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## 4 Housing Land Supply Position Statement

### National Planning Policy

- 4.1 The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and was most recently revised in February 2019.
- 4.2 The NPPF requires housing need calculations to be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for (NPPF, Para. 60)
- 4.3 Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes (NPPF, Para. 61)
- 4.4 With respect to identifying their housing requirement and supply, the NPPF establishes the following:
- Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.
  - Strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. From this, planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability, and likely economic viability. Planning policies should identify a supply of:
    - a) specific, deliverable sites for years one to five of the plan period; and
    - b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 4.5 The NPPF also states that at least 10% of a local planning authority's housing requirement should be met from smaller sites, i.e. smaller than one hectare, unless there are strong, evidenced reasons why this cannot be achieved.

- 4.6 Whether a site is considered to be deliverable or developable should be informed by a Housing Land Availability Assessment. The Planning Practice Guidance (PPG) provides guidance on undertaking such assessments and replaces all previous guidance.
- 4.7 Revisions made to the NPPF and PPG in July 2018, and affirmed in the February 2019 version, also established the principle of the Housing Delivery Test (HDT).
- 4.8 The Housing Delivery Test seeks to measure and quantify the extent to which a local planning authority has successfully delivered the required number of homes in its area over the preceding three-year period. Further information on how the HDT results would be calculated is set out in the Housing Delivery Test Measurement Rule Book<sup>9</sup>, published by MHCLG in July 2018, but can be summarised as the below:

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

- 4.9 The Housing Delivery Test requires that where housing delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years, the authority must prepare an Action Plan in line with national planning guidance, to assess the causes of under-delivery and identify actions to increase delivery in future years. The first Housing Delivery Test results published in November 2018 suggested that Rochford's housing delivery over the last three years fell below 95% (75%) of its housing requirements. The Council will therefore be required to produce a Housing Delivery Test 'Action Plan' and incorporate a 20% buffer within its five-year housing land supply calculations until such time that its Housing Delivery Test result improves.
- 4.10 The revised Planning Practice Guidance (PPG) further states that:
- A 20% buffer will apply to a local planning authority's five-year land supply if housing delivery falls below 85%; and
  - The presumption in favour of sustainable development will apply if:
    - Housing delivery falls below 25% of the housing requirement (up to 2018);
    - Housing delivery falls below 45% of the housing requirement (up to 2019); or
    - Housing delivery falls below 75% of the housing requirement (up to and beyond 2020).

### Local Planning Policy

- 4.11 The Core Strategy, adopted on 13 December 2011, provides the overarching vision and strategy for the District up to 2025. It also sets out how the District intends to deliver its housing target of 250 dwellings per year up to 2025. Due to a number of

<sup>9</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728523/HD\\_T\\_Measurement\\_Rule\\_Book.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HD_T_Measurement_Rule_Book.pdf)

factors, many of which were outside the Council's control, upon adoption of the Core Strategy in 2011, the Council was committed to an early review in order to put in place a plan that covers at least 15 years. In order to ensure compliance with the NPPF, which came into force after the adoption of the Core Strategy, the housing target set out in the Core Strategy will also be updated in the early review of the plan in order to fulfil any readjustment of the future target. A new Local Plan is being produced in accordance with the NPPF and PPG which will be informed by proportionate and up-to-date evidence, including Strategic Housing Market Assessments (SHMA) and Strategic Housing and Employment Land Availability Assessments (SHELAA).

### **South Essex Strategic Housing Market Assessment (SHMA)**

- 4.12 Following the publication of the NPPF, and subsequently the PPG, the five South Essex authorities (which, in addition to Rochford District, include Basildon, Castle Point, Southend and Thurrock Borough Councils) appointed consultants, Turleys Associates, to undertake a full review of housing need across the South Essex housing market area. The preparation of the evidence base to support the new Local Plan is ongoing and will be considered on balance when determining future planning policies, including those relating to housing need and delivery.
- 4.13 The purpose of the SHMA is to determine the Objectively Assessed Need (OAN) for housing across the housing market area. It is effectively a 'policy off' position with a nationally established starting point to determine full housing needs across South Essex. To do this the consultants undertook a detailed assessment of demographic and economic projections based on the most up-to-date data to determine the OAN in the period to 2037.
- 4.14 The South Essex SHMA 2016, and subsequent SHMA Addendum 2017, have been accepted into Rochford's Local Plan evidence base and will inform the preparation of the new Local Plan. In summary, the SHMA concludes that the objectively assessed housing need for Rochford equates to between 331 and 361 dwellings per annum up to 2037.
- 4.15 Revisions made to the NPPF and PPG in July 2018 established a new standard methodology for calculating local housing need. The NPPF states that strategic plans should be based upon a local housing need assessment, conducted using the standard method in national planning guidance. Using the standard methodology – which supersedes the figures calculated in the South Essex SHMA – Rochford District's local housing need equates to 385 dwellings per annum up to 2029. It should also be noted that unmet housing need from neighbouring areas may also need to be taken into account when determining Rochford's housing needs.
- 4.16 It is recognised however that the standard methodology figure does not take into account need for particular types of housing, such as affordable or specialist accommodation. There therefore remains some value in noting the findings of the South Essex SHMA and Addendum.

## Strategic Housing Land Availability Assessment

- 4.17 A Strategic Housing Land Availability Assessment (SHLAA) was first prepared in 2009; this was comprehensively reviewed and updated in 2012. The NPPF continues to require local planning authorities to undertake such assessments to establish realistic assumptions about the availability, suitability, and the likely economic viability of land to meet the identified need for housing over the plan period.
- 4.18 The Council undertook a Call for Sites between 22 June 2015 and 31 March 2016 to identify additional brownfield sites, or other land, that may have become available since adoption of the Core Strategy in order to inform a full review of the SHLAA in its entirety. The likely deliverability and developability of sites identified in the 2012 SHLAA have however been reconsidered within each successive monitoring report to date and included within the housing trajectory as appropriate. Following the closure of the Call for Sites, sites submitted for consideration have been assessed in line with the PPG to determine their deliverability or development.
- 4.19 A Strategic Housing and Employment Land Availability Assessment (SHELAA) was published in November 2017. The Council re-opened the Call for Sites following the publication of its 2017 SHELAA, which closed again on 31 May 2018.
- 4.20 A subsequent Housing and Employment Land Availability Assessment (HELAA) update is being prepared at the time of writing. It will assess the deliverability of sites not identified at the time of the previous assessment in 2017, and alongside the 2017 SHELAA and subsequent monitoring, present an robust understanding of the availability of all land for housing and economic development on an April 2019 baseline.
- 4.21 As set out in Table 4.1 below, emerging findings from the 2020 HELAA have identified a total of 113 sites that were considered to be deliverable or developable for housing development with a potential yield of 3,551 dwellings. The 2020 HELAA identified a further 249 sites that were potentially deliverable or developable subject to policy with a potential yield of 54,277 dwellings. These sites were generally sites put forward through the Call for Sites that were subject to surmountable policy constraints, including Green Belt or flood risk.

