

Rochford District Council

Local Development Framework Evidence Base

Strategic Housing Land Availability Assessment 2009

Strategic Housing Land Availability Assessment 2009 Erratum

Erratum No. 1

Appendix D, Pg 275, SHLAA Assessment form, Site details

Change from:

Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Wooded area at rear of housing development along Spring Gardens, Poyntens and High Mead, Rayleigh.
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To:

Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Concrete surface; adjacent to trainline
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Erratum No. 2

Appendix D, Pg 275, SHLAA Assessment form, Site details

Change from:

Adjacent Land Use(s):	Residential, Agricultural
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To:

Adjacent Land Use(s):	Residential
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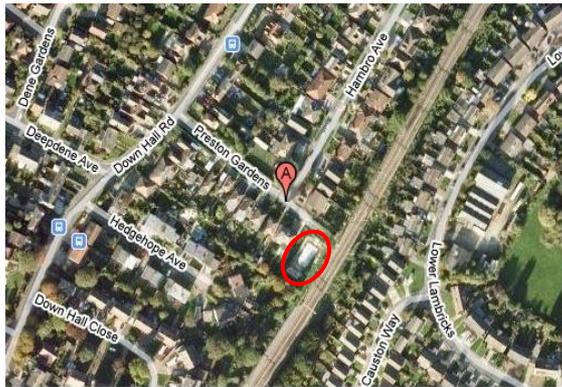
Erratum No. 3

Appendix D, Pg 279, SHLAA Assessment form, Image

Change from:



To:



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INTRODUCTION

Planning Policy Statement 3: Housing (PPS3) requires each local authority to carry out a Strategic Housing Land Availability Assessment (SHLAA) as part of the evidence base and background information of the Local Development Framework process. The SHLAA does not set policy but forms a key component of the evidence base to support the delivery of sufficient land for housing in the long term.

The East of England Plan requires Rochford District to ensure at least 4,600 additional dwellings are built in the District between 2001 and 2021; and another 1,000 dwellings between 2021 and 2025.

As set out in Planning Policy 3: Housing (PPS3), the local authority must:

- identify specific, deliverable sites for the first five years of a plan that are ready for development
- identify specific, developable sites for years 6-10 (and ideally for years 11-15 as well)
- indicate broad locations for future growth (for years 11-15)
- not include an allowance for windfalls in the first 10 years of the plan

The SHLAA is intended to fulfil the above requirements and form the basis of the Council's housing trajectory. At the same time, it will also be used as a supporting document to inform emerging housing policy within the Core Strategy.

It is important to note that the SHLAA is not a one-off study and will become part of the Council's Annual Monitoring Report process.

BACKGROUND

The Core Strategy will set out the key strategic elements of the planning framework for Rochford District, and identify the broad locations for any housing development. The SHLAA demonstrates that the housing targets set within the Regional Spatial Strategy are deliverable within these broad locations. Subsequently, detailed site allocations and numbers will be determined through the Allocations Development Plan Document.

Urban Capacity Study 2007 (UCS)

In 2007 the Council commenced work on updating the 2000 Urban Capacity Study as part of the evidence base for the Local Development Framework (LDF). The updated document – the Urban Capacity Study 2007 (UCS) – was finalised in July 2007. However, the Department for Communities and Local Government (DCLG) issued guidance on producing Strategic Housing Land Availability Assessments which superseded previous guidance (Tapping the Potential – Assessing urban housing capacity: towards better practice) in the same month.

In producing the UCS, the Council was aware that previous guidance was outdated and that empirical evidence from within the district showed that the guidance was flawed. As such, the UCS does not follow previous guidance to the letter and fulfils many of the requirements of the new guidance.

The Local Development Framework consists of “living” documents that can be amended and updated. Similarly the guidance applicable for these documents can also be amended and updated. As a result of this however, it is unlikely that every document within the Local Development Framework produced by the Council will be perfectly inline with the most recent guidance on their production.

The UCS examines a variety of possible sources of housing land, assesses their potential, and makes a judgement as to the probability of the site coming forward in the plan period of 2001-2021. The primary role of a SHLAA is to identify sufficient specific sites for housing, assess their potential and consider whether they are likely to be developable in the next 10 years or, where applicable, more. The Council will use information from the existing Urban Capacity Study (2007) as the basis for demonstrating the housing capacity. but will develop the analysis further to meet the key requirements set out in the national SHLAA guidance.

METHODOLOGY

Planning the Assessment

As stated in the methodology document, due to the incompatible staging and timeframe for each council, undertaking a joint SHLAA with other local authorities was not an option at this time. Nevertheless, the Council has established the Strategic Housing Market Assessment together with other Thames Gateway South Essex (TGSE) sub-region local authorities in 2008. Information from the SHMA has been used to assist in the production of the SHLAA wherever possible, i.e. the market factors section on the SHLAA proforma.

The one month consultation for the SHLAA and the 'Call for sites' exercise ended on 17th April, 2009. The Council sent out letters with the methodology and proforma to all of our key partners, including Essex County Council, adjoining local authorities, parish councils, landowners, developers and agents. 15 representations were received regarding the methodology, 7 of which made no comment. All representations made by the stakeholders can be viewed in **Appendix A**.

Call for Sites

The UCS sought to identify potential development sites within the District but the land identified in the UCS does not compile sufficient sites for housing development in the next 15 years. 12,763 hectare of the District is designated as Green Belt and there is a limited supply of land outside of this designation. The Council therefore initiated an exercise entitled 'Call for Sites', asking landowners and developers to put forward sites for consideration. This exercise was undertaken between January 2007 to April 2009 and a total of 207 sites were submitted during that period. These sites have been assessed for their availability, suitability and achievability.

Sites included and excluded

All types of sites listed in the Methodology document have been analysed when preparing the SHLAA. Comments received from the SHLAA consultation have been taken into account and as such sites within flood zone 2, 3a and 3b have now also been included in the study.

All the potential sites considered in the SHLAA include:

- Outstanding planning permissions
- Sites subject to pre-application discussions
- Reassessment of extant planning permissions/ refused planning applications

- Redevelopment of non-residential sites in appropriate location
 - Urban Capacity Study and Strategic sites identified in the emerging Core Strategy and Area Action Plans
 - Council's record
- Redevelopment of established employment land
 - Sites identified in the Core Strategy and related documents
- Undeveloped allocation
- 'Call for Sites'

Detailed information of the specific sites can be found in the proforma in **Appendices C and D**.

Sites excluded from the assessment include those that are subject to significant constraints such as those of international/ national/ local ecological importance. Despite the Council's support for the preservation of the Green Belt, guidance is clear that Green Belt and greenfield land should not be excluded from SHLAA assessments. This does not mean that such sites will be appropriate for development however.

It is important to emphasise that one of the Council's objectives is to prioritise the redevelopment of appropriate brownfield sites for housing, and thus minimise the release of Green Belt land for development. The SHLAA has taken this into account when looking at the appropriateness of a site and estimating the appropriate density for housing. However, the SHLAA does not represent policy and therefore will not determine whether or not a site should be allocated for development. The Local Development Framework, through the Core Strategy and the Allocations Development Plan Document, will take a balanced approach and determine the most appropriate areas for such development and it is not the purpose of the SHLAA to prejudge the strategy the Council will take with regards to Green Belt release.

Desktop review and Survey

A desktop review and site survey has been carried out to assess whether a site is suitable for housing. A site checklist was prepared prior to the visit to ensure that the important characteristics of each of the surveyed sites was recorded. Whilst all the sites put forward in the 'Call for Sites' exercise have been reviewed, the site visit survey was only undertaken for sites which could hold more than 15 dwellings.

Proforma

To ensure that the Assessment remains consistent, a proforma was prepared for each site. Some sites received from the 'Call for Sites' exercise shared the same boundary/ part of the area with another site and therefore a proforma was only produced for the larger site in such cases to avoid duplication.

There are some aspects within the proforma which require further clarification:

In the Suitability assessment section:

Proximity to Local Services: a data map provided by Essex County Council was referred to when determining whether a site is good/ medium/ poor in relation to the local amenities. However, given that the information on the map only indicates the services and facilities provided within the catchment area of Rochford District, ratings are determined by officer's judgement in some cases.

In the Achievability assessment section:

Density range: different density has been applied to sites in various locations. This approach is used to estimate the appropriate density for different areas such as a town centre, site on the edge of the main settlement, previously developed land, etc, provided that it is in conformity with the emerging Development Plan Documents.

Net developable area – when calculating the net development site area to determine the potential capacity of the site, a model of the density multipliers¹ has been applied (i.e. smaller site (up to 0.4 hectares) has a 100% gross to net ratio; medium site (up to 0.4-2 hectares) has a 75-90% gross to net ratio; and for larger sites (over 2 hectares), 50-75% gross to net ratio). This is because the density at which a site can be developed will vary depending not just on the policy context but on its size, configuration and the need for supporting facilities. For instance, a small site with a street frontage could be developed entirely for housing, whereas on a larger site provision may need to be made for roads, open space and possibly even facilities such as schools. Nevertheless, the density multipliers can be inaccurate if applied to a site which is too large, for example. As such, the estimated appropriate capacity for area records a more appropriate capacity for a specific area.

Should the site be excluded from 15-year housing supply calculations?: assessment is not merely based on the findings in the suitability and availability assessment sections but wider issues such as the character of the surrounding area, relationship of the site with emerging Core Strategy, and the ability of the site to accommodate / enable the delivery of the requisite infrastructure.

Furthermore, as suggested in the methodology document, the following factors should be considered to assess a site's suitability for housing:

- **Policy restrictions** – such as national and Local Plan designations, protected areas, existing planning policy and policies within the Sustainable Community Strategy;

¹ the model illustrated in the *Housing Land Availability Assessments* (2005) has been applied

- **Physical problems or limitations** – such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- **Potential impacts** – including effect upon landscape features and conservation; and
- **The environmental conditions** – which would be experienced by prospective residents.

It should be noted that it is not the purpose of the SHLAA to determine whether sites should or should not be developed. Such decisions must be made through the Local Development Framework and through the determination of planning applications.

KEY FINDINGS

The study has found that the District can achieve an adequate housing supply over a fifteen year period, but that this will require the allocation of current Green Belt land for residential development. The Local Development Framework, through the Core Strategy and the Allocations Development Plan Document, will determine the most appropriate areas for such development and it is not the purpose of the SHLAA to prejudge the strategy the Council will take with regards to Green Belt release. However, in determining the location of sites the Council should have regard to their viability and deliverability, and therefore should take into consideration the availability and viability of adequate land inside and outside the Green Belt.

PPS25 states that Local Authorities should seek to direct development to areas least at risk of flooding, giving preference to locating development in Flood Zone 1. The sequential test should be applied to demonstrate that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate to the type of development or land use proposed. The vast majority of housing supply identified in the SHLAA can be delivered on land which is Flood Zone 1. The one exception is Stambridge Mills. As such the sequential test needs to be applied and, for the purpose of the SHLAA, it is necessary to consider whether the site is capable of passing the exceptions test and thus is deliverable.

With regards to the sequential test, Stambridge Mills is one of, as identified by the SHLAA, a very limited number of previously developed sites in the District outside of the Green Belt capable of accommodating a significant quantum of housing. Consultation feedback on the site has made clear that the use of the land for alternatives to housing, including for the site's current allocation of employment, is not considered economically viable and unlikely to be deliverable. Failure to make use of this previously developed site which currently comprises disused industrial structures would constitute an inefficient use of land, contrary to PPS1, would increase the amount of development required on greenfield land contrary to PPS3, and would necessitate greater release of Green Belt contrary to PPG2. Given the District's housing requirement and limited supply of available land outside of the Green Belt, it is necessary to utilise the site for residential development as it is, on balance considering wider sustainability issues, the most appropriate

use for the land and passes the sequential test. The redevelopment of Stambridge Mills is also capable of passing the exceptions test (see proforma) and, as such, is deliverable.

The 5, 10 and 15 year housing supplies, ignoring potential Green Belt sites, can be broken down as follows:

Source	Time period and actual / projected net dwelling completions			
	2009-2014	2014-2019	2019-2024	Total
Outstanding planning permissions	106			106
Existing allocations / other appropriate brownfield sites	496	481	190	1167
Total	602	596	190	1273

A detailed schedule of the sites that make up this supply is attached as Appendix B.

In short, there is capacity within the District to accommodate 1273 dwellings between 2009 and 2024 from outstanding planning permissions and other appropriate brownfield sites which are suitable, deliverable and available for development within this time frame. This leaves an outstanding balance of 2477 dwellings to be built up till 2024 on land which is currently allocated as Green Belt.

The SHLAA examined whether there are Green Belt sites which are capable of delivering the required supply, within the required timeframe. The Council is scheduled to adopt the Allocations Development Plan Document of its Local Development Framework in 2011. This has the potential to review the allocation of Green Belt land, and indeed the emerging Core Strategy acknowledges that the release of some Green Belt land in suitable general locations is necessary in order to deliver the District's housing requirements.

The table below demonstrates the quantum of dwellings required to be built on land currently Green Belt land up until 2024:

Source	Time period			
	2009-2014	2014-2019	2019-2024	Total 2009-2024
Green Belt allocation for housing requirement (dwellings)	648	769	1060	2477

A large number of sites within the Green Belt have been put forward to the Council for consideration for reallocation as a result of various LDF consultation exercises, including specific SHLAA consultation. Green Belt sites put forward had the potential to deliver over 17,000 dwellings across the District. However, many of these proposed sites are in locations where development would be unsustainable (such as in isolated locations divorced from main settlements). The SHLAA has narrowed these sites down to potential sites for development by filtering out those sites which are not viable due to various limitations. In terms of physical constraints that exist but would not severely affect the achievability, the Council has engaged with landowners/ developers to ensure that potential sites are deliverable.

With regards to the phasing of development, the majority of respondents to SHLAA consultation felt that the development of their site(s) would be deliverable within 0-5 years. However, it must be recognised that Green Belt should be released sparingly and only where there are no viable allocated alternatives, and that the premature release of Green Belt would have the potential to undermine redevelopment of appropriate brownfield sites and town centre regeneration. In addition, development needs to be phased to ensure the requisite infrastructure can be provided in a timely manner. As such, the Council should only release Green Belt where required to achieve an adequate five-year supply of housing land. The Council should monitor residential development and supply, reviewing the situation vis-à-vis Green Belt release where necessary.

Where respondents have indicated that it would be possible to develop sites within the first time-period, it has been assumed that it would also be viable to develop such sites later within the plan period if required.

The emerging Core Strategy acknowledges the need to release some Green Belt in order to meet the District's housing supply. The emerging Core Strategy also recognises the need for a coordinated, strategic approach to such development to ensure it is sustainable and delivers the objectives of the emerging Core Strategy. Accordingly the emerging Core Strategy advocates a balanced approach to the delivery of housing in the District which entails the phased extension to residential envelopes to deliver the following quantum of development:

Area	Dwellings by 2015	Dwellings 2015 -2021	Dwellings post 2021
North of London Road, Rayleigh	0	550	0
West Rochford	450	150	0
West Hockley	50	0	0
South Hawkwell	175	0	0
East Ashingdon	100	0	0
South West Hullbridge	0	250	250
South Canewdon	0	60	0
South East Ashingdon	0	0	500

West Great Wakering	0	0	250
Total	775	1010	1000

It is important to ensure that such a strategy can be delivered. As such the SHLAA must consider whether there are Green Belt sites within the general locations which are suitable, achievable and available within the requisite timeframes. Appendix C comprises site assessments of green belt sites put forward by landowners, developers, agents and other stakeholders that are located within the general locations identified in the emerging Core Strategy. The assessments draw upon information provided by developers, landowners and agents, together with the Council's own assessment and review of the information provided, in order to examine the deliverability of such sites and state their residential capacity in the event they were to be allocated for development.

The below table outlines whether this is the case for each general location.

General location	Required no. of dwellings	Dwellings deliverable 0-5 years (2009-2014)	Dwellings deliverable 0-10 years (2009-2019)	Dwellings deliverable 0-15 years (2009-2024)
North of London Road, Rayleigh	550	350	800+	800+
West Rochford	600	585	885	885
East Ashingdon	100	280	280	280
South East Ashingdon	500	480	1000	1000
West Hockley	50	135+	135+	135+
South Hawkwell	175	238	340+	340+
South West Hullbridge	500	355	555+	555+
West Great Wakering	250	225+	250+	250+
South Canewdon	60	350+	350+	350+
TOTAL	2785	3003+	4800+	4800+

Sites within the emerging Core Strategy general locations which have the potential to be deliverable but with missing information which meant that it could not be confirmed that they would be deliverable within 5, 10, or 15 years have not been included in calculations. A "+" is used to show there is potential to accommodate more than indicated.

Within each of the general locations identified in the emerging Core Strategy, deliverable sites are available that have the potential to provide more dwellings than the quantum required. No Green Belt land which is outside of Flood Zone 1 is required to be allocated for development in order to deliver the quanta of development within the general locations identified in the emerging Core Strategy. The LDF will determine which sites, or combination of sites, are the most appropriate and sustainable to be allocated for residential development, having regard to the need to ensure that the

District's housing needs are met whilst protecting the Green Belt as far as is practicable.

It must be acknowledged that additional deliverable sites, potentially as or even more appropriate for residential allocations than those that have contributed towards the above calculations, may be identified through the LDF process. It is not the purpose of the SHLAA to allocated additional sites for development, but it is pertinent to ascertain that potential deliverable sites are present within the general locations identified for the extension of residential envelopes in the emerging Core Strategy.

Conclusions

According to the key findings, it can be seen that there is an adequate 5, 10 and 15 year supply of land to meet the District's housing requirement. Even though this will require some development on land that was allocated as Green Belt within the 2006 Replacement Local Plan, there is an excess of sites that have been put forward that could meet the District's housing needs. However oversupply of land for housing and the unnecessary release of Green Belt land is not appropriate and may not be needed in the next 15 years. The Core Strategy will determine the strategic approach to the release of Green Belt and as such general locations have been identified in the submission version of the Core Strategy. Whilst the SHLAA demonstrates that there are sites within these general locations that can deliver the quantum specified in the Core Strategy, the sites for development will be determined through the Allocations Development Plan Document.

Appendix A – SHLAA Consultees and comments received from SHLAA Methodology consultation

Agent Details	Comment(s)
Rawreth Parish Council	The Parish Council would like the representations they made for the Core Strategy echoed and taken into account when you are assessing the Strategic Housing Land Availability Assessment.
Bidwells	We would also like to comment on the Council's proposed methodology for production of the SHLAA. Stage 2 suggests that sites with constraints such as flood risk (zones 2, 3a and 3b) will be excluded from the Assessment. We would suggest that this is not a prudent manner in which to proceed. Sites which include such constraints can utilise land at risk from flooding for flood compatible uses such as recreational open space. The full benefits of developing such sites should be considered carefully - excluding any such site from the assessment would not provide a full and proper assessment of the best way to accommodate housing needs in the District.
Highways Agency	Thank you for consulting the Highways Agency about the preparation of the SHLAA. The Highways Agency has no comments to make on the proposed methodology for the production of the SHLAA, nor do we wish to suggest sites for consideration.
South Woodham Ferrers Town Council	With regards to the above consultation the Town Council have no comments to make but would like to be kept informed of any further developments.
The Coal Authority	Having reviewed your document, I confirm that we have no sites for consideration on this document at this stage.
CPRE	Thank you for consulting CPREssex on the SHLAA method. We are glad that the work already carried out in the UCS can be used as a basis for the Assessment. We have no specific comments to make, except that we hope the Assessment will lead to a higher proportion of the additional dwellings being accommodated within the built-up area, rather than in the Green Belt.
Planning & Equivalence, Anglian Water	We agree in principal to your methodology for selecting appropriate sites however we would recommend that under the Suitability Assessment; Physical problems or limitations relating to Drainage be split into further subsections. - Foul Drainage Networks

	<ul style="list-style-type: none"> - Wastewater Treatment Works - Surface Water Drainage <p>The reason for this is that there is a clear distinction between foul drainage networks and Wastewater Treatment Works (STW's) which are entirely two separate pieces of infrastructure and needs to be shown separately. Surface water needs to be a separate category as there are many different methodologies for disposing of surface water many of which do not fall within the jurisdiction of the Water Company.</p>
The Theatres Trust	<p>Due to the specific nature of the Trust's remit we are concerned with the protection and promotion of theatres and as this consultation is not directly relevant to the Trust's work we have no comment to make but look forward to being consulted on further LDF documents especially the Core Strategy Submission stage, Development Control Policies, Planning Obligations and any town centre Area Action Plans.</p>
Natural England	<p>Stage 2: Determining which sources of sites will be included in the assessment</p> <p>Natural England is pleased to see that the range of categories in the Sites Excluded table (at foot of page 5) includes all the formal and informal wildlife site designations, landscape designations and the flood zones most at risk. We would also ask that consideration be given to some method of indicating immediate proximity to the key categories of sites with a statutory designation for biodiversity interest (Ramsar/SPA/SAC/SSSI) on the proposed SHLAA Assessment form. Consideration is given within the planning system to the potential adverse impacts of development on sites near a SSSI for example, and any applicant will need to mitigate or compensate for such adverse impacts. Although we accept that such sites need not be excluded from any SHLAA for this reason, the constraints placed on potential development by proximity to designated wildlife sites may significantly reduce the viability of development and the SHLAA should reflect any such likely constraints.</p> <p>Information about proximity to statutorily designated wildlife sites should be determined at Stage 3: Desktop review of existing information, through reference to websites such as www.natureonthemap.org.uk.</p> <p>We also note and welcome that 'Ancient woodlands' has been included as a separate category, but are</p>

	<p>unclear about how the SHLAA intends to define this category – perhaps it would be useful to include a definition as a footnote or in an appendix.</p> <p>Stage 3: Desktop review of existing information Natural England recommends that the Thames Gateway South Essex Greengrid or similar green infrastructure strategies be added to the list of other sources of information to be consulted at this stage. This will allow assessment of sites at a strategic District level in relation to key wildlife corridors and green infrastructure networks. Again such information may not necessarily rule out a particular site from consideration under the SHLAA process, but will better inform the process of assessing their suitability at a District level.</p> <p>Stage 7a: Assessing suitability for housing Natural England is pleased to see the consideration of ‘potential impacts – including effect upon landscape features and conservation’ included in the suitability assessment. We would reiterate the points raised above about widening the scope of the initial data collection stages to ensure that by the time Stage 7a is reached, the SHLAA is able to more accurately assess potential biodiversity and landscape constraints on potential housing sites.</p> <p>Stage 7c: Assessing achievability for housing Natural England welcomes the decision to allow stakeholders have an opportunity to review the SHLAA document and submit comments at this stage. We feel that this consultation and review will be crucial to ensure that the final SHLAA is both ‘sound and robust’, and will be happy to contribute to the process.</p>
Barratt Eastern Counties	<p>Stage 2 – Determining the Sources of Sites We broadly support the criterion which seeks to determine how sites will be chosen. However, there are a number of refinements we would suggest the District Council considers.</p> <p>The methodology should make it clear that the list is not in preference order.</p> <p>It will also be important that the methodology and its implementation does not pre-judge certain types of sites as this could affect the evidence based integrity of the research. For this reason we would suggest</p>

that the statement “(if any)” is removed from the bullet points relating to urban extensions and new free standing settlements as this could suggest that these sites are not likely to be a valid part of the SHLAA process and that some form of review and sifting of sites has already occurred.

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

Stage 3 – Desktop Review

In reviewing the data sources to be used in the desktop review, we would suggest that sites under construction and dwelling starts/completion records should be closely monitored so that the SHLAA can be as up to date as possible. It is highly likely that during the course of the SHLAA sites will be built and occupied and therefore should not continue to be included in the availability assessment. Whilst it is appreciated that a cut off must be introduced at some point, we would suggest that this occurs during the public consultation with stakeholders.

It will also be important for the District Council, when applying its housing land availability evidence, to reconcile the advice in PPS3 regarding the inclusion of windfalls within the 5 year land supply trajectory. This issue is not necessarily something that has to be addressed in the methodology rather in the production and use of the SHLAA to inform the emerging site allocations document.

Stage 4 – Determining which sites and areas will be surveyed

Although it will be possible to rely on earlier site visits in connection with the UCS, those sites which may have been identified for many years but which have not come forward for new housing, should be visited again to ensure that the circumstances have not changed.

It is noted that under 'the nature of land supply' the methodology proposes that the geographic characteristics of the District may affect the size and number of sites identified. Whilst this may be the case, it will be important to consider the implications of identifying sites which may have complex landownership such as those within Town Centres. Whilst some of these sites should be included in the survey, often such sites require costly and lengthy land assembly which may not readily be achieved by a local authority unless compulsory purchase powers are used. In such circumstances it would be wise not to rule out other options such as single large sites on the edges of settlements which may provide an alternative option for housing delivery. Such an option may make housing delivery more certain, potentially quicker and less costly to the local authority.

Stage 6 – Estimating the housing potential of each site

When considering the housing potential of sites, it will be important to include information from housing needs and housing market assessments. Not to do so would result in only a theoretical potential being identified for sites rather than a potential which best meets the needs and demands of the local area. The housing need and market assessments will help identify the type and location of accommodation that should come forward within the District and help identify what the potential of each site is as a result. It would not be appropriate, for example, to identify small flatted developments at a high potential/capacity per site in areas where this is not going to fulfil need/demand.

