

# Brownfield Land Register 2023



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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 third 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, as set out in Annex 2 to the National Planning Policy Framework (NPPF), is:

*"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This 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 standard<sup>1</sup> 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 Report<sup>2</sup> (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 149(g) of the NPPF would apply. This states that limited infilling or the partial or complete redevelopment of previously

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

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

developed land in the Green Belt would not be inappropriate provided it would not have a greater impact on the openness of the Green Belt than the existing development; or would not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority. 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 149(g) of the NPPF, i.e. 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 33 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 33 sites are considered to hold capacity to deliver a minimum of 964 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
<b>Number of sites</b>	18	15
<b>Minimum number of dwellings</b>	318	648
<b>Maximum number of dwellings</b>	332	830



## 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
ROC10	5A Castle Road, Rayleigh, SS6 7QD	Development completed
ROC24	Garage Block Between 28 and 29 Althorne Way Canewdon	Development completed
ROC28	87 Canewdon View Road Ashingdon	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
ROC34	9 East Street Rochford SS4 1DB	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.
ROC35	The Old Bakehouse Back Lane Rochford SS4 1AY	Convert existing restaurant building into 4 no two bed roomed flats and 2 no one bed roomed flats
ROC36	66 North Street Rochford SS4 1AD	Demolish existing building and construct new building comprising 4No. two-bed, 5No. one-bed flats with new access, parking and amenity areas.
ROC37	3 - 15 South Street Rochford SS4 1BW	Conversion and alteration/part demolition and extension of buildings to form 20 apartments with associated parking, amenity space and landscaping.

<b>ROC38</b>	19 South Street Rochford SS4 1BL	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
<b>ROC39</b>	57 South Street Rochford SS4 1BL	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
<b>ROC40</b>	Civic Suite Hockley Road Rayleigh SS6 8EB	Part demolition and conversion of existing building to form 302 square metres of office accommodation (Class E c) and g)) and erection of new buildings to create 12 new homes (apartment block consisting of 1 no. one bed and 8 no. two bed units and 3 townhouses consisting of 2 no. two bed and 1 no. four bed units) with associated parking, amenity space, landscaping, new pedestrian accesses, plant, refuse and bicycle stores.
<b>ROC41</b>	66 Lower Road Hullbridge SS5 6DF	Demolish existing building and construct two storey building comprising 3 no two bedroomed and 4 no one bedroomed ( 7 flats) with new access onto Lower Road and off Kingsway.
<b>ROC42</b>	Site of 123 to 153 High Street Rayleigh	Prior approval for the change of use of upper floors from office to residential (use class C3) to create 16 flats
<b>ROC43</b>	106 Lower Road Hullbridge SS5 6DD	Proposed demolition of existing garage and associated buildings and construct 9 self-contained 2 bed apartments, associated car and cycle parking provision and landscaping.
<b>ROC44</b>	Land North of Hambro Hill Rayleigh	N/A
<b>ROC45</b>	Former MOT Test Facility 89 Eastwood Road Rayleigh	Redevelopment of Land and Erection of Nine Apartments
<b>ROC46</b>	Land at Lubards Farm, Hullbridge Road, Rayleigh	N/A

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

	<b>Number of sites</b>	<b>Area (Ha)</b>	<b>Minimum housing capacity</b>
<b>Total (2022)</b>	23	28.4	707
<b>Total (2023)</b>	33	35.4	966
<b>Change (Totals)</b>	+19	+7.0	+259
<b>Change (%)</b>	+43.4	+24.6	+36.6

- 1.3 Table 4 above shows that the total area of sites has increased by around 24.6% due to the addition of newly identified sites. The minimum capacity of sites included in the register has increased by around 36.6% since the previous register.
- 1.4 Part 1 of the Council's Brownfield Land Register is set out in the accompanying spreadsheet.

