

Brownfield Land Register 2024



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1 Introduction

- 1.1 Rochford District Council has prepared a Brownfield Land Register in accordance with the Housing and Planning Act 2016, which introduced a new requirement for local planning authorities (LPAs) to maintain and update annually a register of brownfield sites that are suitable for residential development within their local authority area.
- 1.2 The Council's Brownfield Land Register was first published in January 2018. This iteration forms the seventh update of the Register, taking into account any changes to site eligibility since the publication of the previous update of the Register.
- 1.3 The Housing and Planning Act 2016 was subsequently followed by the Town and Country Planning (Brownfield Land Register) Regulations 2017, which sets out the technical requirements of each local planning authority's register, in terms of content and process.
- 1.4 Brownfield land is commonly also referred to as 'previously developed land.' The definition of previously-developed land was updated and expanded in the December 2024 update to the NPPF, with the key additions highlighted in green. These changes chiefly focus on the importance of the land being lawfully developed and also expand the definition to include associated fixed surface infrastructure and hardstanding. The definition, as set out in Annex 2 to the National Planning Policy Framework (NPPF), is:

"Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape".
- 1.5 A Brownfield Land Register consists of two parts. Part 1 provides a comprehensive list of all brownfield sites in a local authority area which are considered to be suitable for housing development, irrespective of planning status. Part 2 comprises a list of those sites from Part 1 that the local planning authority has determined are suitable for a grant of permission in principle for residential development. Part 2 of the Register is optional and the Council has opted not to prepare one at this time.

2 Methodology

- 2.1 Each local planning authority is required to prepare their Brownfield Land Register in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017 (hereafter 'the 2017 Regulations').
- 2.2 For a site to be included within the Brownfield Land Register, it must:
- Meet the definition of Previously Developed Land, as set out in Annex 2 to the NPPF;
 - Have a site area of at least 0.25 hectares **OR** be capable of supporting at least 5 dwellings;
 - Be considered suitable for residential development (i.e. development on the site complies, or is likely to comply, with local and national planning policies); and
 - Be considered available for residential development (i.e. on best information, the landowner/developer is willing to develop the site); and
 - Be considered achievable for residential development (i.e. on best information, it would be viable to develop the site within 15 years);
- 2.3 Suitable for residential development is taken to mean that the land at the entry date has been allocated in a local development plan document for residential development; has planning permission for residential development; has a grant of permission in principle for residential development; or is, in the opinion of the local planning authority, appropriate for residential development, having regard to any adverse impact on the natural environment; the local built environment, including in particular on heritage assets; any adverse impact on the local amenity which such development might cause for intended occupiers of the development or for occupiers of neighbouring properties; and any relevant representations received.
- 2.4 Available for residential development is taken to mean the relevant owner (or, where there is more than one, all the relevant owners), has expressed an intention to sell or develop the land and at a date not more than 21 days before the entry date there is no evidence indicating a change to that intention, having regard to any information publicly available on that date; and any relevant representations received; the developer has expressed an intention to develop the land and at a date not more than 21 days before the entry date there is no evidence indicating a change to that intention, having regard to any information publicly available on that date; and any relevant representations received; or in the opinion of the local authority there are no issues relating to the ownership of the land or other legal impediments which might prevent residential development of the land taking place, having regard to any information publicly available on that date; and any relevant representations received.
- 2.5 Achievable for residential development is taken to mean that, in the opinion of the local planning authority, the development is likely to take place within 15 years of the entry date, having regard to any information publicly available; and any relevant representations received.