When reviewing land price statistics in the area, it will be important that the District Council takes a pragmatic approach. Most annualised price data is based on the previous year and so may not take into account recent economic events.

Stage 7a – Assessing suitability for housing

Site suitability on its own will not provide a sufficiently robust basis on which to confirm whether a site is developable and deliverable and it will be important that the methodology acknowledges this. Many

recent appeal cases, where a Development Plan is not in place, have tended to focus on the 5 year housing land supply and the ability to deliver sites to meet PPS3 requirements, albeit site location in the context of sustainability is important.

We note the assumption that if a site appears in the UCS or has planning permission that it will be classed as a suitable site. In policy terms this may be the case but such an approach highlights the importance of the other criteria which will act as contributory factors in the assessment process. In our experience, identifying suitable sites based on their location needs to be carefully considered alongside land assembly issues. Which under certain circumstances, such as compulsory purchase scenarios, can delay sites by many years and be so costly that the suitability of the site may be put at issue.

Stage 7b – Assessing availability of housing

This is an important criterion and we support the use of information gleaned as part of the ‘call for sites’ exercise last year. If, as part of this SHLAA exercise, insufficient information has been received then additional investigative work may be needed. We support ongoing discussion with developers and stakeholders to assist in site investigation.

Stage 7c – Assessing Achievability of housing

This criterion is important since it is the key factor which determines whether a site is likely to come forward or not. In making a judgement on whether a site is achievable for housing, it will be necessary to thoroughly investigate the site. In particular we have noted that previous assessments, such as the sites identified in the UCS and those that have been allocated for housing in a previous Local Plan have not come forward. It is quite possible that previous assessments have made judgements that sites would come forward but they haven’t. In such circumstances it would be prudent to identify the reasons why they haven’t come forward and exclude such sites from the assessment. In some cases it may be because existing use values make housing undesirable.

The methodology notes that fragmented land ownership could be an issue. It will be important to review this thoroughly, particularly where ‘in town’ redevelopment opportunities exist. In some cases it may be necessary to consider what impact procedural requirements such as compulsory purchase orders (CPO)

	<p>and Environmental Impact Assessment (EIA) has when assessing the deliverability and phasing of sites. It is quite possible that some 'in town' sites have such fragmented ownership that CPO is necessary. In some cases the requirements for tribunals, EIA's and applications may result in deliverability issues. The SHLAA should consider potential procedural delays in its assessment.</p> <p>Stage 7d – Overcoming constraints This criterion will overlap and inform those relating to availability and achievability. Constraints may influence the potential for housing on a site and could inform the timing of sites. Constraints are not necessarily a reason to dismiss sites unless the implications for the environment are significant. When undertaking the SHLAA it will be important to focus on the evidence available and to examine any issues with relevant stakeholders.</p>
Countryside Properties plc	We have no comments regarding the proposed methodology used in relation to the SHLAA
Edward Gittins & Associates	We have no comments to make of the SHLAA methodology
Paglesham Parish Council	Paglesham Parish Council has no sites or suggestions for any sites. The Council has no comment to make on the proposed methodology.
Essex County Council	<p>It is not clear whether this exercise is contributing to preparation of the Core Strategy or the Site Allocations Document. An exercise to inform the Core Strategy is welcomed as an addition to the evidence base that should increase the robustness of the Strategy. However, the role of the Assessment to inform the Site Allocations Document is uncertain given that the Core Strategy will have already identified the broad locations within which additional development should occur. Ideally, the Assessment should inform the Core Strategy and inform the Site Allocations document in the same consistent manner.</p> <p>The proposed methodology for the SHLAA is generally supported. The references to the Essex Design Guide and the Urban Place Supplement are welcomed in relation to the determination of densities on sites (Stage 6 'Estimating the housing potential for each site) and that sites will be expected to contribute to the creation of sustainable mixed-use communities (Stage 7a 'Assessing suitability for housing').</p>

	<p>Additional matters that should be considered in respect of the Assessment and housing provisions are,</p> <ol style="list-style-type: none"> 1. Availability/provision of passenger transport should be given a higher profile and weighting in the Assessment to ensure early consideration of accommodating services that can contribute to creation of sustainable, mixed communities. 2. New build housing should have a health impact assessment because any new build will potentially add to the demand on the resources of Adult Social Care locally, especially if there is a significant contribution from sheltered housing. The Promotion of Lifetime Homes, as proposed in Policy H6 of the Core Strategy Preferred Options (October 2008), would provide positive assistance in respect of this matter. 3. Generally there is little reference to, or recognition of, the historic environment in the proposed methodology for the Assessment which should be amended by, <ul style="list-style-type: none"> • in Stage 2 including Scheduled Monuments in the list of Sites Excluded. • in Stage 5 and Stage 7a consulting the Rochford Historic Environment Characterisation Project to take into account the Character of Place and sensitivity of the historic assets to fully assess the potential impacts of housing development on the historic environment of the District. On a more specific level any potential housing areas should be assessed against the known historic environment assets which are recorded on the Historic Environment Record. • in the SHLAA Assessment Form, <ul style="list-style-type: none"> - in 'Filter' adding Scheduled Monument. - In 'Potential Impacts' including a section on the Historic Environment and in particular the historic sensitivity of potential sites determined by assessment and scoring produced as part of the Rochford Historic Characterisation Project. <p>In 'Environmental Conditions' incorporating a section considering its proximity to a known site of archaeological sensitivity.</p>
<p>Kember Loudon Williams Ltd</p>	<p>Stage 2 – Determining the Sources of Sites</p> <p>We broadly support the criterion which seeks to determine how sites will be chosen. However, there are</p>

a number of refinements we would suggest the District Council considers.

The methodology should make it clear that the list is not in preference order.

It will also be important that the methodology and its implementation does not pre-judge certain types of sites as this could affect the evidence based integrity of the research. For this reason we would suggest that the statement “(if any)” is removed from the bullet points relating to urban extensions and new free standing settlements as this could suggest that these sites are not likely to be a valid part of the SHLAA process and that some form of review and sifting of sites has already occurred.

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

Stage 3 – Desktop Review

In reviewing the data sources to be used in the desktop review, we would suggest that sites under construction and dwelling starts/completion records should be closely monitored so that the SHLAA can be as up to date as possible. It is highly likely that during the course of the SHLAA sites will be built and occupied and therefore should not continue to be included in the availability assessment. Whilst it is appreciated that a cut off must be introduced at some point, we would suggest that this occurs during the public consultation with stakeholders.

It will also be important for the District Council, when applying its housing land availability evidence, to reconcile the advice in PPS3 regarding the inclusion of windfalls within the 5 year land supply trajectory. This issue is not necessarily something that has to be addressed in the methodology rather in the production and use of the SHLAA to inform the emerging site allocations document.

Stage 4 – Determining which sites and areas will be surveyed

Although it will be possible to rely on earlier site visits in connection with the UCS, those sites which may have been identified for many years but which have not come forward for new housing, should be visited again to ensure that the circumstances have not changed.

It is noted that under ‘the nature of land supply’ the methodology proposes that the geographic characteristics of the District may affect the size and number of sites identified. Whilst this may be the case, it will be important to consider the implications of identifying sites which may have complex landownership such as those within Town Centres. Whilst some of these sites should be included in the survey, often such sites require costly and lengthy land assembly which may not readily be achieved by a local authority unless compulsory purchase powers are used. In such circumstances it would be wise not to rule out other options such as single large sites on the edges of settlements which may provide an alternative option for housing delivery. Such an option may make housing delivery more certain, potentially quicker and less costly to the local authority.

Stage 6 – Estimating the housing potential of each site

When considering the housing potential of sites, it will be important to include information from housing needs and housing market assessments. Not to do so would result in only a theoretical potential being identified for sites rather than a potential which best meets the needs and demands of the local area. The housing need and market assessments will help identify the type and location of accommodation that should come forward within the District and help identify what the potential of each site is as a result. It would not be appropriate, for example, to identify small flatted developments at a high potential/capacity per site in areas where this is not going to fulfil need/demand.

When reviewing land price statistics in the area, it will be important that the District Council takes a

pragmatic approach. Most annualised price data is based on the previous year and so may not take into account recent economic events.

Stage 7a – Assessing suitability for housing

Site suitability on its own will not provide a sufficiently robust basis on which to confirm whether a site is developable and deliverable and it will be important that the methodology acknowledges this. Many recent appeal cases, where a Development Plan is not in place, have tended to focus on the 5 year housing land supply and the ability to deliver sites to meet PPS3 requirements, albeit site location in the context of sustainability is important.

We note the assumption that if a site appears in the UCS or has planning permission that it will be classed as a suitable site. In policy terms this may be the case but such an approach highlights the importance of the other criteria which will act as contributory factors in the assessment process. In our experience, identifying suitable sites based on their location needs to be carefully considered alongside land assembly issues. Which under certain circumstances, such as compulsory purchase scenarios, can delay sites by many years and be so costly that the suitability of the site may be put at issue.

Stage 7b – Assessing availability of housing

This is an important criterion and we support the use of information gleaned as part of the ‘call for sites’ exercise last year. If, as part of this SHLAA exercise, insufficient information has been received then additional investigative work may be needed. We support ongoing discussion with developers and stakeholders to assist in site investigation.

Stage 7c – Assessing Achievability of housing

This criterion is important since it is the key factor which determines whether a site is likely to come forward or not. In making a judgement on whether a site is achievable for housing, it will be necessary to thoroughly investigate the site. In particular we have noted that previous assessments, such as the sites identified in the UCS and those that have been allocated for housing in a previous Local Plan have not come forward. It is quite possible that previous assessments have made judgements that sites would come forward but they haven't. In such circumstances it would be prudent to identify the reasons why

they haven't come forward and exclude such sites from the assessment. In some cases it may be because existing use values make housing undesirable.

The methodology notes that fragmented land ownership could be an issue. It will be important to review this thoroughly, particularly where 'in town' redevelopment opportunities exist. In some cases it may be necessary to consider what impact procedural requirements such as compulsory purchase orders (CPO) and Environmental Impact Assessment (EIA) has when assessing the deliverability and phasing of sites. It is quite possible that some 'in town' sites have such fragmented ownership that CPO is necessary. In some cases the requirements for tribunals, EIA's and applications may result in deliverability issues. The SHLAA should consider potential procedural delays in its assessment.

Stage 7d – Overcoming constraints

This criterion will overlap and inform those relating to availability and achievability. Constraints may influence the potential for housing on a site and could inform the timing of sites. Constraints are not necessarily a reason to dismiss sites unless the implications for the environment are significant. When undertaking the SHLAA it will be important to focus on the evidence available and to examine any issues with relevant stakeholders.

Appendix B - Schedule of sites

West Street, Rochford	Pre-application discussions / identified during SHLAA consultation / other LDF				2												
Rowan Way, Canewdon	Pre-application discussions / identified during SHLAA consultation / other LDF				3												
Springfield Court, Rayleigh	Pre-application discussions / identified during SHLAA consultation / other LDF				10												
Bramlings, Canewdon	Pre-application discussions / identified during SHLAA consultation / other LDF			5													
Land adj. 8 Preston Gardens, Rayleigh	Pre-application discussions / identified during SHLAA consultation / other LDF		1														
Land adj. 37 Crouch Avenue, Hullbridge	Pre-application discussions / identified during SHLAA consultation / other LDF		1														
Star Lane, Great Wakering	Pre-application discussions / identified during SHLAA consultation / other LDF						75	50	50								
206 London Road (in addition to outline permission)	Pre-application discussions / identified during SHLAA consultation / other LDF		31														
Hockley centre	Pre-application discussions / identified during SHLAA consultation / other LDF									0	0	75	75				
North London Road*	Allocation of Green Belt land for development								175	175	150	50	0				
West Rochford*	Allocation of Green Belt land for development				150	200	100	100	50								
East Ashingdon*	Allocation of Green Belt land for development			50	50			0					0				
South East Ashingdon*	Allocation of Green Belt land for development												125	125	125	125	
West Hockley*	Allocation of Green Belt land for development				50								0				
South Hawkwell*	Allocation of Green Belt land for development			75	100								0				
South West Hullbridge*	Allocation of Green Belt land for development										100	150	125	125			
West Great Wakering*	Allocation of Green Belt land for development							0								125	125
South Canewdon*	Allocation of Green Belt land for development							60									

*Indicates area where a range of possible sites are deliverable and it will be for the LDF to determine exact locations. Further details to be provided in full SHLAA report

Appendix C

SHLAA Assessment form

Site details:

Site details	Site Reference:	4
	Site Name:	Land at Three Acres & Birch Lodge, Anchor Lane
	Site Location:	Canewdon
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	1.4 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Consists of 2 dwellings and a disused riding school. Several man made features on the site although no visible pylons.
	Greenfield/ Brownfield/PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Residential and Paddock
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential to the North and East; Agricultural to the West and South

Filter:

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

Suitability Assessment

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

impact	(Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)	
	Access	Open
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
The Environmental Conditions	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: South of Canewdon Church Conservation Area

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	40 dwelling/ hectare
Net development site area (in hectare):	1.05 - 1.26
Estimated capacity for area:	42 - 53 dwellings
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: The site has the potential to provide housing in accordance with the emerging Core Strategy. The emerging Core Strategy does not advocate the allocation of land for any other uses within this area.
Estimated capacity if developable area of site were to be allocated	45
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	Single
A single developer/ several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years Not known <input type="checkbox"/>

Year in which first dwelling could be built on site:	2011
Number of dwellings to be built per year:	45
Year in which final dwellings will be completed:	2012



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SHLAA Assessment form

Site details:

Site details	Site Reference:	7
	Site Name:	Land south of High Street
	Site Location:	Great Wakering
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	8.02 hectare
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Grazing Land
	Greenfield/ Brownfield/PDL:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Rough arable grassland
	Proposed Use:	Residential and Open Space
	Adjacent Land Use(s):	Industrial, Local Wildlife Site and Greenfield

Filter:

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

Suitability Assessment

Physical problems or limitation	Proximity to Local Services:	Good	Medium	Poor	Justification	
	Public Transport		✓			
	Education		✓			
	Health service	✓				
	Community facilities	✓				
	Leisure	✓				
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
Infrastructure						
Highways Access Required:					Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1:Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access					require
	Are non-residential uses more appropriate for the site					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

The Environmental Conditions	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: Conservation Area to the North of the site.

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: Potential density reduction to the area adjacent to the Wildlife Site to minimise impact.

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45 dwelling/ hectare
Net development site area (in hectare):	4.01 – 6.02
Estimated capacity for area	180 - 271
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: The site has the potential to provide housing in accordance with the emerging Core Strategy. Although it is within close proximity of the Local Wildlife Site, any potential impact can be mitigated at the detailed design level.
Estimated capacity if developable area of site were to be allocated	175+
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	Either
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2011
Number of dwellings to be built per year:	50
Year in which final dwellings will be completed:	2015

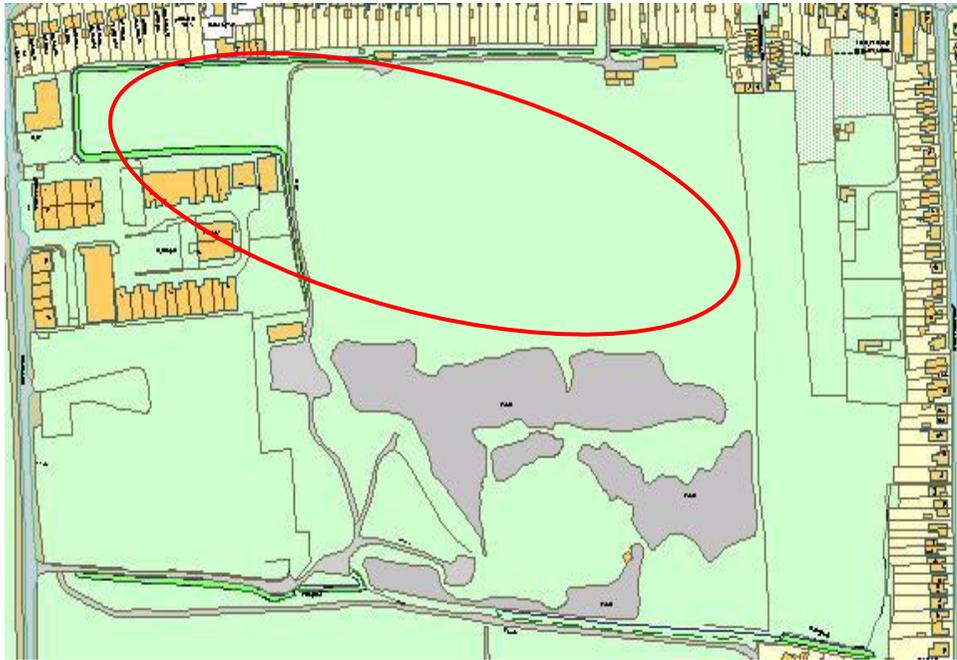


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	8
	Site Name:	Land off Folly Lane
	Site Location:	Hockley
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.2 hectare
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Flat surface garden
	Greenfield/ Brownfield/PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Garden
	Proposed Use:	Residential
	Adjacent Land Use(s):	Nursery to the east of the site.

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Flood Risk						
Zone 1:Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Open				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				

The Environment al Conditions	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	40 dwelling/ hectare
Net development site area (in hectare):	0.2
Estimated capacity for area	8
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: The site has the potential to make a contribution towards the provision of housing in accordance with the emerging Core Strategy. The emerging Core Strategy does not advocate the allocation of land for any other uses within this area.
Estimated capacity if developable area of site were to be allocated	8
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2011

SHLAA Assessment form

Site details:

Site details	Site Reference:	13
	Site Name:	Land off Thorpe Road, Hawkwell
	Site Location:	Hockley
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	11ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Mature tree screen bordering the north of the site in particular although the borders are all tree lined. There is a large wooded area encompassing most of the site.
	Greenfield/ Brownfield/PDL:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Horticulture
	Proposed Use:	Residential
	Adjacent Land Use(s):	Clements Hall Leisure Centre to the east; open land to the north; residential to the south west of the site, and some building to the south and the west of the site.

Filter:

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

Suitability Assessment

Physical problems or limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education		✓		
	Health service		✓		
	Community facilities		✓		
	Leisure	✓			
	Shops		✓		
	Green Space	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):				
	Existing use allocation/designation:				
	Infrastructure				
Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Flood Risk					
Zone 1:Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input checked="" type="checkbox"/>
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)				

	Access	
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
The Environmental Conditions	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: TPO point to the South of the site, just inside the proposed area.
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: Approximately 55 metres away from a Listed Building.
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please gives details: - this site includes a high pressure gas pipe line with easement - Close proximity to TPO.

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45 dwelling/ hectare
Net development site area (in hectare):	5.5 – 8.25
Estimated capacity for area	248 - 371 dwellings
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: The site has the potential to provide housing in accordance with the emerging Core Strategy. The emerging Core Strategy does not advocate the allocation of land for any other uses within this area.
Estimated capacity if developable area of site were to be allocated	300
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2011

Number of dwellings to be built per year:	66
Year in which final dwellings will be completed:	2016

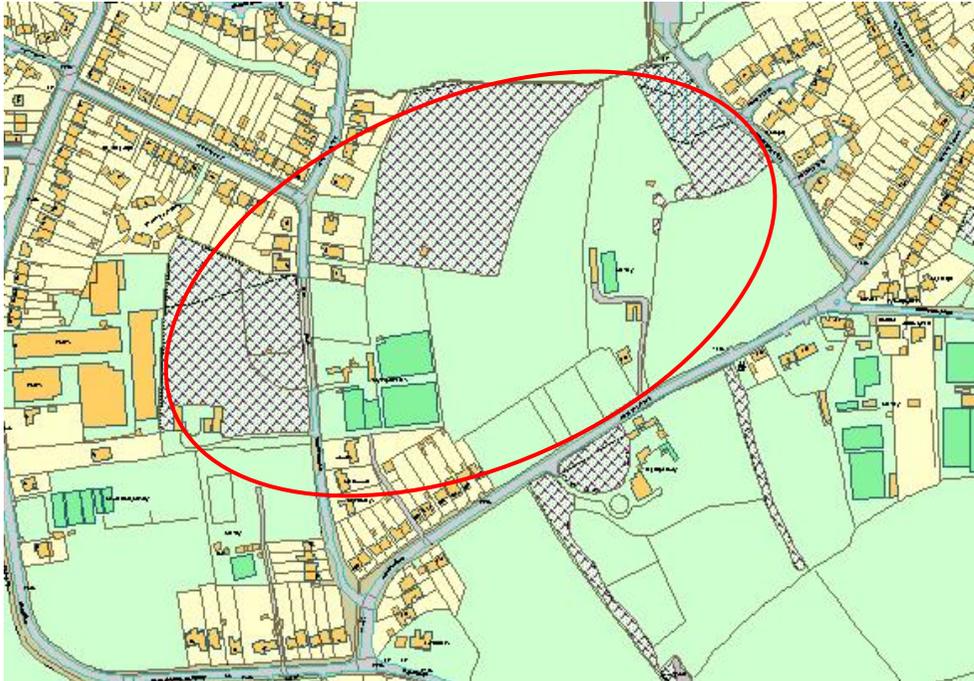


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	17
	Site Name:	Land south east of the junction at Hullbridge Road & Lower Road
	Site Location:	Hullbridge
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	2.23 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Western fringe of residential envelope of Hullbridge to the east.; predominantly fields to the West; Lords Golf Club to the South.
	Greenfield/ Brownfield/PDL:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Grazing
	Proposed Use:	Residential
	Adjacent Land Use(s):	Grazing

Filter:

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

Suitability Assessment

Physical problems or limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education		✓		
	Health service	✓			
	Community facilities	✓			
	Leisure	✓			
	Shops		✓		
	Green Space	✓			
	Proximity to Residential Area:		✓		
	Planning Permission/ History (if any):	93/00221/COU			
	Existing use allocation/designation:				
	Infrastructure				
Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Flood Risk					
Zone 1:Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)				
	Access				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

The Environmental Conditions	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/> Family owned
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Land owner committed to development with Swan housing association) If yes, please give details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45 dwelling/ hectare
Net development site area (in hectare):	1.12 – 1.67
Estimated capacity for area	50 - 75 dwellings
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: The site has the potential to make a contribution towards the provision of housing in accordance with the emerging Core Strategy. The emerging Core Strategy does not advocate the allocation of land for any other uses within this area.
Estimated capacity if developable area of site were to be allocated	55
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	Single
A single developer/ several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	Late 2011
Number of dwellings to be built per year:	Circa 84 dwellings per year
Year in which final dwellings will be completed:	2012



Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	30
	Site Name:	Land adjoining Marylands Avenue, Merryfields Av, Brackendale Close and Plumberow Av
	Site Location:	Hockley
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	1.24 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Wooded area
	Greenfield/ Brownfield:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Grassland and wooded area
	Proposed Use:	Residential
	Adjacent Land Use(s):	Greenfield/ Residential/ Local Nature Reserves

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport	✓				
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1:Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access					

	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>
The Environmental Conditions	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: Approximately 88m away from the nearest TPO point.
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45 dwelling/ hectare
Net development site area (in hectare):	0.93 – 1.12 ha
Estimated capacity for area	42 – 50 dwellings
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: The site has the potential to make a contribution towards the provision of housing in accordance with the emerging Core Strategy. The emerging Core Strategy does not advocate the allocation of land for any other uses within this area.
Estimated capacity if developable area of site were to be allocated	30
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	Possible
A single developer/ several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2011

Number of dwellings to be built per year:	30+
Year in which final dwellings will be completed:	2012

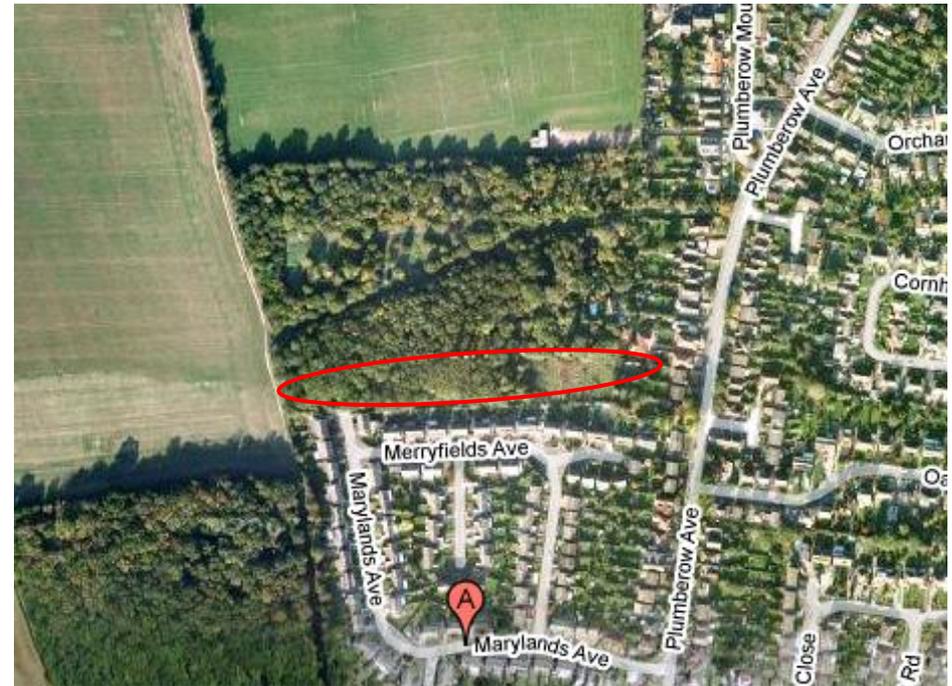


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	38
	Site Name:	Land at Church Road
	Site Location:	Hockley
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.21 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Garden Land associated with former dwelling West View
	Greenfield/ Brownfield:	
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Unused Garden Land
	Proposed Use:	Residential
	Adjacent Land Use(s):	Nursery/ Residential/ Greenfield

