

# Local Development Framework Evidence Base

## Urban Capacity Study



# LDF Evidence Base



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### INTRODUCTION

This Urban Capacity Study seeks to assess the likely ability of Rochford District to accommodate additional residential development within existing residential areas and appropriate brownfield sites. The Urban Capacity Study builds upon the findings of the study carried out on behalf of Rochford District Council in 2000, using empirical evidence to review the accuracy of the previous study and make revised predictions for future residential development.

The study covers the plan period 2001-2021. The 2000 Urban Capacity Study (UCS 2000) made predictions for the plan period 2001-2011.

The UCS 2000 sought to take a fundamentally different approach to that undertaken by Local Authorities in the past. Rather than rely on historic trends to predict future development, UCS 2000 sought to establish a residential capacity for the urban areas of the district by first calculating an unconstrained capacity, and then applying a discount to obtain a realistic figure for provision during the plan period.

In preparing this study guidance from DCLG, in its previous incarnation as ODPM, entitled *Housing Land Availability Assessments (2005)* has been taken into account. As noted within the document itself, guidance should not be used as a prescriptive formula for determining urban capacities. Empirical evidence on recent housing developments in the district suggests that aspects of the DCLG's guidance are not applicable to Rochford District. This is discussed further in the sections of this document looking at the housing supply from different sources.

*Housing Land Availability Assessments* noted that urban capacity studies have tended to make unrealistic assumptions about the likelihood of sites coming forward. Although this review of UCS 2000 has been undertaken midway through the plan period (March 2007), it is possible through examining extant permissions and completed developments to start to build up a picture of actual versus projected residential completions for the plan period. As discussed in detail later, it appears that the UCS 2000 may have overestimated the provision of residential units for the plan period.

The results of the Housing Needs Survey (2004) confirm the demand for new housing in the district as predicted in UCS 2000. Where UCS 2000 appears to have erred is in its assumption that individual land owners would be willing to undertake development to their property in order to provide additional units on site. Subdivision is a case in point. Data from 2001 indicates that there is an even greater potential for subdivision than the 1991 Census data that formed part of the evidence base for UCS 2000 implied, as levels of under-occupancy of large dwellings have increased. Yet, the actual levels of subdivision are well below that estimated in UCS 2000. This demonstrates that it is not possible to estimate future housing provision simply through market trends, demand, demographic and land characteristics. Particularly in areas such as Rochford where levels of private land ownership are high, it is necessary to

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also factor human behaviour into the equation. This poses a challenge as behaviour can be influenced by a range of variables. It is considered that the best way of examining this factor is by looking at recent trends.

Having regard to the above, this study builds upon the findings of UCS 2000 but in determining likely levels of residential development in the district gives greater weight to recent trends and has excluded non-residential sites where the present use is unlikely to have ceased by 2021.

The Urban Capacity Study estimates future residential development potential through the following sources:

- Reassessment of extant planning permissions.
- Redevelopment of non-residential uses in appropriate locations.
- Intensification of existing residential uses.
- Subdivision of dwellinghouses.
- Living above the shop.
- Established employment sites.
- Land allocated for residential but as yet undeveloped

A list of the sites that were included in UCS 2000 but have been omitted from the updated capacity calculations, together with an explanation for this, is included towards the end of this document.

It should be stressed that this document is intended for use as evidence for the Local Development Framework, and is not policy. Thus, the inclusion or omission of any particular site in this document, together with any estimated capacities for individual sites, does not prejudice the determination of any future planning applications.

## REASSESSMENT OF EXTANT PLANNING PERMISSIONS

The Annual Monitoring Report for 2005-06 recorded a net total of 844 units outstanding with planning permission. The majority of these, the Annual Monitor Report projects, will be completed by 2011. There are however two permissions which were granted consent some time ago and therefore pre-date current policy. They have technically been begun so are extant but so little development has taken place that there is potential to revisit the issue of site capacity.

### 1. Land opposite cemetery, Hockley Road, Rayleigh

**Size:** 2.4 ha

#### Extant planning permission

**Ref:** ROC/0048/79  
**Total units:** 86  
**Units outstanding:** 86  
**Density (gross):** 36 dwelling / ha

#### Potential

The size of the site has been reduced to 2.4ha due to the development of a care home for elderly persons in the southeast corner of the site. UCS 2000 found that a net density of 50 dwellings per hectare would be appropriate on the site, due to the proximity of the site to services and the provision of a regular bus service along Hockley Road. It is considered that a net density of 50 dwellings per hectare could still be justified.

The site is over 2 hectares in size. Therefore, as recommended in *Housing Land Availability Assessments* (ODPM, 2005), a 75% gross to net area ratio is applied.

**Net development site area:** 1.8 ha  
**Potential density (net):** 50 dwellings / ha  
**Revised outstanding capacity:** 90 dwellings

The revised capacity represents an increase of 4 units from the scheme originally approved.

### 2. Land at Seaview Drive, Great Wakering

**Ref:** ROC/0178/85  
**Total units:** 31  
**Units outstanding:** 12

### Potential

The twelve units that are outstanding from planning permission ROC/0178/85 are contained within one section of the site. This parcel of land was subject to a revised planning application for 23 dwellings which was approved after the period covered by 2005-06 Annual Monitoring Report and is currently under construction.

### Revised outstanding capacity: 23

The revised outstanding capacity represents an increase in 8 units from the previously approved scheme.

### Capacity from extant planning permissions

<b>Total outstanding units (net) recorded in 2005-06 Annual monitoring report:</b>	844
<b>Additional units after reassessment:</b>	12
<b>Total potential capacity from sites with planning permission:</b>	856

*Table 1 Revised capacity from extant planning permissions*

## REDEVELOPMENT OF NON-RESIDENTIAL SITES IN APPROPRIATE LOCATIONS

The following is a list of sites that have the potential to be redeveloped for residential purposes which are currently in another use. Each site included is assessed in terms of its current status, its potential residential capacity, and the probability of the site coming forward in the plan period. The list excludes sites that have already been recorded in this study, e.g. extant planning permissions.

<b>Site</b>	68-72 West Street, Rochford
<b>Status</b>	Currently in use as vehicle repairs / car showroom. Pre-application discussion are currently underway between the owner of the site and the Council. Identified as site for development by 2011 in the Annual Monitoring Report housing trajectory.
<b>Relevant characteristics</b>	Prominent, town centre location where density of greater than 50 dwellings / hectare would be appropriate. Allocated as residential in Replacement Local Plan.
<b>Potential Capacity</b>	18
<b>Probability of site coming forward in plan period</b>	High

<b>Site</b>	247 London Road, Rayleigh
<b>Status</b>	Commercial use currently, but land allocated as residential in Replacement Local Plan. Planning application to redevelop land for 18 flats refused in February 2007. The principal of residential was not cited as a reason for refusal, suggesting there is still potential for the site.
<b>Relevant characteristics</b>	The site comprises offices, workshops and car sales / washing. It is outside the town centre, but adjacent to existing residential development. Allocated as residential in Replacement Local Plan. Reasons for refusal include size and bulk of building together with lack of car parking, suggesting site may not be able to accommodate the 18 units initially sought by the applicant. A figure of 14 units was subsequently suggested post-application.
<b>Potential Capacity</b>	14
<b>Probability of site coming forward in plan period</b>	High

<b>Site</b>	2-4 Aldermans Hill, Hockley
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<b>Status</b>	Planning application to redevelop disused former service station resolved to be approved subject to legal agreement
<b>Relevant characteristics</b>	Prominent corner plot location in area allocated as residential in Replacement Local Plan. Commercial use on site has ceased.
<b>Potential Capacity</b>	8
<b>Probability of site coming forward in plan period</b>	High

<b>Site</b>	Land rear of Somerfield supermarket, Rayleigh
<b>Status</b>	Currently in use as car park and workshops. No records of pre-application discussions. Probable mixed ownership.
<b>Relevant characteristics</b>	Town centre location, therefore high-density appropriate. Site includes northern section of car park to rear which is poorly laid out and not user-friendly. However, car park is currently well used. Allocated predominantly residential, with part of site primary shopping frontage.
<b>Potential Capacity</b>	32
<b>Probability of site coming forward in plan period</b>	Medium

<b>Site</b>	Service Station, Greensward Lane
<b>Status</b>	Currently in use as service station. Allocated as residential in Replacement Local Plan. No record of pre-application discussion.
<b>Relevant characteristics</b>	Adjacent to local shopping parade. Outside of town centre but in proximity to various services and facilities including secondary school and train station. Therefore, high density is appropriate.
<b>Potential Capacity</b>	15
<b>Probability of site coming forward in plan period</b>	Low

<b>Site</b>	Land adjacent to Hockley Train Station
<b>Status</b>	Disused land adjacent to train station. Currently subject to a representation submitted by Network Rail requesting the site be considered for residential development. Notwithstanding said representation, land is already allocated as residential in the

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	Replacement Local Plan. Land in single ownership and owners have expressed intent to develop the land for residential purposes.
<b>Relevant characteristics</b>	Site is outside of the town centre but immediately adjacent to a train station. Therefore, high density is appropriate.
<b>Potential Capacity</b>	55
<b>Probability of site coming forward in plan period</b>	High

<b>Site</b>	Castle Road Recycling Centre, Rayleigh
<b>Status</b>	Currently in use as recycling centre operated by Essex County Council.
<b>Relevant characteristics</b>	Site located in residential area, surrounded by residential development, outside of town centre. Retirement home to north of site. Redevelopment is likely to depend on the allocation of a site in a better location.
<b>Potential Capacity</b>	20
<b>Probability of site coming forward in plan period</b>	Medium

<b>Site</b>	Land to the south of Back Lane Car Park, Rochford
<b>Status</b>	Allocated as residential in the Replacement Local Plan but currently occupied by commercial offices. Some offices currently vacant. No record of pre-application discussion.
<b>Relevant characteristics</b>	Within the town centre and Rochford Conservation Area. Walking distance from train station. High densities would be appropriate in this location, but the scale and form of development would be required to reflect that of its surroundings. Other constraints include the presence of trees subject to preservation orders on the north of the site.
<b>Potential Capacity</b>	45
<b>Probability of site coming forward in plan period</b>	Low

### Probable development in plan period

Potential development from appropriate non-residential sites can be categorised into three different groups: those where the probability of the site

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coming forward is high; those with a medium probability; and those with a low probability. Potential development is stated in Table 2 below.