**Table 4.1 – Emerging Summary Findings of 2020 HELAA**

Category	Number of Sites	Number of Dwellings
<b>Deliverable</b>	105	3052
<b>Deliverable (subject to policy)</b>	234	49489
<b>Developable</b>	8	499
<b>Developable (subject to policy)</b>	15	4788
<b>Not deliverable or developable</b>	18	1477

- 4.22 It should be noted that the figures above reflect a draft supply position at an April 2019 baseline. Whilst these figures are believed to be largely accurate, minor changes may be made prior to publication. In any case, an up-to-date understanding of the District's five-year housing land supply position as at April 2020 is set out later in this chapter.

## Brownfield Land Register

4.23 In accordance with regulations<sup>10</sup>, the Council published an annual update to its Brownfield Land Register in early 2020. This Register sets out a list of sites in Rochford District that:

- Meet the definition of Previously Developed Land, as set out in Annex 2 to the NPPF;
- Have a site area of at least 0.25 hectares OR be capable of supporting at least 5 dwellings;
- Are considered suitable for residential development (development on the site would comply with local and national planning policies);
- Are considered available for residential development (on best information, the landowner/developer is willing to develop the site); and
- Are considered achievable for residential development (on best information, it would be viable to develop the site within 15 years).

4.24 The Council's Brownfield Land Register 2020<sup>11</sup> identifies a total of 20 sites which together are considered capable of providing a minimum of 720 dwellings over the next 15 years, and comprise a mix of brownfield sites allocated for residential development in the Council's current local development plan, brownfield sites which currently have planning permission for residential development, and brownfield sites which are considered to be suitable for future planning permissions for residential development.

4.25 Where appropriate, sites from the Council's Brownfield Land Register have been incorporated into the housing land supply figures set out within this chapter.

4.26 The Council will continue to undertake reviews of its Register at least annually and publish these reviews on its website.

## Five Year Housing Land Supply Position

4.27 The starting point for calculating the District's five-year housing land supply is to establish the five year housing requirement. Paragraph 005 of the PPG12 makes it clear that where a housing requirement in the local development plan is more than five years old, it should no longer be used for the purposes of five year housing land supply calculations and that, in such circumstances, the authority's local housing need

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<sup>10</sup> <https://www.gov.uk/guidance/brownfield-land-registers>

<sup>11</sup> <https://www.rochford.gov.uk/planning-and-building/planning-policy/brownfield-register>

<sup>12</sup> <https://www.gov.uk/guidance/housing-supply-and-delivery>

figure, calculated using the standard methodology in the PPG13, should be used instead.

- 4.28 As the Council's Core Strategy was adopted in 2011, it is now more than five years old. As a result, the Council is required to use a housing requirement calculated using the standard methodology in the PPG for the purposes of any five-year housing land supply calculations. The District's local housing need figure for 2019-24, calculated using the standard methodology, is 1,925 homes or annualised as 385 homes per year.
- 4.29 To ensure that there is a realistic prospect of achieving the planned level of housing supply, the PPG further requires local planning authorities to add on an appropriate buffer depending on the circumstances of housing delivery over the previous 3 years. The Council will therefore need to add a 20% buffer due to housing delivery having fallen below 85% of the housing requirement over the last 3 years, as set out in the Government's Housing Delivery Test 2018 measurement results.
- 4.30 The methodology used for the purposes of five-year housing land supply calculations is set out below:

$$\begin{aligned} & \text{Housing Land Supply (in Years)} \\ & = 5 \times \frac{\text{Deliverable housing supply over next five years}}{\text{Housing requirement over next five years} + \text{appropriate buffer}} \end{aligned}$$

- 4.31 Appendix B sets out the Council's detailed housing trajectory (including the five-year supply) between 2019/20 and 2029/30. From this trajectory, it is possible to identify that a minimum of 3,420 dwellings are expected to be delivered across the District by 2028, of which 2,390 are expected to be delivered within the next five years.
- 4.32 At this stage, the housing trajectory found in Appendix B only includes those sites with extant planning permissions, allocations for residential development or any sites identified through other means, such as the 2017 SHELAA and emerging HELAA update, which are expected to be deliverable or developable. The Council, through its new Local Plan, will need to consider the suitability, availability, and achievability of additional land to meet future development needs, including undertaking an assessment of its Green Belt. At the current time, such sites have been excluded from this trajectory, given their deliverability or developability is yet to be established.
- 4.33 As acknowledged above, the PPG makes it clear that where an authority's housing requirement is more than five years old, five-year housing land supply calculations should use an authority's local housing need figure, calculated using the standard methodology in the PPG, as its starting point. **The figures provided below should be taken as the Council's definitive five-year housing land supply position for the purposes of this statement.**

<sup>13</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

**Table 4.3 – Key Housing Supply Figures (based on requirement of 360 dwellings per year)**

Local housing need using standardised methodology for assessing housing need	360 dwellings per annum or 1,800 dwellings over five years
Housing requirement plus 5% buffer	1,890 dwellings over five years
Housing requirement plus 20% buffer	2,160 dwellings over five years
Deliverable housing supply	2,390 dwellings over five years

- 4.34** At 360 dwellings per year, which already factors in previous shortfall, the District’s housing need equates to 1,800 over the next five years. With a 5% buffer, this increases to 1,890 homes and to 2,160 with a 20% buffer. Due to the District’s Housing Delivery Test performance, a 20% buffer currently applies.
- 4.35** Within the trajectory set out at Appendix B, the Council has been able to identify a supply of 2,390 dwellings over the next five years. This supply is sufficient to deliver the District’s housing needs over that period, even with a 20% buffer.
- 4.36** In determining the deliverability of sites identified in the trajectory, the Council has had regard to the definitions contained within the NPPF and the PPG, and the conclusions of its existing and emerging HELAAs. Whilst a small percentage of sites identified within the next five years may ultimately not come forward when expected, the Council is confident that the buffer between its supply and need means its housing supply position is robust. Furthermore, it is also recognised that there may be opportunities to extract increased supply in the next five years from known sites, including through an uplift in the capacity of allocated sites. The Council’s emerging Urban Capacity Study identifies that around 300 additional homes could be sustainably delivered through such an approach.
- 4.37** Table 4.4 below demonstrates Rochford District Council’s housing land supply position in years.