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1:Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					

	Access	
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>
The Environmental Conditions	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: 5m away from the nearest TPO to the north-west of the site
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	40 dwelling/ hectare
Net development site area (in hectare):	0.21 ha
Estimated capacity for area	7 dwellings
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: The site has the potential to make a contribution towards the provision of housing in accordance with the emerging Core Strategy. The emerging Core Strategy does not advocate the allocation of land for any other uses within this area.
Estimated capacity if developable area of site were to be allocated	7
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input checked="" type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	No
A single developer/ several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years Not known <input type="checkbox"/>

SHLAA Assessment form

Site details:

Site details	Site Reference:	54
	Site Name:	Land at Pond Chase Nurseries
	Site Location:	Hockley
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	4 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Part PDL (1.8Ha) and part Open land (2.2Ha). Part employment use and part mushroom production. Several large man made structures.
	Greenfield/ Brownfield/ PDL:	PDL (Green Belt allocation)
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Commercial
	Proposed Use:	Residential and Open Space
	Adjacent Land Use(s):	Residential, Agricultural

Filter:

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

Suitability Assessment

Physical problems or limitation	Proximity to Local Services:	Good	Medium	Poor	Justification	
	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1:Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access					

	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
The Environmental Conditions	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45
Net development site area (in hectare):	2
Estimated capacity for area	90
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This part previously developed site has the potential to make a contribution towards the provision of housing in accordance with the emerging Core Strategy.
Estimated capacity if developable area of site were to be allocated	Circa 90
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	Single
A single developer/ several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2010
Number of dwellings to be built per year:	40
Year in which final dwellings will be completed:	2012

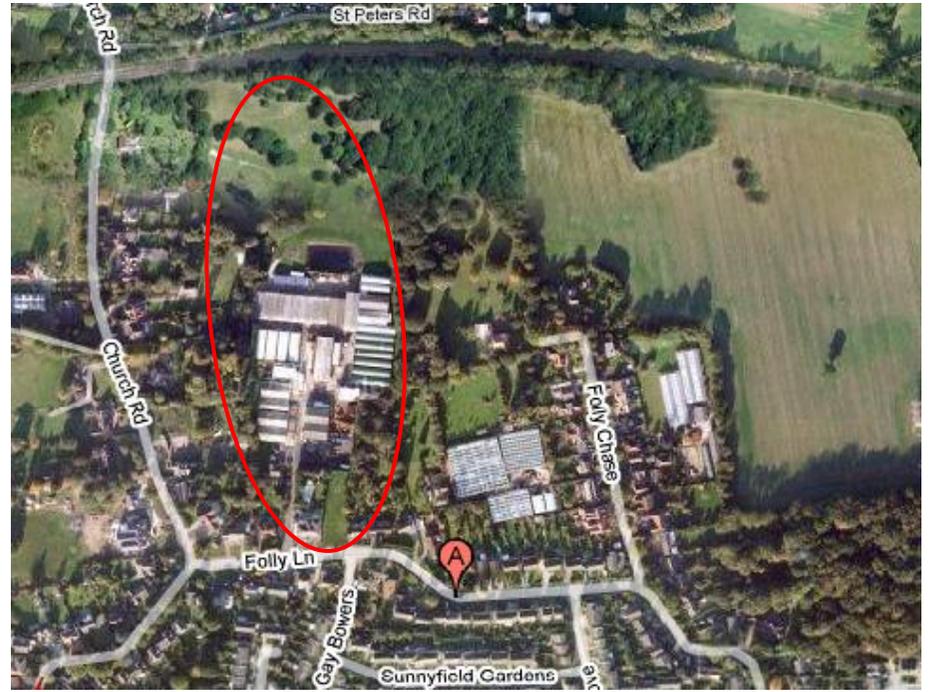
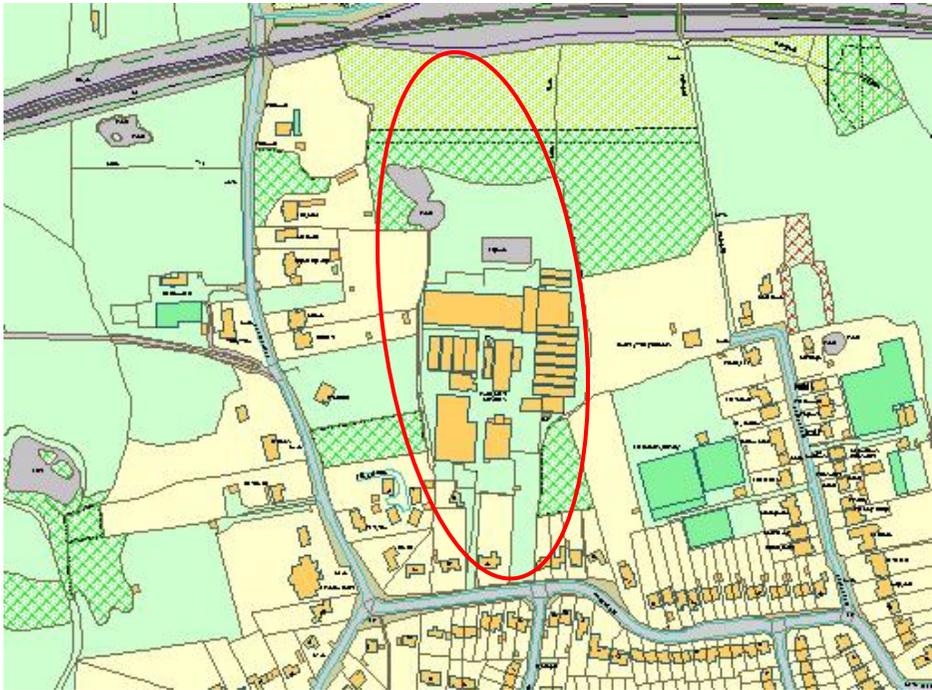


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	56 (i) (ii) (iii) (iv)
	Site Name:	(i) Land North of Brays Lane (ii) Land South of Brays Lane (iii) Land off Oxford Road (iv) Land North of Doggetts Close
	Site Location:	Rochford/ Ashington
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	(i) 9.28 (ii) 2.36 (iii) 16.79 (iv) 5.31
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Open arable fields.
	Greenfield/ Brownfield:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Paddock, Agricultural,
	Proposed Use:	Residential, Open Space, Expanded school
	Adjacent Land Use(s):	Residential, Agricultural, School

Filter:

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

Suitability Assessment

Physical problems or limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport	✓			Good - Medium
	Education	✓			
	Health service	✓			
	Community facilities		✓		
	Leisure		✓		
	Shops		✓		
	Green Space	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):				
	Existing use allocation/designation:				
	Infrastructure				
Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Flood Risk					
Zone 1:Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)				
	Access				

	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
The Environmental Conditions	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45
Net development site area (in hectare):	(i) 4.64 – 6.96 (ii) 1.18 – 1.77 (iii) 8.40 – 12.59 (iv) 2.66 – 3.98
Estimated capacity for area	(i) 209 - 313 (ii) 53 - 80 (iii) 378 - 567 (iv) 120 - 179
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is situated in the proposed strategic location for housing as set out in the Core Strategy
Estimated capacity if developable area of site were to be allocated	(i) 200 (ii) 80 (iii) 350 (iv) 150
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	

Phasing of development	One
A single developer/ several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2012
Number of dwellings to be built per year:	80 - 120
Year in which final dwellings will be completed:	2013 - 2016

(i) Land North of Brays Lane

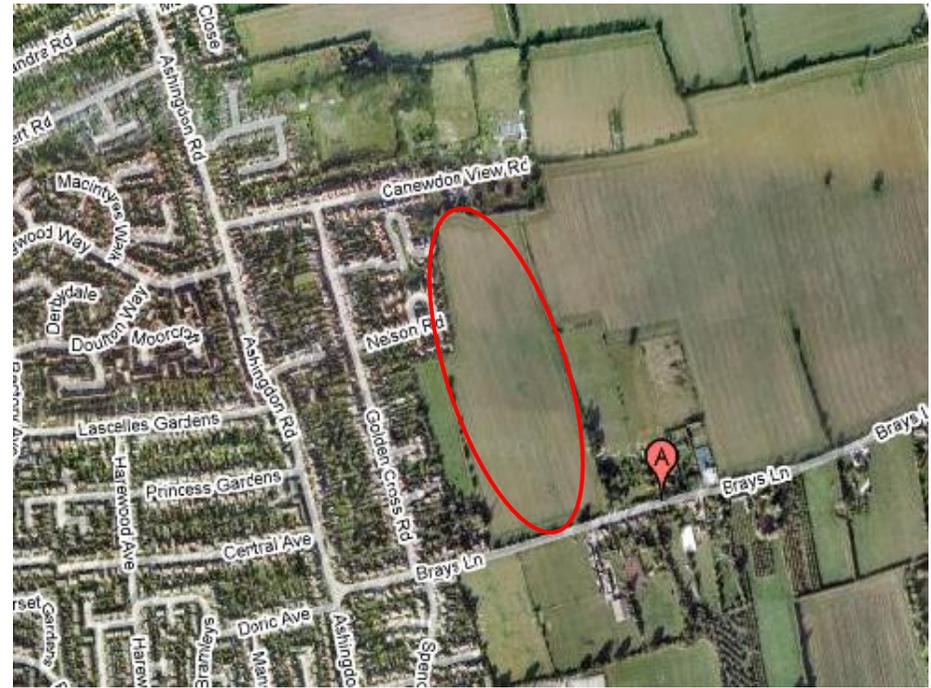


Image source: Google

(ii) Land South of Brays Lane

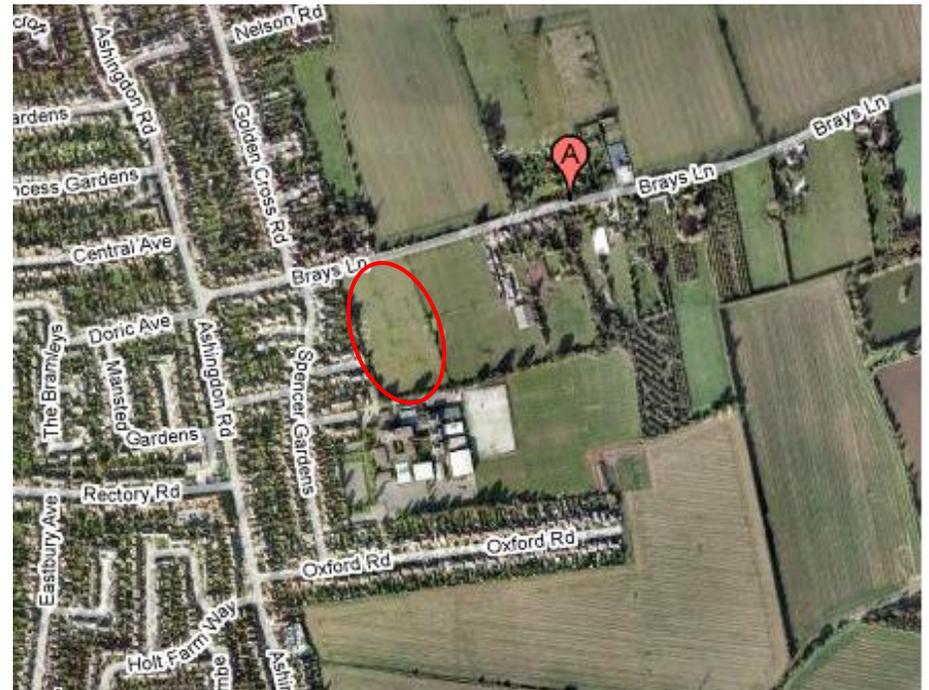


Image source: Google

(iii) Land off Oxford Road



Image source: Google

(iv) Land North of Doggetts Close



Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	69
	Site Name:	Land at Folly Chase
	Site Location:	Hockley
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	8.81 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Currently arable cultivation, adjacent to residential development at Folly Lane. No visible man made structures or pylons on the site.
	Greenfield/ Brownfield:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Arable farmland
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Agricultural, School and community centre

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access					
	Are non-residential uses more appropriate for the site					Yes <input type="checkbox"/> No <input type="checkbox"/>
The	Within proximity to TPO:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	40 dwelling/ hectare
Net development site area (in hectare):	4.41 – 6.61
Estimated capacity for area	176 - 264
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is situated in the proposed strategic location for housing as set out in the Core Strategy and is within close proximity to local amenities.
Estimated capacity if developable area of site were to be allocated	180
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years Not known <input checked="" type="checkbox"/>
Year in which first dwelling could be built on site:	-
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	-

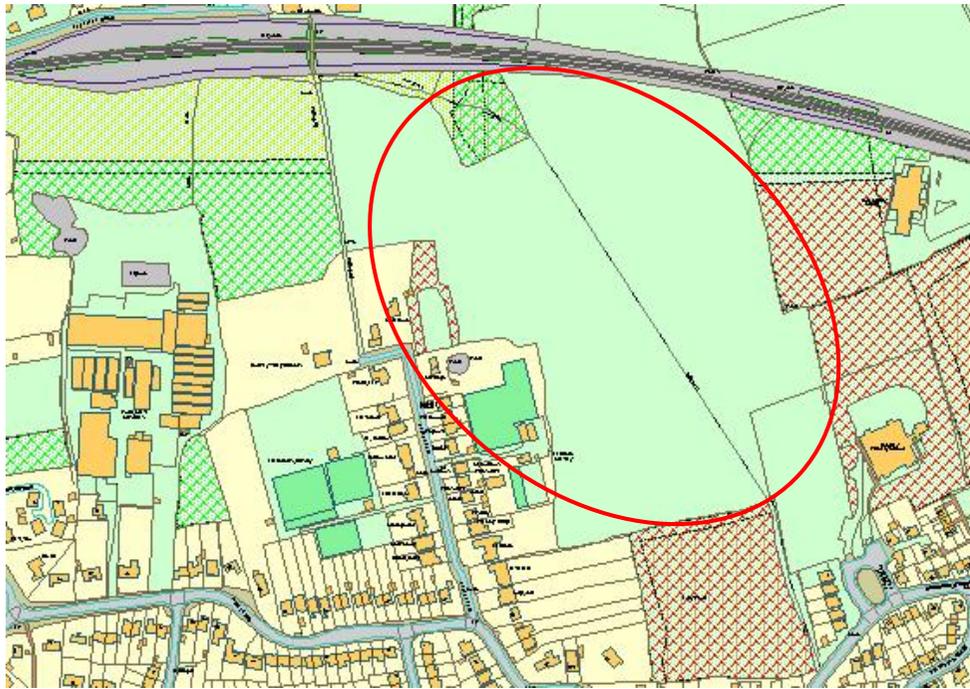


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	128
	Site Name:	North of Ironwell Lane
	Site Location:	Rochford
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	1.5 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Several large buildings in centre of site. Wooded and hedged boundary around site and against railway line.
	Greenfield/ Brownfield/ PDL:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Farm
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Agricultural

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport	✓				
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input checked="" type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input checked="" type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					Half of the site lies within Flood zone 2/3.
	Access					Need upgraded.
	Are non-residential uses more appropriate for the site					Yes <input type="checkbox"/> No <input type="checkbox"/>
The	Within proximity to TPO:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45 dwelling/ hectare
Net development site area (in hectare):	1.13 – 1.35
Estimated capacity for area	51 - 61
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Although this site is not situated in the proposed strategic location, it has the potential to contribute to the future housing needs, as it benefits from good access to local services.
Estimated capacity if developable area of site were to be allocated	Circa 45+
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	As required
A single developer/ several developers	single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2011
Number of dwellings to be built per year:	Circa 45
Year in which final dwellings will be completed:	2012



Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	140
	Site Name:	Rosemount, Anchor Lane
	Site Location:	Canewdon
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	1 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Site has residential dwelling to north east, and farm buildings. One large tree to south of site. Residential settlement to north of site and north east of site is village centre.
	Greenfield/ Brownfield/ PDL:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Agricultural

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport			✓	Only 6 services are running (Mon-Fri)	
	Education		✓			
	Health service	✓				
	Community facilities	✓				
	Leisure		✓			
	Shops			✓		
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access					Require
	Are non-residential uses more appropriate for the site					Yes <input type="checkbox"/> No <input type="checkbox"/>
The	Within proximity to TPO:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45
Net development site area (in hectare):	0.75 – 0.90
Estimated capacity for area	34 - 41
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is situated in the proposed strategic location for housing as set out in the Core Strategy and is within close proximity to local amenities.
Estimated capacity if developable area of site were to be allocated	35
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Year in which first dwelling could be built on site:	
Number of dwellings to be built per year:	35
Year in which final dwellings will be completed:	

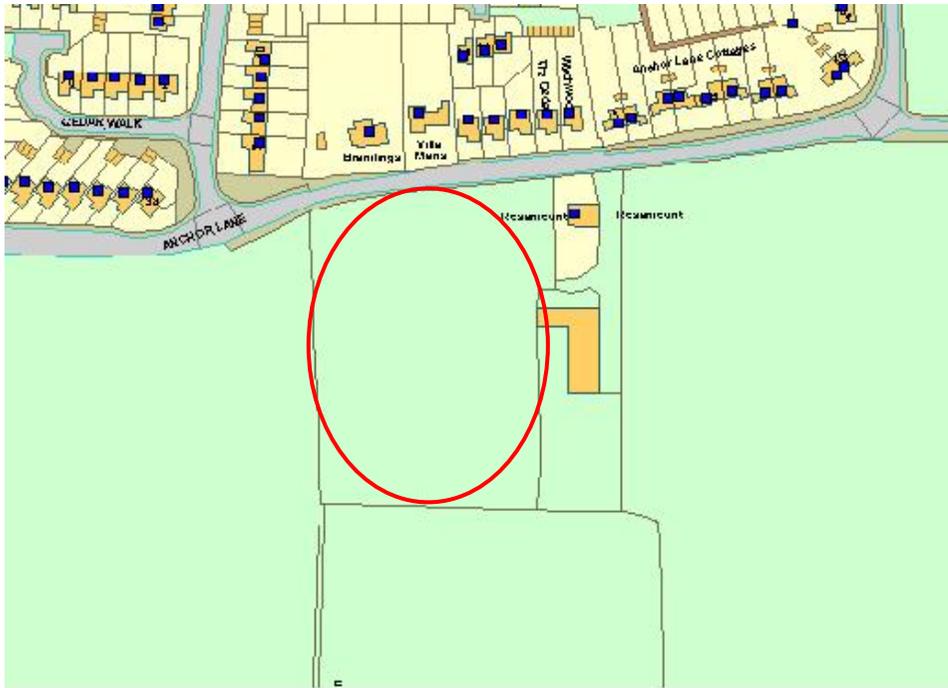


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	144
	Site Name:	Land at Rawreth Lane
	Site Location:	Rayleigh
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	123 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Currently agricultural land adjacent to settlement in Rayleigh. Several pylons throughout site. Area in flood zone and foul sewer.
	Greenfield/ Brownfield:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural
	Proposed Use:	Residential/ Mixed land use
	Adjacent Land Use(s):	Greenfield/ Residential

Filter:

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

Suitability Assessment

Physical problems or limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education	✓			
	Health service	✓			
	Community facilities		✓		
	Leisure	✓			
	Shops	✓			
	Green Space	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):				
	Existing use allocation/designation:				
	Infrastructure				
Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Flood Risk					
Zone 1:Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input checked="" type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input checked="" type="checkbox"/>				
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)	Part of the site lies within Flood zone 2/3			
	Access	Require			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>			

The Environmental Conditions	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: Some TPO area are scattered within the southern site.
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: Approximately 17m away from the nearest Listed Building.
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please gives details:</p> <ul style="list-style-type: none"> • Flood zone • Foul sewer • 2 132 KV electricity power lines <p>Response to SHLAA consultation included the following: <i>‘Any development planning can take into account the flood zone and sewer constraints, and we have confirmation that the pylons can be relocated if required. These constraints do not affect the availability of the site, but rather may affect the extent of development area and density. There are no other significant on-site constraints or policy designations which affect site availability/would prohibit development.’</i></p>

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	40 dwelling/ hectare
Net development site area (in hectare):	61.5 – 92.25 ha
Estimated capacity for area	2460 – 3690 dwellings
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is situated in the proposed strategic location for housing as set out in the Core Strategy and the southern site is within close proximity to local amenities. Part of the site lies within the TPO and flood zone area and there is listed building in the location. All these factors will require careful consideration in the Allocation DPD, but will not however render the whole of the site undeliverable. Such factors have been accounted for in determining the potential capacity of the site.
Estimated capacity if developable area of site were to be allocated	650+
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	Possible/ TBC
A single developer/ several developers	Single

Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	Mid 2012
Number of dwellings to be built per year:	200 - 250
Year in which final dwellings will be completed:	2016

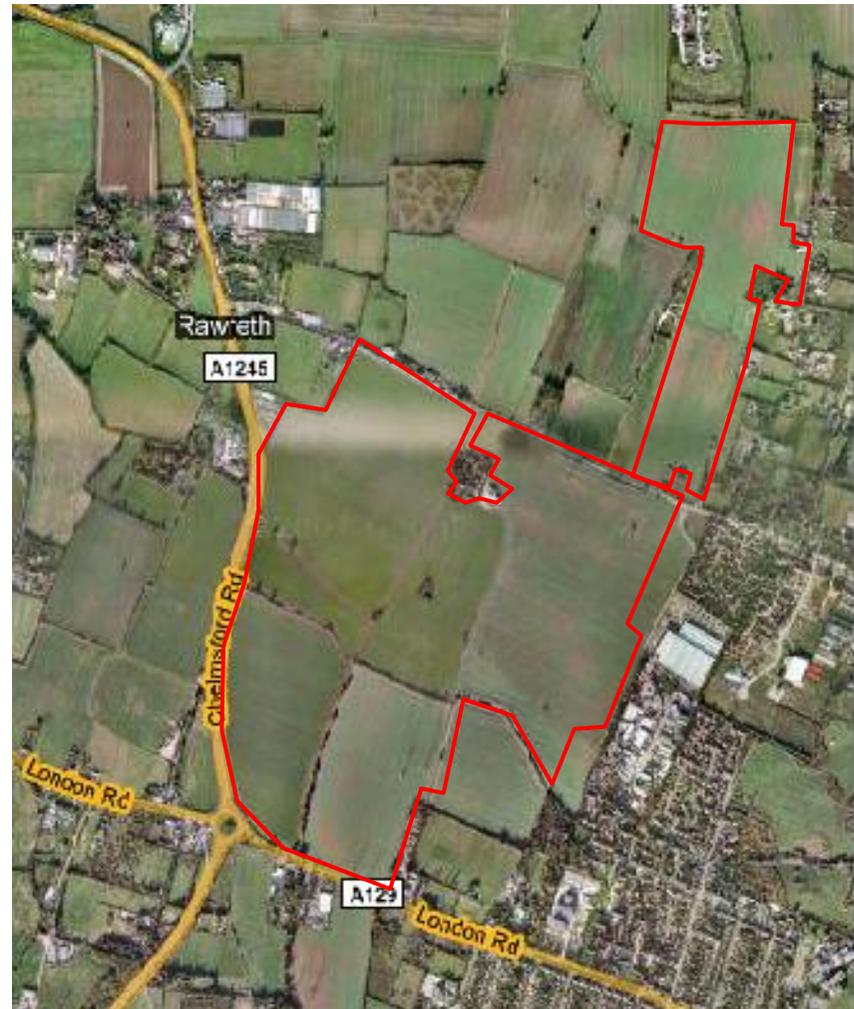
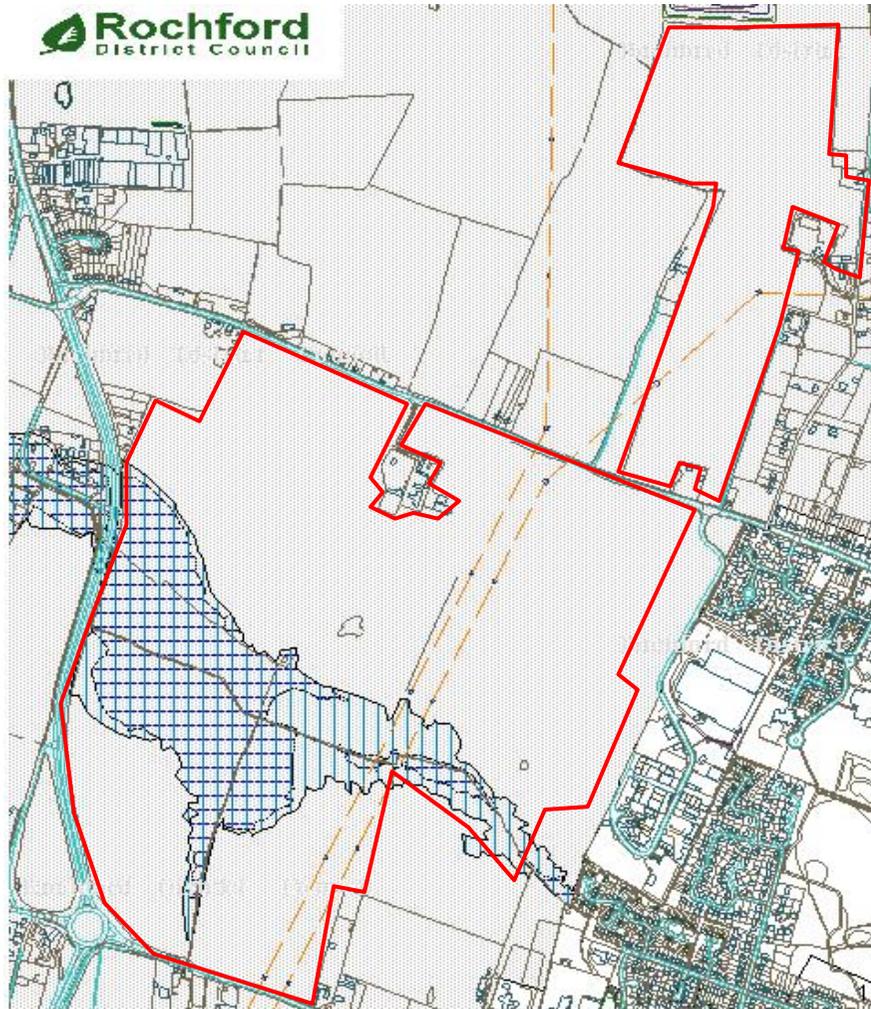


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	151
	Site Name:	Land between Hall Road and Rectory Road
	Site Location:	Hawkwell
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	2. 04ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Open field adjacent to residential dwellings. Tree lined boundary to south and east of site. No man made structures visible on site.
	Greenfield/ Brownfield/ PDL:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant – mown grassland
	Proposed Use:	Residential or Mixed uses
	Adjacent Land Use(s):	Residential, Greenfield

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education		✓			
	Health service		✓			
	Community facilities		✓			
	Leisure	✓				
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1:Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access					Require
	Are non-residential uses more appropriate for the site					Yes <input type="checkbox"/> No <input type="checkbox"/>
The	Within proximity to TPO:					Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details:

Environmental Conditions		A line of TPO lies just outside the site, on the adjacent field.
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: Approximately 30m away from the listed building.
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	35
Net development site area (in hectare):	1.02 – 1.53
Estimated capacity for area	36 – 54
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: The site has the potential to provide housing in accordance with the emerging Core Strategy. The emerging Core Strategy does not advocate the allocation of land for any other uses within this area.
Estimated capacity if developable area of site were to be allocated	40
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15years <input checked="" type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2012
Number of dwellings to be built per year:	20
Year in which final dwellings will be completed:	2014



Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	159a
	Site Name:	Land to the north of Hall Road
	Site Location:	Rochford
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	33.5 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Site currently used for agriculture.
	Greenfield/ Brownfield/ PDL:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agriculture
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Agricultural

Filter:

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

Suitability Assessment

Physical problems or limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport	✓			
	Education	✓			
	Health service	✓			
	Community facilities		✓		
	Leisure		✓		
	Shops		✓		
	Green Space	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):				
	Existing use allocation/designation:				
	Infrastructure				
Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Flood Risk					
Zone 1:Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input checked="" type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)	Part of the north eastern side of the site lies within Flood zone 2			
	Access	Require			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>			

The Environmental Conditions	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: A tree line lies along the southeast corner boundary.
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: Conservation area is less than 15m away from site.