<b>Probability of site coming forward in plan period</b>	<b>Units</b>
High	95
Medium	52
Low	60

*Table 2 Potential units from the redevelopment of non-residential uses*



## **INTENSIFICATION OF EXISTING RESIDENTIAL USES**

This section deals with the redevelopment of residential land that involves a net gain in dwellings on the site. This does not include forms of development that are covered elsewhere in this study, such as the redevelopment of non-residential uses in appropriate locations.

### **Recent trends**

The intensification of existing residential land has made a significantly larger contribution towards the housing figures for the district than other forms of development such as subdivision and living above the shop.

Table 3 below states the recent trends in intensification in Rochford District.

Net completions 2005-06:	12
Net completions 2001-2006:	171
Potential net gain through extant permissions:	103

*Table 3 Net dwelling gain through intensification*

Assuming that all extant planning permission are implemented and completed by 2011, the yield from intensification in the plan period 2001-2011 will be 295 dwellings.

### **UCS 2000 findings**

UCS 2000 derived a theoretical capacity for intensification in Rochford District. This involved dividing each of the three main settlements into four different categories based on their ability to accommodate intensification. Zones of Hockley, Rayleigh and Rochford were classified as areas of good, medium, or low potential or defined as areas of new housing. Area classifications were determined having regard to the existing layout and density, and how this affected the area's ability to accommodate infill. It was assumed that areas of new housing would be highly unlikely to be capable of additional intensification.

Three different intensification capacities were calculated having regard to three different scenarios: where density has been taken from a case study design exercise; where development is at the PPG3 minimum density of 30 dwellings / hectare; and where density replicates that of the area currently.

Table 4 below outlines the unconstrained intensification capacity found in UCS 2000.

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<b>Classification area</b>	<b>Design led capacity</b>	<b>PPG3 minimum density capacity</b>	<b>Replicating existing density capacity</b>
Good potential	1952	1342	610
Medium potential	2349	2001	1523
Low potential	50	50	50
<b>TOTAL</b>	<b>4351</b>	<b>3393</b>	<b>2183</b>

*Table 4 Unconstrained intensification capacity in UCS 2000*

A discount was applied having regard to the then DETR's guidance.

Table 5 states the intensification capacities once a discount has been applied.

<b>Classification area</b>	<b>Design led capacity</b>	<b>PPG3 minimum density capacity</b>	<b>Replicating existing density capacity</b>
Good potential (85% discount)	293	201	92
Medium potential (90% discount)	235	200	152
Low potential	50	50	50
<b>TOTAL</b>	<b>578</b>	<b>451</b>	<b>294</b>

*Table 5 Discounted intensification capacity in UCS 2000*

In addition to the above, the settlements of Great Wakering and Hullbridge were found to have a medium capacity for intensification and the potential capacity for these two settlements was calculated based on this.

<b>Settlement</b>	<b>Design led capacity</b>	<b>PPG3 minimum density capacity</b>	<b>Replicating existing density capacity</b>
Hullbridge	53	45	34
Great Wakering	43	36	28
<b>TOTAL</b>	<b>96</b>	<b>81</b>	<b>62</b>

*Table 6 Discounted intensification capacity for Hullbridge and Great Wakering in UCS 2000*

The total discounted intensification capacities for Rochford District were as detailed in Table 7 below.

Design led capacity	674
PPG3 minimum density capacity	532
Replicating existing density capacity	356

*Table 7 Total discounted capacities for Rochford District in UCS 2000*

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### Comparisons between UCS 2000 projections and reality

Table 8 compares the intensification anticipated by the UCS 2000 to actual levels of intensification in the district.

Classification area	Discounted capacity in UCS 2000			Actual development / permissions		
	Design led	PPG3 minimum density	Replicating existing density	2001-2006 completions	Extant permissions	2001-2011 actual / projected completions
Good potential	293	201	92	38	11	49
Medium potential	235	200	152	59	37	96
Low potential	50	50	50	20	19	39
New housing areas	0	0	0	15	7	22
Hullbridge	43	36	28	20	9	29
Great Wakering	53	45	34	4	8	12
Other areas	0	0	0	16	12	28
Miscellaneous* intensification	0	0	0	0	0	89

*Table 8 Comparison of UCS 2000 projected intensification and actual intensification*

The above indicates that UCS 2000 overestimated the level of intensification in areas it defined as being of good, medium or low potential. It is possible that the level of intensification will increase towards the end of the plan period and there is still time for additional units to both gain permission and be implemented by 2011. It is, however, unlikely that the rate will increase sufficiently to provide the numbers predicted for areas of good and medium potential.

It is worth noting that intensification outside of the five main settlements was not examined in UCS 2000. In addition, UCS 2000 predicted that there would be no intensification in areas of new housing, based on what appeared to be a logical assumption that the land would have already been developed to maximum efficiency. The above table shows that, contrary to this assumption, there was some limited intensification in new housing areas. One possible explanation is the high proportion of larger dwellings developed in the district in recent years (four or more bedrooms), as noted in past Annual Monitoring Reports, whose sites have the potential to be redeveloped with more, smaller units.

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\*Miscellaneous intensification comprises the intensification of existing residential areas which is projected to come forward by 2011 from sites currently unidentified based on past trends. See Annual Monitoring Report 2005-06 for further details.

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By comparing the intensification experienced in the different classification areas by their size it is possible to see whether levels of intensification do differ between different classification areas.

	Classification area		
	Good potential	Medium potential	Low potential
<b>Area size (ha)</b>	122	435	Unknown
<b>Design led discounted capacity / ha</b>	2.40	0.54	Unknown
<b>PPG3 minimum density discounted capacity / ha</b>	1.65	0.46	Unknown
<b>Discounted capacity replicating existing density / ha</b>	0.75	0.35	Unknown
<b>2001-2006 actual completions / ha</b>	0.31	0.14	Unknown
<b>Extant permission / ha</b>	0.09	0.09	Unknown
<b>2001-2011 actual / projected completions / ha</b>	0.40	0.22	Unknown

*Table 9 Intensification levels in classification areas*

The above shows that although the UCS overestimated the amount of intensification that would occur in the district, it did correctly identify areas (good potential) that had more scope for intensification than other areas (medium potential).

### **Changes since 2001**

In the analysis of appeals contained within the Annual Monitoring Reports for 2004-05 and 2005-06, it was evident that schemes which exceed the density range of 30-50 dwellings per hectare may be considered acceptable subject to other criteria being met. This suggests that the design led capacity approach can be substantiated.

The unconstrained capacity found in UCS 2000 has subsequently been reduced by the development that has been implemented since the survey was undertaken. The new unconstrained capacity is set out in Table 10 below.

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Classification area	Unconstrained capacity
Good potential	1903
Medium potential	2793
Low potential	11
Hullbridge	497
Great Wakering	416
New housing	Unknown
Other	Unknown

*Table 10 UCS 2000 unconstrained capacities revised having regard to completions*

*Housing Land Availability Assessments (2005)* suggests a discount rate of 70-85% be applied to unconstrained intensification capacities. Empirical evidence from recent trends in intensification in Rochford District, as set out earlier in Table 8, suggests that this rate would provide an unrealistic figure for the district.

Below is a discounted capacity which has been calculated having regard to the both the estimated unconstrained capacity and recent trends. This involves weighting the 'miscellaneous intensification' to assume that each area will take a proportion of this relative to their total proportion of the district's intensification, and that intensification will continue at the same rate in relation to the revised unconstrained capacity as it did in relation to the previous unconstrained capacity.

Classification area	Discounted capacity 2011-2021
Good potential	63
Medium potential	123
Low potential	11
New housing	29
Hullbridge	36
Great Wakering	16
Other areas	37
TOTAL	315

*Table 11 Revised discounted intensification capacity having regard to recent trends*

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Based on the above, Table 12 outlines the projected number of units resulting from intensification in the plan period.

Completed 2001-2006	172
Projected 2006-2011	192
Projected 2011-2021	315
<b>TOTAL</b>	<b>679</b>

*Table 12 Projected intensification in plan period*

Some of the above potential units have already been recorded in the section on extant planning permissions. To avoid double counting it is necessary to deduct these from the subdivision total.

<b>2006-2021 projected intensification excluding extant planning permissions</b>	404 units
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*Table 13 Projected intensification in plan period excluding extant permissions*

## SUBDIVISION OF DWELLINGS

### Recent trends

Subdivision of residential dwellings in Rochford District has historically provided very few additional dwellings, much fewer than the numbers provided through the conversion of non-residential uses.

The 2005-06 Annual Monitoring Report recorded that no additional dwellings had been provided through subdivision. Between April 2001 and March 2006 there was a net gain of 2 dwellings recorded from the subdivision of existing dwellings. There are planning permissions for such development extant as at 1<sup>st</sup> April 2006 that if implemented would result in a net gain of 10 dwellings.

Net completions 2005-06:	0
Net completions 2001-2006:	2
Potential net gain through extant permissions:	10

*Table 14 Net dwelling gain through subdivision (recent trends)*

### Potential

Estimating the capacity through subdivision is potentially difficult because it depends on a number of assumptions about the availability of suitable properties and the market's willingness to buy, sell and consequently subdivide.

The theoretical capacity of housing supply through this source is very high as it could be assumed that every large house has the potential to be subdivided into 2 or more units. Such an approach could not be substantiated in terms of viability or market demand.

To assess a more accurate portrait of the capacity for subdivision it is necessary to estimate the under occupation of large dwellings.

UCS 2000 derived a theoretical capacity for the subdivision of dwellings. A similar approach was adopted for this study. The first step was to ascertain which dwellings were most likely to be subdivided. Dwellings recorded in the 2001 census as having 7 or more rooms, with single-occupancy, and where the residents owned the property were considered the most viable.

547 dwellings in the district recorded in the 2001 census meet the above criteria. This figure derived from census data would represent an unconstrained capacity. Such a capacity assumes that all relevant property owners, and the market, would be willing and able to subdivide. This figure is therefore unrealistic.

A discount is applied to the unconstrained figure to allow for subdivisions not taking place in the plan period. UCS 2000 noted the historical lack of

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subdivision in Rochford District. It predicted the number of subdivisions would increase due to policy, market and demographic changes over the Local Plan period. As stated earlier, such a change has not materialised over the last five years, although there are now a limited number of planning permissions in place. Guidance produced by the then Department of Environment, Transport and the Regions (DETR) recommended that a discounted rate for subdivision should be between 25% and 45%. Due to the historic lack of subdivisions together with a lack of evidence to suggest that this pattern was significantly changing, the highest discount recommended was applied in this study as per the UCS 2000.