**Table 4.4 – Five-year housing land supply scenarios**

		Housing Land Supply (in Years)
		360
<b>Buffer</b>	5%	6.32
	20%	5.53



## 5 Character of Place

### Introduction

- 5.1 In the Core Strategy, the Character of Place chapter includes two objectives:
- To ensure that new development respect and make a positive contribution toward the built environment
  - To support and enhance the local built heritage
- 5.2 The success of the implementation of these objectives will be monitored by recording the realisation of the three policies within the chapter.

### Design

- 5.3 Policy CP1 of the Core Strategy seeks to promote good, high quality design that has regard to local flavour. The success of the implementation of Policy CP1 will be monitored by recording the proportion of appeals of the Council's decision to refuse planning applications based on character of place which are dismissed.
- 5.4 Between April 2019 and March 2020, five appeal cases were determined following planning applications refused based on, amongst other reasons, elements of poor design or visual amenity. All five appeals were dismissed which suggests that the Council's approach to design is performing well.

### Conservation Areas

- 5.5 Policy CP2 of the Core Strategy seeks to implement the actions recommended in the adopted Conservation Area Appraisal and Management Plans and have regard to the advice within them when making decisions and recommendations.
- 5.6 Within Rochford District, there are ten designated Conservation Areas, as listed in Table 5.1.
- 5.7 It is an important component of decision-making to duly consider the impact of any relevant development proposal on the character and integrity of a conservation area. To this end, it is the Council's current practice to seek specialist advice from Place Services on any proposals within conservation areas.
- 5.8 On 11 January 2010, the Council has confirmed the implementation of the Article 4(2) Direction for a number of Conservation Areas as recommended in the Conservation Area Appraisals. The areas affected are noted in Table 5.1:
- 5.9 Some alterations are normally permitted within Conservation Areas without the need to acquire planning permission through Permitted Development rights. These Permitted Development rights may be withdrawn, where justified, through the issuing of an Article 4(2) Direction.

- 5.10 In general, they only apply to elevations fronting a highway, and only apply to houses, and not to flats or commercial properties.

**Table 5.1 – Lists of Conservation Areas within District**

<b>Conservation Area</b>	<b>Date Designated</b>	<b>Article 4(2) Direction Areas</b>
<b>Battlesbridge (Joint with Chelmsford BC)</b>	March 1992	✓
<b>Canewdon Church</b>	March 1986	-
<b>Canewdon High Street</b>	March 1992	✓
<b>Foulness Churchend</b>	March 1992	-
<b>Great Wakering</b>	March 1986 (Amended March 2006)	✓
<b>Paglesham Churchend</b>	November 1973	✓
<b>Paglesham East End</b>	March 1986	✓
<b>Rayleigh</b>	October 1969 (Amended March 2010)	✓
<b>Rochford</b>	June 1969 (Amended March 2010)	✓
<b>Shopland Churchyard</b>	March 1992	-

### Local List

- 5.11 Policy CP3 of the Core Strategy is set out that the Local List SPD will give protection to local buildings with special architectural and historic value. Between April 2019 and March 2020, no building or heritage asset identified within the Local List SPD was demolished.

## 6 Green Belt

### Introduction

- 6.1 Policy GB1 of the Core Strategy sought to ensure that the minimum amount of Green Belt land necessary was allocated to meet the District's housing and employment needs. The policy seeks to direct development away from the Green Belt as far as practicable and will prioritise the protection of Green Belt land based on how well the land helps achieve the purposes of the Green Belt. Certain types of rural diversification however are supported.
- 6.2 Following adoption of the Allocations Plan and London Southend Airport and Environs Joint Area Action Plan in 2014, 12,481 hectares of the District are currently designated as Metropolitan Green Belt; this compares to 12,763 hectares prior to the adoption of these plans.
- 6.3 This policy approach is in broad accordance with national policy on Green Belt which sets out the five purposes that Green Belts should achieve:
- to check the unrestricted sprawl of large built-up areas;
  - to prevent neighbouring towns merging into one another;
  - to assist in safeguarding the countryside from encroachment;
  - to preserve the setting and special character of historic towns; and
  - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land
- 6.4 To achieve these purposes, national policy is clear that the construction of new buildings will usually be considered inappropriate in the Green Belt, except where such buildings are needed for agriculture and forestry, or sports and recreation uses, or where the land is previously developed. The Council's policies within the Core Strategy and Development Management Plan are consequently restrictive on the uses and forms of development that are permissible within the established Green Belt.
- 6.5 Policy GB2 of the Core Strategy relates to rural diversification and recreational uses. It identifies appropriate forms of rural diversification that may be considered acceptable in appropriate circumstances in the Green Belt.
- 6.6 The number of change of use applications permitted on land designated as Green Belt, and the nature of those uses, will indicate whether rural diversification is being undertaken and will be recorded.
- 6.7 No development plan documents releasing land from the Green Belt were adopted in the monitoring period.

## Performance against Policy Aims

- 6.8 Between April 2019 and March 2020, three appeals were determined against refusals of planning permission where the impact on the character or openness of the Green Belt was a reason for refusal. All these three appeals were dismissed suggesting that the Council's policies relating to Green Belt development are generally performing well.
- 6.9 Between April 2019 and March 2020, 21 change of use applications were determined relating to land or buildings within the Metropolitan Green Belt, as set out in Table 6.1 below. Of these applications, eleven were approved, nine were refused, and one not determined within the statutory timescale, but part refused, and part allowed on appeal. The mix of outcomes from such applications is considered to be a natural reflection of the different site contexts that exist within the Green Belt, particularly given that changes of use of existing buildings can be permissible under national and local policy subject to tests that will be satisfied to greater and lesser extents on different sites.

**Table 6.1 – Change of Use Applications in the Green Belt Determined in 2019-20**

Reference	Proposal	Status
19/00875/FUL	Additional / Overflow Parking Area (Retrospective)	Refused
19/00898/FUL	Proposed Subdivision Of The Site And Change Of Use Of Existing Outbuilding From Barn/Workshop Into A 3-Bed Residential Dwelling Including Re-Roofing, Cladding And Extension And Alteration, Associated Garden And Parking	Refused
18/01191/FUL	Retrospective Change Of Use Of Two Buildings From Agriculture To B8 (Storage and Distribution) And B1(c) (Light Industry)	Permitted
18/01187/FUL	Change Use Of Land For Sitting Of Caravans For Residential Occupation As A Private Gypsy /Traveller Site Comprising One Static Mobile Home And Three Touring Caravans With Hard Standing And Cess Pool (Retrospective)	Permitted
17/01090/FUL	Retention Of Alterations And Change Of Use Of The Hay Barn For Existing Mix Of Employment Uses Within Use Classes B1(a) Office And B8 Storage And Distribution	Non-Determination /Appeal – Part Dismissed / Part Allowed