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45
Net development site area (in hectare):	16.75 – 25.13
Estimated capacity for area	754 – 1,131
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is situated in the proposed strategic location for housing as set out in the Core Strategy. It is within close proximity to local amenities and has the potential to provide infrastructure improvement in Rochford. However, part of the site lies within flood zone 2 and therefore the appropriate capacity for the area will need to be carefully considered in the Allocation DPD.
Estimated capacity if developable area of site were to be allocated	800
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	As required
A single developer/ several developers	TBC

Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2011
Number of dwellings to be built per year:	Circa 100
Year in which final dwellings will be completed:	

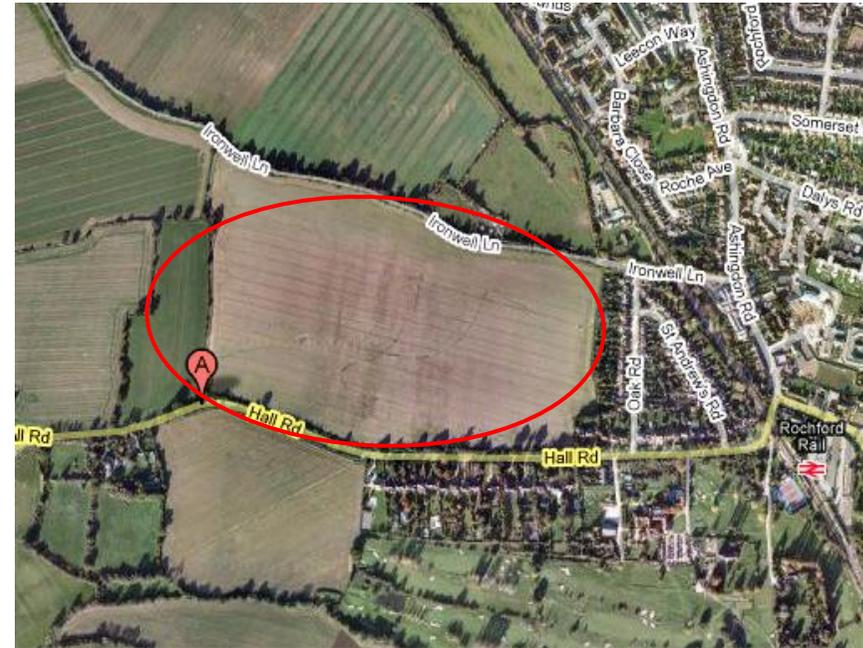
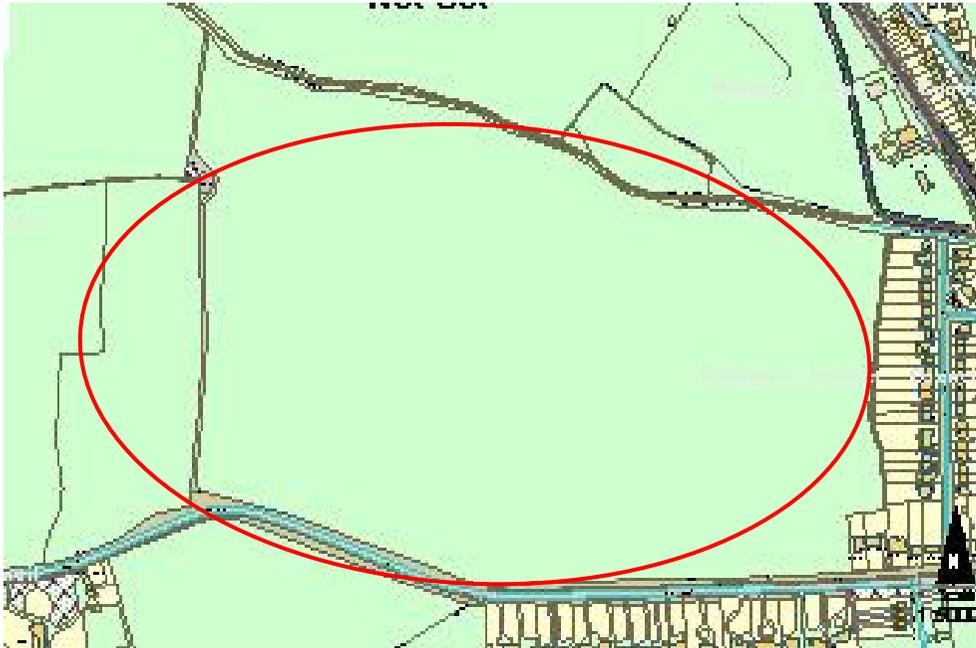


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	159b
	Site Name:	Land to the south of Hall Road
	Site Location:	Rochford
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	2.6 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Site currently used for agriculture.
	Greenfield/ Brownfield/ PDL:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agriculture
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Agricultural, Golf Club

Filter:

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

Suitability Assessment

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

The Environmental Conditions	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: 2 TPO points on site.
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: Part of the cartilage of a Grade I listed building lies within the proposed site.
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: The whole site lies within the conservation area boundary.

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please gives details:</p> <ul style="list-style-type: none"> • Conservation Area • The close proximity to the listed building <p>Low density development will be required due to the constraints above.</p>

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	30
Net development site area (in hectare):	1.3 – 1.95
Estimated capacity for area	39 – 59
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is situated in the proposed strategic location for housing as set out in the Core Strategy and is within close proximity to local amenities. However, the low density that maybe required for reasons set out above would restrict the capacity of the site.
Estimated capacity if developable area of site were to be allocated	40
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	As required
A single developer/ several developers	TBC
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2011
Number of dwellings to be built per year:	40
Year in which final dwellings will be completed:	2012

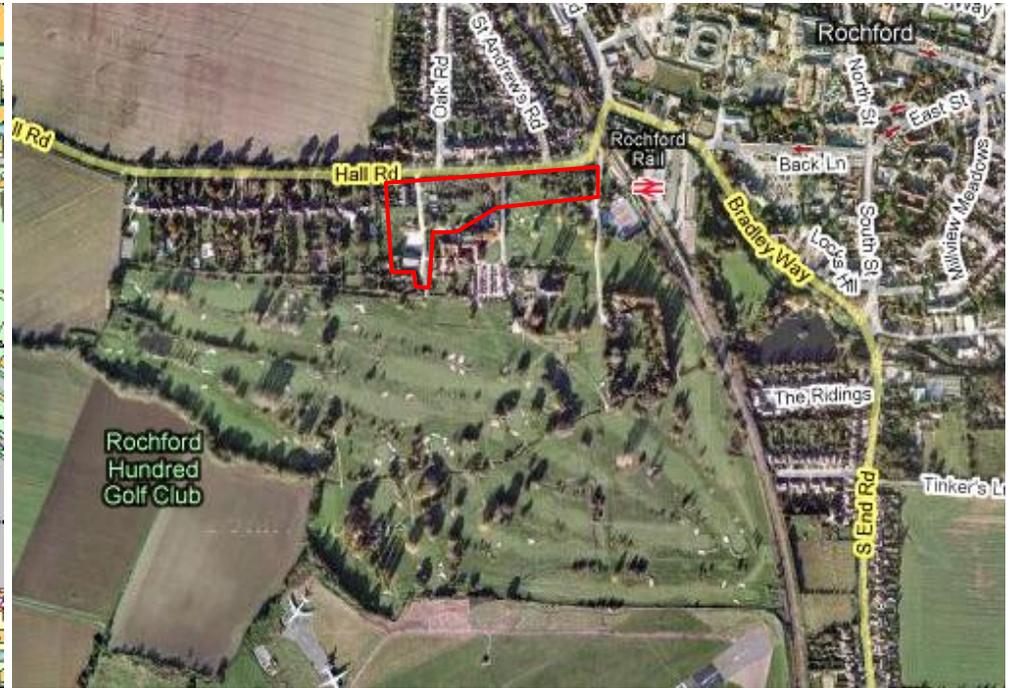
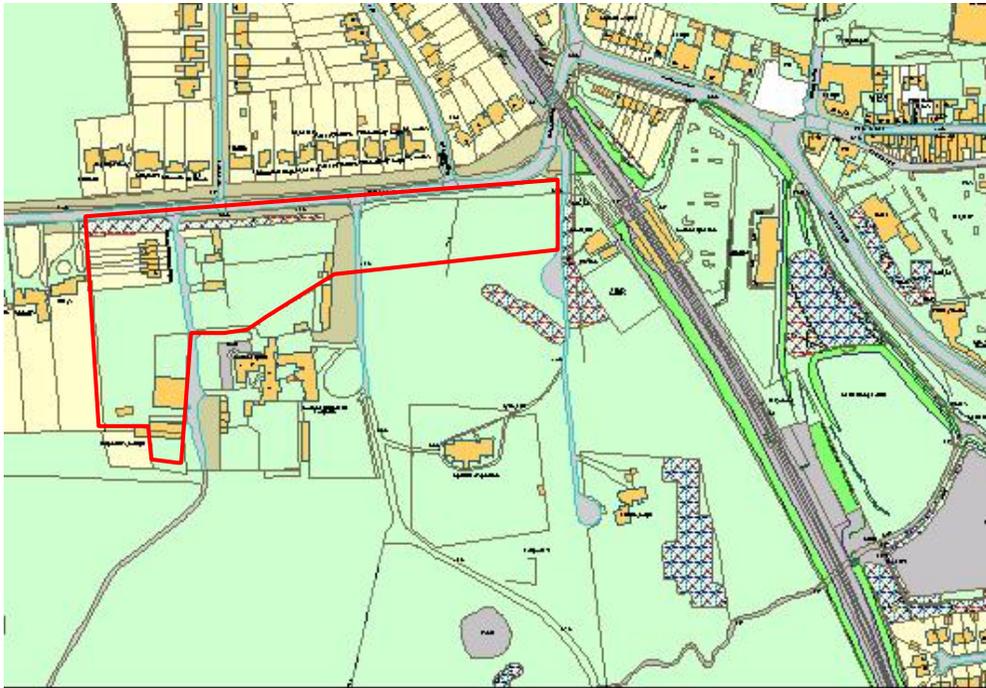


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	165
	Site Name:	Land south of Canewdon
	Site Location:	Canewdon
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	8.09 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Currently agricultural land, no visible man made structures on site.
	Greenfield/ Brownfield/ PDL:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agriculture
	Proposed Use:	Residential, Open Space
	Adjacent Land Use(s):	Residential, Agricultural

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport			✓		
	Education		✓			
	Health service	✓				
	Community facilities	✓				
	Leisure		✓			
	Shops			✓		
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	08/00664/FUL				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Required				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				
The	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:				

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	40
Net development site area (in hectare):	4.05 – 6.07
Estimated capacity for area	162 - 243
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is situated in the proposed strategic location for housing as set out in the Core Strategy. It is within close proximity to local amenities and has the potential to provide affordable housing for Canewdon.
Estimated capacity if developable area of site were to be allocated	175
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	Available immediately or can be phased
A single developer/ several developers	TBC
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2011
Number of dwellings to be built per year:	75
Year in which final dwellings will be completed:	-

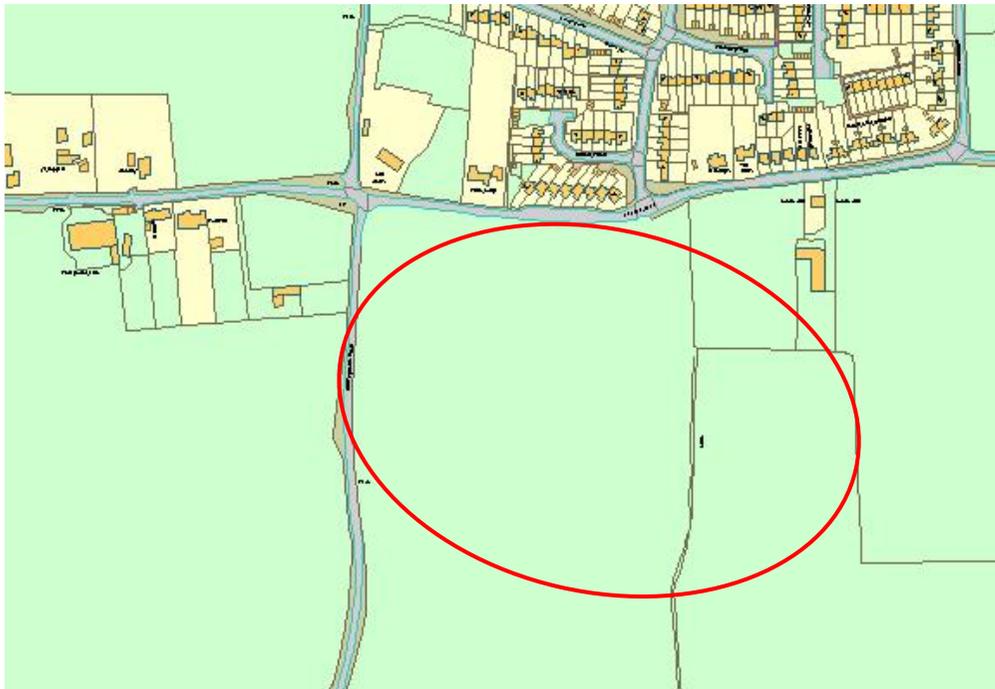


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	173
	Site Name:	Land at Rawreth Lane
	Site Location:	Rayleigh
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	4.45 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	A strip of grassland adjacent to Rawreth Industrial estate.
	Greenfield/ Brownfield/ PDL:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Arable Land
	Proposed Use:	Residential or mixed uses
	Adjacent Land Use(s):	Residential, Agricultural, Industrial

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure	✓				
	Shops	✓				
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input checked="" type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input checked="" type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					A small area in the southern side of the site lies within Flood zone 2 and 3.
	Access					Require
	Are non-residential uses more appropriate for the site					Yes <input type="checkbox"/> No <input type="checkbox"/>
The	Within proximity to TPO:					Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details:

Environmental Conditions		Close proximity to a TPO area.
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45
Net development site area (in hectare):	2.23 – 3.34
Estimated capacity for area	100 - 150
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is situated in the proposed strategic location for housing as set out in the Core Strategy and the site is within close proximity to local amenities. However, the shape of the site is a long strip and could be of better use if developed in conjunction with the site (Ref 144) to the west.
Estimated capacity if developable area of site were to be allocated	150
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	Immediately available
A single developer/ several developers	single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15years <input checked="" type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2011
Number of dwellings to be built per year:	30
Year in which final dwellings will be completed:	-



Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	174
	Site Name:	Land west of Hullbridge
	Site Location:	Hullbridge
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	60 ha of which 19.3 ha is developable
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Part of this site lies within SSSI.
	Greenfield/ Brownfield/ PDL:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural Land
	Proposed Use:	Residential or mixed uses
	Adjacent Land Use(s):	Residential, Agricultural

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education		✓			
	Health service	✓				
	Community facilities	✓				
	Leisure	✓				
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input checked="" type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input checked="" type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					Northern side of the site lies within Flood zone 2 and 3; 2 SSSI sites to the west.
	Access					Require
	Are non-residential uses more appropriate for the site					Yes <input type="checkbox"/> No <input type="checkbox"/>
The	Within proximity to TPO:					Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details:

Environmental Conditions		TPO areas on the east of the site (just off Maylons Lane); Close proximity to 2 TPO points on the east
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45
Net development site area (in hectare):	9.65 – 14.48
Estimated capacity for area	434 - 652
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is situated in the proposed strategic location for housing as set out in the Core Strategy and the site is within close proximity to local amenities. However, part of the site is close to/ situated on SSSI or Flood risk area, therefore not all of site is deliverable; the capacity has been calculated accordingly. Further details will be examined in the Allocation DPD.
Estimated capacity if developable area of site were to be allocated	500 dwellings
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	Immediately available – can be phased
A single developer/ several developers	single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2011
Number of dwellings to be built per year:	100

Year in which final dwellings will be completed:

2016

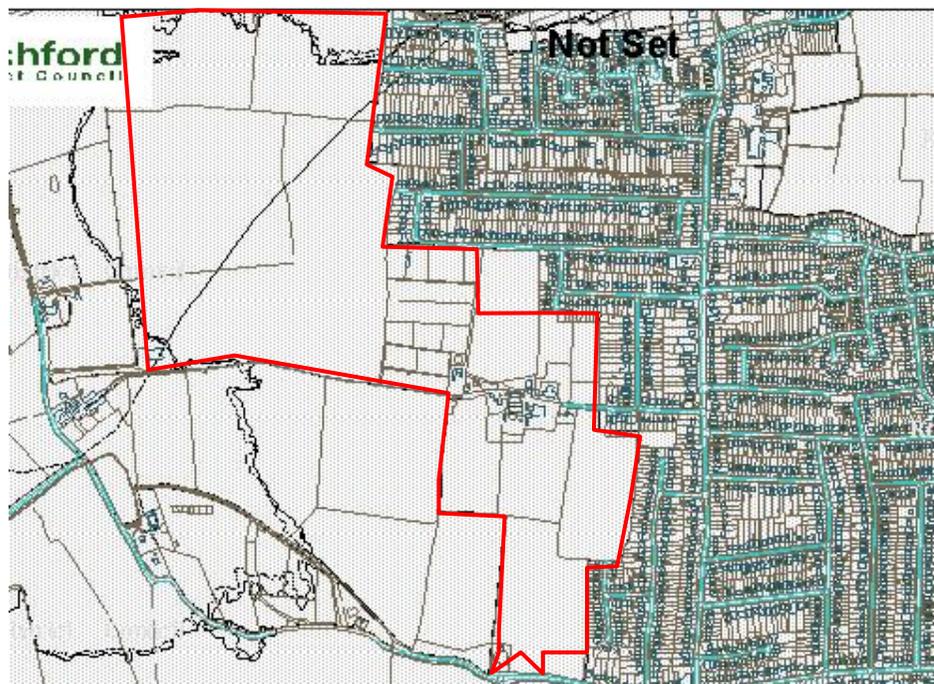


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	176
	Site Name:	Land at Ashingdon Road (South of Oxford Road)
	Site Location:	Rochford
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	22.9 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Arable land
	Greenfield/ Brownfield/ PDL:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Agricultural

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport	✓				
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access					Required
	Are non-residential uses more appropriate for the site					Yes <input type="checkbox"/> No <input type="checkbox"/>
The	Within proximity to TPO:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/> (this site is in 2 ownerships)
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45
Net development site area (in hectare):	11.45 – 17.18
Estimated capacity for area	515 - 773
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is situated in the proposed strategic location and it has the potential to accommodate the required infrastructure for the Rochford/ Ashingdon area.
Estimated capacity if developable area of site were to be allocated	Circa 500
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>

Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	Yes – three phases
A single developer/ several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2014 - 2015
Number of dwellings to be built per year:	100
Year in which final dwellings will be completed:	2019 - 2020



Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	193
	Site Name:	Land SW Canewdon, Lark Hill Road
	Site Location:	Canewdon
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	6.5ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Open grassed land.
	Greenfield/ Brownfield/ PDL:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Agricultural
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Agriculture

Filter:

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

Suitability Assessment

Proximity to Local Services:		Good	Medium	Poor	Justification	
Physical problems or limitation	Public Transport			✓		
	Education		✓			
	Health service	✓				
	Community facilities	✓				
	Leisure		✓			
	Shops			✓		
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)	Part of the site lies within the coastal protection belt.				
	Access	Require				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				
The	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:				

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: The site is right next to the Conservation area.

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	40
Net development site area (in hectare):	3.25 – 4.88
Estimated capacity for area	130 - 195
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Part of this site is in the proposed strategic location for housing as set out in the Core Strategy. It is within close proximity to local amenities and has the potential to provide affordable housing for Canewdon..
Estimated capacity if developable area of site were to be allocated	130
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	One single phase, unless required
A single developer/ several developers	Single - TBC
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2011
Number of dwellings to be built per year:	40
Year in which final dwellings will be completed:	2014

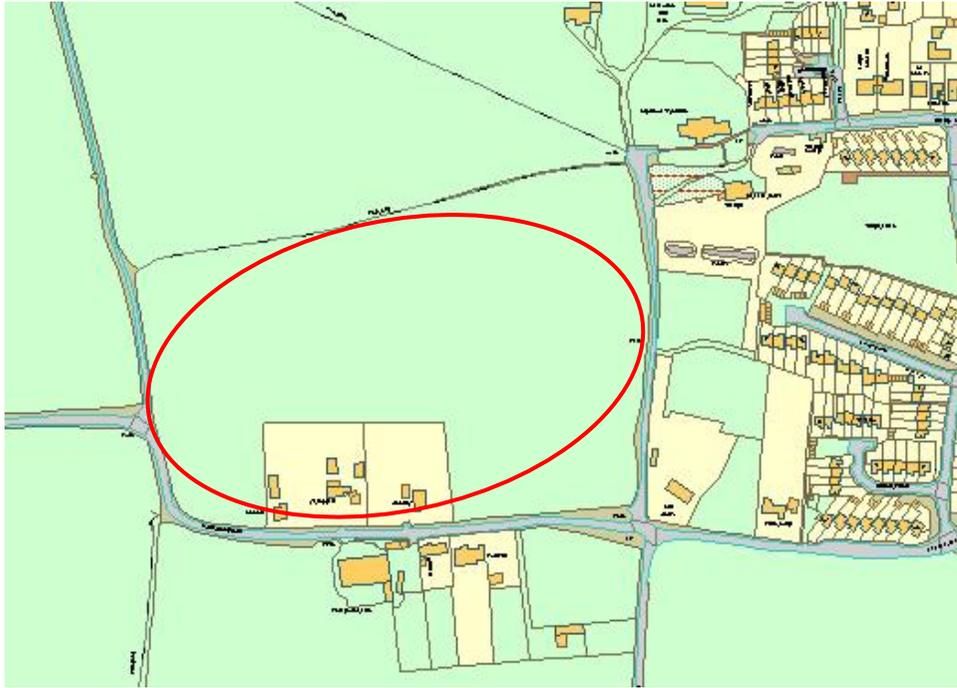


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	201
	Site Name:	Land to the West of Alexandra Road
	Site Location:	Great Wakering
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	2.5 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Wooded area.
	Greenfield/ Brownfield/ PDL:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Open Land
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Open Land, Lakes

Filter:

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

Suitability Assessment

Physical problems or limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education		✓		
	Health service	✓			
	Community facilities	✓			
	Leisure	✓			
	Shops		✓		
	Green Space	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):				
	Existing use allocation/designation:				
	Infrastructure				
Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Little spare capacity in existing foul system - significant investment required.				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Flood Risk					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)	Close proximity to LoWs			
	Access	Require			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>			

The Environmental Conditions	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: Approximately 50m away from the nearest listed building.
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: Conservation Area to the North of the site.