Organisation	Site Reference	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	<a href="https://arc.gis/1zyqjT0">https://arc.gis/1zyqjT0</a>	581525.6	190573.4	0.31	not owned by a public authority	not permitted					9	12		Site from 2017 SHELAA	2017-12-28	2022-10-01	
Rochford District Council	ROC002	Lime Court and Poplar Court Greensward Lane Hockley SS5 5HB	<a href="https://arc.gis/1zyqjT1">https://arc.gis/1zyqjT1</a>	584347.3	192843.4	0.6	not owned by a public authority	not permitted					18	24		Site from 2017 SHELAA	2017-12-28	2022-10-01	
Rochford District Council	ROC003	Former Adult Community College Rocheway Rochford SS4 1DQ	<a href="https://arc.gis/1zyqjT2">https://arc.gis/1zyqjT2</a>	588121.3	190546.6	1.05	owned by a public authority	permitted	full planning permission		<a href="http://maps.rochford.gov.uk/DevelopmentControl.aspx?pageno=1&amp;pagerecs=10&amp;maxrecords=100&amp;template=DevelopmentControlResults.tmpl&amp;requestType=parseTemplate&amp;history=96d2ceb3f4934fe195f5942e26f9b9dc&amp;usesearch=true&amp;order=DATEAPREC%3ADESCENDING&amp;q%3ALIKE=Adult+Community+College">http://maps.rochford.gov.uk/DevelopmentControl.aspx?pageno=1&amp;pagerecs=10&amp;maxrecords=100&amp;template=DevelopmentControlResults.tmpl&amp;requestType=parseTemplate&amp;history=96d2ceb3f4934fe195f5942e26f9b9dc&amp;usesearch=true&amp;order=DATEAPREC%3ADESCENDING&amp;q%3ALIKE=Adult+Community+College</a>	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	2022-10-01	17/00102/FUL
Rochford District Council	ROC004	Castle Road Recycling Centre Rayleigh SS6 7RP	<a href="https://arc.gis/1zyqjT3">https://arc.gis/1zyqjT3</a>	580669	190182.1	0.31	owned by a public authority	not permitted					9	12		Site from 2017 SHELAA	2017-12-28	2022-10-01	
Rochford District Council	ROC005	Eldon Way/Foundry Industrial Estate Hockley	<a href="https://arc.gis/1zyqjT4">https://arc.gis/1zyqjT4</a>	584149.9	192771.3	4.6	mixed ownership	not permitted			<a href="http://maps.rochford.gov.uk/DevelopmentControl.aspx?pageno=1&amp;pagerecs=10&amp;maxrecords=100&amp;template=DevelopmentControlResults.tmpl&amp;requestType=parseTemplate&amp;history=96d2ceb3f4934fe195f5942e26f9b9dc&amp;usesearch=true&amp;order=DATEAPREC%3ADESCENDING&amp;q%3ALIKE=15%2F00144%2FOUT">http://maps.rochford.gov.uk/DevelopmentControl.aspx?pageno=1&amp;pagerecs=10&amp;maxrecords=100&amp;template=DevelopmentControlResults.tmpl&amp;requestType=parseTemplate&amp;history=96d2ceb3f4934fe195f5942e26f9b9dc&amp;usesearch=true&amp;order=DATEAPREC%3ADESCENDING&amp;q%3ALIKE=15%2F00144%2FOUT</a>		150	150	<a href="https://www.rochford.gov.uk/sites/default/files/documents/files/planning_all_allplan.pdf">https://www.rochford.gov.uk/sites/default/files/documents/files/planning_all_allplan.pdf</a>	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.	2017-12-28	2022-10-01	
Rochford District Council	ROC006	Stambridge Mills Rochford	<a href="https://arc.gis/1zyqjT5">https://arc.gis/1zyqjT5</a>	588694.5	190373.3	1.84	not owned by a public authority	not permitted					41	115	<a href="https://www.rochford.gov.uk/sites/default/files/documents/files/planning_all_allplan.pdf">https://www.rochford.gov.uk/sites/default/files/documents/files/planning_all_allplan.pdf</a>	Site is allocated for residential development in the Rochford District Council Allocations Plan 2014.	2017-12-28	2022-10-01	
Rochford District Council	ROC007	Rawreth Industrial Estate Rayleigh	<a href="https://arc.gis/1zyqj9T6">https://arc.gis/1zyqj9T6</a>	579578.9	192244.1	6.2	mixed ownership	not permitted					93	140	<a href="https://www.rochford.gov.uk/sites/default/files/documents/files/planning_all_allplan.pdf">https://www.rochford.gov.uk/sites/default/files/documents/files/planning_all_allplan.pdf</a>	Site is allocated for residential development in the Rochford District Council Allocations Plan 2014.	2017-12-28	2022-10-01	
Rochford District Council	ROC013	Bullwood Hall Lane Hockley	<a href="https://arc.gis/1zyqjT7">https://arc.gis/1zyqjT7</a>	582530.8	191628.2	3.6	not owned by a public authority	permitted	outline planning permission	2015-12-16	<a href="http://maps.rochford.gov.uk/DevelopmentControl.aspx?pageno=1&amp;pagerecs=10&amp;maxrecords=100&amp;template=DevelopmentControlResults.tmpl&amp;requestType=parseTemplate&amp;history=96d2ceb3f4934fe195f5942e26f9b9dc&amp;usesearch=true&amp;order=DATEAPREC%3ADESCENDING&amp;q%3ALIKE=Site+of+Bullwood+Hall">http://maps.rochford.gov.uk/DevelopmentControl.aspx?pageno=1&amp;pagerecs=10&amp;maxrecords=100&amp;template=DevelopmentControlResults.tmpl&amp;requestType=parseTemplate&amp;history=96d2ceb3f4934fe195f5942e26f9b9dc&amp;usesearch=true&amp;order=DATEAPREC%3ADESCENDING&amp;q%3ALIKE=Site+of+Bullwood+Hall</a>	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	2022-10-01	15/00379/OUT