Using the method as described above, the capacity for Rochford District for additional dwellings through subdivision is as detailed below in Table 15

Owned, single occupancy, 7+ rooms dwellings	547
Unconstrained subdivision capacity	547
Subdivision capacity with discount rate of 45% applied	301

*Table 15 Potential subdivision capacity based on dwelling size and household composition*

### Comparison between UCS 2000 projections and reality

UCS 2000 identified an intensification capacity of 247 units. The plan period for which the UCS 2000 sought to make projections was 2001-2011. As at March 31<sup>st</sup> 2006 (halfway through the plan period) there had been a net gain of 0 dwellings through subdivision. The Annual Monitoring Report projects that 10 dwellings will be provided through subdivision by 2011. The total provision through subdivision between 2001 and 2011 is therefore, based on site-specific information and completions, projected to be 12 units – only 5% of the capacity identified in UCS 2000.

### Probable subdivision in plan period

The formula utilised in UCS 2000 drastically overestimated the contribution subdivision would make to the provision of additional residential dwellings.

There are no signs that the rate of subdivision is set to increase. The anticipated subdivision of large, under-occupied dwellings has not materialised.

As the formula used to derive the subdivision capacity for this UCS is, as outlined in Table 15, similar in approach to that undertaken in UCS 2000 it is estimated that it will be comparably accurate, i.e. the actual subdivision over a ten-year time period will be 5% of the capacity calculated.

Having regard to the unconstrained capacity and historical trends, the estimated provision of dwellings in the plan period through subdivision is a detailed in Table 16 below.



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<b>Time period</b>	<b>Discounted capacity calculated based on census data</b>	<b>Actual / projected dwelling provision through subdivision</b>
2001-2011	247	12
2011-2021	301	15
2001-2021	-	27

*Table 16 Projected subdivisions 2001-2021*

Some of the above potential units have already been recorded in the section on extant planning permissions. To avoid double counting it is necessary to deduct these from the subdivision total.

<b>2006-2021 projected subdivision provision excluding extant planning permissions</b>	15 units
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*Table 17 Projected subdivision excluding extant permissions*

### LIVING ABOVE THE SHOP

As identified in the Replacement Local Plan (2006), vacant spaces above shops offer an ideal opportunity to increase the numbers of people living within town centres. There is a demand from people wanting to live in town, and residential use can help ensure the vitality of town centre whilst minimising the demand for greenfield development. However, only a small proportion of businesses and retailers have utilised their premises in such a way.

For the purposes of this study dwellings provided on a first floor level or above, over an existing non-residential use have been included in this section. UCS 2000 found that the potential for additional living above the shop units outside the town centres of Hockley, Rayleigh and Rochford was nominal and was therefore not included in the calculation. This approach was adopted in this study.

#### Recent trends

As in the case of subdivision, yield from the provision of dwellings above businesses has historically been low in the district. Table 18 below details the recent trends in the development of accommodation above businesses.

Net completions 2005-06:	2
Net completions 2001-06:	7
Potential net gain through extant permissions:	4

*Table 18 Living above the shop (recent trends)*

#### UCS 2000 findings

Rochford town centre demonstrated the greatest scope for additional residential accommodation. This was mainly as a consequence of the more historic built form within the centre, with many of the retail units designed/built to accommodate residential development, or indeed, originally built as residential accommodation but converted to retail use over the course of time. From an assessment of vacancy levels based on an exterior survey, it was estimated that there is an unconstrained capacity of 32 dwellings. This included a provision for redeveloping some derelict non-retail units in West Street.

Rayleigh provides the main retail centre within the District. UCS 2000 stated this should have resulted in the greatest potential for living above the shop, but noted many retail units accommodate office floorspace on the upper floors. Furthermore a proportion of the retail floorspace is purpose built. This suggests that land ownerships may be in institutional control, making

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residential conversions more complicated. Notwithstanding this, there were a number of existing residential units above retail floorspace in the centre. From survey work, it was envisaged that there is an unconstrained capacity of approximately 26 additional units.

Hockley is the smallest of the town centres. A relatively high number of residential units are already accommodated above retail floorspace in the town. There was, however, found to be a number of single storey retail units which could be redeveloped at a higher density to include residential units above. This would assist in enhancing the quality of the built environment and introduce a potential supply of residential use in a very accessible location. Based on potential redevelopment of some existing retail units, together within an assessment of vacancy at first floor level (based on survey work), there is an unconstrained capacity of approximately 18 additional units.

### Comparison between UCS 2000 projections and reality

Table 19 below compares the estimates in UCS 2000 to developments that have subsequently been implemented or projected to be so by 2011.

	Rochford	Rayleigh	Hockley	Rochford, Rayleigh, Hockley total
UCS 2000 unconstrained capacity	32	26	18	76
UCS 2000 discounted capacity	5	4	3	12
Actual completions 2001-06	2	3	0	5
Projected completions 2006-11 (based on extant planning permissions)	3	0	0	3
Actual / projected completions 2001-2011	5	3	0	8

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In addition to the above, although the UCS 2000 ignored potential over the shop capacity outside of the district three main settlements, there was one such development completed in Great Wakering and one currently with planning permission in Hullbridge. This does though make only a nominal contribution towards housing provision.

### Changes since 2000

There has been no significant increase in the size of the district's town centres, and therefore no significant increase in potential for residential uses above shops. A mixed use development including residential accommodation over retail is currently under construction in Rochford town centre.

Some of the unconstrained capacity found in UCS 2000 has been taken up, reducing the unconstrained capacity in 2007. Table 20 details the unconstrained capacity available today, based on additional completions and permissions since 2001.

Town centre	Unconstrained capacity
Rochford	27
Rayleigh	23
Hockley	18

*Table 20 Living above the shop unconstrained capacity in 2007*

### Probable completions in plan period

The percentage of the unconstrained capacity to materialise as completions or projected completions in the period 2001-2011 was 16%, 12% and 0% for Rochford, Rayleigh and Hockley, respectively.

UCS 2000 overestimated the provision of dwellings through developments above businesses. This was particularly the case in Hockley, where empirical evidence since 2001 suggests that there will be no units provided in such a way there.

Assuming these trends continue between 2011 and 2021, the yield from residential developments above businesses would be as illustrated in Table 21 below.

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	<b>Unconstrained capacity</b>	<b>Estimated completions 2011-2021</b>	<b>Estimated / projected completions 2006-2021</b>
Rochford	27	4	7
Rayleigh	23	3	3
Hockley	18	0	0
Total	68	7	10

*Table 21 Projected living above the shop completions*

Some of the above potential units have already been recorded in the section on extant planning permissions. To avoid double counting it is necessary to deduct these from the subdivision total.

<b>2006-2021 projected living above the shop completions excluding extant planning permissions</b>	7
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*Table 22 Projected living above the shop completions excluding extant permissions*

### REDEVELOPMENT OF ESTABLISHED EMPLOYMENT LAND

There are considerable areas of land in the district that are currently allocated for, and in use as, employment land. The redevelopment of such sites for residential use would reduce demand for residential development on greenfield sites, but would at the same time create a need for alternative sites to be found for employment. Such an approach, which would be likely to require the decontamination of existing employment land to make it fit for residential use, together with development of a greenfield site and implementation of additional infrastructure to serve the new employment area, may well be unsustainable.

Employment sites that demonstrate a level of vacant floorspace and which would be sustainable locations for residential development may be appropriate for redevelopment, subject to alternative, sustainable sites for employment being made available. In addition, current employment sites may be located in areas where they are of detriment to neighbouring residential amenity and where a residential re-use would be desirable.

A number of employment sites within the district are functionally separate from existing residential areas to a degree to which higher densities may be possible than through other methods of housing provision such as intensification, as they would not be out of keeping with the character of the locality. In addition, Planning Policy Statement 3 (PPS3) stresses that existing densities should not dictate those of new schemes. However, the character of adjacent development can still provide guidance in calculating potential densities.

Employment land across the district was assessed as part of UCS 2000. A summary of the findings for each site, together with a description of any circumstances which may have changed since 2001 is detailed below.

The following employment sites were examined in UCS 2000 and their present day suitability is revisited in this study:

- Rawreth Industrial Estate, Rawreth Lane, Rayleigh
- Imperial Park Industrial Estate, Rawreth Lane, Rayleigh
- Land between 39 and 69 Lower Lambricks, Rayleigh
- Brook Road Industrial Estate, Rayleigh
- Land adjacent to 89 Rectory Road, Hawkwell
- Industrial Estate, Leecon Way, Ashingdon Road, Rochford
- Purdeys Industrial Estate, Purdey Way, Rochford
- Industrial units between 76 and 92 Main Road, Hawkwell
- Industrial Estate, Eldon Way, Hockley

See **Appendix 1** for a detailed appraisal of each site.

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Site	Capacity	Probability of residential development within plan period
Rawreth Industrial Estate, Rayleigh	220	High
Imperial Park Industrial Estate, Rayleigh	60	Medium
Land between 39 and 69 Lower Lambricks, Rayleigh	12	High
Brook Road Industrial Estate, Rayleigh	260	Low
Land adjacent to 89 Rectory Road, Hawkwell	22	Medium
Industrial Estate, Leecon Way, Rochford	30	Medium
Purdeys Industrial Estate, Rochford	840	Low
Industrial units between 76 and 92 Main Road, Hawkwell	N/a	N/a. Site included in section on undeveloped allocated sites.
Eldon Way Industrial Estate, Hockley	118	Low
Star Lane Brickworks, Star Lane, Great Wakering	88	Medium
Stambridge Mills, Mill Lane, Stambridge	60	High

*Table 23 Residential capacities of employment sites and probability of their redevelopment in plan period*

### Probable development in plan period

Potential development of employment sites can be categorised into three different groups: sites with a high, medium or low probability of coming forward in the plan period.

There are therefore three different figures that can be derived from development from this source in the district. The potential development is stated in Table 24 below.

Probability of site coming forward in plan period	Units
High	292
Medium	200
Low	1218

*Table 24 Total residential capacity of employment sites by probability of sites being developed*

### UNDEVELOPED RESIDENTIAL ALLOCATIONS

Only one site allocated for proposed residential development in the Replacement Local Plan remains undeveloped as residential: land between 76 and 92 Main Road, Hawkwell (site 'v' of Policy HP2 in the Replacement Local Plan).

The estimated capacity as stated in the Replacement Local Plan is 36. Although the Replacement Local Plan pre-dates the adoption of PPS3, the estimated capacity in the recently adopted document is still considered current and appropriate.