- 2.6 Alongside these regulations, the Government has also introduced a data standard¹ and accompanying template which each Brownfield Land Register must accord with. The purpose of this standard is to ensure that each local authority's Registers are comparable, and that information is therefore able to be aggregated simply. The Council's Brownfield Register is therefore laid out in the format prescribed by this data standard and template.
- 2.7 Information on the planning history of each site was collected using the Council's internal document management and planning application management systems, and monitoring records. Geographic information on each site was collected using the Council's GIS system.
- 2.8 The Council has prepared Housing Land Availability Assessments in 2017 and 2020 which themselves assess the suitability, availability and achievability of identified sites for both residential and employment-led development. These assessments were undertaken in accordance with the standard methodology set out in the Planning Practice Guidance (PPG), and have been used to inform the preparation of this Brownfield Land Register, alongside routine monitoring of planning applications and completions.
- 2.9 It should be noted however that the methodology of these assessments differ slightly from the methodology set out in the 2017 Regulations, and that therefore the quantum of brownfield land identified may differ between these two documents.
- 2.10 For example, the Council's overall housing trajectory includes sites that are smaller than 0.25 hectares, or capable of providing fewer than 5 dwellings, on the basis that such sites had historically made a significant, positive contribution to the District's housing supply. Previous land availability assessments also include sites which no longer meet the tests of availability, but which could reasonably come forward for development in the future. These sites are not eligible for inclusion on the Brownfield Land Register given they fail to meet the criteria set out in the 2017 Regulations. As a result, this Brownfield Land Register should be read in conjunction with the Council's latest Authority Monitoring Report² (AMR) for a full and comprehensive picture of expected future housing delivery on brownfield sites.
- 2.11 In estimating the capacity of sites on the Register, the Council has used the number of dwellings already consented, the number of dwellings a site is allocated for, or, in cases where a site is neither allocated in the development plan nor benefitting from planning permission, has applied a density assumption of a minimum of 30 dwellings per hectare, increasing in urban areas, and particularly town centres. These density assumptions are without prejudice to the detailed considerations required through a planning application. It is possible that a higher or lower density could be justified through a planning application, such as town centre sites benefitting from good public transport links.
- 2.12 This is particularly relevant where a site falls within the extent of the Metropolitan Green Belt, where the provisions of Paragraph 154(g) of the NPPF would apply. This states that limited infilling or the partial or complete redevelopment of previously

¹ <https://www.gov.uk/government/publications/brownfield-land-registers-data-standard>

² <https://www.rochford.gov.uk/authority-monitoring-report>

developed land in the Green Belt, including a material change of use to residential or mixed use including residential, whether redundant or in continuing use (excluding temporary buildings), would not be inappropriate provided it would not cause substantial harm to the openness of the Green Belt. In estimating the capacity of previously developed sites within the Green Belt, the Council has applied the steps in Paragraph 2.11 above but has not formed a view on whether the capacity would conform with the requirements of Paragraph 154(g) of the NPPF, which were updated in December 2024 and which remove the need to consider whether the estimated capacity stated in the Register would have a greater impact on the openness of the Green Belt than the existing development.

- 2.13 Given the provisions of Paragraphs 2.11 and 2.12 above, the estimated capacity of sites in the Register is without prejudice to further consideration of each site's appropriate capacity through a planning application (save for those sites which already benefit from an extant planning permission). **These estimated capacities should therefore not be relied upon in the absence of formal pre-application advice or a planning permission.**
- 2.14 It is intended that the Brownfield Land Register will be updated and reviewed annually, in line with Government requirements, and any future changes in site suitability, availability or achievability will therefore be reflected in future iterations of the Register. The contents of the Register are accurate at the time of publication but should not be relied upon in perpetuity.

3 Summary of Key Findings

- 3.1 The Council has identified 29 sites which it considers:
- Meet the definition of Previously Developed Land, as set out in Annex 2 to the NPPF;
 - Are at least 0.25 hectares in size **OR** capable of providing 5 or more dwellings;
 - Are suitable for residential development;
 - On best information, are available for residential development; and
 - On best information, are achievable for residential development.
- 3.2 These 29 sites are considered to hold capacity to deliver a minimum of 815 dwellings over the next 15 years, and comprise a mix of brownfield sites allocated for residential development in the Council's current local development plan, brownfield sites which currently have planning permission for residential development, and brownfield sites which are considered to be suitable for future planning permissions for residential development.
- 3.3 Table 1 below sets out the identified number of sites and capacity scenarios for these sites over a 15-year period.