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45
Net development site area (in hectare):	1.25 – 1.88
Estimated capacity for area	56 - 85
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is situated in the proposed strategic location for housing as set out in the Core Strategy. It is within close proximity to local amenities and has the potential to provide affordable housing for Great Waking.
Estimated capacity if developable area of site were to be allocated	75
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	Potential to phase
A single developer/ several developers	Single or multiple
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2011
Number of dwellings to be built per year:	Approx. 50
Year in which final dwellings will be completed:	2013



Image source: Google

Appendix D

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF1
	Site Name:	2-4 Aldermans Hill
	Site Location:	Hockley
	Site Map:	Attached
	Site Photos:	attached
	Site Area (Ha):	0.08
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Prominent corner plot location
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Former service station
	Proposed Use:	Residential (in Replacement Local Plan)
	Adjacent Land Use(s):	Residential

Filter:

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

Suitability Assessment

Proximity to Local Services:		Good	Medium	Poor	Justification	
Physical problems or limitation	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	00/00611/FUL, 04/01124/OUT				
	Existing use allocation/designation:	Former service station				
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in Water Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Open				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/>	No <input type="checkbox"/>			
The	Within proximity to TPO:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:		

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	-
Net development site area (in hectare):	0.08
Estimated capacity for area	8
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Planning application to redevelop disused former service station resolved to be approved subject to legal agreement.
Estimated appropriate capacity for area	8
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2012
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2013

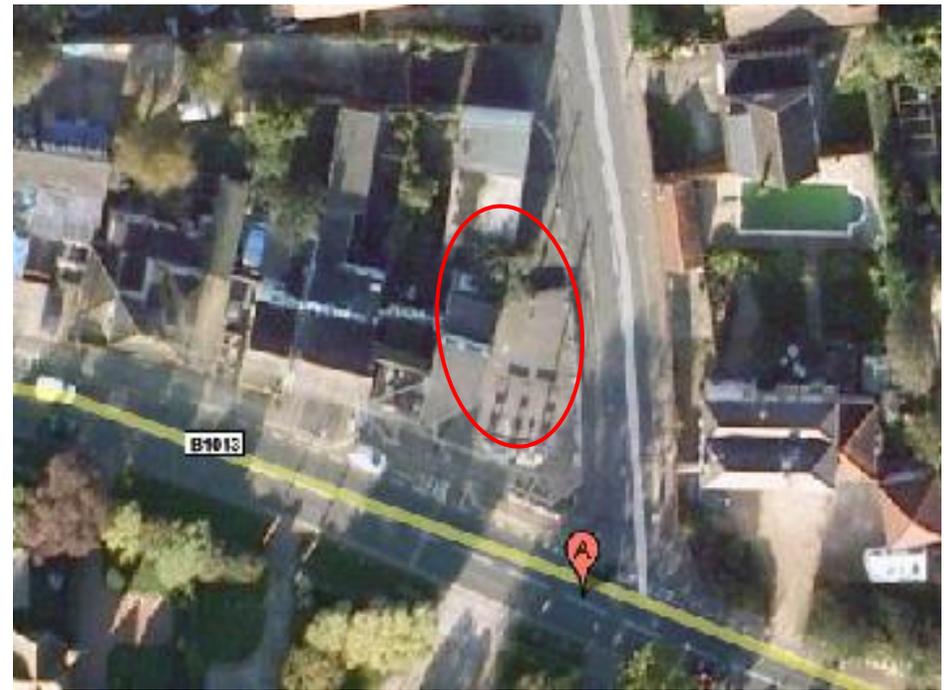
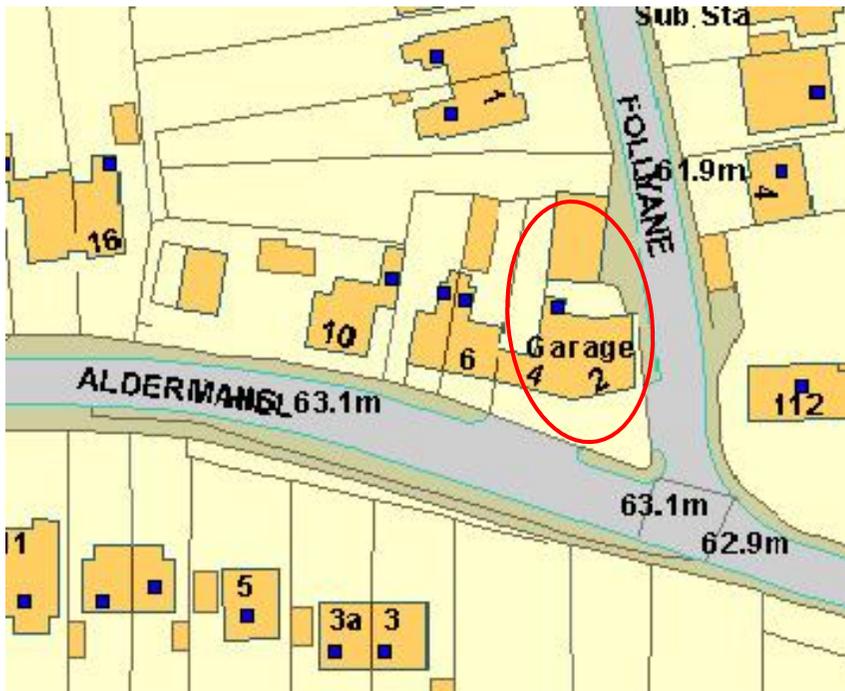


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF2
	Site Name:	68-72 West Street
	Site Location:	Rochford
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.20
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Prominent corner plot location
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Garage
	Proposed Use:	Part Three Storey, Part Four Storey Building With Basements and Underground Parking for 41 Flats
	Adjacent Land Use(s):	Residential, Pub

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport	✓				
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	07/00704/CON; 07/00703/FUL				
	Existing use allocation/designation:	Garage				
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Open				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/>	No <input type="checkbox"/>			
The	Within proximity to TPO:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:		

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: Adjacent to 64-66 West Street
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: Within Conservation area

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: It is within the conservation area and adjacent to a listed building.

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	75+
Net development site area (in hectare):	0.2
Estimated capacity for area	15 - 20
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Prominent, town centre location. Allocated as residential in Replacement Local Plan.
Estimated appropriate capacity for area	Circa 18
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2010
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2011

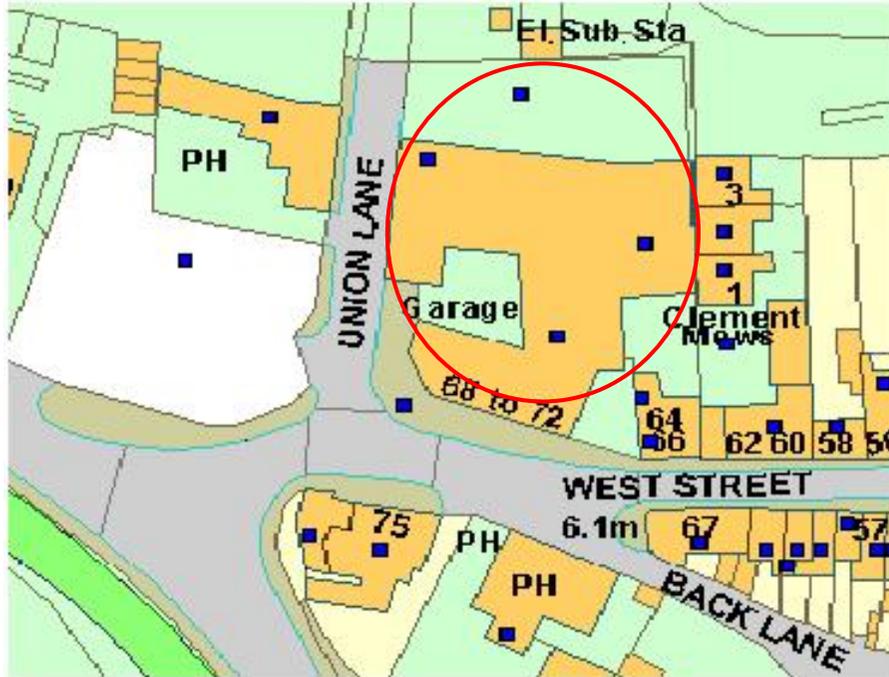


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF3
	Site Name:	145 Ferry Road
	Site Location:	Hullbridge
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.08
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	On the site is a two storey building comprising shop to ground floor with flat above. To the rear of the frontage building, there are a number of single storey outbuildings beyond which is a garden area for the flat and swimming pool.
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	The garden area is overgrown, and the shop is currently vacant.
	Proposed Use:	Residential
	Adjacent Land Use(s):	Shops, Residential

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education		✓			
	Health service	✓				
	Community facilities	✓				
	Leisure	✓				
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	97/00199/FUL; 97/00450/FUL; 03/00789/COU; 07/00252/FUL; 07/00708/FUL; 08/00114/FUL; 08/00732/FUL; 08/00836/FUL				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Open				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				
The	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:				

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	-
Net development site area (in hectare):	0.08
Estimated capacity for area	15
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Planning permission permitted.
Estimated appropriate capacity for area	15 (as in approved Planning application)
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2010
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2011



Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF4
	Site Name:	162-168 High Street
	Site Location:	Rayleigh
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.17
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Site contains an office and a builders yard (The Plumb Centre) which are vacant/
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Partly vacant.
	Proposed Use:	Residential
	Adjacent Land Use(s):	Post office, residential

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport	✓				
	Education	✓				
	Health service	✓				
	Community facilities	✓				
	Leisure	✓				
	Shops	✓				
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	07/00668/FUL; 07/01096/FUL				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Require				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/>	No <input type="checkbox"/>			
The	Within proximity to TPO:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:		

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	-
Net development site area (in hectare):	0.17
Estimated capacity for area	20 – 25 (as per planning application history)
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is within the existing residential envelope.
Estimated appropriate capacity for area	Circa 23
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2009
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2010

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF5
	Site Name:	168 Plumberow Avenue
	Site Location:	Hockley
	Site Map:	Attached
	Site Photos:	attached
	Site Area (Ha):	0.15
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	The site slopes gently downhill away from the street into the site. Previously occupied by a detached bungalow at No 166 and a detached chalet with extensive outbuildings at No. 168.
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport	✓				
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	07/00688/FUL				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Improvement needed.				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/>	No <input type="checkbox"/>			
The	Within proximity to TPO:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:		

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	-
Net development site area (in hectare):	0.15
Estimated capacity for area	5
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Planning permission permitted.
Estimated appropriate capacity for area	5
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2009
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2010

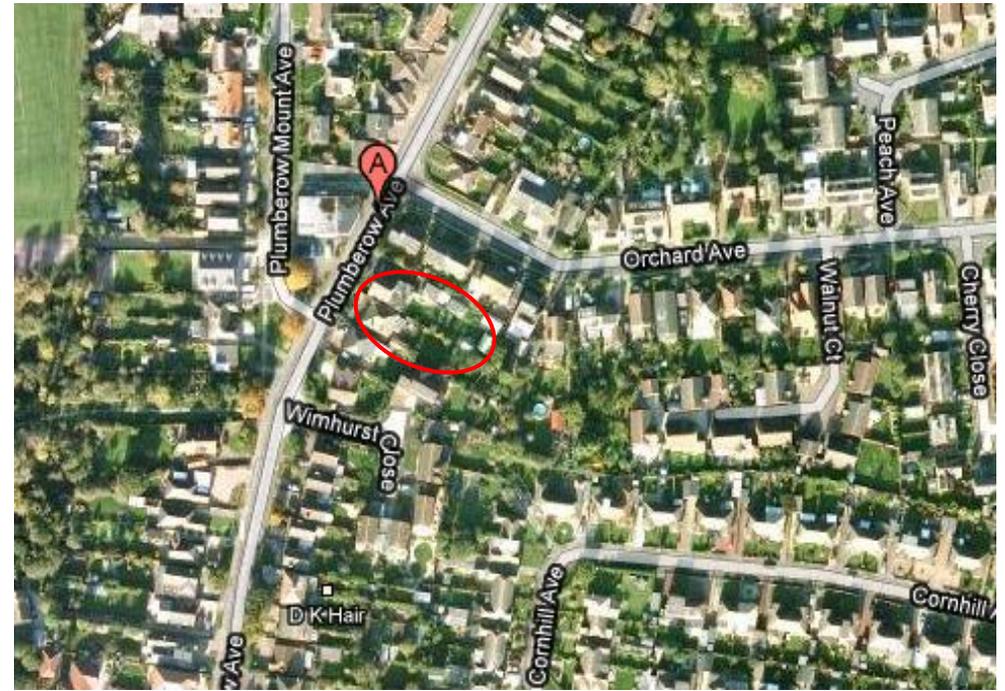
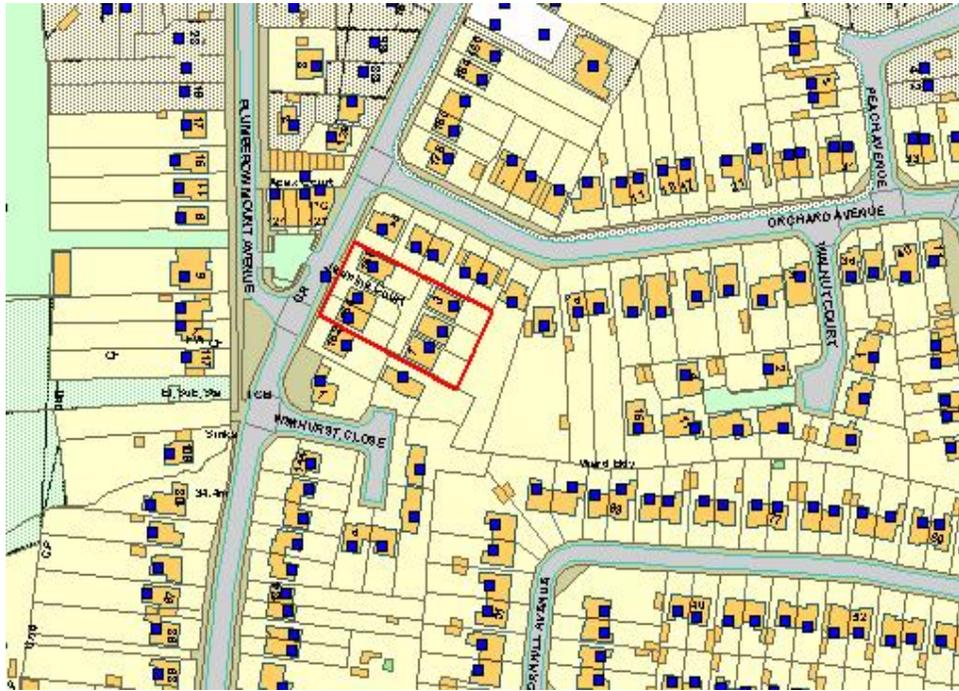


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF6
	Site Name:	247 London Road
	Site Location:	Rayleigh
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.2
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	The site comprises offices, workshops and car sales/ washing. It is outside the town centre, but adjacent to existing residential development.
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Commercial
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure	✓				
	Shops	✓				
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	05/00983/OUT; 06/01005/FUL; 08/00834/FUL; 09/00148/FUL				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Open				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				
The	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:				

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	-
Net development site area (in hectare):	0.2
Estimated capacity for area	12-15
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Allocated as residential in Replacement Local Plan and recent planning history indicates owners desire to see site redeveloped for residential.
Estimated appropriate capacity for area	Circa 14
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2010
Number of dwellings to be built per year:	
Year in which final dwellings will be completed:	2011

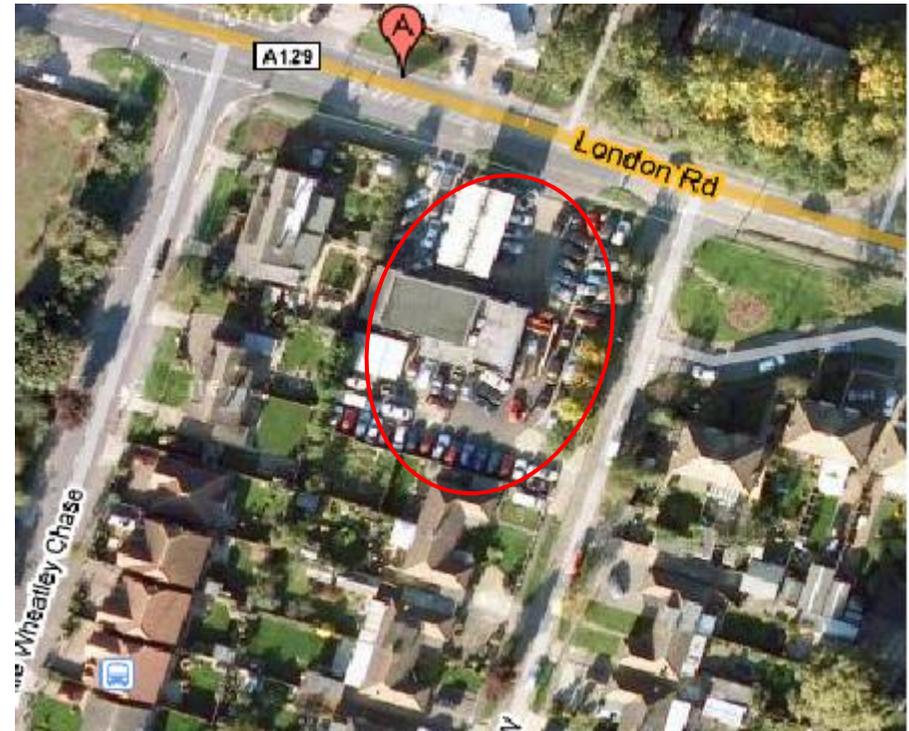


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF7
	Site Name:	289 Ferry Road
	Site Location:	Hullbridge
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.23
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	A slope exists uphill from the level of the street into the site, rising gradually with the depth of the rear garden. A slope also exists across the street frontage downhill towards the river
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	A detached chalet style house sited in the middle of the plot
	Proposed Use:	Residential
	Adjacent Land Use(s):	The site is opposite the bus turn around and public car park and is adjoined by modest dwellings set in deep plots but to a generally consistent building line. The site backs onto a local nature reserve.

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education		✓			
	Health service	✓				
	Community facilities	✓				
	Leisure	✓				
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	97/00046/OUT; 05/00633/FUL; 06/00110/FUL; 07/00085/FUL; 07/00889/FUL; 08/00565/FUL				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Improvement needed				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				
The	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:				

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	-
Net development site area (in hectare):	0.23
Estimated capacity for area	17
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is within the existing residential envelope with permitted planning application. Section106 signed. Affordable based on 15%. Development on hold due to current market conditions.
Estimated appropriate capacity for area	17 (as in approved Planning application)
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2010
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2011

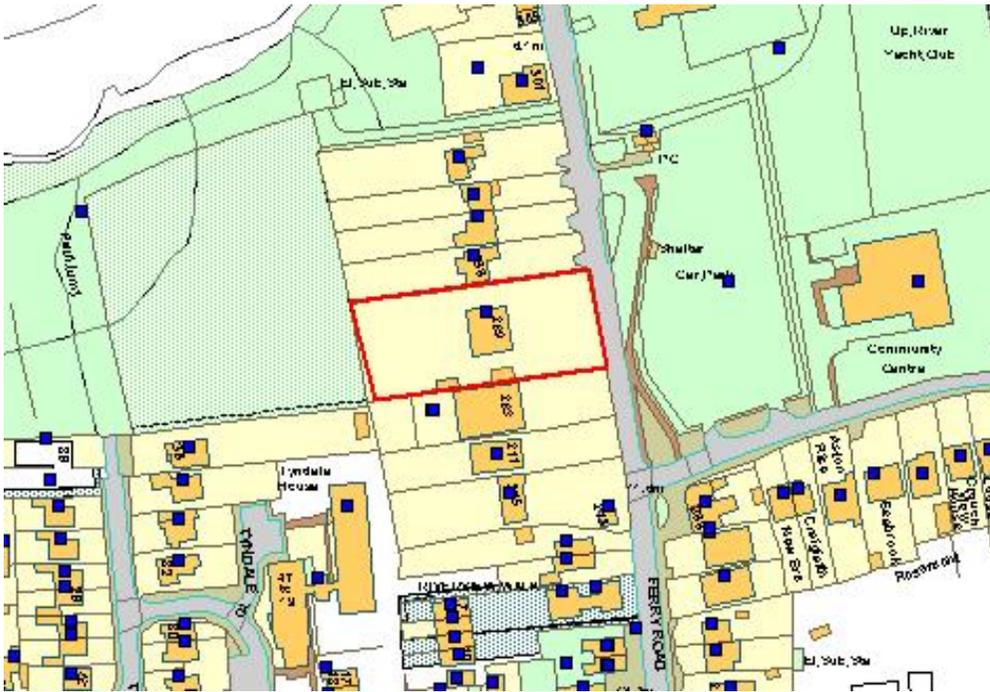


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF8
	Site Name:	Main Road, South Hawkwell (Allocated Land)
	Site Location:	Hockley
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	1.3
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Several large buildings on site.
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Industrial
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education		✓			
	Health service		✓			
	Community facilities		✓			
	Leisure	✓				
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:	Residential				
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Improvement required.				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				
The	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:				

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	-
Net development site area (in hectare):	0.97 – 1.17
Estimated capacity for area	38 - 47
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Allocated as residential in Replacement Local Plan.
Estimated appropriate capacity for area	Circa 36
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2016
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2017

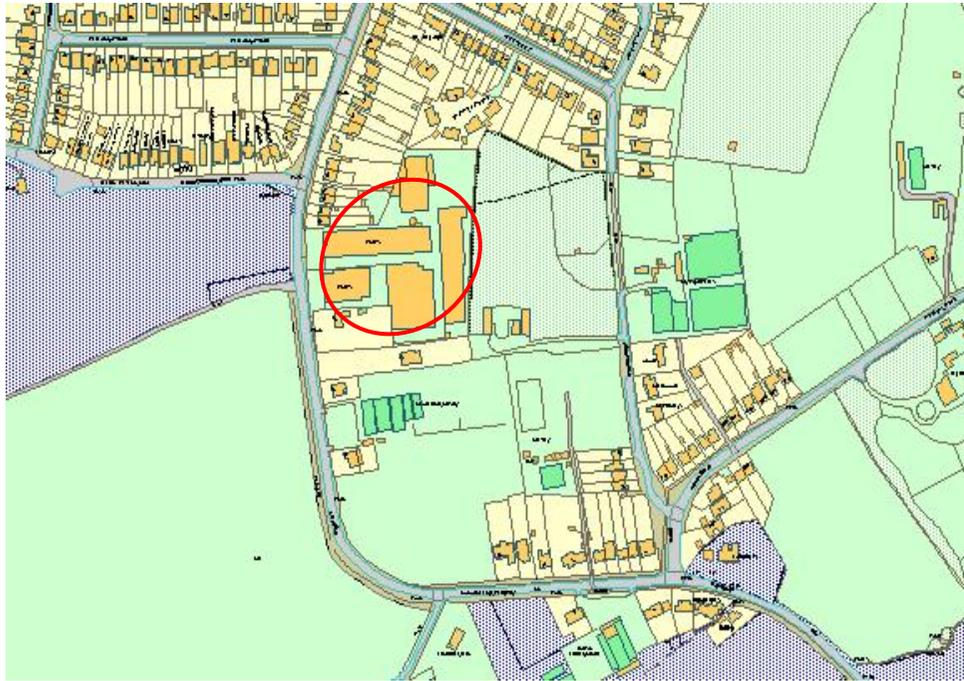


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF9
	Site Name:	Bramlings
	Site Location:	Canewdon
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.10
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	There is a detached chalet and a separate single garage on the site. Proposed development will be on back land.
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Residential
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport			✓		
	Education		✓			
	Health service	✓				
	Community facilities	✓				
	Leisure		✓			
	Shops			✓		
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	-				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access					Require
	Are non-residential uses more appropriate for the site					Yes <input type="checkbox"/> No <input type="checkbox"/>
The	Within proximity to TPO:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45
Net development site area (in hectare):	0.10
Estimated capacity for area	5
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is within the existing residential envelope.
Estimated appropriate capacity for area	Circa 5
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	Registered Social Landlords
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2010
Number of dwellings to be built per year:	5
Year in which final dwellings will be completed:	2011