Reference	Proposal	Status
19/00504/FUL	Retrospective Application For The Use Of Building As A Mixed Use Comprising Class B2 General Industry Operations And Class B8 For Storage And Distribution Of Plastering Supplies And Proposed Alterations To Access Onto Sutton Road	Permitted
18/00599/FUL	Change Of Use From Mixed Use As A Public House And Residential Use To C3 Residential Use And Retention Of Fence And Gates	Refused / Appeal Lodged
18/00664/FUL	Change Of Use Of Land From Paddock To Residential Gardens	Permitted
19/00270/PRI NCI	Application For Permission In Principle For The Redevelopment Of The Site To Provide Between 3 To 5 No. Dwellings	Refused
19/00962/FUL	Change Of Use Of Redundant Agricultural Buildings To Commercial Storage Use	Permitted
19/00011/FUL	Erection of 3 No. Polytunnels And Security Fence, Change Of Use Of Part Of Building To A3 (Café) And Change Of Use To Extend Permitted Retail Area	Permitted
20/00070/FUL	Change Of Use Of One Room To Aesthetic Clinic Business	Permitted
18/01126/FUL	Convert Existing Stables Building Into 1-Bed Bungalow	Permitted
19/00063/FUL	Extend And Convert Stable To Provide Dwelling	Refused
19/00280/FUL	Demolition Of Existing Storage Building / Barn And Erection Of New Residential Dwelling Including Parking And Amenity Space	Refused
19/00258/OUT	Outline Application For Demolition Of Existing Structures And Replacement With Two Detached Dwellings Along With Associated Works With All Matters Reserved Apart From Access	Refused / Appeal Lodged
19/01026/FUL	Re-build Conversion Of Existing Stables As Approved On 14 <sup>th</sup> November 2018 Under Application No. 18/00843/FUL To Provide 3 No. Two Bedroomed Dwellings	Permitted

Reference	Proposal	Status
19/00142/FUL	Change The Use Of Land To Residential Garden And Construct Fence And Gate To Enclose	Refused
18/00658/FUL	Proposed Conversion Of Existing Barns Into 6 No. Dwellings	Permitted
19/00580/FUL	Erection Of Single Storey Stable Block And Hardstanding For Horses And Change Of Use From Agricultural Land For Land For Stables	Refused
19/00877/FUL	Erection Of Single Storey Stable Block And Hardstanding For One Horse And Change Of Use From Agricultural Land To Land Used For The Keeping Of A Horse (Revised Proposal)	Permitted

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## 7 Upper Roach Valley

### Introduction

- 7.1 The Upper Roach Valley and Wallasea Island have been identified in the Core Strategy as large green open spaces that are important for recreation and biodiversity.

### Upper Roach Valley

- 7.2 The Upper Roach Valley, including the area around Hockley Woods, is an area with special landscape characteristics. There are 14 ancient woodlands in the District and seven of them lie within the Upper Roach Valley, south of the head of the valley formed by the railway line. Parts of the Upper Roach Valley are already well utilised, such as Hockley Woods and the recently established Cherry Orchard Jubilee Country Park.
- 7.3 The Core Strategy states that the Upper Roach Valley will be protected from development which would undermine the area's role as a green space providing informal recreational opportunities. It also supports the expansion of Cherry Orchard Jubilee Country Park and the creation of links with other parts of the Upper Roach Valley. Policy URV1 of the Core Strategy sets out the council's goals for the Upper Roach Valley including protecting the area from inappropriate development, creating a single, vast informal recreational area and enhancing its natural character. The policy also supports the expansion of Cherry Orchard Jubilee Country Park.
- 7.4 In April 2019, the Council jointly commissioned a Landscape Character assessment with Southend Borough Council to support the preparation of each Councils' respective Local Plan. This Landscape Character assessment, once completed, will allow the Council to measure the success of Policy URV1 in terms of the protection and enhancement of the landscape qualities of the Upper Roach Valley.

### Wallasea Island

- 7.5 Policy URV2 of the Core Strategy seeks to support the RSPB in delivering the Wallasea Island Wild Coast Project and promote recreational use and additional marina facilities in the area, along with access improvements.
- 7.6 The 'Wallasea Island Wild Coast Project' is a coastal habitat restoration project on a scale that is unique in the UK and Europe. It involves returning Wallasea Island (situated at the junction of the Crouch and Roach Estuaries, Essex) back to being an extensive and diverse range of intertidal habitats that will be rich in birds, fish and invertebrates. It also includes the provision of extensive high level transitional zones that will to accommodate future climate change induced sea level rise.
- 7.7 Substantial progress is being made with the transformation of Wallasea Island into a restored coastal wetland, including a new circular path.

## Appendix A – Dwelling Completions (net), 2019-20

APPLICATION REFERENCE(S)	ADDRESS	STATUS	DWELLING COMPLETIONS (2019-20)
<b>ROC/048/79 13/00407/FUL</b>	Land Opposite Rayleigh Cemetery	Under Construction	<b>5 BF Ma</b>
<b>15/00313/FUL</b>	Wensley Lodge 145 Ferry Road Hullbridge	Complete	<b>1 BF Mi</b>
<b>15/00526/FUL</b>	Scout Hall Adjacent 11 Love Lane Rayleigh	Complete	<b>5 BF Mi</b>
<b>15/00317/FUL</b>	Land Rear Of 4 High Street, Rayleigh	Complete	<b>2 BF Mi</b>
<b>15/00771/FUL</b>	Site Of 41 And 43 Grove Road, Rayleigh	Complete	<b>1 BF Mi</b>
<b>15/00641/FUL</b>	28-30 London Hill Rayleigh	Complete	<b>2 BF Mi</b>
<b>15/00949/FUL</b>	Land Adjacent 3 The Spinneys Hockley	Complete	<b>2 BF Mi</b>
<b>14/00898/FUL</b>	Brandy Hole Moorings Kingsmans Farm Road Hullbridge	Complete	<b>1 BF Mi</b>
<b>16/00037/FUL</b>	1 Woodlands Road Hockley	Complete	<b>7 BF Mi</b>
<b>16/00145/FUL</b>	Woodlands Parade Main Road Hockley	Complete	<b>4 BF Mi</b>
<b>15/00599/FUL</b>	Pond Chase Nursery Folly Lane Hockley	Complete	<b>9 BF Ma</b>
<b>16/00183/REM / 17/00582/FUL</b>	Land West Of Oak Road And North Of Hall Road Rochford	Under Construction	<b>147 GFMa</b>
<b>17/00531/FUL / 18/01210/NMA</b>	Land South of 27 Church Road and Barling Magna	Complete	<b>1 BF Mi</b>
<b>16/00481/FUL</b>	173 Ferry Road Hullbridge	Complete	<b>3 BF Mi</b>
<b>16/00726/FUL</b>	Garage Block Adjacent Harris Court, Hillcrest Road, Hockley	Complete	<b>2 BF Mi</b>
<b>16/00761/FUL</b>	7 White Hart Lane, Hawkwell SS5 4DQ	Complete	<b>1BF Mi</b>
<b>16/00813/FUL</b>	47 Albert Road, Ashingdon	Complete	<b>2BF Mi</b>
<b>16/01108/FUL</b>	Land Adjacent 76 Hullbridge Road, Rayleigh	Complete	<b>1 BF Mi</b>