Table 1: Capacity Scenarios of Brownfield sites over next 15 years

	0-5 years	5-15 years
Number of sites	17	12
Minimum number of dwellings	310	505
Maximum number of dwellings	367	670

Appendix A – Summary of changes made since previous Brownfield Land Register

- 1.1 A review of the sites on the previous version of the Brownfield Land Register was undertaken with any sites no longer available for development removed. Table 2 below sets out a list of those site(s) removed as part of this review.

Table 2: List of sites removed from Brownfield Register

Brownfield Register Reference	Site Address	Reason for Removal from Register
ROC25	41 Crown Hill Rayleigh	Development completed
ROC31	Land Rear of 12 to 26 Eastwood Road Rayleigh	Development completed
ROC36	66 North Street Rochford	Development completed
ROC40	Civic Suite Hockley Road Rayleigh	Council cancelled plans to redevelop site
ROC41	66 Lower Road Hullbridge	Permission for 7 flats expired, superseded by permission for 1 additional dwelling. Number of dwellings and site area no longer meet criteria.
ROC43	106 Lower Road	Development completed

- 1.2 A review was also undertaken to ensure any new brownfield sites that have become available since the publication of the last Register are included. This includes sites that have received planning permission since the publication of the last Register, as well as any sites that are known to have become available and which the Council has determined are likely to be suitable, available and achievable.

Table 3: New sites added to the Brownfield Register

Brownfield Register Reference	Site Address	Development Description
ROC45	First And Second Floors At 81 To 87 High Street Rayleigh	Application to determine if prior approval is required for the proposed conversion of the first and second floor of the building from office use to 9 no. residential flats (Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).
ROC46	Stewards Elm Farm, Stewards Elm Farm Lane, Stambridge	Demolish existing buildings and construct 6 no. dwellings with associated landscaping, access, refuse store and car and cycle parking provision including 1

		No. detached garage and a detached garage block to serve the existing dwellinghouse Stewards Elm Farm.
ROC47	St Lukes Place Dalys Road Rochford	Potential redevelopment opportunity on part of former hospital site.

Table 4: Summary of Changes Made to Register as part of review

	Number of sites	Area (Ha)	Minimum housing capacity
Total (2023)	32	30.4	839
Total (2024)	29	31.36	815
Change (Totals)	-9.4	+0.96	-24
Change (%)	-6.25	+3.16	-2.86

- 1.3 Table 4 above shows that the total area of sites has increased by around 3.16% due to the addition of newly identified sites. The minimum capacity of sites included in the register has decreased by around 2.86% since the previous register. The decrease in capacity is due to the removal of some sites from the register. It is worth noting that the overall area of land on the register has increased due to the addition of a site at St Lukes Place, close to Rochford Town Centre. At an assumption of a lower density of 30 dwellings per hectare, the addition of this sizeable site is not sufficient to counterbalance the removal of sites from the previous register, however if a higher density (i.e. including flats) is assumed on the site due to its urban location, e.g., 50 dwellings per hectare, this would lead to a modest overall increase in capacity of +3.44% overall.
- 1.4 Part 1 of the Council's Brownfield Land Register is set out in the accompanying spreadsheet.