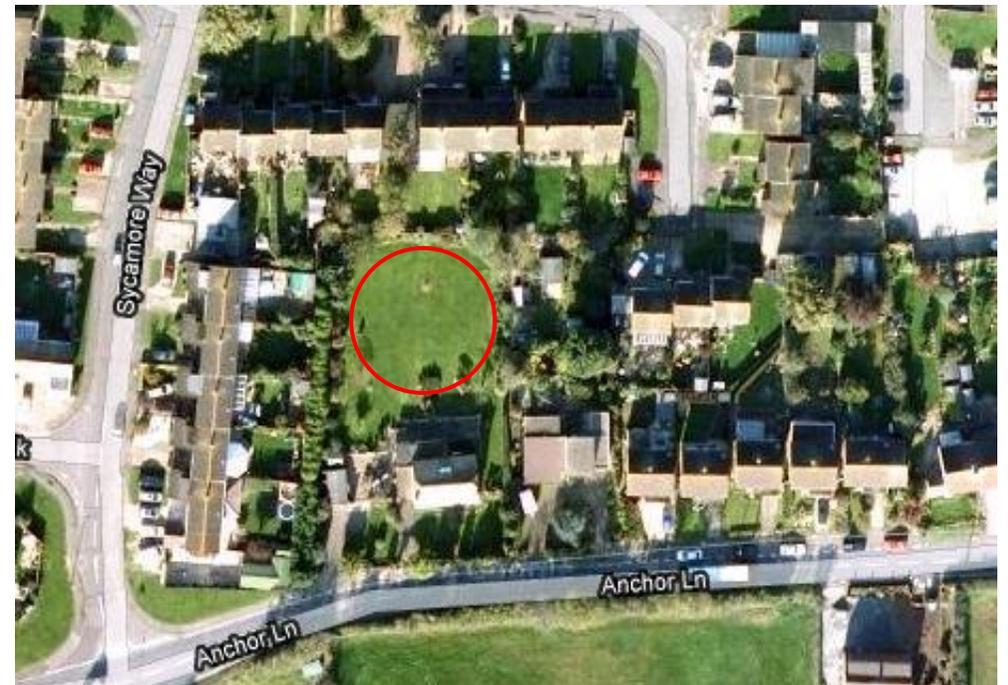
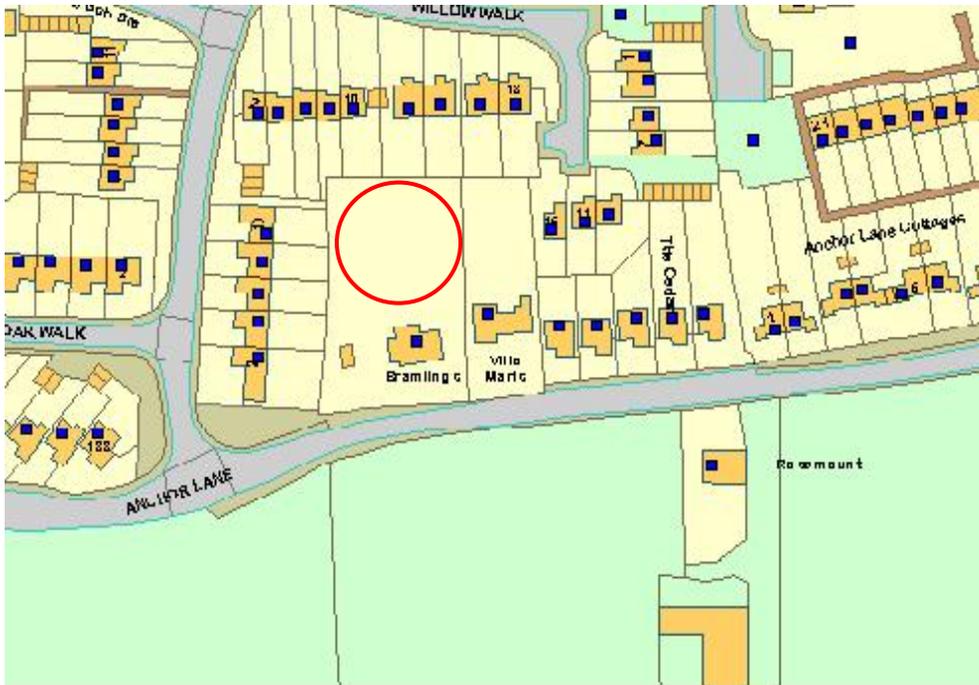


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF10
	Site Name:	Chandos Service Station, Greensward Lane
	Site Location:	Hockley
	Site Map:	Attached
	Site Photos:	attached
	Site Area (Ha):	0.14
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Corner plot location
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Disused service station.
	Proposed Use:	Residential (in Replacement Local Plan)
	Adjacent Land Use(s):	Adjacent to local shopping parade. Outside of town centre but in proximity to various services and facilities including secondary school and train station.

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport	✓				
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:	Service station				
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Open				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				
The	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details:				

Environmental Conditions		TPO point within site.
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	-
Net development site area (in hectare):	0.14
Estimated capacity for area	3
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Planning application to redevelop disused former service station resolved to be approved subject to legal agreement.
Estimated appropriate capacity for area	3
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2010
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2011



Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF11
	Site Name:	Land Adjacent To 43 Ashingdon Road
	Site Location:	Rochford
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.50
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Corner plot location. Wooded area
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	The locality has a mix of predominantly residential dwellings and flats varying in age.
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport	✓				
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	08/00304/FUL				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Open				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				
The	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details:				

Environmental Conditions		TPO falls just outside the southern edge of the site
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: The irregular site shape, the public sewer crossing the site as well as the need to retain the preserved trees somewhat restricts the layout unless a greater mix of dwellings is achieved by way of increased storeys and flats is proposed.

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	40
Net development site area (in hectare):	0.25 – 0.38
Estimated capacity for area	10 - 15
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Planning permission permitted.
Estimated appropriate capacity for area	13 (as per approved planning application)
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2010
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2011

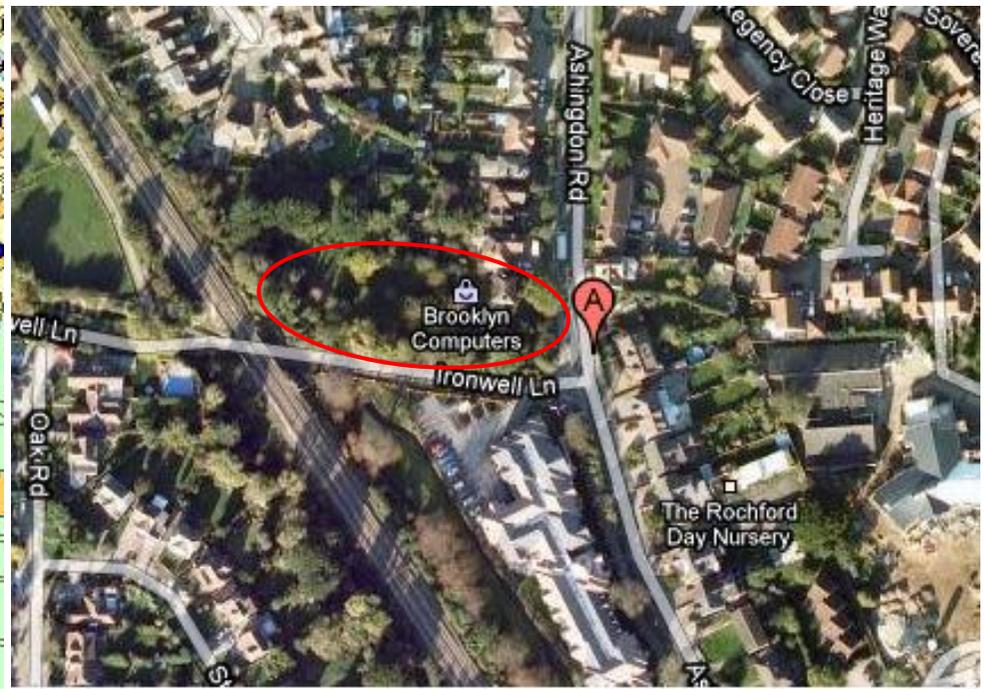
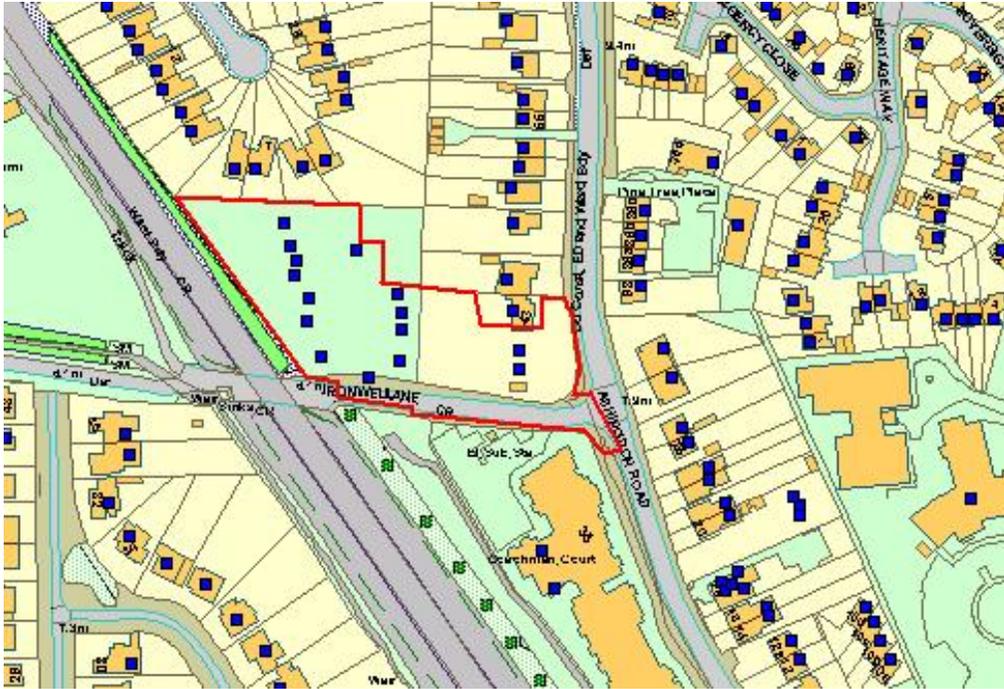


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF12
	Site Name:	Rowan Way
	Site Location:	Canewdon
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.07
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Grassland. No visible man-made structure.
	Greenfield/ Brownfield/ PDL:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Semi-redundant play area and parking area
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport			✓		
	Education		✓			
	Health service	✓				
	Community facilities	✓				
	Leisure		✓			
	Shops			✓		
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	-				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access					require
	Are non-residential uses more appropriate for the site					Yes <input type="checkbox"/> No <input type="checkbox"/>
The	Within proximity to TPO:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	-
Net development site area (in hectare):	0.07
Estimated capacity for area	3
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is within the existing residential envelope.
Estimated appropriate capacity for area	3
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	Registered Social Landlords
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2011
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2012



Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF13
	Site Name:	Springfield Court
	Site Location:	Rayleigh
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.22
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Grassed area to the west of Springfield Court.
	Greenfield/ Brownfield/ PDL:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure	✓				
	Shops	✓				
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access					Require
	Are non-residential uses more appropriate for the site					Yes <input type="checkbox"/> No <input type="checkbox"/>
The	Within proximity to TPO:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45
Net development site area (in hectare):	0.22
Estimated capacity for area	10
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Allocated as residential in Replacement Local Plan.
Estimated appropriate capacity for area	Circa 10
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	Registered Social Landlords
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2010
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2011

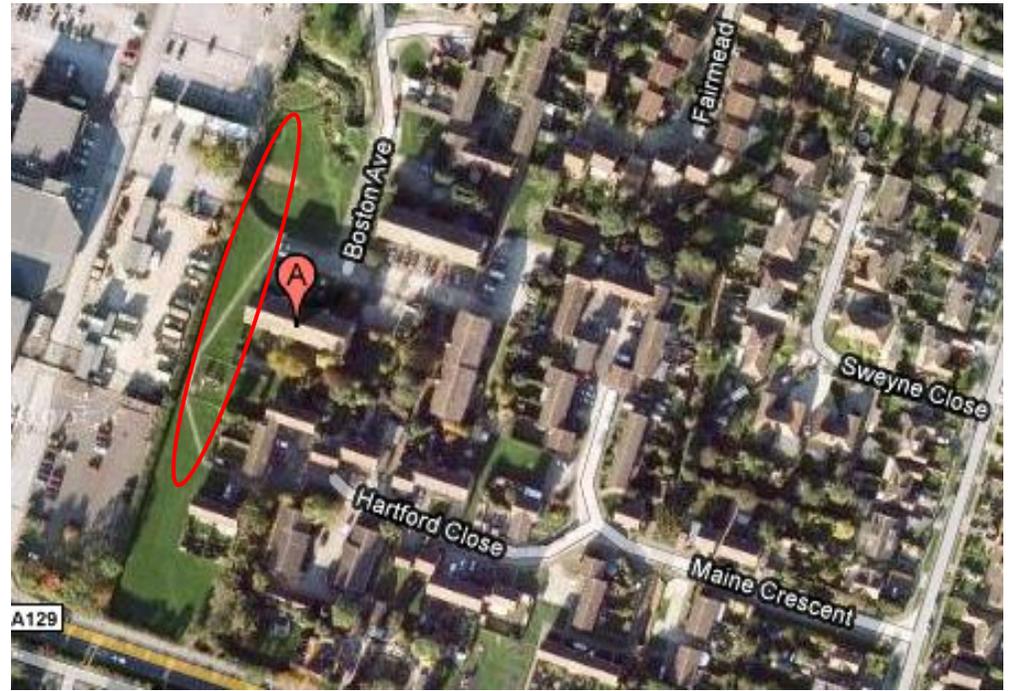
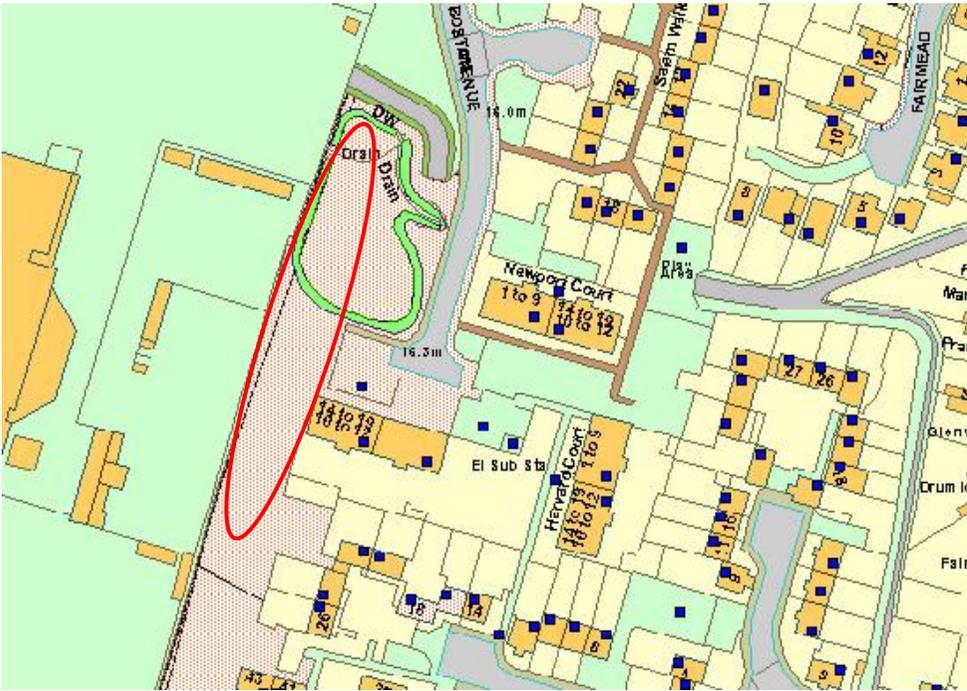


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF14
	Site Name:	The Chestnuts, 125 High Road
	Site Location:	Rayleigh
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.07
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	This detached property is subdivided into four small flats and was used for many years as temporary accommodation for people who had applied to the Council for help under the homelessness legislation
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Pub/ restaurant

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure	✓				
	Shops	✓				
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	09/00298/FUL				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Open				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				
The	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:				

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	-
Net development site area (in hectare):	0.07
Estimated capacity for area	5+
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is within the existing residential envelope.
Estimated appropriate capacity for area	Circa 6
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	Registered Social Landlords
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2011
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2012

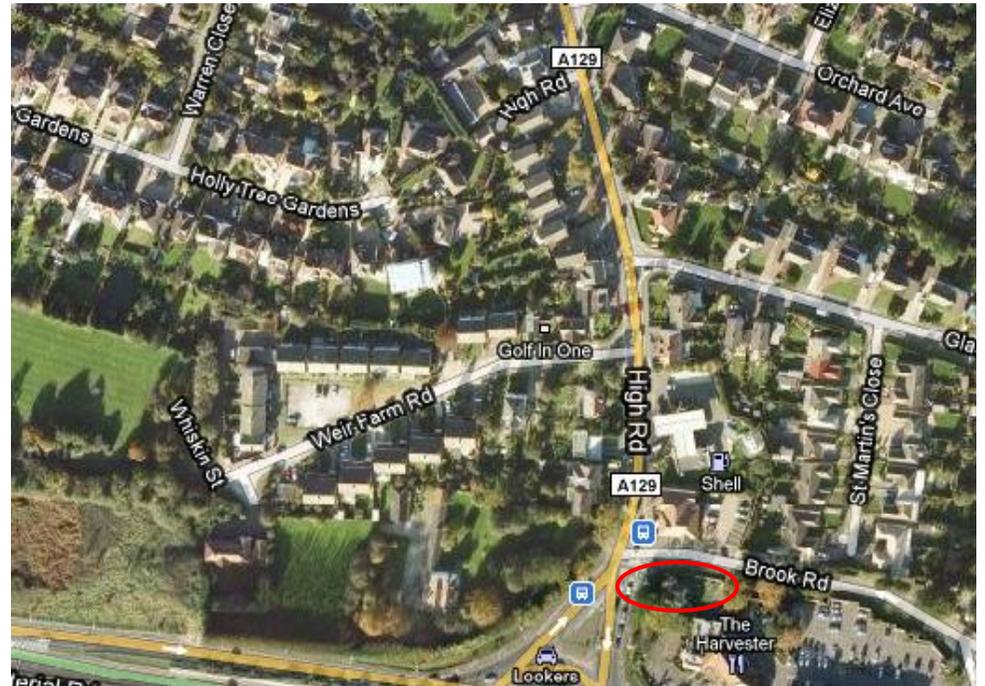


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF15
	Site Name:	Timber Grove, London Road
	Site Location:	Rayleigh
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.56
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Large buildings on site. Wooded area to the east
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Elizabeth Fitzroy Homes
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Service Station, Open space

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure	✓				
	Shops	✓				
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	07/00664/FUL				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Improvement needed.				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				
The	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:				

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45
Net development site area (in hectare):	0.56
Estimated capacity for area	25
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Planning permission permitted.
Estimated appropriate capacity for area	23 (as per approved Planning application)
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	Registered Social Landlords
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2009
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2010

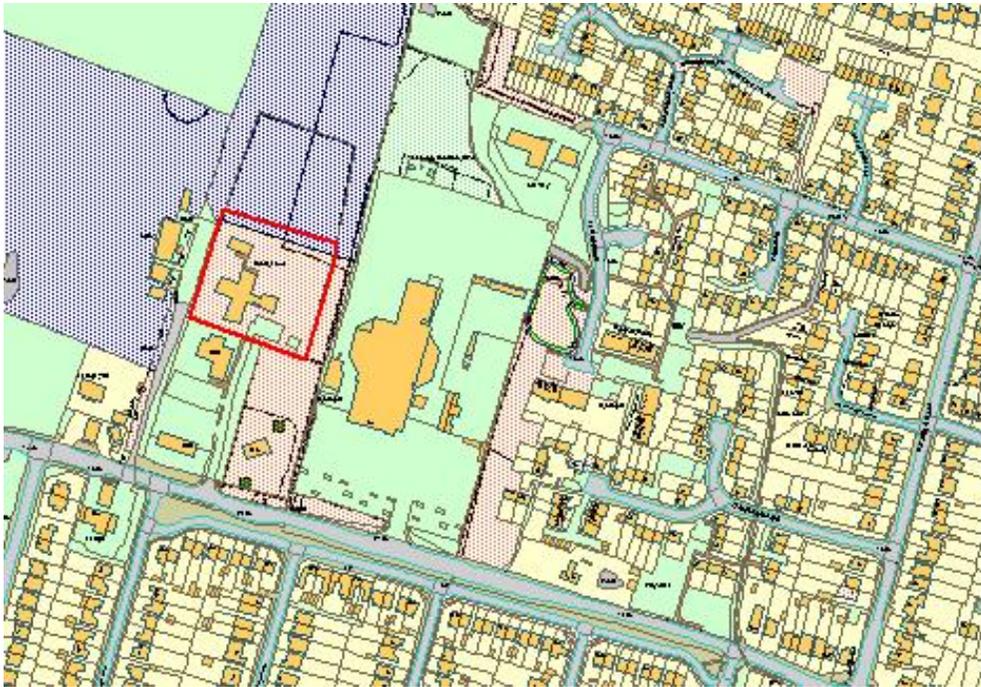


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF16
	Site Name:	Site of 8 And 10 Weir Gardens
	Site Location:	Rayleigh
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.16
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	The site is located to the eastern side of Weir Gardens in a corner position with a return frontage onto Brook Road.
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Residential
	Proposed Use:	Residential
	Adjacent Land Use(s):	The A127 Arterial Road runs to the south of the site and to the rear is the adjacent Brook Road Industrial Estate served by Brook Road. Opposite the site is a detached bungalow at No.3 and beyond this further to the west is the Express Holiday inn and Weir Public House

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Community facilities	✓				
	Leisure		✓			
	Shops	✓				
	Green Space		✓			
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	08/00156/FUL				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Open				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				
The	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:				

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	-
Net development site area (in hectare):	0.16
Estimated capacity for area	8 - 15
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is within the existing residential envelope.
Estimated appropriate capacity for area	Circa 12
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2010
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2011

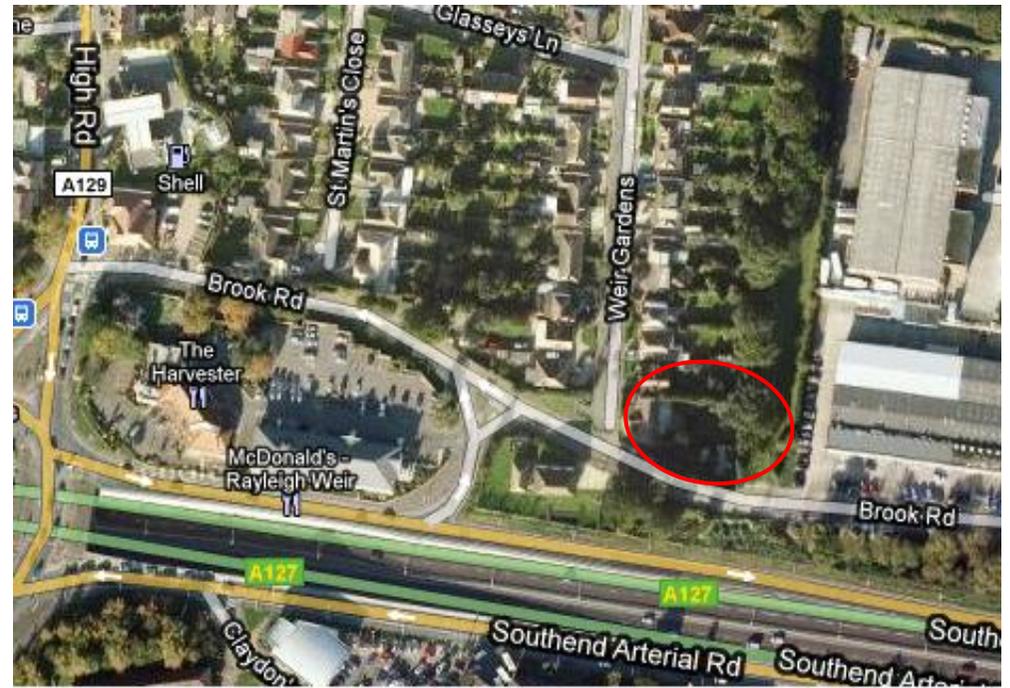
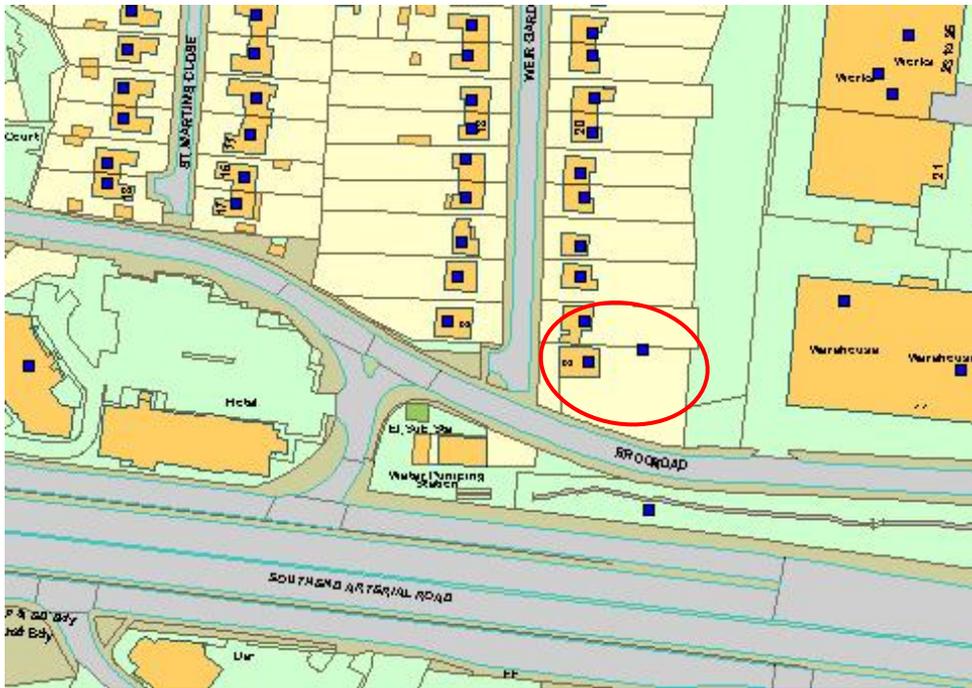