<b>16/01123/DPDP3M</b>	Greenacre Hyde Wood Lane, Canewdon SS4 3RR	Complete	<b>1BF Mi</b>
<b>16/01065/FUL</b>	Land South Of Windfield Church Road Hockley	Complete	<b>5 GF Mi</b>
<b>17/00137/FUL</b>	66 Harewood Avenue Rochford Essex	Complete	<b>1BF Mi</b>
<b>16/00733/FUL</b>	Three Acres Anchor Lane Canewdon	Complete	<b>34 BF Ma</b>
<b>17/00258/FUL</b>	Birch Lodge Anchor Lane, Vicarage View, Canewdon	Under Construction	<b>12 BF Ma</b>
<b>17/00160/FUL</b>	31 Grasmere Avenue Hullbridge	Complete	<b>1 BF Mi</b>
<b>16/00939/FUL</b>	Garage Block The Evergreens Kimberley Road	Complete	<b>6BF Mi</b>
<b>16/00668/OUT 12/00252/FUL / 18/00556/FUL</b>	Land Between Star Lane and Alexandra Road South of High Street Great Wakering (Phase 1(complete) & 2)	Under Construction	<b>41 GF Ma</b>
<b>17/01138/LDC</b>	75B West Street Rochford SS4 1AX	Complete	<b>1BF Mi</b>
<b>18/00214/FUL</b>	8 Warwick Road Rayleigh SS6 8PB	Complete	<b>1BF Mi</b>
<b>18/00309/FUL</b>	17 Victoria Road Rayleigh SS6 8EG	Complete	<b>1BF Mi</b>
<b>18/01093/FUL</b>	4 Birch Close Rayleigh SS6 9LZ	Complete	<b>1BF Mi</b>
<b>17/01190/FUL</b>	Land Rear of 145 to 149 Ferry Road Hullbridge	Complete	<b>2 BF Mi</b>
<b>18/00541/FUL</b>	Land Rear of 93 The Chase Rayleigh	Complete	<b>1 BF Mi</b>
<b>18/00373/FUL</b>	53 Hawkwell Road Hockley SS5 4DE	Complete	<b>1BF Mi</b>
<b>18/00203/FUL</b>	7 Woodlands Parade Main Road Hockley	Complete	<b>1 BF Mi</b>

<b>18/01000/FUL</b>	523 Ashingdon Road Ashingdon SS4 3HE	Complete	<b>3 BF Mi</b>
<b>18/01135/LDC</b>	Land Junction Blountswood Road Lower Road Hullbridge	Complete	<b>1BF Mi</b>
<b>18/01187/FUL</b>	Pear Tree 750 New Park Road Hockley	Complete	<b>1 BF Mi</b>
<b>19/00208/FUL</b>	42 Golden Cross Road Ashingdon SS4 3DG	Complete	<b>1 BF Mi</b>
<b>08/00631/FUL</b>	18 Kingsmans Farm Road Hullbridge	Complete	<b>1BF Mi</b>
<b>17/00457/FUL 19/00299/FUL</b>	3 Weir Pond Road Rochford	Complete	<b>1BF Mi</b>
<b>19/00058/OTHREG /10/00653/FUL</b>	Site Of 36A To 36F The Approach Rayleigh	Complete	<b>5BF Mi</b>
<b>17/00928/COU</b>	Kings Head Public House 11 West Street Rochford	Complete	<b>11BF Ma</b>
<b>12/00301/FUL 14/00483 /13/00299/DOMFP1</b>	83 New Road Great wakering	Complete	<b>1BF Mi</b>
<b>10/00556/FUL 13/00360/DOMFP1</b>	Land Adjacent Pooles End Long Lane Hullbridge Hockley	Complete	<b>1BF Mi</b>
<b>17/01252/FUL</b>	109 Southend Road Rochford Essex SS4 1HX	Complete	<b>1BF Mi</b>
<b>15/00585/FUL 13/00360/DOMFP1</b>	5A Castle Road Rayleigh SS6 7QD	Complete	<b>9BF Ma</b>
<b>16/01071/OUT</b>	89 Rayleigh Avenue, Eastwood	Under Construction	<b>2 BF Mi</b>
<b>16/01192/FUL</b>	Ancillary Building At South Side Greenacres Farm Hyde Wood Lane	Complete	<b>3 BF Mi</b>
<b>TOTAL</b>			<b>347</b>

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**Appendix B – Housing Delivery Trajectory, 2019-2030**

Reference	Address	Settlement / Parish	Status	Year										
				2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
<b>Sites with extant planning permissions</b>														
ROC/048/79	Land Opposite Rayleigh Cemetery, Hockley Road, Rayleigh	Rayleigh	Under Construction	5	5	10	10	15	15	11				
15/00585/FUL	5A Castle Road, Rayleigh SS6 7QD	Rayleigh	Completed	9										
10/00556/FUL	Land Adjacent Pooles End Long Lane Hullbridge	Hullbridge	Completed	1										
12/00301/FUL	83 New Road Great Wakering	Great Wakering	Completed	1										
15/00313/FUL	Wensley Lodge 145 Ferry Road Hullbridge	Hullbridge	Completed	1										
15/00526/FUL	Scout Hall Adjacent 11 Love Lane Rayleigh	Rayleigh	Completed	5										
15/00317/FUL	Land Rear Of 4 High Street, Rayleigh	Rayleigh	Completed	2										
15/00771/FUL	Site Of 41 And 43 Grove Road, Rayleigh	Rayleigh	Completed	1										
16/00632/FUL	Land North of Crouchmans Cottages, Poynters Lane, Great Wakering	Great Wakering	Under Construction		1									
19/00076/FUL	Avonside, Eastwood Rise, Eastwood	Rayleigh	Not Started		1									
15/00641/FUL	28-30 London Hill Rayleigh	Rayleigh	Completed	2										
15/00949/FUL	Land Adjacent 3 The Spinneys Hockley	Hockley	Completed	2										
14/00898/FUL	Brandy Hole Moorings Kingsmans Farm Road Hullbridge	Hullbridge	Completed	1										
16/00037/FUL	1 Woodlands Road Hockley	Hockley	Completed	7										