Organisa tion	Site Referenc e	Address	Link to Site Map	X Co- ordinate	Y Co- ordinate	Hectares	Ownership Status	Planning Status	Permission Type	Permission Date	Link to Planning History	Development Description	Min Capacity	Max Capacity	Link to More Information	Notes	First Added Date	Last Updated Date	Alternative Reference
Rochford District Council	ROC001	Sangster Court Church Road Rayleigh SS6 8PZ	https://arcg.is/1zyqjT0	581525.6	190573.4	0.31	not owned by a public authority	not permissioned					9	12		Site from 2017 SHELAA	2017-12-28	23/12/2024	
Rochford District Council	ROC002	Lime Court and Poplar Court Greensward Lane Hockley SS5 5HB	https://arcg.is/1zyqjT1	584347.3	192843.4	0.6	not owned by a public authority	not permissioned					18	24		Site from 2017 SHELAA	2017-12-28	23/12/2024	
Rochford District Council	ROC003	Former Adult Community College Rocheway Rochford SS4 1DQ	https://arcg.is/1zyqjT2	588121.3	190546.6	1.05	owned by a public authority	permissioned	full planning permission		http://maps.rochford.gov.uk/DevelopmentControl.aspx?pageno=1&pagerecs=10&maxrecords=100&template=DevelopmentControlResults.tmpl&requestType=parseTemplate&history=96d2ceb3f4934fe195f5942e26f9b9dc&usesearch=true&order=DATEAPRECV%3ADESCENDING&q%3ALIKE=Adult+Community+College	Proposed Demolition of Vacant Adult Community Learning Centre and Redevelopment of the Site to Accommodate a 60 Unit Independent Living Residential Home (Class C2) With Associated Infrastructure and Car Park, and 14 Dwelling Houses (Class C3), Vehicle Access and Hard and Soft Landscaping	74	74		Site falls within Green Belt and adjacent to Open Space. Development went to development committee on 19 October 2017, Section 106 agreement completed 14th March 2018.	2017-12-28	23/12/2024	17/00102/FUL
Rochford District Council	ROC004	Castle Road Recycling Centre Rayleigh SS6 7RP	https://arcg.is/1zyqjT3	580669	190182.1	0.31	owned by a public authority	not permissioned					9	12		Site from 2017 SHELAA	2017-12-28	23/12/2024	
Rochford District Council	ROC005	Eldon Way/Foundry Industrial Estate Hockley	https://arcg.is/1zyqjT4	584149.9	192771.3	4.6	mixed ownership	not permissioned			http://maps.rochford.gov.uk/DevelopmentControl.aspx?pageno=1&pagerecs=10&maxrecords=100&template=DevelopmentControlResults.tmpl&requestType=parseTemplate&history=96d2ceb3f4934fe195f5942e26f9b9dc&usesearch=true&order=DATEAPRECV%3ADESCENDING&q%3ALIKE=15%2F00144%2FOUT		150	150	https://www.rochford.gov.uk/sites/default/files/documents/files/planning_all_allplan.pdf	Site is allocated for residential development in the Rochford District Council Allocations Plan 2014. A small part of the site was approved for 20 dwellings at a development committee in March 2016, awaiting Section 106 agreement as at September 2019. No activity as of December 2024. Although Hockley Area Action Plan policy designates the continued use of Foundry Business Park within this site for employment use, this portion of the site has seen a series of planning applications for mixed use redevelopment alongside permitted development residential conversions. Collectively, this could deliver 50 units on Building C and 23 units on sites of Buildings A&B.	2017-12-28	23/12/2024	15/00144/OUT 23/00466/D PDP3J 24/00015/FUL 24/00014/FUL
Rochford District Council	ROC006	Stambridge Mills Rochford	8 https://arcg.is/1zyqjT5	588694.5	190373.3	1.84	not owned by a public authority	not permissioned					41	115	https://www.rochford.gov.uk/sites/default/files/documents/files/planning_all_allplan.pdf	Site is allocated for residential development in the Rochford District Council Allocations Plan 2014.	2017-12-28	23/12/2024	
Rochford District Council	ROC007	Rawreth Industrial Estate Rayleigh	https://arcg.is/1zyqjT6	579578.9	192244.1	6.2	mixed ownership	not permissioned					93	140	https://www.rochford.gov.uk/sites/default/files/documents/files/planning_all_allplan.pdf	Site is allocated for residential development in the Rochford District Council Allocations Plan 2014.	2017-12-28	23/12/2024	