Organisation	Site Reference	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	ROC017	Timber Grove London Road Rayleigh	<a href="https://arcgis/1zyqjT8">https://arcgis/1zyqjT8</a>	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	2022-10-01	16/00899/FUL
Rochford District Council	ROC018	68-72 West Street Rochford	<a href="https://arcgis/1zyqjT9">https://arcgis/1zyqjT9</a>	587454.5	190540.7	0.21	not owned by a public authority	permitted	full planning permission	2022-02-18	<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?RequestType=ParseTemplate&amp;template=DevelopmentControlApplication&amp;basepage=developmentcontrol.aspx&amp;Filter=^REFVAL^=%2718/01125/FUL%27">https://maps.rochford.gov.uk/DevelopmentControl.aspx?RequestType=ParseTemplate&amp;template=DevelopmentControlApplication&amp;basepage=developmentcontrol.aspx&amp;Filter=^REFVAL^=%2718/01125/FUL%27</a>	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	2023-06-05	18/01125/FUL
Rochford District Council	ROC019	162-168 High Street Rayleigh	<a href="https://arcgis/1zyqjT10">https://arcgis/1zyqjT10</a>	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	2022-10-01	
Rochford District Council	ROC020	247 London Road Rayleigh SS6 9DW	<a href="https://arcgis/1zyqjT11">https://arcgis/1zyqjT11</a>	579200.1	191715.7	0.2	not owned by a public authority	permitted	full planning permission	2023-01-19	<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControlApplication.tmlt&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2721/00180/FUL%27&amp;history=eb6d647785f64ef3b2ab08d012b74143">https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControlApplication.tmlt&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2721/00180/FUL%27&amp;history=eb6d647785f64ef3b2ab08d012b74143</a>	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	2023-06-05	21/00180/FUL
Rochford District Council	ROC022	Former Dairy Crest Site, Rear of 98 to 128 High Street, Rayleigh	<a href="https://arcgis/1zyqjT12">https://arcgis/1zyqjT12</a>	580498.1	190628.1	0.22	not owned by a public authority	permitted	full planning permission	2020-12-17	<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControlApplication.tmlt&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2720/00452/FUL%27&amp;history=f78ef23633754bacacc47c3e719bf5ac">https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControlApplication.tmlt&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2720/00452/FUL%27&amp;history=f78ef23633754bacacc47c3e719bf5ac</a>	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	2022-10-01	20/00452/FUL
Rochford District Council	ROC025	41 Crown Hill Rayleigh SS6 8HB	<a href="https://arcgis/1zyqjT13">https://arcgis/1zyqjT13</a>	580320.4	190793.6	0.07	not owned by a public authority	permitted	reserved matters approval	2020-12-11	<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControlApplication.tmlt&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^='18/01144/OUT'&amp;history=52dfca16bb2541dfb1197e4752e307a7">https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControlApplication.tmlt&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^='18/01144/OUT'&amp;history=52dfca16bb2541dfb1197e4752e307a7</a>	Outline Application with All Matters Reserved for Demolition of Existing Dwelling and Construction of Two Storey Building for 5 Flats	5	5		Site with planning permission for 5no. Residential development	2019-09-16	2022-10-01	20/00792/REM