16/00145/FUL	Woodlands Parade Main Road Hockley	Hockley	Completed	4														
15/00599/FUL	Pond Chase Nursery Folly Lane Hockley	Hockley	Completed	9														
15/00362/OUT	Land North of London Road And South Of Rawreth Lane And West Of Rawreth Industrial Estate Rawreth Lane Rayleigh	Rayleigh	Under Construction		70	70	70	70	70	70	80							
16/00183/REM /17/00582/FUL	Land West Of Oak Road And North Of Hall Road Rochford	Rochford	Under Construction	147	100	109												
16/00338/FUL	The Mill Rear Of 8 St Johns Road Great Wakering	Great Wakering	Under Construction		2													
17/00531/FUL / 18/01210/NMA	Land South of 27 Church Road and Barling Magna	Barling Magna	Completed	1														
16/00481/FUL	173 Ferry Road Hullbridge	Hullbridge	Completed	3														
16/00726/FUL	Garage Block Adjacent Harris Court, Hillcrest Road, Hockley	Hockley	Completed	2														
16/00700/OUT or 18/01000/FUL	523 Ashingdon Road, Ashingdon	Ashingdon	Completed	3														
16/00761/FUL	7 White Hart Lane, Hawkwell SS5 4DQ	Hawkwell	Completed	1														
16/00813/FUL	47 Albert Road, Ashingdon	Ashingdon	Completed	2														
14/00813/OUT	Land between Windermere Avenue and Lower Road, Maylons Lane, Hullbridge	Hullbridge	Under Construction		28	128	100	100	100	44								
16/01108/FUL	Land Adjacent 76 Hullbridge Road, Rayleigh	Rayleigh	Completed	1														
16/01123/DPDP3M	Greenacre Hyde Wood Lane, Canewdon	Canewdon	Completed	1														
16/01065/FUL	Land South Of Windfield Church Road Hockley	Hockley	Completed	5														
16/01071/OUT	89 Rayleigh Avenue, Eastwood	Rayleigh	Under Construction	2	1													
16/01192/FUL	Ancillary Building At South Side Greenacres Farm Hyde Wood Lane	Ashingdon	Complete	3														

17/00018/DPDP3J	22 Main Road Hockley	Hockley	Under Construction			10												
17/00137/FUL	66 Harewood Avenue Rochford	Rochford	Completed	1														
17/00070/OUT, 18/01026/REM	Land Between 7 and 13 Cagefield Road Stambridge	Stambridge	Not Started			3												
16/00733/FUL	Three Acres Anchor Lane Canewdon	Canewdon	Completed	34														
17/00258/FUL	Birch Lodge Anchor Lane, Vicarage View, Canewdon	Canewdon	Under Construction	12	1													
17/00160/FUL	31 Grasmere Avenue Hullbridge	Hullbridge	Completed	1														
16/00939/FUL	Garage Block The Evergreens Kimberley Road	Barling Magna	Completed	6														
16/00668/OUT / 12/00252/FUL	Land Between Star Lane and Alexandra Road South of High Street Great Wakering (phase 1 completed)	Great Wakering	Under Construction (phase 2)	41	50	50	50	9										
17/00489/DPDP3M	Agricultural Building Adjacent Rose Wood Gardiners Lane Canewdon	Canewdon	Under Construction		1													
16/00731/OUT	Land West of Little Wakering Road and South of Barrow Hall Road Little Wakering	Great Wakering	Not Started				70	50										
17/00875/DPDP3M	Rose Wood Gardiners Lane Canewdon	Canewdon	Not Started		1													
17/00102/FUL	Castle Point and Rochford Adult Community College Rocheway Rochford	Rochford	Not Started				70	4										
17/01138/LDC	75B West Street Rochford SS4 1AX	Rochford	Completed	1														
17/01145/FUL	Shotgate Farm London Road Rawreth	Rawreth	Not Started		1													
18/00120/FUL	69 High Street Great Wakering SS3 0ED	Great Wakering	Under Construction		8													

18/00147/FUL	Land Adjacent 191 Rectory Avenue Rochford	Rochford	Not Started			1												
18/00183/FUL	30 Hillcrest Road Hockley SS5 4QB	Hockley	Not Started		1													
18/00214/FUL	8 Warwick Road Rayleigh SS6 8PB	Rayleigh	Completed	1														
18/00309/FUL	17 Victoria Road Rayleigh SS6 8EG	Rayleigh	Completed	1														
18/01093/FUL	4 Birch Close Rayleigh SS6 9LZ	Rayleigh	Completed	1														
18/00576/FUL	10 Disraeli Road Rayleigh SS6 8XP	Rayleigh	Not Started		1													
18/01097/FUL	14 London Hill Rayleigh SS6 7HP	Rayleigh	Not Started		1													
18/01144/OUT	41 Crown Hill Rayleigh SS6 7HQ	Rayleigh	Not Started				5											
17/00750/FUL	Brandy Hole Yacht Club Kingsman Farm Road Hullbridge	Hullbridge	Not Started				7	7										
18/00398/FUL	Ricbra Lower Road Hockley	Hockley	Not Started			2	2											
18/00501/FUL	Land Rear of 49 Ambleside Gardens Harrison Gardens Hullbridge	Hullbridge	Not Started		1													
18/00835/FUL	1 Malyons Lane Hullbridge Essex	Hullbridge	Not Started			2	2	2										
17/00964/FUL	Site Of Bullwood Hall, Bullwood Hall Lane, Hockley	Hockley	Under Construction			35	37											
17/01190/FUL	Land Rear of 145 to 149 Ferry Road Hullbridge	Hullbridge	Completed	2														
18/00298/FUL	Garage Back Lane Rochford	Rochford	Not Started		1	1												
18/00686/FUL	171 High Street Rayleigh SS6 7QA	Rayleigh	Not Started				3											
18/00944/FUL	24 Orchard Avenue Hockley SS5 5BE	Hockley	Not Started			1												
18/00541/FUL	Land Rear of 93 The Chase Rayleigh	Rayleigh	Completed	1														
18/00560/FUL	156 Little Wakering Road Little Wakering	Barling Magna	Under Construction		1													
18/00088/FUL	Land Rear of 24 Hockley Road Rayleigh	Rayleigh	Not Started		1													
18/00373/FUL	53 Hawkwell Road Hockley SS5 4DE	Hockley	Completed	1														
18/00203/FUL	7 Woodlands Parade Main Road Hockley	Hockley	Completed	1														
13/00117/FUL	Land Adjacent Silverbraes Brays Lane Rochford	Rochford	Under Construction		1													