Organisa tion	Site Referenc e	Address	Link to Site Map	X Co- ordinate	Y Co- ordinate	Hectares	Ownership Status	Planning Status	Permission Type	Permission Date	Link to Planning History	Development Description	Min Capacity	Max Capacity	Link to More Information	Notes	First Added Date	Last Updated Date	Alternative Reference
Rochford District Council	ROC013	Bullwood Hall Bullwood Hall Lane Hockley	https://arcg.is/1zyqjT7	582530.8	191628.2	3.6	not owned by a public authority	permitted	outline planning permission	2015-12-16	http://maps.rochford.gov.uk/DevelopmentControl.aspx?pageno=1&pagerecs=10&maxrecords=100&template=DevelopmentControlResults.templt&requestType=parseTemplate&history=96d2ceb3f4934fe195f5942e26f9b9dc&usesearch=true&order=DATEAPREC%3ADESCENDING&q%3ALIKE=Site+of+Bullwood+Hall	Outline Application to Demolish Existing Prison Complex Buildings, Convert Bullwood Hall into Terrace of Three Houses Incorporating Extension, Provide Residential Development of 60no. Dwellings, Alterations to Access and Access Road	60	72		Site forms part of the Council's housing land trajectory.	2017-12-28	23/12/2024	15/00379/OUT
Rochford District Council	ROC017	Timber Grove London Road Rayleigh	https://arcg.is/1zyqjT8	579318.4	191954.9	3.03	not owned by a public authority	not permitted					83	91		This site forms a small part of the housing allocation Policy SER1 of the Rochford District Council Allocations Plan (2014). Resolution to grant permission however legal agreement not signed.	2017-12-28	23/12/2024	16/00899/FUL
Rochford District Council	ROC018	68-72 West Street Rochford	https://arcg.is/1zyqjT9	587454.5	190540.7	0.21	not owned by a public authority	permitted	full planning permission	2022-02-18	https://maps.rochford.gov.uk/DevelopmentControl.aspx?RequestType=ParseTemplate&template=DevelopmentControlApplication&basepage=developmentcontrol.aspx&Filter=^REFVAL^=%2718/01125/FUL%27	Demolish existing building and erect part two and three storey building comprising retail/ restaurant units at ground floor together with self contained flats above (29 flats) to include a cycle store and car parking area to the rear and vehicular access onto west street	29	29		Site from 2017 SHELAA. Site falls within Rochford Town Centre Conservation Area and Rochford Town Centre Area Action Plan policy area. Has resolution to grant planning permission subject to a legal agreement	2017-12-28	23/12/2024	18/01125/FUL
Rochford District Council	ROC019	162-168 High Street Rayleigh	https://arcg.is/1zyqjT10	580349.5	190476.5	0.17	not owned by a public authority	not permitted					5	10		Site from 2017 and 2020 SHELAA. Site falls within Rayleigh Air Quality Management Area (AQMA)	2017-12-28	23/12/2024	
Rochford District Council	ROC020	247 London Road Rayleigh SS6 9DW	https://arcg.is/1zyqjT11 9	579200.1	191715.7	0.2	not owned by a public authority	permitted	full planning permission	2023-01-19	https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&template=DevelopmentControlApplication.templt&basepage=DevelopmentControl.aspx&Filter=^REFVAL^=%2721/00180/FUL%27&history=eb6d647785f64ef3b2ab08d012b74143	Demolition of existing buildings and structures and construction of 3 storey building consisting of 26 residential units (13 no. 1 bedroomed, 10 no. 2 bedroomed and 3 no. 3 bedroomed) and associated basement car parking and landscaping	6	26		Site has planning permission for 26no. Residential dwellings	2017-12-28	23/12/2024	21/00180/FUL
Rochford District Council	ROC022	Former Dairy Crest Site, Rear of 98 to 128 High Street, Rayleigh	https://arcg.is/1zyqjT12	580498.1	190628.1	0.22	not owned by a public authority	permitted	full planning permission	2020-12-17	https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&template=DevelopmentControlApplication.templt&basepage=DevelopmentControl.aspx&Filter=^REFVAL^=%2720/00452/FUL%27&history=f78ef23633754bacacc47c3e719bf5ac	Proposed demolition of existing buildings. Redevelopment of the site to provide 2 No commercial units and 24 No residential apartments with associated landscaping.	24	24		Site has planning permission for 24no. Residential development with 2no. Commercial units.	2017-12-28	23/12/2024	20/00452/FUL

