SAM <input type="checkbox"/>	SAC <input type="checkbox"/>	LNR <input type="checkbox"/>
LoWS <input type="checkbox"/>	SLA <input type="checkbox"/>	Ancient Woodlands <input type="checkbox"/>	Roadside verges <input type="checkbox"/>	None of the above <input checked="" type="checkbox"/>



**Rochford District Council – Local Development Framework Evidence Base  
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**Suitability Assessment**

	<b>Proximity to Local Services:</b>	<b>Good</b>	<b>Medium</b>	<b>Poor</b>	<b>Justification</b>	
<b>Physical Problems or Limitation</b>	Public Transport		✓			
	Education		✓			
	Health service	✓				
	Shops	✓				
	Green Space/Leisure	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/History (if any):	03/00735/OUT				
	Existing use allocation/designation:	Existing Residential Development				
	<b>Infrastructure</b>					
	Highways Access Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Some investment in existing sewage/drainage may be required.				
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
<b>Flood Risk</b>						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
<b>Potential Impact</b>	Topography/Landform	The site can only be accessed through a narrow overgrown path.				
	Access	<input checked="" type="checkbox"/> Pedestrian <input type="checkbox"/> Vehicular				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				

**Rochford District Council – Local Development Framework Evidence Base  
Strategic Housing Land Availability Assessment 2012 – SHLAA Review**

<b>The Environmental Conditions</b>	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Availability Assessment**

Any known ownership problem identified (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Any known legal constraints identified (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Achievability Assessment**

Potential Capacity	
Estimated appropriate density for area:	30-35 dwelling/hectare
Net development site area (in hectare):	0.07 ha (gross)
Estimated capacity for the site	2 at 30 dph 3 at 35 dph
Is the site located within the identified broad locations for development (i.e. Policy H1, H2 and H3 in the Core Strategy or the existing residential development)?	(i) No <input type="checkbox"/> (ii) With limited potential <input type="checkbox"/> (iii) Yes <input checked="" type="checkbox"/> Reason: This site situates in the existing residential area and is within close proximity to local amenities.
(i) Estimated capacity for the site - disregarding Core Strategy policies and the entire site were to be allocated	● N/A
(ii) Estimated capacity for the site - disregarding Core Strategy quantum and including sites, which, although could be considered within general locations identified for development, relate less strongly to the broad locations identified in the Core Strategy.	● N/A

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(iii) Suggested capacity for the developable area of site	<p>● 2 No new planning application has been received. However, the site is within the existing residential development and is considered developable in the medium to long-term.</p>
<b>Market Factors</b>	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
<b>Cost Factors</b>	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Appropriate contribution towards funding to accommodate necessary infrastructure (i.e. Infrastructure and services outlined in Appendix H1 of the Core Strategy)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
<b>Delivery Factors</b>	
Phasing of development	Single
A single developer/several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15 years <input type="checkbox"/> 15+ years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2018/19
Number of dwellings to be built per year:	All dwellings
Year in which final dwellings will be completed:	2018/19

Site Map



Site Photo