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF17
	Site Name:	West Street, Rochford
	Site Location:	Rochford
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.05
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Domestic garages at corner of West Street and Hall Road, next to railway bridge
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Garage
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport	✓				
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	-				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input checked="" type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					This site is within Flood zone 2.
	Access					Open
	Are non-residential uses more appropriate for the site					Yes <input type="checkbox"/> No <input type="checkbox"/>
The	Within proximity to TPO:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

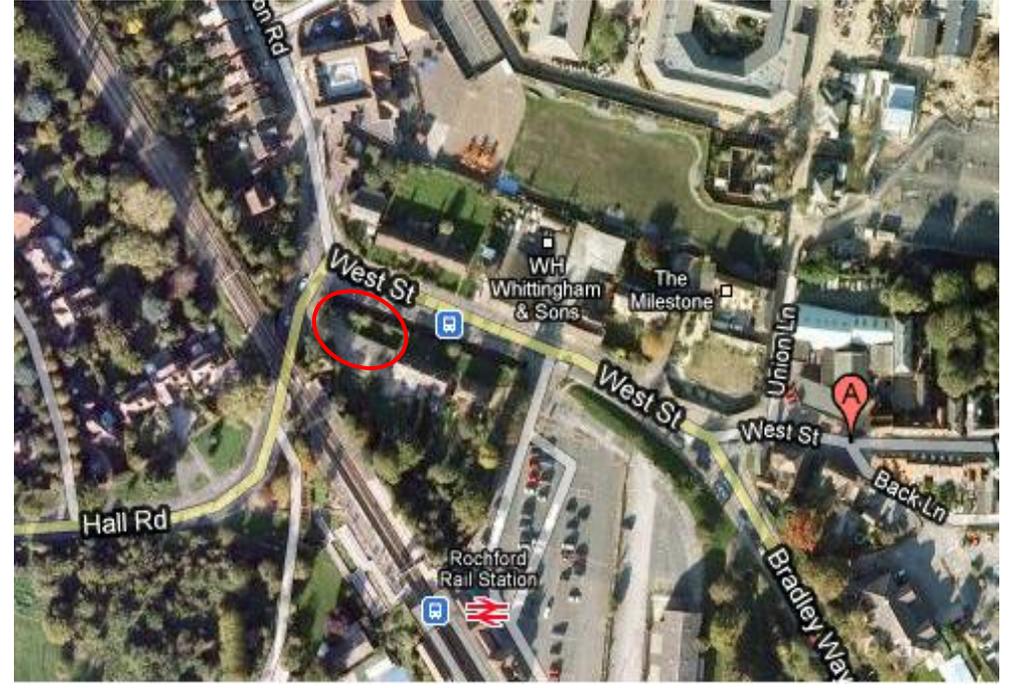
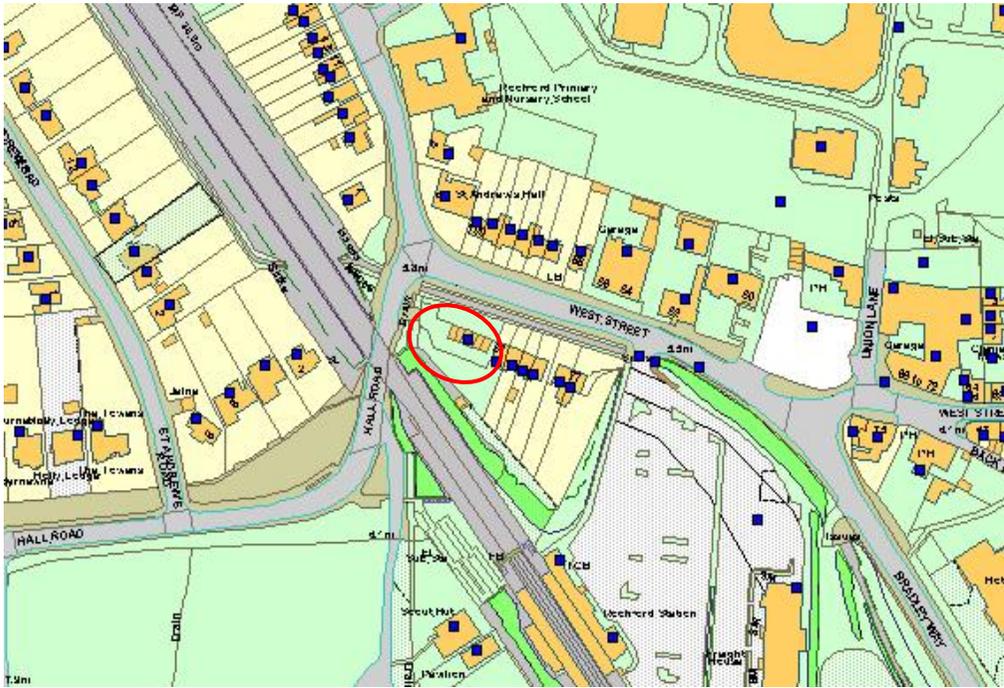
Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: This site is within the Conservation area.

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please gives details: As above.

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45
Net development site area (in hectare):	0.05
Estimated capacity for area	2
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Prominent, town centre location.
Estimated appropriate capacity for area	2
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	Registered Social Landlords
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2011
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2012



SHLAA Assessment form

Site details:

Site details	Site Reference:	BF18
	Site Name:	1 The Approach
	Site Location:	Rayleigh
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.09
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	The site is adjoined to the east by the limits of Rayleigh rail station and the rail bridge over London Road. Opposite the site exists detached housing and local shops with flats above.
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Railway line

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport	✓				
	Education	✓				
	Health service	✓				
	Community facilities	✓				
	Leisure	✓				
	Shops	✓				
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	07/00962/OUT; 07/00963/OUT; 08/00717/OUT				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>			
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>				
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Open				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/>	No <input type="checkbox"/>			
The	Within proximity to TPO:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:		

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	-
Net development site area (in hectare):	0.09
Estimated capacity for area	5 - 10
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Prominent location. This site is within the existing residential envelope.
Estimated appropriate capacity for area	Circa 8
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2010
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2011

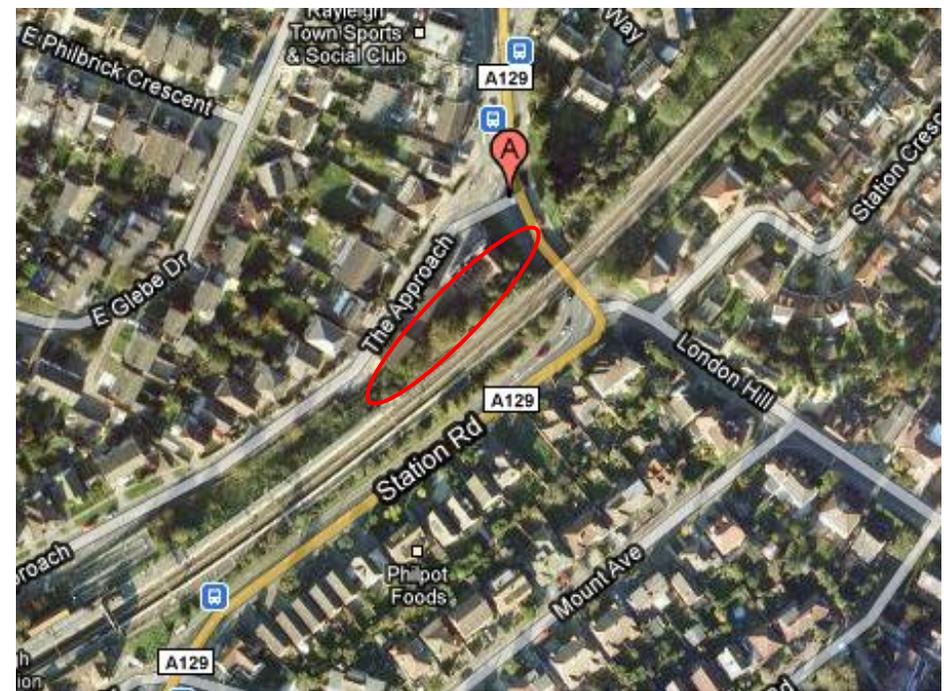
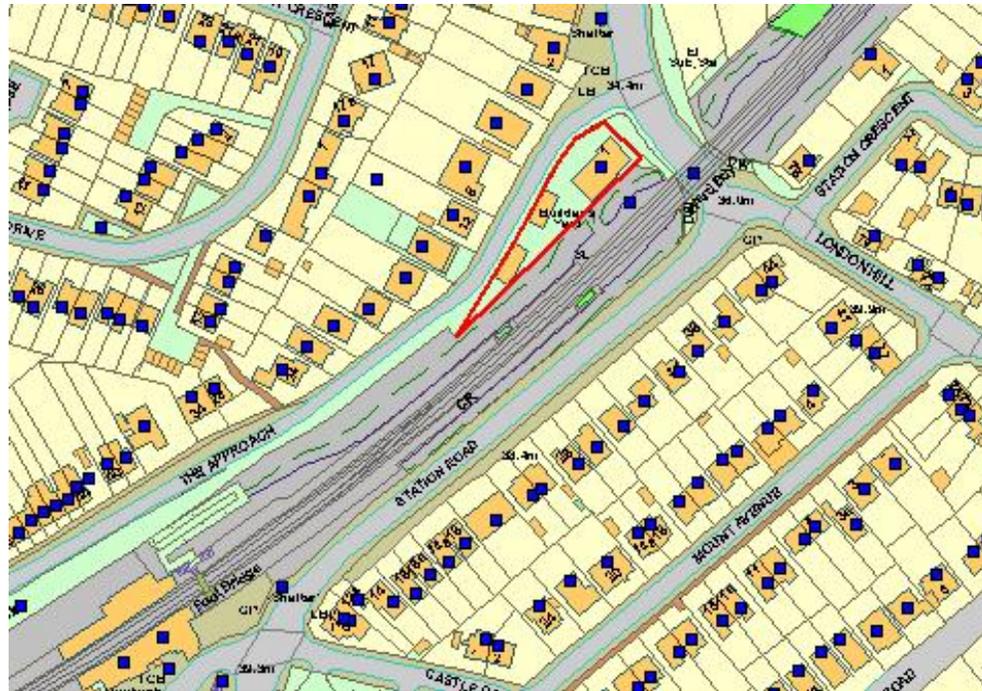


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF19
	Site Name:	26 Stambridge Road
	Site Location:	Rochford
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.12
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	The site is close to the Rochford Town Centre, good bus service and mainline rail station and thus enjoys good accessibility.
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Residential – two bungalows.
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport	✓				
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	07/00112/FUL; 07/00980/FUL; 08/00700/FUL				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Open				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				
The	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details:				

Environmental Conditions		A Chilean Pine located to rear northern boundary of the site and a Holly tree in the frontage on the southern boundary are both the subject of Tree Preservation Order 00022/07. (not in uniform map)
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please gives details: Close proximity to TPOs.

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	-
Net development site area (in hectare):	0.12
Estimated capacity for area	6+
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Prominent location. This site is within the existing residential envelope.
Estimated appropriate capacity for area	Circa 8
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2010
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2011

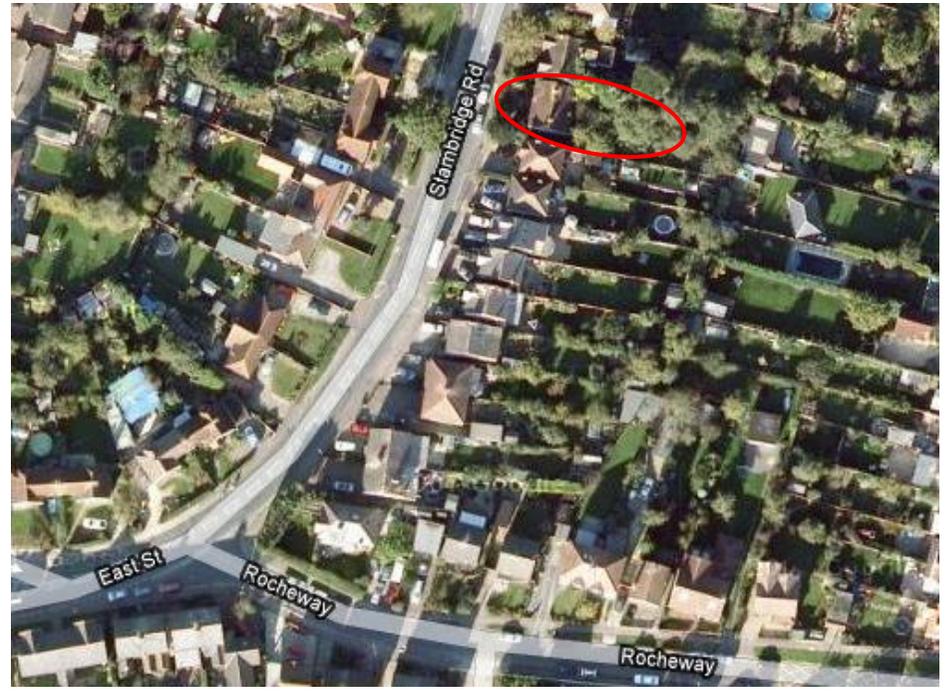


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF20
	Site Name:	Land Opposite Rayleigh Cemetery, Hockley Road
	Site Location:	Rayleigh
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	2.4
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	A large building on site.
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	-
	Proposed Use:	Residential
	Adjacent Land Use(s):	Cemetery, Residential, Wooded area

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops	✓				
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	ROC/0048/79 ; 02/00617/FUL; 04/00809/FUL				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Require				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				
The	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details:				

Environmental Conditions		Approximately 12m away from the nearest TPO point.
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	50
Net development site area (in hectare):	1.2-1.8
Estimated capacity for area	60-90
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Extant planning permission.
Estimated appropriate capacity for area	90
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2013
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2015

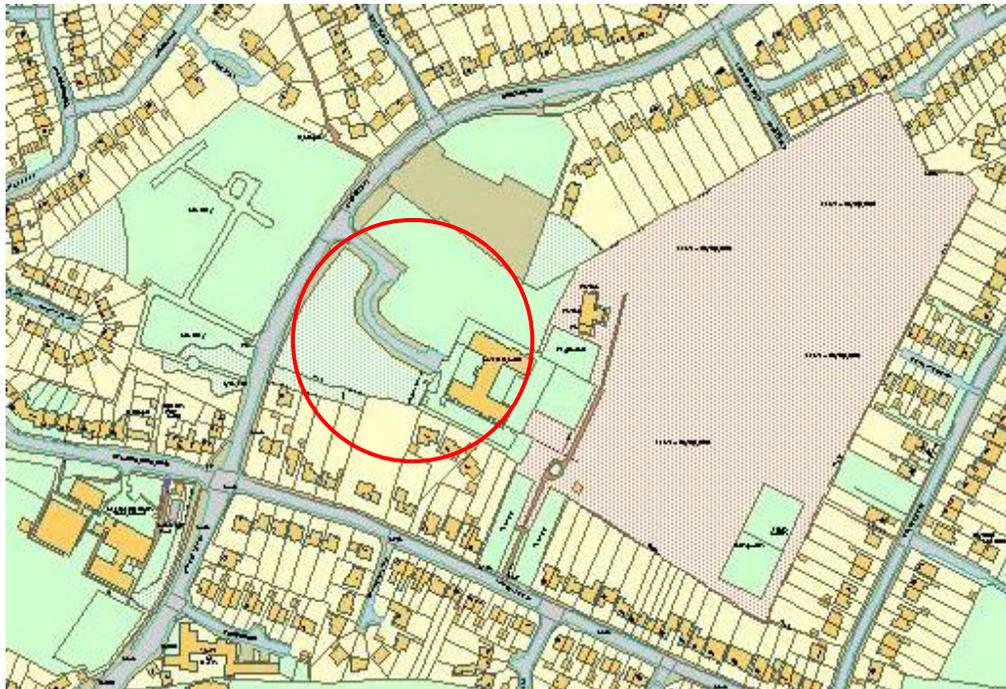


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	BF21
	Site Name:	Land between 39 and 69 Lower Lambricks,
	Site Location:	Rayleigh
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.3
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Man made structure on site.
	Greenfield/ Brownfield/ PDL:	Greenfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Employment/storage use
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access					Require
	Are non-residential uses more appropriate for the site					Yes <input type="checkbox"/> No <input type="checkbox"/>
The	Within proximity to TPO:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	40
Net development site area (in hectare):	0.3
Estimated capacity for area	12
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is within the existing residential envelope.
Estimated appropriate capacity for area	Circa 12 (as in UCS)
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2010
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2012



Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	EL1
	Site Name:	Rawreth Industrial Estate
	Site Location:	Rayleigh
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	5.9 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Industrial estate - Site consists of a range of buildings structures and hardstandings.
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Employment
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure	✓				
	Shops	✓				
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access					Open
	Are non-residential uses more appropriate for the site					Yes <input type="checkbox"/> No <input type="checkbox"/>
The	Within proximity to TPO:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45
Net development site area (in hectare):	5 – 7.5
Estimated capacity for area	200 - 255
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: The industrial site comprises poor quality stock and there are environmental issues as a result of its proximity to residential areas. 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 to neighbouring residents. The site constitutes brownfield land adjacent to an existing residential area.
Estimated appropriate capacity for area	Circa 220
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
Single	-
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input checked="" type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2017

Number of dwellings to be built per year:	Circa 80
Year in which final dwellings will be completed:	2020

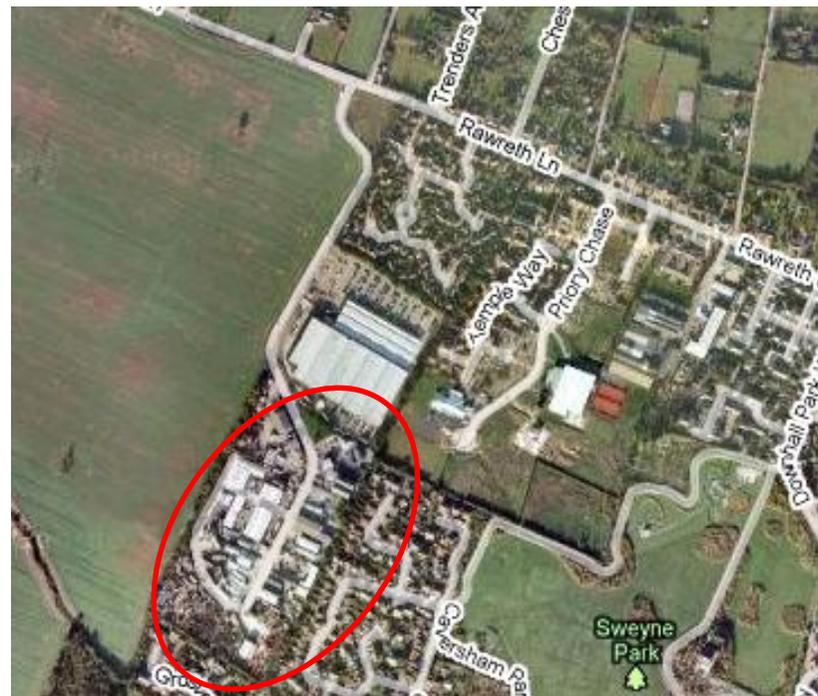


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	EL2
	Site Name:	Stambridge Mills
	Site Location:	Stambridge
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	1.84 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Disused industrial development. Large, industrial buildings with considerable bulk and mass present on site.
	Greenfield/ Brownfield/ PDL:	PDL
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant Mill site
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Care Home, Agricultural

Filter:

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

Suitability Assessment

Physical problems or limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport			✓	
	Education		✓		
	Health service	✓			
	Community facilities		✓		
	Leisure		✓		
	Shops			✓	
	Green Space	✓			
	Proximity to Residential Area:		✓		
	Planning Permission/ History (if any):				
	Existing use allocation/designation:				
	Infrastructure				
Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Some spare capacity, limited investment required but may require phasing				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Flood Risk					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input checked="" type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input checked="" type="checkbox"/>				
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)	The whole site lies within flood zone 2/3. The site, as noted below, must therefore pass the sequential and exception test in order to be considered appropriate for development.			
	Access	Open			

	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>
The Environmental Conditions	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: Approximately 60m away from the nearest listed building.
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	High density due to exceptional circumstances of site, i.e. the scale and mass of the buildings currently occupying it
Net development site area (in hectare):	1.38 – 1.66
Estimated capacity for area	Circa 250
Should the site be excluded from 15-year housing supply calculations?	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Reason: This site is one of a very limited number of previously developed sites in the District. This site was identified in the UCS 2007 as suitable for redevelopment for residential use, subject to the provision of the necessary flood defence infrastructure.</p> <p>PPS25 indicates that the site must pass the sequential and exception tests in order to be considered appropriate for development. The sequential test must consider the availability of alternative sites that have a lower probability of flooding. As such, this element must be addressed within the main body of the SHLAA considering the assessment of all SHLAA sites in a holistic manner.</p> <p>The site is capable of passing the exceptions test: it is previously developed land; its development would provide wider sustainability benefits by reducing the need to develop greenfield land elsewhere and by making use of previously developed land; engagement with developers has identified that the necessary flood mitigation measures to ensure that the development is safe, does not increase flood risk elsewhere and,</p>

	indeed, will have the potential to reduced flood risk to a neighbouring vulnerable use present in the form of the adjacent care home, is deliverable.
Estimated appropriate capacity for area	Circa 250
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	Potential to phase
A single developer/ several developers	single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2010
Number of dwellings to be built per year:	Approx. 125
Year in which final dwellings will be completed:	2011

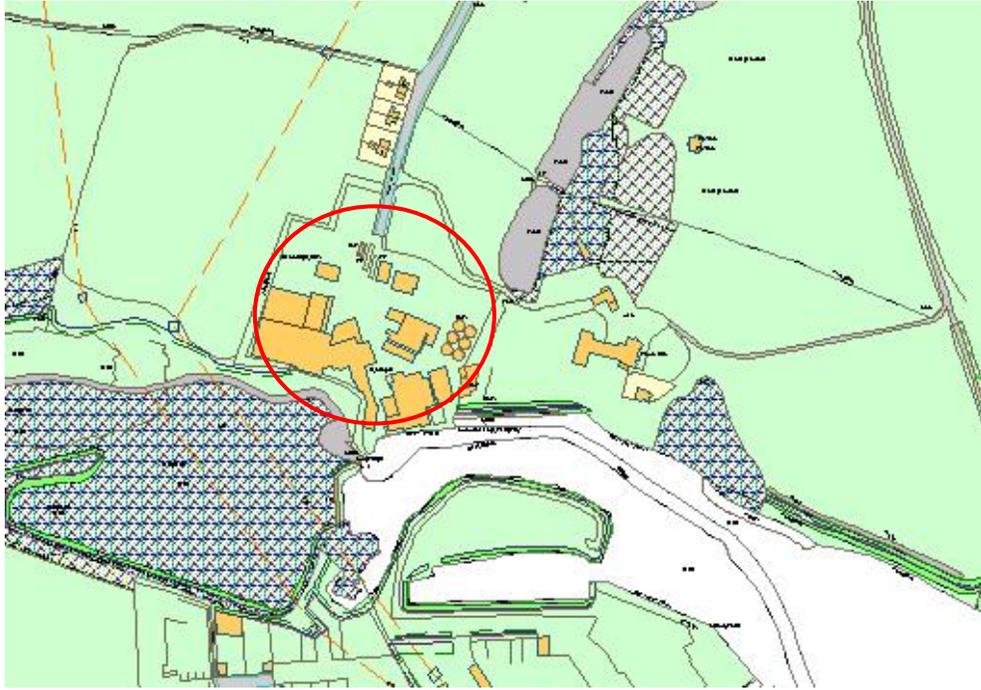


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	EL3
	Site Name:	Star Lane Industrial Estate and Brickworks
	Site Location:	Great Wakering
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	5.8ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Site comprises disused brickworks to the south and an employment site containing range of industrial uses to the north. Site consists of a range of buildings structures and hardstandings. .
	Greenfield/ Brownfield/ PDL:	PDL
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
	Adjacent Land Use(s):	Industrial, Agricultural, LoWs

Filter:

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

Suitability Assessment

Physical problems or limitation	Proximity to Local Services:	Good	Medium	Poor	Justification
	Public Transport		✓		
	Education		✓		
	Health service	✓			
	Community facilities	✓			
	Leisure	✓			
	Shops		✓		
	Green Space	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):				
	Existing use allocation/designation:				
	Infrastructure				
Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Investment in existing foul sewage system may be required				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Flood Risk					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)	Close proximity to LoWs			
	Access	Open			
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>			

The Environmental Conditions	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	40
Net development site area (in hectare):	4.35 - 5.22
Estimated capacity for area	174 - 209
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is one of the very limited previously developed lands in the District. The site is not strategically well located for employment use and there is little indication that future employment use is likely to be viable. The site is in close proximity to the existing settlement of Great Wakering.
Estimated appropriate capacity for area	Circa 175
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input checked="" type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input checked="" type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	Potential to phase
A single developer/ several developers	Single or multiple
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input checked="" type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2014. Although possibility of bringing forward as early as 2010 depending on existing industrial uses.