Organisa tion	Site Referenc e	Address	Link to Site Map	X Co- ordinate	Y Co- ordinate	Hectares	Ownership Status	Planning Status	Permission Type	Permission Date	Link to Planning History	Development Description	Min Capacity	Max Capacity	Link to More Information	Notes	First Added Date	Last Updated Date	Alternative Reference
Rochford District Council	ROC026	Brandy Hole Yacht Club Kingsman Farm Road Hullbridge	https://arcg.is/1zyqjT14	582419.2	195766	1.03	not owned by a public authority	permitted	full planning permission	2019-01-16	https://maps.rochford.gov.uk/DevelopmentControl.aspx?pageno=1&pagerecs=10&maxrecords=100&template=DevelopmentControlResults.tmpl&requestType=parseTemplate&history=eea87729112a4a0fa86310f5f3130812&usesearch=true&order=DATEAPRECV%3ADESCENDING&q%3ALIKE=Brandy+Hole+Yacht+club	Demolition of Existing Holiday Home Caravans and Erect 14no 2 bedroom Raised Dwellings	14	14		Site with planning permission for 14no. Residential development	2019-09-16	23/12/2024	17/00750/F UL
Rochford District Council	ROC29	Fairways Garden Centre Hullbridge Road Rayleigh SS6 9QS	https://arcg.is/1zyqjT15	580697	193558	1.17	not owned by a public authority	permitted	outline planning permission	2019-11-27	https://maps.rochford.gov.uk/DevelopmentControl.aspx?pageno=1&pagerecs=10&maxrecords=100&template=DevelopmentControlResults.tmpl&requestType=parseTemplate&history=355ae8814f71480e9b8832232a30dd90&usesearch=true&order=DATEAPRECV%3ADESCENDING&q%3ALIKE=Fairways+Garden+Centre+Hullbridge+Road	Outline Application to Demolish Commercial and Retail Units and Construct 4no. Two Bedroom, 7no. Three Bedroom Dwellings and 5no. Four Bedroom Dwellings (16 Dwellings in Total) With Access Onto Hullbridge Road.	16	16		Site with planning permission for 16no. Residential development. Revised planning application received.	2019-09-18	23/12/2024	17/00431/O UT
Rochford District Council	ROC30	Rochford Police Station Site Of 43 To 45 South Street Rochford Essex	https://arcg.is/1zyqjT16 1(587691	190317	0.17	not owned by a public authority	permitted	full planning permission	2022-11-09	https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&template=DevelopmentControlApplication.tmpl&basepage=DevelopmentControl.aspx&Filter=^REFVAL^=%2719/00738/FUL%27&history=4e35b48f742349aba9f80d96313c450b	Conversion and alteration of existing buildings : Blocks A and B to a residential use comprising 6 in no 2 Bed Flats and 1 in no 1 bed Flat(Block A) and 2 in no 2 Bed Flats (Block B), the erection of a new building (Block C) comprising 2 in no 2 Bed Flats and 1 in no 1 Bed Flats providing a total of 12 Units, together with associated works including the provision of a Cycle Store, Refuse Store, Landscaping, Car Parking and associated Access.	5	12		Site has planning permission for 12no. Dwellings	2019-09-19	23/12/2024	19/00738/F UL
Rochford District Council	ROC32	190 Lower Road Hullbridge SS5 6BD	https://arcg.is/1zyqjT18	581581	194610	0.52	not owned by a public authority	not permitted					15	15		The site falls within the Metropolitan Green Belt and any redevelopment would therefore be subject to the provisions of Paragraph 145(g) of the NPPF. The quoted capacity of this site is without consideration of how redevelopment would impact on openness and is based on a density assumption of 30 dwellings per hectare. The estimated capacity of the site is therefore without prejudice to further consideration of the appropriate density of the site, such as would be required through a planning application	2020-02-04	23/12/2024	