Organisation	Site Reference	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	<a href="https://arcgis.com/arcgis/1/zyqj/T14">https://arcgis.com/arcgis/1/zyqj/T14</a>	582419.2	195766	1.03	not owned by a public authority	permitted	full planning permission	2019-01-16	<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?pageno=1&amp;pagerecs=10&amp;maxrecords=100&amp;template=DevelopmentControlResults.templt&amp;requestType=parseTemplate&amp;history=eaa87729112a4a0fa86310f5f3130812&amp;usesearch=true&amp;order=DATEAPRECV%3ADESCENDING&amp;q%3ALIKE=Brandy+Hole+Yacht+club">https://maps.rochford.gov.uk/DevelopmentControl.aspx?pageno=1&amp;pagerecs=10&amp;maxrecords=100&amp;template=DevelopmentControlResults.templt&amp;requestType=parseTemplate&amp;history=eaa87729112a4a0fa86310f5f3130812&amp;usesearch=true&amp;order=DATEAPRECV%3ADESCENDING&amp;q%3ALIKE=Brandy+Hole+Yacht+club</a>	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	2022-10-01	17/00750/FUL
Rochford District Council	ROC29	Fairways Garden Centre Hullbridge Road Rayleigh SS6 9QS	<a href="https://arcgis.com/arcgis/1/zyqj/T15">https://arcgis.com/arcgis/1/zyqj/T15</a>	580697	193558	1.17	not owned by a public authority	permitted	outline planning permission	2019-11-27	<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?pageno=1&amp;pagerecs=10&amp;maxrecords=100&amp;template=DevelopmentControlResults.templt&amp;requestType=parseTemplate&amp;history=355ae8814f71480e9b8832232a30dd90&amp;usesearch=true&amp;order=DATEAPRECV%3ADESCENDING&amp;q%3ALIKE=Fairways+Garden+Centre+Hullbridge+Road">https://maps.rochford.gov.uk/DevelopmentControl.aspx?pageno=1&amp;pagerecs=10&amp;maxrecords=100&amp;template=DevelopmentControlResults.templt&amp;requestType=parseTemplate&amp;history=355ae8814f71480e9b8832232a30dd90&amp;usesearch=true&amp;order=DATEAPRECV%3ADESCENDING&amp;q%3ALIKE=Fairways+Garden+Centre+Hullbridge+Road</a>	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	2022-10-01	17/00431/OUT
Rochford District Council	ROC30	Rochford Police Station Site Of 43 To 45 South Street Rochford Essex	<a href="https://arcgis.com/arcgis/1/zyqj/T16">https://arcgis.com/arcgis/1/zyqj/T16</a>	587691	190317	0.17	not owned by a public authority	permitted	full planning permission	2022-11-09	<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControlApplication.templt&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2719/00738/FUL%27&amp;history=4e35b48f742349aba9f80d96313c450b">https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControlApplication.templt&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2719/00738/FUL%27&amp;history=4e35b48f742349aba9f80d96313c450b</a>	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	2023-06-05	19/00738/FUL
Rochford District Council	ROC31	Land Rear of 12 To 26 Eastwood Road Rayleigh SS6 7JQ	<a href="https://arcgis.com/arcgis/1/zyqj/T17">https://arcgis.com/arcgis/1/zyqj/T17</a>	580643	190516	0.36	not owned by a public authority	permitted	full planning permission	2020-01-20	<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?pageno=1&amp;pagerecs=10&amp;maxrecords=100&amp;template=DevelopmentControlResults.templt&amp;requestType=parseTemplate&amp;history=cfbefefaa19749fbaf21f2f17ddbc79c&amp;usesearch=true&amp;order=DATEAPRECV%3ADESCENDING&amp;q%3ALIKE=17%2F00488%2FFUL">https://maps.rochford.gov.uk/DevelopmentControl.aspx?pageno=1&amp;pagerecs=10&amp;maxrecords=100&amp;template=DevelopmentControlResults.templt&amp;requestType=parseTemplate&amp;history=cfbefefaa19749fbaf21f2f17ddbc79c&amp;usesearch=true&amp;order=DATEAPRECV%3ADESCENDING&amp;q%3ALIKE=17%2F00488%2FFUL</a>	Demolish existing buildings and construct development of 41 no two bedroomed flats with associated parking and amenity space	41	41		Has planning permission for 41no. Dwellings	2019-09-20	2022-10-01	17/00488/FUL