<b>Potential units</b>	36
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*Table 25 Potential units from allocated land*



## EXCLUDED SITES

There are a number of sites that were included in the UCS 2000 but which have been excluded from the updated capacity calculation. The following table details which sites have been omitted, and why.

Site	Reason for omission
Car park at Travellers Joy, London Road, Rayleigh	Car park utilised by existing pub. Number of dwellings that could be developed on the site is limited and considered highly unlikely to come forward in the plan period.
Land north of Rayleigh Train Station	Car park currently well used and important for train station. Highly unlikely to come forward for residential use in plan period.
Rayleigh Station car park (south of station)	Car park currently well used and important for train station. Highly unlikely to come forward for residential use in plan period.
Car park adjacent to Mill Hall, Bellingham Lane, Rayleigh	Car park currently well used and highly unlikely to come forward for residential use in plan period.
Websters Way car park, Rayleigh	Works have recently been undertaken to improve and increase the size of the well used car park, together with improvements to the pedestrian access to the town centre from the car park. It is considered highly unlikely that the car park to come forward for residential in the plan period.
Rayleigh market car park, Hockley Road, Rayleigh	This well used car park also stages a weekly market. It is considered highly unlikely that the site will come forward for residential use in plan period.
Back Lane car park, Rochford	Car park currently well used and highly unlikely to come forward for residential use in plan period.
Rochford Station car park and Freight House car park	Rochford station car park well used and important for train station. Part of Freight House car park in area at risk of flooding. Highly unlikely to come forward for residential use in plan period.
Reads Nursery, Rawreth Lane, Rayleigh	Site developed (residential)
Baron Court Cattery and Kennels, Rawreth Lane, Rayleigh	Incorporated into the calculation for Imperial Park Industrial Estate
Land adjacent to 31 Uplands Park Road, Rayleigh	Site developed (residential)
Bingo Hall, Crown Hill, Rayleigh	Site developed (residential)
Land adjacent to 85 Rectory Avenue, Hawkwell	Site developed (residential)
Rochford Primary	Site developed (residential)

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School playing field	
Land at Hospital site, rear of North Street / West Street, Rochford	Site developed / under construction (mixed use including residential)
Rochford Business Park, Cherry Orchard Way	Site developed (commercial)
Flacks Nursery, Eastwood Road, Rayleigh	Site developed (residential)

*Table 26 Excluded sites*

### TOTAL URBAN CAPACITY

The following section outlines the total residential development that has the potential to come forward during the plan period from previously developed land and land allocated in the Replacement Local Plan.

Source	Units
Extant planning permissions (reassessed)	856
Redevelopment of non-residential sites in appropriate locations (high probability sites)	95
Redevelopment of non-residential sites in appropriate locations (medium probability sites)	52
Redevelopment of non-residential sites in appropriate locations (low probability sites)	60
Intensification of existing residential uses.	404
Subdivision of dwellinghouses.	15
Living above the shop.	7
Established employment sites (high probability sites)	292
Established employment sites (medium probability sites)	200
Established employment sites (low probability sites)	1218
Land allocated for residential but as yet undeveloped	36

*Table 27: Total urban capacity*

The above allows for various totals to be derived, as outlined below in Table 28 having regard to various possible scenarios.

The 17 different scenarios have been derived having regard to potential developments in planning policy (e.g. whether policies contained within the Council's Local Development Framework will seek to promote or restrict intensification) and the differing probabilities of sites coming forward.

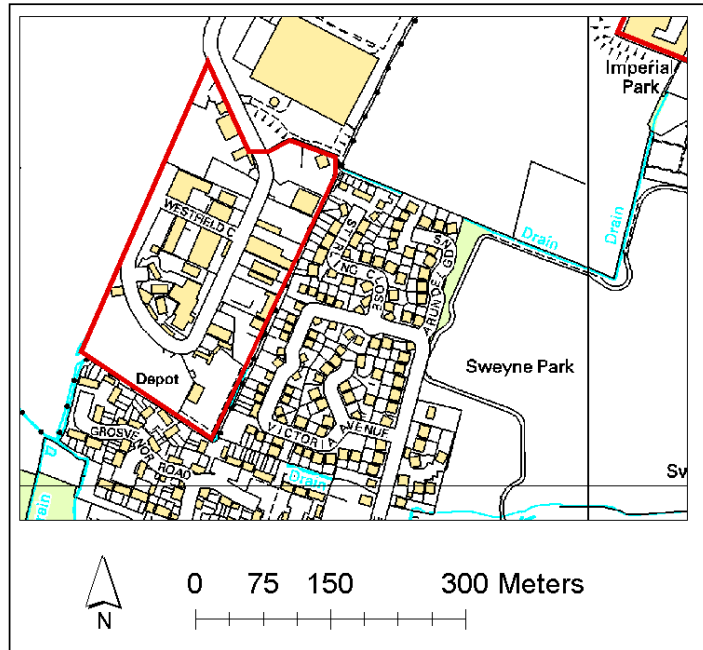
Scenario	Intensification	Living above shop	Subdivision	Employment sites (different probabilities)			Non-residential sites (different probabilities)			Extant planning permissions (reassessed)	Allocated sites	Estimated units
				High	Medium	Low	High	Medium	Low			
<b>A</b>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<b>3235</b>	
<b>B</b>	✓	✓	✓	✓	✓		✓	✓	✓	✓	1957	
<b>C</b>	✓	✓	✓	✓			✓		✓	✓	<b>1705</b>	
<b>D</b>	✓	✓	✓						✓	✓	1465	
<b>E</b>	✓	✓	✓						✓	✓	<b>1318</b>	
<b>F</b>	✓	✓	✓				✓		✓	✓	1413	
<b>G</b>	✓	✓	✓	✓			✓	✓	✓	✓	<b>1757</b>	
<b>H</b>		✓	✓	✓	✓	✓	✓	✓	✓	✓	2379	
<b>I</b>		✓	✓	✓	✓	✓	✓	✓	✓	✓	<b>2319</b>	
<b>J</b>		✓	✓	✓	✓	✓	✓	✓	✓	✓	1553	
<b>K</b>		✓	✓	✓	✓	✓	✓	✓	✓	✓	<b>1301</b>	
<b>L</b>		✓		✓	✓	✓	✓	✓	✓	✓	2816	
<b>M</b>		✓		✓	✓	✓	✓	✓	✓	✓	<b>2756</b>	
<b>N</b>		✓		✓	✓		✓		✓	✓	1538	
<b>O</b>		✓		✓			✓		✓	✓	<b>1286</b>	
<b>P</b>		✓	✓	✓					✓	✓	1206	
<b>Q</b>		✓	✓	✓				✓	✓	✓	<b>1068</b>	
<b>R</b>		✓	✓	✓					✓	✓	914	
<b>S</b>		✓							✓	✓	<b>899</b>	
<b>T</b>									✓	✓	892	

Table 28 Possible scenarios and their residential yields

**APPENDIX 1 – EMPLOYMENT SITE DETAILS**

**Rawreth Industrial Estate**

Map reference (796,922)



**Size:** 5.9 ha

**Summary of UCS 2000 findings**

The site comprises a range of small business uses many of which could be classified as 'bad neighbour' uses. This peripheral location is appropriate for employment use, being easily accessible to the strategic road network. The site is well used by the occupiers and its use for residential development would result in the loss of important local employment and is not considered appropriate in the short term or long term unless an appropriate alternative site can be identified. Notwithstanding this, likely contamination issues may provide implementation difficulties for residential and more appropriate land use would be higher density employment.

**Changes since 2000**

The Replacement Local Plan has been adopted and contains policies which continue the practice of protecting industrial estates for employment uses. The Regional Spatial Strategy will supersede the Structure Plan and will require local authorities to provide a number of jobs, as opposed an amount of employment floorspace.

Conflict between the employment site and the adjacent residential area has continued, to the detriment of residential amenity and the businesses on site. Contaminated land is still a potential issue. Since 2000, however, the development industry has become increasingly adept at remediation and technical guidance is now available. There are currently parking issues at the site and businesses would benefit from relocation at a suitable, purpose-built, industrial estate.

**Residential suitability**

	Good	Medium	Poor	Notes
Access to employment		✓		Not town centre / walking distance to town centre
Access to local facilities		✓		Varying levels of access to different services. Not town centre / walking distance to town centre
Potential avoidance of car dependency			✓	Some facilities within walking distance, but train station and town centre not. Uncertain future with levels of bus service provision.
Access to public transport			✓	Train station 3km away. Uncertain future of bus service to site.
Lack of physical			✓	Possible contamination. Sloping site.

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constraints				
Vacancy levels			✓	High levels of use
Potential for environmental improvement	✓			Poor quality existing environment. Parking problems. Negative impact of current use on neighbouring residential amenity
Land ownership			✓	Multi ownership or possibly one ownership, but multiple tenants.
Potential relationship to existing residential development	✓			Site bounded by existing residential area, an established community
Potential for infrastructure improvements to accompany residential development	✓			The potential number of units on the sites would justify developers contribution towards infrastructure to meet the needs of future, and mitigate possible negative impacts on existing, residents

### Site capacity

The site capacity is dependent on the probable gross density for residential development. PPS3 states that the minimal density for residential development should be 30 dwellings per hectare (net).

*Housing Land Availability Assessments* (ODPM, 2005) recommends that a gross to net ratio of 50-75% is applied to sites over 2ha.

The redevelopment of the Park School, Rawreth Lane provides an indication of the residential density that may be acceptable at this site. 128 dwellings were approved at a net density of 45 dwellings per hectare. As the site included landscaping, ecology strips and spine road the gross density was 39 dwelling per hectare. The site is in the vicinity of, and comparable in size to, that of Rawreth Industrial Estate.

There are no known constraints that would significantly impact upon the potential density.