Organisa tion	Site Referenc e	Address	Link to Site Map	X Co- ordinate	Y Co- ordinate	Hectares	Ownership Status	Planning Status	Permission Type	Permission Date	Link to Planning History	Development Description	Min Capacity	Max Capacity	Link to More Information	Notes	First Added Date	Last Updated Date	Alternative Reference
Rochford District Council	ROC33	Rayleigh Garden Centre & Limehouse Nurseries Eastwood Road Rayleigh SS6 7LU	https://arc.g.is/1zyqjT19	582581	189647	1.02	not owned by a public authority	not permissioned					30	30		The site falls within the Metropolitan Green Belt and any redevelopment would therefore be subject to the provisions of Paragraph 145(g) of the NPPF. The quoted capacity of this site is without consideration of how redevelopment would impact on openness and is based on a density assumption of 30 dwellings per hectare. The estimated capacity of the site is therefore without prejudice to further consideration of the appropriate density of the site, such as would be required through a planning application	2020-02-04	23/12/2024	
Rochford District Council	ROC34	9 East Street Rochford SS4 1DB	https://arc.g.is/1zyqjT20	587701	190559	0.06	not owned by a public authority	permissioned	full planning permission	2021-12-08	https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&template=DevelopmentControl.Application.tmplt&basepage=DevelopmentControl.aspx&Filter=^REFVAL^=%2721/00502/FUL%27&history=08478758dec6438783fc2a2ecad2092c	Change of Use of Part of Ground Floor of Existing Public House (Class B4) To Class A1 Use (Shops Use) and/or Class A3 Use (Restaurants and Cafe use). Conversion of Remainder of Public House to 3 No Flats. Construction of New Detached Building to Provide 4 No. Flats.	6	6		Has planning permission for 6no. Dwellings	2021-12-17	23/12/2024	21/00502/FUL
Rochford District Council	ROC35	The Old Bakehouse Back Lane Rochford SS4 1AY	https://arc.g.is/1zyqjT21	587626	190489	0.02	not owned by a public authority	permissioned	full planning permission	2020-06-17	https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&template=DevelopmentControl.Application.tmplt&basepage=DevelopmentControl.aspx&Filter=^REFVAL^=%2719/01146/FUL%27&history=20b1874cf29f47da95c1348fd772c203	Convert existing restaurant building into 4 no two bedroomed flats and 2 no one bedroomed flats	6	6		Has planning permission for 6no. Dwellings	2021-12-17	23/12/2024	19/01146/FUL
Rochford District Council	ROC37	3 - 15 South Street Rochford SS4 1BW	https://arc.g.is/1zyqjT23	587688	190471	0.33	owned by a public authority	permissioned	full planning permission	2022-07-25	https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&template=DevelopmentControl.Application.tmplt&basepage=DevelopmentControl.aspx&Filter=^REFVAL^=%2721/01241/FUL%27&history=6626355dba7149a8bd0358873977bec9	Conversion and alteration/part demolition and extension of buildings to form 20 apartments with associated parking, amenity space and landscaping.	20	20		Site forms part of the Council's Asset Development Programme and has planning permission for 20no. Dwellings	2021-12-17	23/12/2024	21/01241/FUL
Rochford District Council	ROC38	19 South Street Rochford SS4 1BL	https://arc.g.is/1zyqjT24	587672	190392	0.06	owned by a public authority	permissioned	full planning permission	2018-07-09	https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&template=DevelopmentControl.Application.tmplt&basepage=DevelopmentControl.aspx&Filter=^REFVAL^=%2718/00282/FUL%27&history=ae9f76f7b9594f3f8a93aa2bf5a96ead	Change of use of no. 19 South Street to provide seven, one bedroom flats and one, two bedroom flat, together with associated landscaping and car parking	8	8		Site has planning permission for 8no. Dwellings	2021-12-17	23/12/2024	18/00282/FUL