Organisation	Site Reference	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	ROC32	190 Lower Road Hullbridge SS5 6BD	<a href="https://arcgis.com/arcgis/rest/services/1zyqj/T18">https://arcgis.com/arcgis/rest/services/1zyqj/T18</a>	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	2022-10-01	
Rochford District Council	ROC33	Rayleigh Garden Centre & Limehouse Nurseries Eastwood Road Rayleigh SS6 7LU	<a href="https://arcgis.com/arcgis/rest/services/1zyqj/T19">https://arcgis.com/arcgis/rest/services/1zyqj/T19</a>	582581	189647	1.7	not owned by a public authority	not permitted					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	2022-10-01	
Rochford District Council	ROC34	9 East Street Rochford SS4 1DB	<a href="https://arcgis.com/arcgis/rest/services/1zyqj/T20">https://arcgis.com/arcgis/rest/services/1zyqj/T20</a>	587701	190559	0.06	not owned by a public authority	permitted	full planning permission	2021-12-08	<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControlApplication.tmlt&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2721/00502/FUL%27&amp;history=08478758dec6438783fc2a2ecad2092c">https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControlApplication.tmlt&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2721/00502/FUL%27&amp;history=08478758dec6438783fc2a2ecad2092c</a>	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	2022-10-01	21/00502/FUL
Rochford District Council	ROC35	The Old Bakehouse Back Lane Rochford SS4 1AY	<a href="https://arcgis.com/arcgis/rest/services/1zyqj/T21">https://arcgis.com/arcgis/rest/services/1zyqj/T21</a>	587626	190489	0.02	not owned by a public authority	permitted	full planning permission	2020-06-17	<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControlApplication.tmlt&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2719/01146/FUL%27&amp;history=20b1874cf29f47da95c1348fd772c203">https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControlApplication.tmlt&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2719/01146/FUL%27&amp;history=20b1874cf29f47da95c1348fd772c203</a>	Convert existing restaurant building into 4 no two bedroomed flats and 2 no one bed roomed flats	6	6		Has planning permission for 6no. Dwellings	2021-12-17	2022-10-01	19/01146/FUL