Site area:	5.9 ha
Net development site area:	4.425 ha
Probable density (net):	50 dwellings / ha
Potential capacity:	220 dwellings

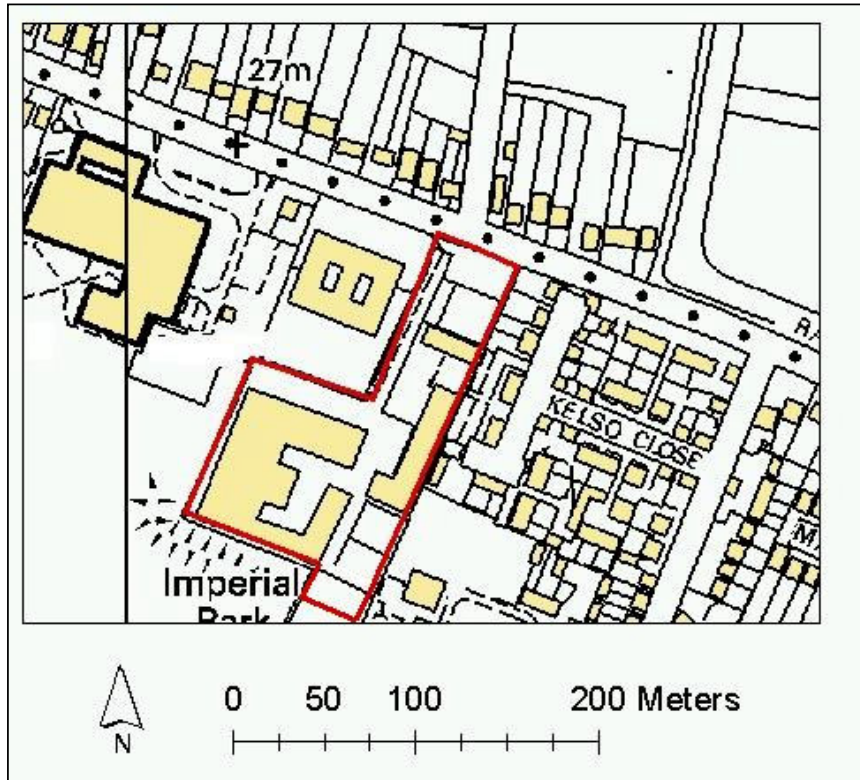
**Probability of site being redeveloped for residential use within plan period**

The redevelopment of the site for residential purposes together with the relocation of industrial uses to an alternative, purpose-built site would be beneficial to existing businesses and neighbouring residents. The site constitutes brownfield land adjacent to an existing residential area on the edge of a settlement that is likely to have to accommodate growth. In order for the site to be redeveloped, it will need to be reallocated for residential use as part of the Local Development Framework process. Having regard to the above, there is a high probability of the site being developed for residential use within the plan period.



**Imperial Park Industrial Estate**

Map reference: (801,925)



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**Size:** 1.5 ha

**Summary of UCS 2000 findings:** The site comprises a number of employment uses, however the northern part of the site is vacant / underdeveloped. The site is allocated for employment in the Local Plan. The character of the general area is suburban residential. Although not well accessed to the town centre by non car modes, a lower density development in this location would be appropriate subject to overcoming Structure Plan policy restricting such change of use. Whilst being appropriate for residential, the site is also appropriate for employment use and its use for such might assist in achieving a greater local balance of land uses. Notwithstanding this, the development of the site for residential would be straightforward, complicated only by some potential contamination issues and overcoming Structure Plan policy. The unconstrained capacity should therefore be discounted by 30%.

**Changes since 2000:** The Replacement Local Plan has been adopted and contains policies which continue the practice of protecting industrial estates for employment uses. The Regional Spatial Strategy will supersede the Structure Plan and will require local authorities to provide a number of jobs, as opposed an amount of employment floorspace.

The northern part of the site undeveloped in 2000 has subsequently been developed for use as a nursing home. The employment site is now a 'P' shape, constraining possible redevelopment, measuring 1.5 hectares. Once the shape of the site has been factored in, there is no other reason why a discount should be applied to the site capacity.

### Residential suitability

	Good	Medium	Poor	Notes
Access to employment		✓		Varying levels of access to different services. Not town centre / walking distance to town centre.
Access to local facilities		✓		Varying levels of access to different services. Not town centre / walking distance to town centre.
Potential avoidance of car dependency			✓	Some facilities within walking distance, but train station and town centre not. Uncertain future of bus service to site.
Access to public transport			✓	Train station 2-3km away. Uncertain future of bus service to site.
Lack of physical constraints			✓	Possible contamination. Shape of site may constrain density of redevelopment.

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Vacancy levels			✓	Few vacancies at the site.
Potential for environmental improvement	✓			Poor quality existing environment.
Land ownership		✓		One owner, multiple tenants
Potential relationship to existing residential development	✓			Site bounded by existing residential area, an established community
Potential for infrastructure improvements to accompany residential development		✓		The potential number of units on the site would justify some contribution towards infrastructure to meet the needs of future, and mitigate possible negative impacts on existing residents.

### Site capacity

The site capacity is dependent on the probable gross density for residential development. PPS3 states that the minimal density for residential development should be 30 dwellings per hectare (net).

*Housing Land Availability Assessments* (ODPM, 2005) recommends that a gross to net ratio of 75-90% is applied to sites between 0.4 and 2 ha.

The density of any redevelopment may be constrained by the shape of the site, but the gap between net and gross densities may be less than at larger sites. The site is not within a town centre and therefore high densities, above 50 dwellings per hectare, would not be appropriate.

Site area:	1.5 ha
Net development site area:	1.35 ha
Probable density (net):	45 dwellings / ha
Potential capacity:	60 dwellings

### Probability of site being redeveloped for residential use within plan period

If the site were to be redeveloped for residential use, it would be necessary to find an alternative location for the existing employment uses on site. On balance there is a medium probability of the site being developed for residential use within the plan period.

Land between 39 and 69 Lower Lambricks, Raleigh

Map reference: (809,918)



**Size:** 0.3 ha

### **Summary of UCS 2000 findings**

The existing employment/storage use is incongruous with the prevailing character of the area. The run down appearance has an adverse affect on the local amenity. High density residential development not appropriate due to topography of area and limited access means other than car. The site is suitable for residential use. Likely that the site is in single ownership which will assist in achieving residential development on the site within the Plan period. However, potential conflict with Structure Plan policy. A discount rate of 30% of unconstrained capacity is appropriate in this location.

### **Changes since 2000**

The Replacement Local Plan has been adopted and contains policies which continue the practice of protecting industrial estates for employment uses. The Regional Spatial Strategy will supersede the Structure Plan and will require local authorities to provide a number of jobs, as opposed an amount of employment floorspace.

If the site were to be deemed appropriate for residential development, the density would be constrained by the need to respect the character of its immediate neighbours, but there would be no need to apply any other form of discount to the potential capacity.

**Residential suitability**

	Good	Medium	Poor	Notes
Access to employment		✓		Not town centre / walking distance to town centre.
Access to local facilities		✓		Not town centre / walking distance to town centre. Some services available in locality.
Potential avoidance of car dependency		✓		Not within walking distance of train station. Regular bus service available in locality. Limited services / facilities available within walking distance.
Access to public transport		✓		Regular bus service available in locality.
Lack of physical constraints		✓		Previous uses will need to be established to determine any possible levels of contamination.
Vacancy levels			✓	Site in use
Potential for environmental improvement	✓			Current use incongruous in residential area.
Land ownership		✓		Small site with limited number of owners
Potential relationship to existing residential development	✓			Site bounded by existing residential area, an established community
Potential for infrastructure improvements to accompany residential development			✓	The potential number of units is small and would fit in to an established street pattern and community. The likely number of dwellings to be provided would not meet the threshold for affordable housing provision currently set out in the Replacement Local Plan or as stated in PPS3.

**Site capacity**

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*Housing Land Availability Assessments* (ODPM, 2005) recommends that a gross to net ratio of 100% is applied to sites under 0.4ha.

The site currently sits within, and breaks up, a relatively homogenous street pattern. Any future residential development's density would be influenced by the need to respect the existing character of the street of which it would be

The density would be influenced by that of adjacent development, plus allowances made for some intensification. The densities of adjacent developments are between 26 and 29 dwellings per hectare. In addition, in line with the Rochford District Council's current policies, the existing public open space to the rear of the site would allow for new dwellings to be provided with smaller amenity areas than would otherwise be required, increasing potential densities slightly. A density of 40 dwellings per hectare would be appropriate in this location.

Site area:	0.3 ha
Probable density:	40 dwellings / ha
Potential capacity:	12 dwellings

### **Probability of site being redeveloped for residential use within plan period**

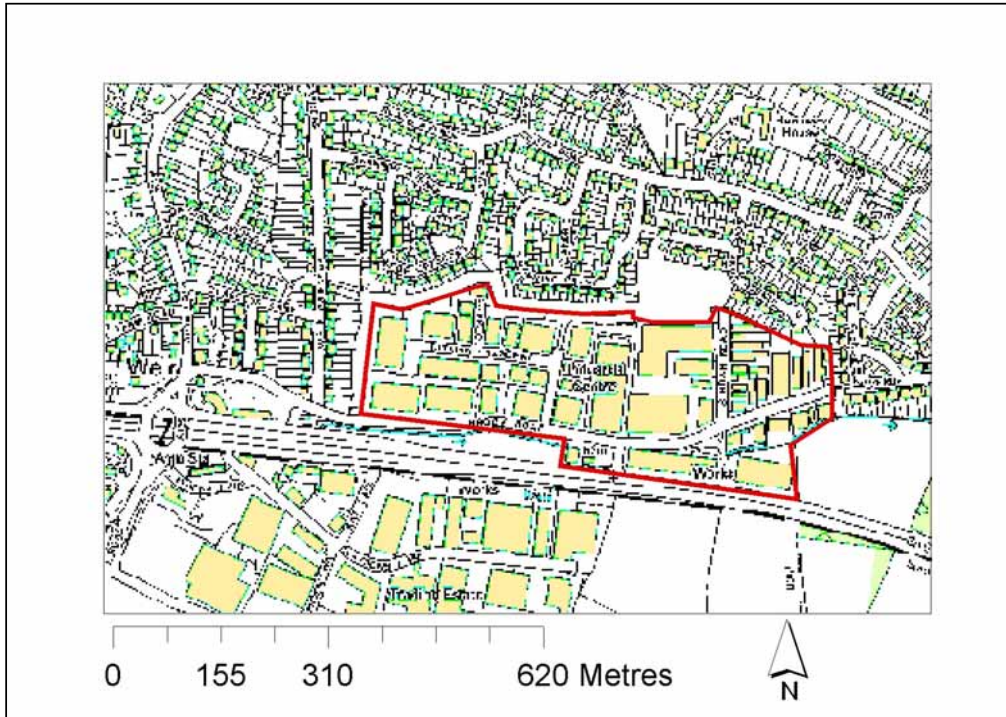
Due to the small scale of the site, existing employment uses could potentially be accommodated on alternative existing employment sites, or on employment sites that may be required to be allocated to meet the targets outlined in the Regional Spatial Strategy.