Organisa tion	Site Referenc e	Address	Link to Site Map	X Co- ordinate	Y Co- ordinate	Hectares	Ownership Status	Planning Status	Permission Type	Permission Date	Link to Planning History	Development Description	Min Capacity	Max Capacity	Link to More Information	Notes	First Added Date	Last Updated Date	Alternative Reference
Rochford District Council	ROC39	57 South Street Rochford SS4 1BL	https://arcg.is/1zyqjT25	587691	190256	0.06	owned by a public authority	not permitted			https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&template=DevelopmentControl.Application.templ&basepage=DevelopmentControl.aspx&Filter=^REFVAL^=%2721/01278/FUL%27&history=8b5fed4a71984d1aa4a12f451dd26db1	Demolition of existing building and redevelopment of site to provide seven apartments (3no. one bedroomed and 4no. two bedroomed) with associated parking, amenity space and landscaping	5	7		Site forms part of the Council's Asset Development Programme and has an application pending consideration.	2021-12-17	23/12/2024	21/01278/FU:
Rochford District Council	ROC42	Site of 123 to 153 High Street Rayleigh	https://arcg.is/1zyqjT28	580486	190537	0.25	not owned by a public authority	permitted	other	2021-10-11	https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&template=DevelopmentControl.Application.templ&basepage=DevelopmentControl.aspx&Filter=^REFVAL^=%2721/00845/D PDP3J%27&history=9cc027b097034b179d674ed42f279b46	Prior approval for the change of use of upper floors from office to residential (use class C3) to create 16 flats	12	12		Site has prior approval for 12no. Dwellings	2022-10-01	23/12/2024	21/00845/D PDP3J
Rochford District Council	ROC43	Land North of Hambro Hill Rayleigh	https://arcg.is/1zyqjT30	581261	191985	2.3	not owned by a public authority	not permitted					10	10		Green Belt site promoted through Local Plan Call for Sites. Site has some lawful commercial / equestrian buildings and a car storage function which are likely to meet definition of previously developed land.	2022-10-01	23/12/2024	
Rochford District Council	ROC44	Former MOT Test Facility 89 Eastwood Road Rayleigh	https://arcg.is/1zyqjT31	580887	190369	0.1	not owned by a public authority	permitted	full planning permission	2023-02-15	https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=22/00747/FUL	Redevelopment of Land and Erection of Nine Apartments	9	9		Site has planning permission for 9no. Dwellings	2023-06-05	23/12/2024	22/00747/FUL
Rochford District Council	ROC45	First And Second Floors At 81 To 87 High Street Rayleigh	TBC	580623	190673	0.03	not owned by a public authority	permitted	other	2024-09-18	https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&template=DevelopmentControl.Application.templ&basepage=DevelopmentControl.aspx&Filter=^REFVAL^=%2724/00488/D PDP3J%27&history=b1021eb313364bfbaacd02b816663182	Application to determine if prior approval is required for the proposed conversion of the first and second floor of the building from office use to 9 no. residential flats (Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).	9	9		Site has prior approval for 9no. Dwellings	23/12/2024	23/12/2024	24/00488/D PDP3J
Rochford District Council	ROC46	Stewards Elm Farm, Stewards Elm Farm Lane, Stambridge	TBC	589703	192028	0.5	not owned by a public authority	permitted	full planning permission	2024-10-02	https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&template=DevelopmentControl.Application.templ&basepage=DevelopmentControl.aspx&Filter=^REFVAL^=%2724/00383/FUL%27&history=7965f247b1324872ae68ad0c30c0437f	Demolish existing buildings and construct 6 no. dwellings with associated landscaping, access, refuse store and car and cycle parking provision including 1 No. detached garage and a detached garage block to serve the existing dwellinghouse Stewards Elm Farm.	6	6		Site has planning permission for 6no. Dwellings	23/12/2024	23/12/2024	24/00383/FUL
Rochford District Council	ROC47	St Lukes Place Dalys Road Rochford	TBC	587396	190869	1.4	not owned by a public authority	not permitted	N/a	N/a		Potential redevelopment opportunity on part of former hospital site.	42	70	https://media.rightmove.co.uk/260k/259088/151047557/259088_116989_DOC_00_0001.pdf	Site currently for sale as potential development opportunity. Formerly in use for sheltered housing and incorporating 50x independent living units sold on long leasehold. 30 dph for entire site indicates 42 dwellings, but given the town centre location, the max capacity calculation of 45 dph would theoretically deliver 70 dwellings. Site has recent planning permission 23/00100/FUL	23/12/2024	23/12/2024	

Organisa tion	Site Referenc e	Address	Link to Site Map	X Co- ordinate	Y Co- ordinate	Hectares	Ownership Status	Planning Status	Permission Type	Permission Date	Link to Planning History	Development Description	Min Capacity	Max Capacity	Link to More Information	Notes	First Added Date	Last Updated Date	Alternative Reference
																to use day centre as children's nursery			