Organisation	Site Reference	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	ROC36	66 North Street Rochford SS4 1AD	<a href="https://arcgis.com/arcgis/rest/services/1zyqj/T22">https://arcgis.com/arcgis/rest/services/1zyqj/T22</a>	587589	190819	0.1	not owned by a public authority	permitted	full planning permission	2020-10-28	<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControl.Application.templ&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2720/00407/FUL%27&amp;history=7b54f735838b44b584542ccd242dd8d1">https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControl.Application.templ&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2720/00407/FUL%27&amp;history=7b54f735838b44b584542ccd242dd8d1</a>	Demolish existing building and construct new building comprising 4No. two-bed, 5No. one-bed flats with new access, parking and amenity areas.	9	9		Has planning permission for 9no. Dwellings	2021-12-17	2022-10-01	20/00407/FUL
Rochford District Council	ROC37	3 - 15 South Street Rochford SS4 1BW	<a href="https://arcgis.com/arcgis/rest/services/1zyqj/T23">https://arcgis.com/arcgis/rest/services/1zyqj/T23</a>	587688	190471	0.33	owned by a public authority	permitted	full planning permission	2022-07-25	<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControl.Application.templ&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2721/01241/FUL%27&amp;history=6626355dba7149a8bd0358873977bec9">https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControl.Application.templ&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2721/01241/FUL%27&amp;history=6626355dba7149a8bd0358873977bec9</a>	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	2022-10-01	21/01241/FUL
Rochford District Council	ROC38	19 South Street Rochford SS4 1BL	<a href="https://arcgis.com/arcgis/rest/services/1zyqj/T24">https://arcgis.com/arcgis/rest/services/1zyqj/T24</a>	587672	190392	0.06	owned by a public authority	permitted	full planning permission	2018-07-09	<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControl.Application.templ&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2718/00282/FUL%27&amp;history=ae9f76f7b9594f3f8a93aa2bf5a96ead">https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControl.Application.templ&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2718/00282/FUL%27&amp;history=ae9f76f7b9594f3f8a93aa2bf5a96ead</a>	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	2022-10-01	18/00282/FUL
Rochford District Council	ROC39	57 South Street Rochford SS4 1BL	<a href="https://arcgis.com/arcgis/rest/services/1zyqj/T25">https://arcgis.com/arcgis/rest/services/1zyqj/T25</a>	587691	190256	0.06	owned by a public authority	not permitted			<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControl.Application.templ&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2721/01278/FUL%27&amp;history=8b5fed4a71984d1aa4a12f451dd26db1">https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControl.Application.templ&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2721/01278/FUL%27&amp;history=8b5fed4a71984d1aa4a12f451dd26db1</a>	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	2022-10-01	21/01278/FUL
Rochford District Council	ROC40	Civic Suite Hockley Road Rayleigh SS6 8EB	<a href="https://arcgis.com/arcgis/rest/services/1zyqj/T26">https://arcgis.com/arcgis/rest/services/1zyqj/T26</a>	580833	190846	0.19	owned by a public authority	permitted	full planning permission	2022-08-08	<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControl.Application.templ&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2721/01331/FUL%27&amp;history=0c85f94678934b10afb31cc4951ff6a5">https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControl.Application.templ&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2721/01331/FUL%27&amp;history=0c85f94678934b10afb31cc4951ff6a5</a>	Part demolition and conversion of existing building to form 302 square metres of office accommodation (Class E c) and g)) and erection of new buildings to create 12 new homes (apartment block consisting of 1 no. one bed and 8 no. two bed units and 3 townhouses consisting of 2 no. two bed and 1 no. four bed units) with associated parking, amenity space, landscaping, new pedestrian accesses, plant, refuse and bicycle stores.	12	12		Site forms part of the Council's Asset Development Programme and has planning permission for 12no. Dwellings	2021-12-17	2022-10-01	21/01331/FUL