18/01135/LDC	Land Junction Blountswood Road Lower Road Hullbridge	Hullbridge	Completed	1														
18/01187/FUL	Pear Tree 750 New Park Road Hockley	Hockley	Completed	1														
19/00076/FUL	Avonside Eastwood Rise Eastwood	Rayleigh	Not Started			1												
19/00208/FUL	42 Golden Cross Road Ashingdon SS4 3DG	Ashingdon	Completed	1														
08/00631/FUL	18 Kingsmans Farm Road Hullbridge	Hullbridge	Completed	1														
18/00604/FUL	Land At 51-53 North St Rochford	Rochford	Not Started		1	1												
19/00131/FUL	151 Lower Road Hullbridge	Hullbridge	Under Construction		1													
19/00260/FUL	Land Rear Of 18 Belchamps Way The Westerings Hawkwell	Hawkwell	Under Construction		1													
19/00161/FUL /19/00162/LBC	69 West Street Rochford	Rochford	Under Construction		1													
19/00055/FUL	144 Greensward Lane Hockley	Hockley	Not Started			1												
18/01009/FUL	Land Rear of 1 to 8 Stile Lane, Rayleigh	Rayleigh	Not Started			1	1											
18/01126/FUL	Ancillary Building Land Adjacent The Bungalow Hooley Drive, Rayleigh	Rayleigh	Not Started			1												
19/00233/FUL	87 Canewdon View Rd Ashingdon	Ashingdon	Not Started			1	2	1										
17/00083/FUL 18/00201/DOMFP2	Golf Driving Range Adjacent 33A Aldermans Hill Hockley	Hockley	Under Construction		1	2												
18/01061/FUL	Land Adjacent 1 Heycroft Rd Hawkwell	Hawkwell	Under Construction		1													
19/00225/FUL	Land at Rear Of 4 To 10 Golden Cross Rd Rochford	Rochford	Under Construction		1	2												
19/00520/FUL	23 Park Gardens Hawkwell	Hawkwell	Not Started			1												
19/00019/LBC / 19/00012/FUL	22 South Street Rochford	Rochford	Not Started			1	1											



18/00285/FUL	Shangri-La West Caravan Park Kingsmans Farm Road Hullbridge	Hullbridge	Not Started		33														
19/00041/FUL	Miranda The Esplanade Hullbridge	Hullbridge	Not Started			1													
19/00728/FUL	26 Southend Road Hockley SS5 4QH	Hockley	Under Construction		1	1													
17/00431/OUT Refused / Appeal Allowed	Fairways Garden Centre Hullbridge Rd Rayleigh SS6 9QS	Rayleigh	Not Started			8	8												
19/00760/DPDP3M	La Vallee Farm Wadham Park Avenue Hockley	Hockley	Not Started			2	2												
19/00814/FUL /17/00454/DPDP3M 17/00689/LDC	Barn At Eastwood Nurseries Arterial Road	Rayleigh	Not Started			1													
19/00869/FUL	Land Between 118 And 124 Stambridge Road Rochford	Rochford	Not Started			1													
17/01191/FUL	The Barn Trenders Avenue Rayleigh	Rayleigh	Not Started			1	1												
18/00177/FUL	9 East Street Rochford SS4 1DB	Rochford	Not Started			3	3												
19/00318/FUL	Land Adjacent 34 Mount Crescent Hockley	Hockley	Not Started			1													
19/00792/FUL	1 Oak Walk Hockley SS5 5AR	Hockley	Not Started			1													
19/00796/LBC	33 North Street Rochford Essex	Rochford	Not Started		1														
17/00488/FUL	Land Rear of 12 To 26 Eastwood Road Rayleigh SS6 7JQ	Rayleigh	Not Started			5	15	15	6										
19/01026/FUL	Stable Block The Dell Madrid Avenue Rayleigh SS6 9RJ	Rayleigh	Not Started			2	1												
09/00024/COU (Appeal Allowed)	33A Eastwood Road Rayleigh SS6 7JD	Rayleigh	Under Construction		3	6	3												
19/00277/DPDP3	Seven Oaks Cottage Napier Road Rayleigh	Rayleigh	Not Started		1														

19/01059/FUL	35 London Hill Rayleigh SS6 7HW	Rayleigh	Not Started		1													
19/01085/FUL	Land Rear of The Anchor Inn Anchor Lane Canewdon	Canewdon	Not Started		1													
19/01115/FUL	12 Hamilton Gardens Hockley SS5 5BU	Hockley	Not Started		1													
19/01185/FUL	66 Lower Road Hullbridge SS5 6DF	Hullbridge	Not Started			3	3											
15/00736/FUL / 19/01172/FUL	Land Adjacent Grange Villa London Road Rayleigh	Rayleigh	Not Started			7	20	20										
17/00783/FUL	Garage Block Between 28 And 29 Althorne Way Canewdon Essex	Canewdon	Not Started			3	3											
18/00659/LBC 18/00658/FUL	Barns East of Rawreth Hall Rawreth Lane Rawreth	Rawreth	Not Started			3	3											
19/00482/FUL	56 Kingswood Crescent Rayleigh	Rayleigh	Not Started			1												
19/01146/FUL	The Old Bakehouse Back Lane Rochford	Rochford	Not Started			3	3											
20/00064/FUL	Land rear Of 18 Ashingdon Road Rochford	Rochford	Not Started			1												
19/00299/FUL	3 Weir Pond Road Rochford	Rochford	Completed	1														
19/00058/OTHREG / 10/00653/FUL	Site of 36A To 36F The Approach Rayleigh	Rayleigh	Completed	5														
17/00928/COU	Kings Head Public House, 11 West Street, Rochford	Rochford	Completed	11														
17/01252/FUL	109 Southend Road, Rochford, SS4 1HX	Rochford	Completed	1														
			<b>Total</b>	<b>347</b>	<b>256</b>	<b>442</b>	<b>495</b>	<b>293</b>	<b>191</b>	<b>125</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Resolution to Grant Planning Permission Subject to S106 Agreement</b>																		
16/00899/FUL	Timber Grove London Road Rayleigh	Rayleigh	Approved subject to S106			13	35	35										