The site is already allocated for residential use and such use would be more in keeping with character of locality. However, no interest has been expressed through the planning system in the past by the owners to redevelop the site as residential.

On balance there is a medium probability of the site coming forward in the plan period.

**Brook Road Industrial Estate, Rayleigh**

Map reference: (808,897)





**Size:** 8.7 ha

**Summary of UCS 2000 findings**

Very well used and important employment area in location in close proximity to strategic road network. No potential for residential development.

**Changes since 2000**

The employment site continues to be well used. Any residential redevelopment would require a large alternative site to be found. Such a location would likely to require the release of large amounts of greenfield land, bringing into question the sustainability of such development. In addition, there are few sites within the district available that are as strategically well placed in relation to the road network.

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	Good	Medium	Poor	Notes
Access to employment		✓		Other employment sites in vicinity. Not town centre / walking distance to town centre location.
Access to local facilities		✓		Not town centre / walking distance to town centre location. Some services available within close proximity.
Potential avoidance of car dependency			✓	Proximity to A127 likely to encourage use of cars, particularly for commuters to London, Southend and Basildon. Not town centre / walking distance to town centre.
Access to public transport		✓		Not within walking distance of town train station. Regular bus services within vicinity of site.
Lack of physical constraints		✓		An array of uses on the site. Possible issues with contaminated land.
Vacancy levels			✓	Site continues to be well used.
Potential for environmental improvement		✓		The existing use is not incongruous in this location, with employment land to the south.
Land ownership			✓	Large site with multiple land. History of problems establishing ownership of parts of site.
Potential relationship to existing residential development	✓			Site bounded by existing residential area, an established community, separated only from the existing employment land by a buffer zone of public open space.
Potential for infrastructure improvements to accompany residential development	✓			Large site with large potential capacity which would justify considerable infrastructure improvements.

### Site capacity

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*Housing Land Availability Assessments* (ODPM, 2005) recommends that a gross to net ratio of 50-75% is applied to sites over 2 ha.

The site capacity is dependent on the probable gross density for residential development. PPS3 states that the minimal density for residential development should be 30 dwellings per ha (net).

*Housing Land Availability Assessments* (ODPM, 2005) recommends that a gross to net ratio of 50-75% is applied to sites over 2ha.

The site is not within a town centre and not well-related to public transport and therefore high densities, above 50 dwellings per hectare, would not be appropriate.

Site area:	8.7 ha
Net development site area:	6.5 ha
Probable density (net):	40 dwellings / ha
Potential capacity:	260 dwellings

### **Probability of site being redeveloped for residential use within plan period**

Due to the large scale of this employment site, a large area of land would have to be found to re-accommodate displaced businesses. The site is strategically placed in relation to the road network and a viable alternative would be hard to find. It would also require large-scale development, probably of greenfield land, which would be potentially unsustainable. The site is under multiple ownership and there have been problems in the past establishing the ownership of parts of the site, making redevelopment problematic.

Having regard to the above, there is a low probability of the site being redeveloped for residential use in the plan period.

Land adjacent to 89 Rectory Road

Map reference: (919,862)



**Size:** 0.3 ha

**Summary of UCS 2000 findings**

The site currently occupied by a trade / retail use in an area more suited to residential. Access for trade uses is not good but appropriate for residential. Site not currently used efficiently and therefore scope for limited redevelopment. Not suitable for high density development because of poor access to town centre. Notwithstanding this, wide range of local shopping facilities available. Unconstrained capacity needs considerable discounting because of potential difficulty with regard to existing use. Recent investment in main unit likely to restrict potential to maximise 0.4 ha of area. The unconstrained capacity should therefore be discounted by 75%.

**Changes since 2000:** The site is allocated for residential use in the adopted Replacement Local Plan. The site continues to be utilised by a building supplies merchant, but a significant proportion of the site (0.3 ha) to the east of the main business use appears to be used for car parking or is vacant land.

**Residential suitability**

	Good	Medium	Poor	Notes
Access to employment		✓		Varying levels of access to different services. Not town centre / walking distance to town centre location.
Access to local facilities		✓		Varying levels of access to different services. Not town centre / walking distance to town centre location
Potential avoidance of car dependency		✓		Some facilities within walking distance, including neighbourhood shopping. Not town centre / walking distance to town centre.
Access to public transport		✓		Train station 2km away. Regular bus service along Ashingdon Road, 500m from site.
Lack of physical constraints		✓		Possible contamination. Area of site most likely to be released for residential development is a long, narrow shape which constrains the potential capacity.
Vacancy levels		✓		Business still operating, but parts of site appear to be underused.

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Potential for environmental improvement	✓			Residential development would be more in keeping with character of locality.
Land ownership	✓			One owner
Potential relationship to existing residential development	✓			Site bounded by existing residential area, an established community
Potential for infrastructure improvements to accompany residential development			✓	The potential number of units is small and would fit in to an established street pattern and community. The likely number of dwellings to be provided would not meet the threshold for affordable housing provision currently set out in the Replacement Local Plan or as stated in PPS3.

### Site capacity

PPS3 states that the minimal density for residential development should be 30 dwellings per hectare (net). The site is relatively small and irregularly shaped; therefore a design-led approach is appropriate for determining the capacity in this case.

The site's capacity is severely constrained by its unorthodox shape which has been created by the development of a small residential cul-de-sac in the middle of the site. The site can be split into two sections, the eastern section and the western section, with the existing residential sitting between the two.

The eastern section's capacity is constrained by its narrow shape. The most efficient and appropriate use of the land is likely to be through utilising the frontage of the site for a relatively small-scale development of flats, with vehicular access off Oakland Mews and / or the road running between 4 and 6 Banyard Way, together with an additional development of flats at the southern end of the site.

The site capacity of the western section of the site faces some capacity constraints due to its shape and proximity to other development., although less so than the eastern section. The most efficient and appropriate use of the site is likely to be through the development of a mixture of dwelling types at a density of 30 dwellings per hectare over the 0.33 hectares of the site least constrained.

Site area:	1.5 ha
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Probable density:	N/a
Potential capacity:	22

### **Probability of site being redeveloped for residential use within plan period**

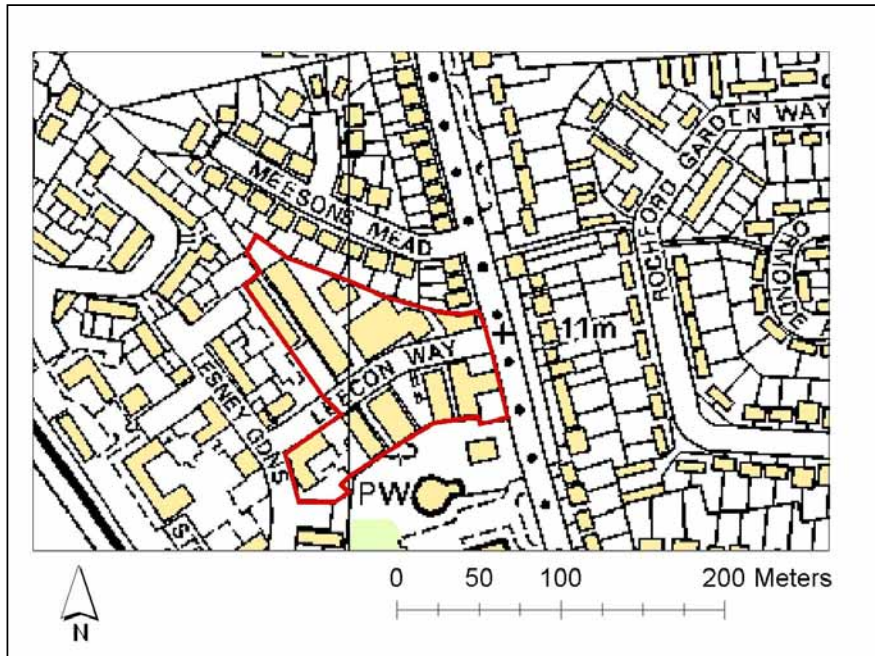
A residential use would be more in keeping with the prevailing character of the locality, and the site has a number of other characteristics which suggest a residential use would be appropriate. However, the potential capacity is significantly restricted by the shape of the site, making residential development less appealing.

The site is under single ownership, but there are no records of any discussions between the owner and the Local Planning Authority with regards to redeveloping the site. The site was allocated in the 1995 Local Plan for residential, a designation that has been carried forward into the 2006 Replacement Local Plan, yet there have been no signs of the site coming forward as residential.

On balance there is a medium probability of the site being developed for residential use within the plan period.

**Industrial Estate, Leecon Way, Ashington Road, Rochford**

Map reference: (870,912)





**Size:** 0.93 ha

**Summary of UCS 2000 findings**

The site comprises a well used employment site with little if any vacancies. It provides valuable accessible employment floorspace to adjacent residential areas and assists in achieving a mix of uses in a predominantly residential town. The only scope for housing development within the site would be in conjunction with comprehensive redevelopment to increase the employment density thereby possibly releasing some land. This would, however, conflict with the current Structure Plan policy. It is considered that none of the unconstrained capacity will be developed within the Plan period.

**Changes since 2000:**

The part of the site to the North of Leecon Way is allocated for industrial use (B1, B2, B8) in the adopted Replacement Local Plan. The part of the site to the South of Leecon way is allocated for residential use in the adopted Replacement Local Plan. The parts of the site which front onto Leecon way continue to be well utilised, mainly by automotive associated businesses, but parts of the site to the North of Leecon Way appear to be vacant.

**Residential suitability**

	Good	Medium	Poor	Notes
Access to employment		✓		
Access to local facilities	✓			Schools and neighbourhood shopping within walking distance.
Potential avoidance of car dependency		✓		
Access to public transport		✓		Train station 2km away. Regular bus service along Ashingdon Road, 500m from site.
Lack of physical constraints		✓		
Vacancy levels			✓	Site in use.
Potential for environmental improvement	✓			Residential development or light employment uses such as offices would be more in keeping with character of locality.
Land			✓	Possible multiple ownerships

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ownership				
Potential relationship to existing residential development	✓			Site bounded by existing residential area, an established community
Potential for infrastructure improvements to accompany residential development		✓		A comprehensive redevelopment of the site would likely exceed the threshold for affordable housing provision currently set out in the Replacement Local Plan and as stated in PPS3.

### Site capacity

The site is relatively small and there is an outline planning permission already in place on part of the site; therefore a design-led approach is appropriate for determining the capacity in this case.