Organisation	Site Reference	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	ROC41	66 Lower Road Hullbridge SS5 6DF	<a href="https://arcgis.com/arcgis/1/zyqj/T27">https://arcgis.com/arcgis/1/zyqj/T27</a>	580967	194112	0.09	not owned by a public authority	permitted	full planning permission	2020-05-15	<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?RequestType=ParseTemplate&amp;template=DevelopmentControlApplication&amp;basepage=developmentcontrol.aspx&amp;Filter=^REFVAL^=%2719/01185/FUL%27">https://maps.rochford.gov.uk/DevelopmentControl.aspx?RequestType=ParseTemplate&amp;template=DevelopmentControlApplication&amp;basepage=developmentcontrol.aspx&amp;Filter=^REFVAL^=%2719/01185/FUL%27</a>	Demolish existing building and construct two storey building comprising 3 no two bed roomed and 4 no one bed roomed ( 7 flats) with new access onto Lower Road and off Kingsway.	6	6		Site has planning permission for 7no. Dwellings (six net)	2022-10-01	2022-10-01	19/01185/FUL
Rochford District Council	ROC42	Site of 123 to 153 High Street Rayleigh	<a href="https://arcgis.com/arcgis/1/zyqj/T28">https://arcgis.com/arcgis/1/zyqj/T28</a>	580486	190537	0.25	not owned by a public authority	permitted	other	2021-10-11	<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControlApplication.tmlt&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2721/00845/D PDP3J%27&amp;history=9c027b097034b179d674ed42f279b46">https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControlApplication.tmlt&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2721/00845/D PDP3J%27&amp;history=9c027b097034b179d674ed42f279b46</a>	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	2022-10-01	21/00845/D PDP3J
Rochford District Council	ROC43	106 Lower Road Hullbridge SS5 6DD	<a href="https://arcgis.com/arcgis/1/zyqj/T29">https://arcgis.com/arcgis/1/zyqj/T29</a>	581248	194141	0.17	not owned by a public authority	permitted	full planning permission	2022-01-12	<a href="https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControlApplication.tmlt&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2721/00738/FUL%27&amp;history=69b4c80c37434d73b74bb8088d15fc47">https://maps.rochford.gov.uk/DevelopmentControl.aspx?requesttype=parsetemplate&amp;template=DevelopmentControlApplication.tmlt&amp;basepage=DevelopmentControl.aspx&amp;Filter=^REFVAL^=%2721/00738/FUL%27&amp;history=69b4c80c37434d73b74bb8088d15fc47</a>	Proposed demolition of existing garage and associated buildings and construct 9 self-contained 2 bed apartments, associated car and cycle parking provision and landscaping.	9	9		Site has planning permission for 9no. Dwellings	2022-10-01	2022-10-01	21/00738/FUL
Rochford District Council	ROC44	Land North of Hambro Hill Rayleigh	<a href="https://arcgis.com/arcgis/1/zyqj/T30">https://arcgis.com/arcgis/1/zyqj/T30</a>	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	2022-10-01	
Rochford District Council	ROC45	Former MOT Test Facility 89 Eastwood Road Rayleigh	<a href="https://arcgis.com/arcgis/1/zyqj/T31">https://arcgis.com/arcgis/1/zyqj/T31</a>	580887	190369	0.1	not owned by a public authority	permitted	full planning permission	2023-02-15	<a href="https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=22/00747/FUL">https://planningdocs.rochford.gov.uk/Planning/planning-documents?SDescription=22/00747/FUL</a>	Redevelopment of Land and Erection of Nine Apartments	9	9		Site has planning permission for 9no. Dwellings	2023-06-05	2023-06-05	22/00747/FUL
Rochford District Council	ROC46	Land at Lubards Farm, Hullbridge Road, Rayleigh	<a href="https://arcgis.com/arcgis/1/zyqj/T31">https://arcgis.com/arcgis/1/zyqj/T31</a>	580861	192592	5.03	Not owned by a public authority	Not permitted					127	150		Green Belt site promoted through Local Plan Call for Sites. Site has lawful commercial uses which are likely to meet the definition of previously developed land.	2023-09-18	2023-09-18	