Number of dwellings to be built per year:	75
Year in which final dwellings will be completed:	2017

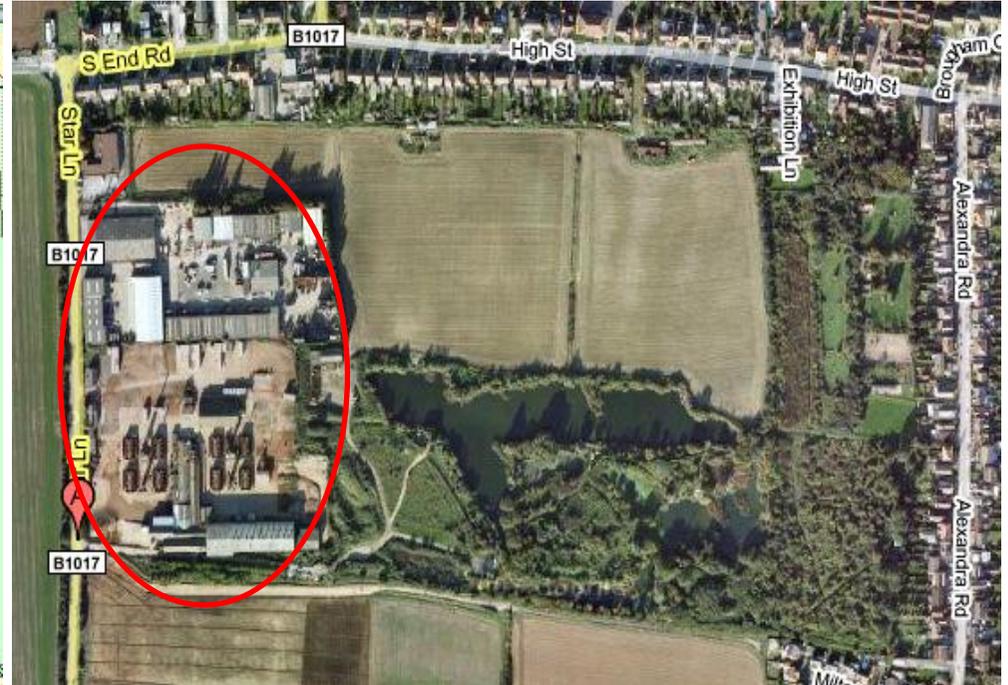
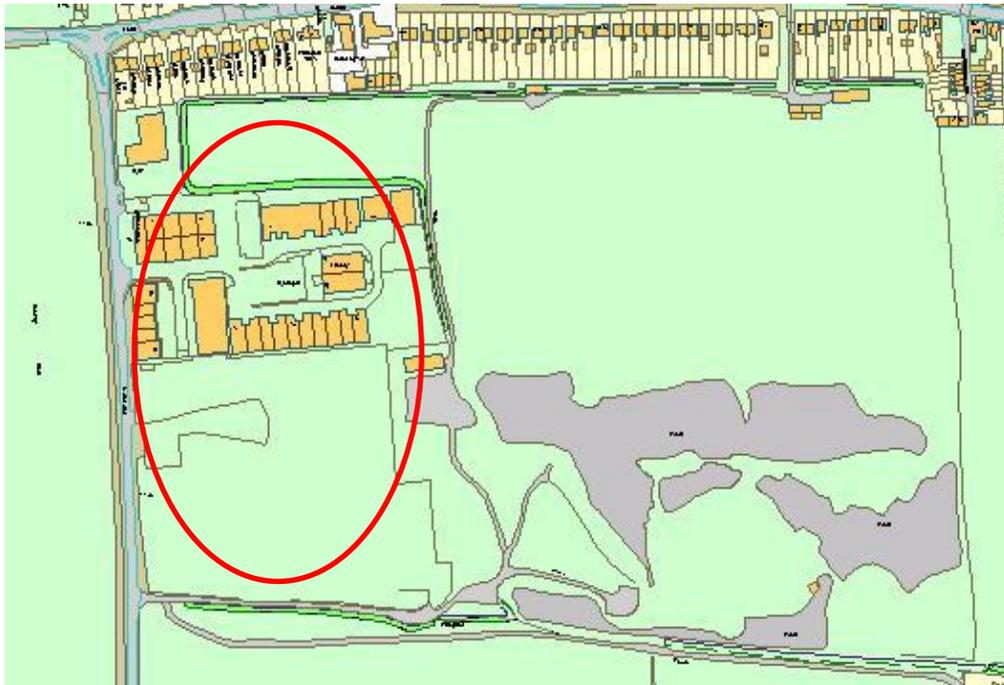


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	EL4
	Site Name:	Eldon Way/ Foundry Estate
	Site Location:	Hockley
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	4.6 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Industrial estate - Site consists of a range of buildings, structures and hardstandings.
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Employment
	Proposed Use:	Mixed Landuse – Part Residential, part commercial, leisure and retail. To be determined through Hockley Area Action Plan
	Adjacent Land Use(s):	Residential

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport	✓				
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:	Employment				
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access					
	Open					

	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>
The Environmental Conditions	Within proximity to TPO:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	Town centre location, but necessary to consider that additional uses likely to be sought on site
Net development site area (in hectare):	2.3 – 3.45
Estimated capacity for area	170 – 260
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Initial studies undertaken as part of work on the Hockley Area Action Plan acknowledged the potential for this area to be redeveloped for a range of uses more appropriate for a town centre location. If the whole site were to be redeveloped the capacity would be considerably greater than stated here, but it is necessary to take a conservative figure for the residential capacity given that a range of other uses are likely to be sought for the site. The exact nature of redevelopment would be determined through the Hockley Area Action Plan.
Estimated appropriate capacity for area	Circa 150
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Funding to accommodate necessary infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)

Delivery factors	
Phasing of development	-
Single	-
Land to be available for development:	0-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input checked="" type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2019
Number of dwellings to be built per year:	75
Year in which final dwellings will be completed:	2021

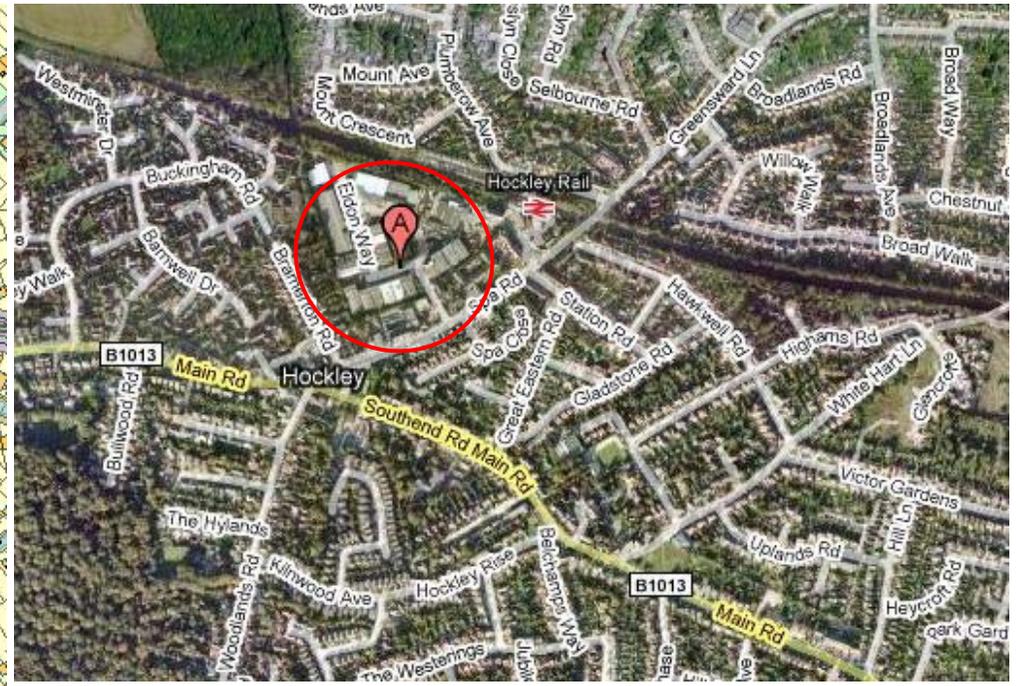
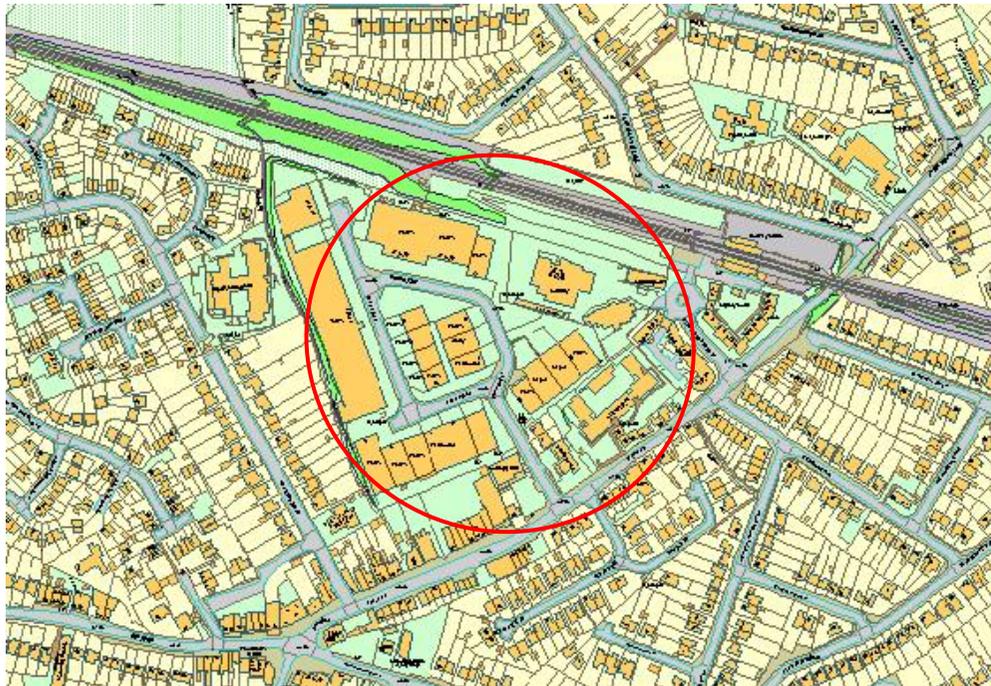


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	10
	Site Name:	35-39 Crouch Avenue
	Site Location:	Hullbridge
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.08ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Garden. Some fencing and man made structures through the centre of the site, trees on the perimeter.
	Greenfield/ Brownfield/PDL:	Brownfield (within residential area)
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential

Filter:

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

Suitability Assessment

Proximity to Local Services:		Good	Medium	Poor	Justification
Physical problems or limitation	Public Transport		✓		
	Education		✓		
	Health service	✓			
	Community facilities	✓			
	Leisure	✓			
	Shops		✓		
	Green Space	✓			
	Proximity to Residential Area:	✓			
	Planning Permission/ History (if any):				
	Infrastructure				
Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Flood Risk					
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>				
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>				
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)				No visible pylons.

	Access	Open
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
The Environment al Conditions	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details: TPO point to the North west of the site, just outside the proposed area.
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	Needs to account for existing, adjacent development
Net development site area (in hectare):	0.08
Estimated capacity for area	1 dwellings
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is within the existing residential envelope and adjacent to existing dwellings
Estimated appropriate capacity for area:	1
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2010
Number of dwellings to be built per year:	-

Year in which final dwellings will be completed:

2011

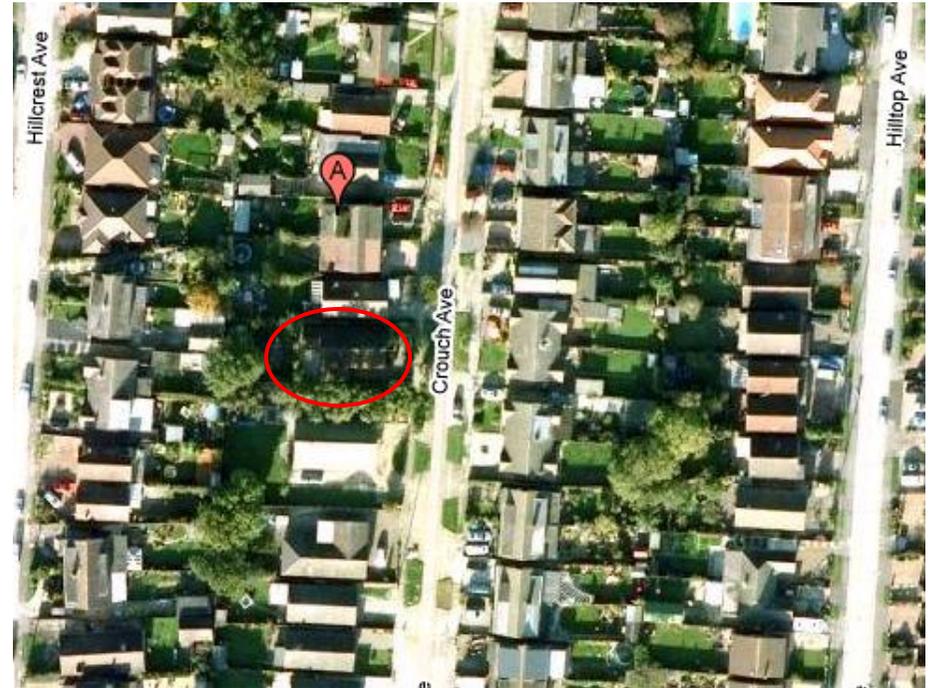


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	88
	Site Name:	Land east of 8 Preston Gardens
	Site Location:	Rayleigh
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.07 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Wooded area at rear of housing development along Spring Gardens, Poyntens and High Mead, Rayleigh.
	Greenfield/ Brownfield/ PDL:	Brown field (was a substation)
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Agricultural

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport	✓				
	Education	✓				
	Health service	✓				
	Community facilities	✓				
	Leisure	✓				
	Shops	✓				
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):					
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Significant Investment in Existing Foul Sewerage/ Drainage Required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Significant Investment in Gas Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Water Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in Electricity Supplies:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Significant Investment in walking/public transport required:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)					<input checked="" type="checkbox"/>	
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>					<input type="checkbox"/>	
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access					Require
	Are non-residential uses more appropriate for the site					Yes <input type="checkbox"/> No <input type="checkbox"/>
The	Within proximity to TPO:					Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Environmental Conditions	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45 dwelling/ hectare
Net development site area (in hectare):	0.07
Estimated capacity for area	3
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is within the Existing Residential Development envelop.
Estimated appropriate capacity for area	At least 1
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input checked="" type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	Single
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2010
Number of dwellings to be built per year:	-
Year in which final dwellings will be completed:	2010



Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	93
	Site Name:	Land at and to the north of 206 London Road
	Site Location:	Rayleigh
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	2 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Awkward shape of site. Dwelling with garden, 2 small outbuildings. Woodlands.
	Greenfield/ Brownfield/ PDL:	1.49 ha of the site is Green Belt
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Part of site is not within Greenbelt and it has submitted planning permission for development
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Employment, Greenfield

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport		✓			
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure	✓				
	Shops	✓				
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	09/00305/FUL; 06/00312/OUT; 01/00921/OUT; 97/00137/OUT; 90/00037/OUT				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Require				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				
The	Within proximity to TPO:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, please give details:				

Environmental Conditions		TPO points in the middle and to the south of the site.
	Within proximity to SAM:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, please give details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	45 dwelling/ hectare
Net development site area (in hectare):	1.18 – 1.34 (base on 1.49 ha on Green Belt)
Estimated capacity for area	53 - 60
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: Due to the shape of the proposed site, not the whole site is suitable for development.
Estimated appropriate capacity for area	31
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2010
Number of dwellings to be built per year:	30+
Year in which final dwellings will be completed:	2011

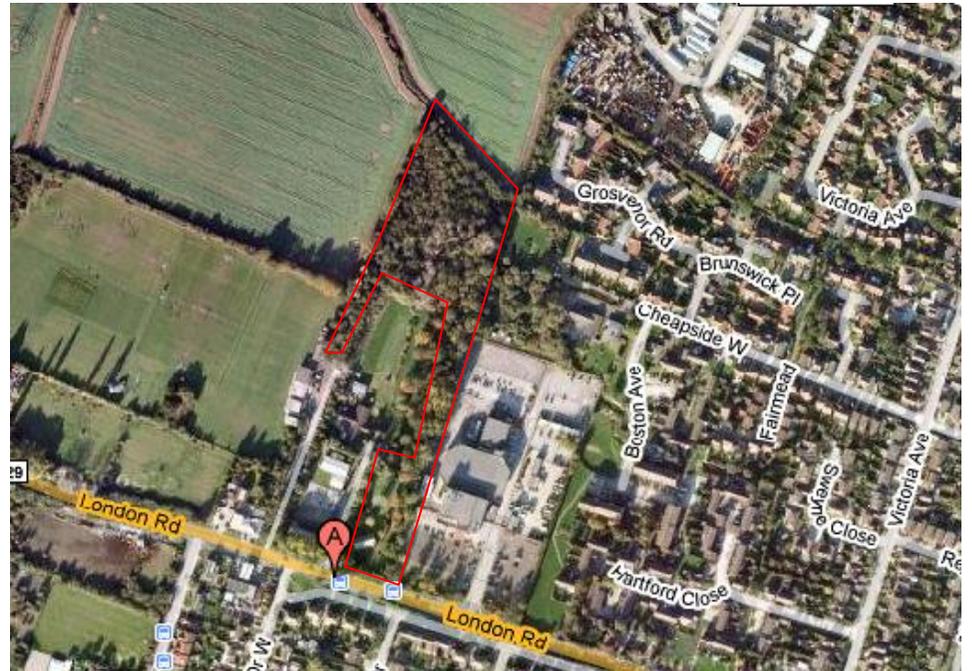


Image source: Google

SHLAA Assessment form

Site details:

Site details	Site Reference:	102
	Site Name:	Land south east of Hockley Station
	Site Location:	Hockley
	Site Map:	Attached
	Site Photos:	Attached
	Site Area (Ha):	0.45 ha
	Physical Description of Site: including natural features - aspect, slope, water; manmade features – drains, sewers, pylons	Wooded area backing onto Eldon Way Industrial Estate. No visible man made structures or pylons directly on site. Unmade road / track running through site, from Station Approach.
	Greenfield/ Brownfield/ PDL:	Brownfield
	Current Use (Residential, Retail, Employment, Industrial, Leisure, Mixed, Gypsy and Traveller Site, etc.)	Vacant
	Proposed Use:	Residential
	Adjacent Land Use(s):	Residential, Train Station

Filter:

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

Suitability Assessment

		Good	Medium	Poor	Justification	
Physical problems or limitation	Proximity to Local Services:					
	Public Transport	✓				
	Education	✓				
	Health service	✓				
	Community facilities		✓			
	Leisure		✓			
	Shops		✓			
	Green Space	✓				
	Proximity to Residential Area:	✓				
	Planning Permission/ History (if any):	99/00773/FUL				
	Existing use allocation/designation:					
	Infrastructure					
	Highways Access Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
	Significant Investment in Existing Foul Sewerage/ Drainage Required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Significant Investment in Gas Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Water Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in Electricity Supplies:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Significant Investment in walking/public transport required:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
Flood Risk						
Zone 1: Low Probability (<0.1% probability of annual flooding)	<input checked="" type="checkbox"/>					
Zone 2: Medium Probability (1% - 0.1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Zone 3: High Probability (>1% probability of annual flooding) <small>*Subject to Flood Risk Assessments and Exception test where relevant</small>	<input type="checkbox"/>					
Potential impact	Topography (Brief explanation of topography of site including aspect i.e. Good condition/ Restrictive/ Poor ground condition)					
	Access	Unmade road / track running through site, from Station Approach.				
	Are non-residential uses more appropriate for the site	Yes <input type="checkbox"/> No <input type="checkbox"/>				

The Environmental Conditions	Within proximity to TPO:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to SAM:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Listed Buildings:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to AQMA:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:
	Within proximity to Conservation area:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please give details:

Availability Assessment

Ownership problem (e.g. ransom strips)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not known <input type="checkbox"/>
Legal constraints (e.g. covenants, tenancies)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Not known <input type="checkbox"/>
Density restriction for sites (flood risk or other topographical issue)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If yes, please gives details:

Achievability Assessment

Potential Capacity	
Estimated appropriate density for area:	Area constrained by shape of site
Net development site area (in hectare):	-
Estimated capacity for area	Circa 8-10
Should the site be excluded from 15-year housing supply calculations?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Reason: This site is within Hockley centre and in the Existing Residential Development envelop.
Estimated appropriate capacity for area	Circa 8
Market factors	
Economic viability of existing use of site (in terms of land value)	High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input checked="" type="checkbox"/> Not known <input type="checkbox"/>
Economic viability of alternative use of site (in terms of land value)	High <input type="checkbox"/> Medium <input checked="" type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
High potential market demand	High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> Not known <input type="checkbox"/>
Exceptional works necessary to realise development	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Cost factors	
Site preparation costs relating to physical constraints	High <input type="checkbox"/> Average <input type="checkbox"/> Low <input type="checkbox"/> Level to severely affect achievability <input type="checkbox"/>
Exceptional works are necessary	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Site has potential to accommodate community infrastructure	Yes <input type="checkbox"/> No <input type="checkbox"/> Not known <input checked="" type="checkbox"/>
Prospect of funding or investment to address constraints or assist development	Available <input type="checkbox"/> Unavailable <input type="checkbox"/> (if it is required)
Delivery factors	
Phasing of development	-
A single developer/ several developers	-
Land to be available for development:	0-5 years <input checked="" type="checkbox"/> 6-10 years <input type="checkbox"/> 11-15years <input type="checkbox"/> 15+years <input type="checkbox"/> Not known <input type="checkbox"/>
Year in which first dwelling could be built on site:	2011
Number of dwellings to be built per year:	8-10
Year in which final dwellings will be completed:	2012

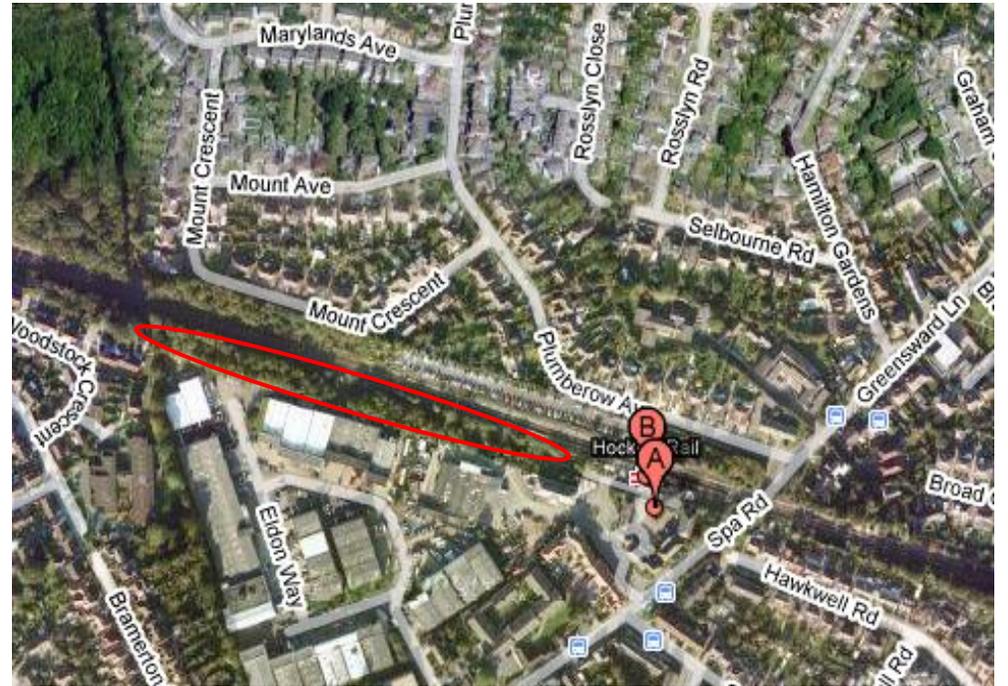


Image source: Google