The density of any redevelopment may be constrained by the shape of the site. The site is not within a town centre and therefore high densities, above 50 dwellings per hectare, would not be appropriate.

The garage on the edge of this site fronting on to Ashingdon Road has outline permission for a change of use to 14 one and two bedroom residential flats. The rest of the site currently has no permission for residential development although the area South of Leecon Way is zoned as residential in the Replacement Local Plan. The site's redevelopment may be constrained by the mix of employment uses currently on the site. Any redevelopment scheme may need to include the comprehensive redevelopment of the whole site to overcome this constraint.

Site area:	0.93 ha
Probable density (net):	n/a
Potential capacity:	44
Potential capacity excluding extant permissions:	30

### Probability of site being redeveloped for residential use within plan period

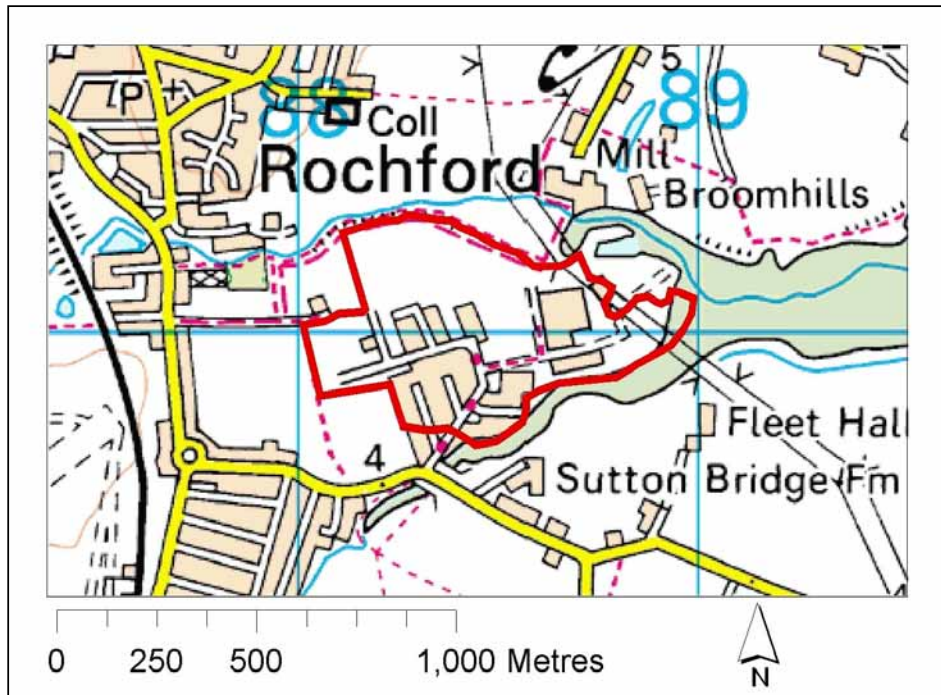
A residential use or light employment use such as offices would be more in keeping with the prevailing character of the locality.

The ad-hoc style of development on the site means that the redevelopment of the whole site would provide the most likely opportunity for redevelopment. The site appears to be under multi-ownership which may cause difficulties in progressing any comprehensive redevelopment of the site. Part of the site, South of Leecon way is allocated as residential in the 2006 Replacement Local Plan, the area of the site North of Leecon way is allocated for employment (B1, B2, B8) uses. The garage on the Ashingdon road edge of this site was granted outline permission for a change of use to 14 residential flats in 2004, however there is no indication that the redevelopment of this site will commence in the immediate future.

On balance there is a medium probability of the site being developed for residential use within the plan period.

**Purdeys Industrial Estate, Purdeys Way, Rochford**

Map reference: (884,899)



**Size:** 32 ha

**Summary of UCS 2000 findings**

The site comprises a major employment site and retail park outside the established town area. It is not readily accessible to main town centre facilities and would provide a very poor residential environment, divorced from any established community. Furthermore, the site provides an important employment use which is well established and well used. No potential for short or long term housing supply.

**Changes since 2000:**

The site still represents one of the main employment sites within the district. The site is zoned for employment (B1, B2, B8) use in the Replacement Local Plan 2006. There is now little vacant land as a lot of the site now has permission for employment related uses.

The site is separate from the main urban area of Rochford and redevelopment of the site for residential use would likely be very problematic due to the multiple ownership and extent of the site.

**Residential suitability**

	Good	Medium	Poor	Notes
Access to employment			✓	Isolated site detached from main settlement. Redevelopment for residential purposes may reduce access to employment in this area.
Access to local facilities			✓	Isolated site detached from main settlement.
Potential avoidance of car dependency			✓	Isolated site detached from main settlement. Limited public transport options within vicinity.
Access to public transport			✓	Isolated site detached from main settlement. Limited public transport options within vicinity.
Lack of physical constraints			✓	Parts of site have been used for landfill, likely issue with contaminated land. 4 ha of the western part of the site is designated as an Area of Special Restraint as it is under a flight path for the nearby Southend Airport and

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				would therefore not be appropriate for residential development. This area, together with the sections of the site in flood risk areas, has been excluded from calculations.
Vacancy levels			✓	Few vacancies at the site.
Potential for environmental improvement	✓			Poor quality built environment currently.
Land ownership			✓	Multiple ownership
Potential relationship to existing residential development			✓	Isolated site detached from the main settlement of Rochford.
Potential for infrastructure improvements to accompany residential development	✓			Large site that would necessitate infrastructure improvements to accompany development.

### Site capacity

The site capacity is dependent on the probable gross density for residential development. PPS3 states that the minimal density for residential development should be 30 dwellings per ha (net).

*Housing Land Availability Assessments* (ODPM, 2005) recommends that a gross to net ratio of 50-75% is applied to sites over 2ha.

The site is not within a town centre and not well-related to public transport and therefore high densities, above 50 dwellings per hectare, would not be appropriate. If the entire site was redevelopment then there is potential for up to 525 dwellings based on a net density of 35 dwelling per ha applied to

Site area:	32 ha
Net development site area:	24
Probable density (net):	35 dwellings / ha
Potential capacity:	840 dwellings

### Probability of site being redeveloped for residential use within plan period

Purdeys way industrial estate remains a key location for providing employment within the district. The site is well used with low vacancy rates. The environmental constraints and the location of this site away from the other urban areas mean that the redevelopment of this site seems unrealistic for the foreseeable future.

On balance there is a low probability of the site being developed for residential use within the plan period.

**Industrial units between 76 and 92 Main Road, Hawkwell**

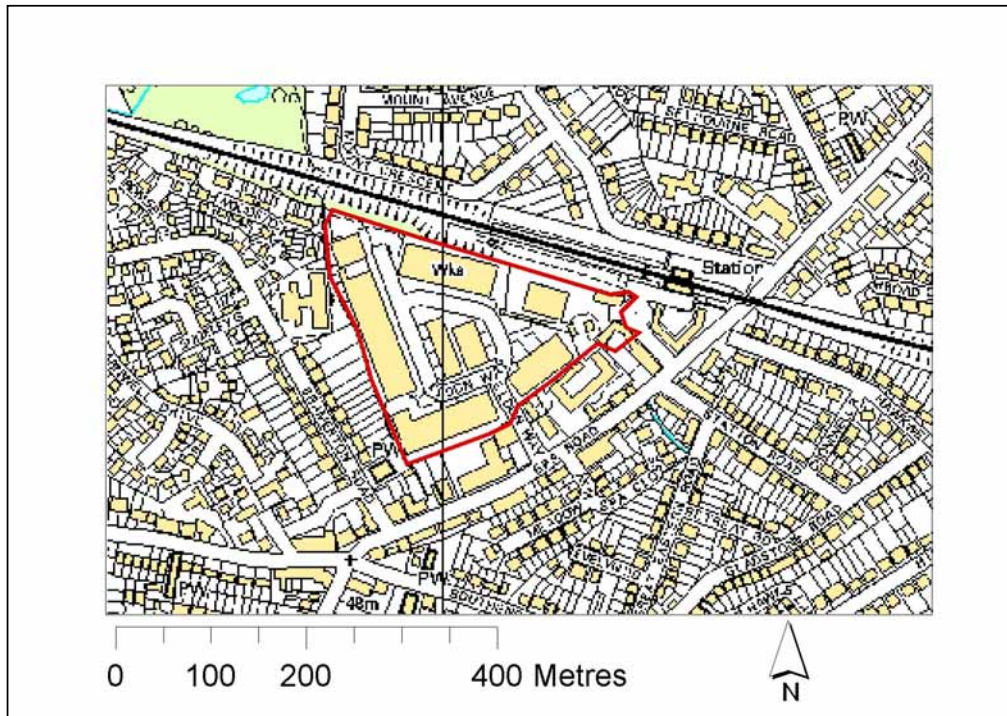
This site was reallocated for residential use in the Rochford District Replacement Local Plan has been examined separately in the section of the UCS on undeveloped residential allocations.

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**Eldon Way Industrial Estate, Hockley**

Map reference: (840,926)



**Size:** 4.5 ha

**Summary of UCS 2000 findings**

The site comprises an existing employment area demonstrating an inefficient use of land, medium vacancy rate and poor quality buildings. Excellent location for high density development of 2 and 3 storey dwellings which would enhance quality of local environment. Implementation of residential development would conflict with Structure Plan policy unless more appropriate land for employment could be identified. Land assembly might be difficult due to existing lease agreements. Unconstrained capacity should be discounted by 50% to reflect the realistic opportunities of the site over the Local Plan period.

**Changes since 2000**

The site still represents one of the main employment sites within the district and is zoned for employment (B1, B2, B8) use in the Replacement Local Plan 2006. Alternative land for displaced businesses would have to be found if the site was redeveloped. The site is zoned for employment (B1, B2, B8) use in the Replacement Local Plan 2006.

**Residential suitability**

	Good	Medium	Poor	Notes
Access to employment		✓		The removal of the employment site would remove the largest employment area in the settlement of Hockley. The site is adjacent to Hockley train station, with a regular service to London, and Hockley town centre
Access to local facilities	✓			The site is located adjacent to Hockley town centre where a number of facilities are available.
Potential avoidance of car dependency	✓			Located adjacent to train station and in proximity to Hockley town centre.
Access to public transport	✓			Located adjacent to train station.
Lack of physical constraints		✓		Possible land contamination
Vacancy			✓	Few vacancies at the site.

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levels				
Potential for environmental improvement	✓			Poor quality development existing, adjacent to town centre and existing residential areas.
Land ownership		✓		Possible multiple ownership
Potential relationship to existing residential development	✓			Adjacent to existing residential areas, established communities.
Potential for infrastructure improvements to accompany residential development		✓		Large site. Some infrastructure improvements may be necessary to accompany development.

### Site capacity

The site capacity is dependent on the probable gross density for residential development. PPS3 states that the minimal density for residential development should be 30 dwellings per ha (net).

*Housing Land Availability Assessments* (ODPM, 2005) recommends that a gross to net ratio of 50-75% is applied to sites over 2ha.

The site is not within a town centre and not well-related to public transport and therefore high densities, above 50 dwellings per hectare, would not be appropriate. If the entire site was redevelopment then there is potential for up to 525 dwellings based on a net density of 35 dwelling per ha.

Site area:	4.5 ha
Net development site area:	3.375 ha
Probable density (net):	35 dwellings / ha
Potential capacity:	118 dwellings

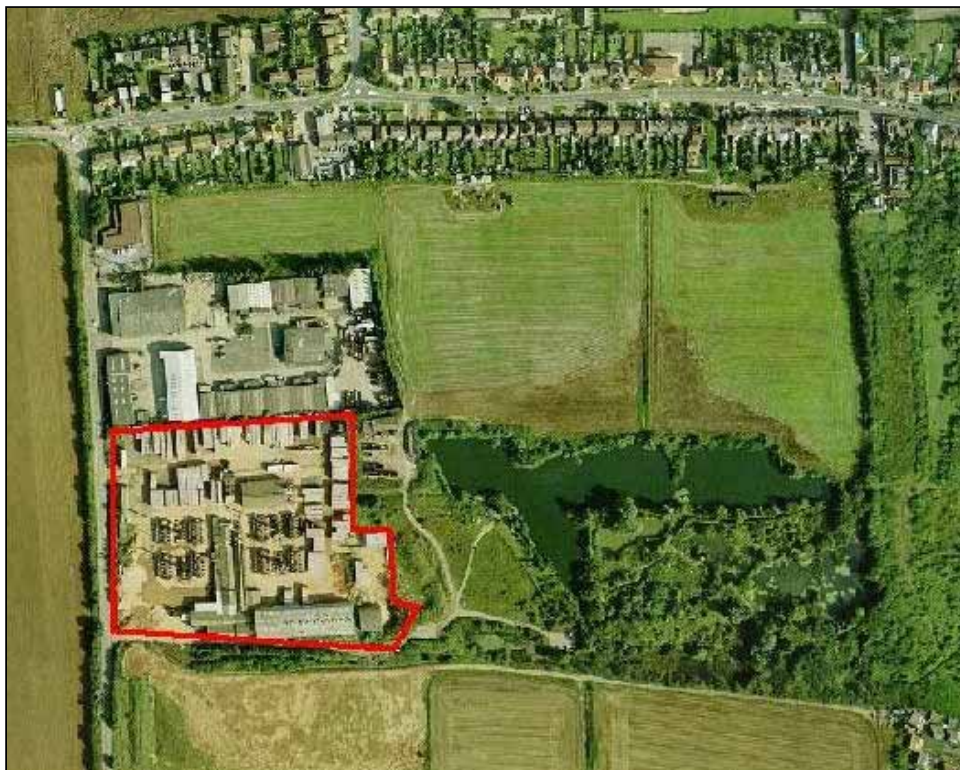
### Probability of site being redeveloped for residential use within plan period

Purdeys Way industrial estate remains a key location for providing employment within the district. The site is well used with low vacancy rates. The environmental constraints and the location of this site away from the other urban areas mean that the redevelopment of this site seems unrealistic for the foreseeable future.

On balance there is a low probability of the site being developed for residential use within the plan period.

**Star Lane Brickworks, Star Lane, Great Wakering**

Map reference: (934,872)



Size: 3.35

**Summary of UCS 2000 findings**

Not included in UCS 2000.

**Changes since 2000**

The site still is zoned for employment (B1, B2, B8) use in the Replacement Local Plan 2006. The employment use on the site itself has ceased, but employment land adjacent to the north continues to be utilised for industrial purposes.

**Residential suitability**

	Good	Medium	Poor	Notes
Access to employment		✓		Adjacent to small employment site and bus route into urban area of Southend.
Access to local facilities		✓		Proximity to Great Wakering where some facilities are available.
Potential avoidance of car dependency			✓	No train service available in locality. Some services available in Great Wakering and regular bus route into Southend, but on balance potential future residents likely to utilise private car on regular basis.
Access to public transport		✓		Regular bus route accessible from location. No train service in locality.
Lack of physical constraints		✓		Possible land contamination. Wildlife site to east of site.
Vacancy levels	✓			Business use on site has ceased.
Potential for environmental improvement	✓			Disused employment site on edge of settlement.
Land ownership	✓			Owners have expressed interest in redeveloping site through the Local Development Framework process.
Potential relationship to existing		✓		On edge of existing settlement, an established community. However, if site

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residential development				were to be developed, would be separated from main body of Great Wakering by employment site.
Potential for infrastructure improvements to accompany residential development		✓		Large site. Some infrastructure improvements may be necessary to accompany development.

### Site capacity

The site capacity is dependent on the probable gross density for residential development. PPS3 states that the minimal density for residential development should be 30 dwellings per ha (net).

*Housing Land Availability Assessments* (ODPM, 2005) recommends that a gross to net ratio of 50-75% is applied to sites over 2ha.

The site is located adjacent to a second tier settlement and therefore high densities, above 50 dwellings per hectare, would not be appropriate.

Site area:	3.35 ha
Net development site area:	2.51 ha
Probable density (net):	35 dwellings / ha
Potential capacity:	88 dwellings

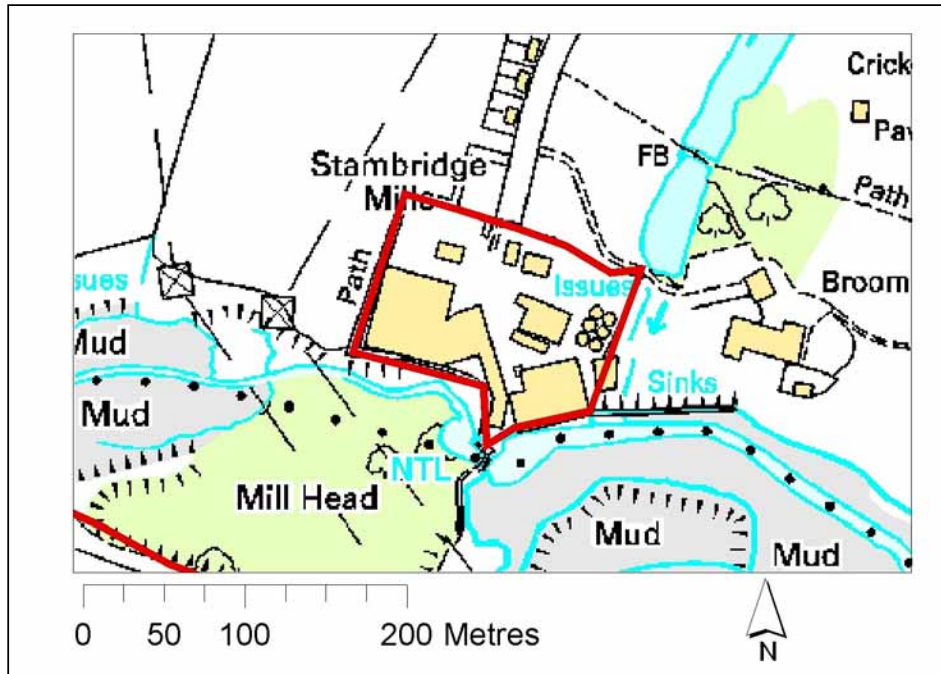
### Probability of site being redeveloped for residential use within plan period

The owners of the land have expressed interest in redeveloping the site for residential purposes through the Local Development Framework process. The site is on the edge of a settlement that is considered in the initial drafts of the Core Strategy as being a second tier settlement, and as such a settlement that is considered suitable to accommodate only a small proportion of the housing allocation.

On balance it is considered that there is a medium probability that the site will be reallocated for residential use and developed as such in the plan period.

**Stambridge Mills, Mill Lane, Stambridge**

Map reference: (886,904)



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**Size:** 1.7 ha

### Summary of UCS 2000 findings

Not included in UCS 2000.

### Changes since 2000

The site has its own policy (EB9) in the Replacement Local Plan 2006 which promotes B1 uses on the site. The policy also stresses the need for proposals to be accompanied by flood risk and traffic impact assessments, and for the biodiversity value of this waterfront location to be taken into account.

### Residential suitability

	Good	Medium	Poor	Notes
Access to employment		✓		Site near to large employment site of Purdeys Way industrial estate, but other than this is relatively isolated.
Access to local facilities		✓		Relatively isolated site detached from main settlement.
Potential avoidance of car dependency		✓		Relatively isolated site detached from public transport nodes and services.
Access to public transport		✓		Relatively isolated site detached from public transport nodes.
Lack of physical constraints			✓	Part of site in flood risk area. Possible issues with biodiversity on site.
Vacancy levels	✓			Business use on site has ceased.
Potential for environmental improvement	✓			Disused employment site on waterfront.
Land ownership	✓			Single ownership.
Potential relationship to existing residential development			✓	Isolated site detached from main body of settlement.
Potential for infrastructure improvements to accompany residential development		✓		Infrastructure improvements may be necessary to accompany development.



### Site capacity

The site capacity is dependent on the probable gross density for residential development. PPS3 states that the minimal density for residential development should be 30 dwellings per ha (net).

*Housing Land Availability Assessments* (ODPM, 2005) recommends that a gross to net ratio of 50-75% is applied to sites over 2ha.

The site is located adjacent to a second tier settlement and therefore high densities, above 50 dwellings per hectare, would generally not be appropriate, though the specific characteristics of the built development on the site suggest a scheme of some scale might be possible.

Site area:	3.35 ha
Net development site area:	1.7
Probable density (net):	35 dwellings / ha
Potential capacity:	60

### Probability of site being redeveloped for residential use within plan period

The site has been acquired by a developer who is keen to bring forward a suitable scheme for residential development, notwithstanding the B1 (light industry, offices etc) allocation in the adopted Local Plan, which may very well not be financially viable. There is a high probability of the site coming forward for residential use in the plan period.



**Rochford District Council**

Council Offices South Street  
Rochford, Essex SS4 1BW

Telephone: 01702 546366

Facsimile: 01702 545737

Website: <http://www.rochford.gov.uk>