18/01115/FUL	Land Rear of 3 to 45 Alexandra Road Great Wakering	Great Wakering	Approved subject to S106				15	10						
<b>Total</b>				0	0	13	35	35	0	0	0	0	0	0
<b>Allocated sites without planning permission</b>														
Allocations Plan site SER8 20/00363/OUT (pending consideration)	South East Ashingdon	Ashingdon	Allocated site	0	0	0	100	100	100	100	100	0	0	0
Allocations Plan site BFR2	Eldon way / Foundry Industrial estate (minus element covered by 15/00144/OUT)	Hockley	Allocated site	0	0	0	0	0	0	0	0	40	40	0
Allocations Plan site BFR3	Stambridge Mills, Rochford	Rochford	Allocated site	0	0	0	0	0	0	0	0	50	48	0
Allocations Plan BFR4	Rawreth Industrial Estate, Rayleigh	Rayleigh	Allocated Site	0	0	0	0	0	0	0	0	70	70	82
<b>Total</b>				0	0	0	100	100	100	100	260	158	82	0
<b>Sites without planning permission but considered deliverable or developable (Brownfield register, SHELAA etc.)</b>														
ROC018 / BF01	68-72 West Street Rochford	Rochford	Brownfield register / HELAA				6	7						
ROC019 / BF02	162-168 High Street Rayleigh	Rayleigh	Brownfield register / HELAA				5	5						
ROC020 / BF03	247 London Road Rayleigh SS6 9DW	Rayleigh	Brownfield register / HELAA				6	6						
ROC022/REF03	Former Dairy Crest Site, Rear of 98 to 128 High Street, Rayleigh	Rayleigh	Brownfield register / HELAA				10	16						
CFS096	Former Rochford Police Station 43-45 South Street, Rochford	Rochford	Brownfield register / HELAA				15							
CFS156	Lime Court and Poplar Court, Greensward Lane, Hockley, Essex, SS5 5HB & SS5 5JB	Hockley	HELAA						20					
CFS157	Sangster Court, Church Road, Rayleigh, Essex, SS6 8PZ	Rayleigh	HELAA						11					
BF05	Castle Road Recycling Centre, Rayleigh	Rayleigh	HELAA				11							
COL07	Mill Arts and Events Centre Bellingham Lane Rayleigh	Rayleigh	HELAA				15	10						
COL21	Council Offices, South Street, Rochford	Rochford	HELAA				13	10						
COL20	Civic Suite Hockley Road Rayleigh	Rayleigh	HELAA				10	9						
REF01	156 High Street, Rayleigh	Rayleigh	HELAA					3	3					
REF02	Site of 31 to 33 White Hart Lane, Hawkewell	Hawkewell	HELAA					5	4					
WD01	61 High Street Great Wakering	Great Wakering	HELAA						5					
WD02	66 North Street Rochford	Rochford	HELAA						7					
WD03	Land opp 100 Windermere Avenue	Hullbridge	HELAA					10	5					

	Hullbridge													
GF01	Land north west of Hockley Station	Hockley	HELAA					13						
<b>Total</b>				0	0	0	91	94	55	0	0	0	0	0
<b>Windfall Allowance</b>				0	0	0	0	45	45	45	45	45	45	45
<b>Cumulative Total</b>				347	256	455	721	567	391	270	385	203	127	45
				<b>Completions (2019-20)</b>	347	<b>Total 5 Year</b>			2390	<b>Total 10 Year</b>				3420

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## Appendix C – Planning Obligations Monitoring Table

<u>Parish / Town</u>	<u>Planning Application No.</u>	<u>Development Location</u>	<u>Developer/Owner</u>	<u>Date of Agreement</u>	<u>S106 Amount £</u>	<u>RDC Amount</u>	<u>NHS Amount</u>	<u>Detail</u>	<u>Date Contribution Received</u>	<u>Purpose of Contribution</u>	<u>Date to be spent by</u>	<u>Date Spent</u>	<u>Amount Spent</u>
Rayleigh Town	12/00363/FUL	190 London Road, Rayleigh	Bellway Homes Ltd	01/10/2012	71,015.13		71,015.13	Healthcare contribution. Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project.	Received 17/9/15	NHS - Money to be held by RDC until the PCT (or other NHS body) requests the contribution. The money will be held for 15 years by the Council.	10/08/2030		
Rayleigh Town	12/00363/FUL		Bellway Homes Ltd	01/10/2012	20,000.00	20,000.00	0.00	Rochford District Council Community Facility contribution. To be used on the development of community facilities near the site.	Received 17/9/15	Community Facility near the London Rd Site - No timescales given on spend.			
Rayleigh Town	12/00363/FUL		Bellway Homes Ltd	01/10/2012	1,000.00		0.00	Rochford District Council monitoring administration fee for healthcare contribution.	Received 11/09/12		10/08/2030		
Rayleigh Town	12/00363/FUL		Bellway Homes Ltd	01/10/2012	3,859.20		0.00	Legal Fees	Received 11/09/12		10/08/2030		
Hawkwell Parish	12/00381/FUL	Land at Thorpe Road, Rectory Road and Clements Hall Way, Hawkwell.	W H Royer Building Contractors	17/12/2012	93,378.21	93,378.21	0.00	Rochford District Council Sports Facility contribution.	Received 15/10/14	Improvement of Sports Facilities in Hawkwell to be spent on at least two of the following:- 1. Levelling and improving the drainage of 2 football pitches at Clements Hall 2. Providing a new floor	No End Date		

										surface at the Clements Hall Sports Centre 3. Providing a 3G surface for the multi-use games area at Clements Hall.			
Hawkwell Parish	12/00381/FUL		W H Royer Building Contractors	18/12/2012	1,000.00		0.00	Finance Monitoring Fee	Received 22/10/2015		No End Date		
Great Wakering	12/00252/FUL	Star Lane Brickworks, Star Lane, Great Wakering	Taylor Wimpey UK Limited	26/06/2015	1,000.00		0.00	Rochford District Council monitoring administration fee for healthcare contribution.	Received 22/12/2015		11/11/2031		
Great Wakering	12/00252/FUL		Taylor Wimpey UK Limited	26/06/2015	28,400.00		28,400.00	Healthcare contribution. Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project.	Received 11/11/16	NHS - Money to be held by RDC until the PCT (or other NHS body) requests the contribution. The money will be held for 10 years by the Council. Any unexpended funds after this anniversary will need to be paid back to Taylor Wimpey.	11/11/2026		
Great Wakering	12/00252/FUL		Taylor Wimpey UK Limited	26/06/2015	25,000.00	<b>25,000.00</b>	0.00	Community Facilities contribution to be paid to RDC on occupation of first dwelling. Money to be held for the provision of a multi-use games	Received 11/11/16	This is to be used for the provision of a multi use games area in Great Wakering. Any unexpended balance is to be returned to Taylor Wimpey	11/11/2031		

								area in Gt Wakering. Any unexpanded balance to be returned to Taylor Wimpey after the 15th Anniversary of the payment.		on the 15th Anniversary of receipt.			
Great Wakering	12/00252/FUL		Taylor Wimpey UK Limited	26/06/2015	19,488.00		0.00	Contribution of £168 per dwelling for the provision of refuse bins. Payment to be made prior to first occupation.	Received 11/11/16		11/11/2031		19488
Great Wakering	12/00252/FUL		Taylor Wimpey UK Limited	26/06/2015	2,028.90			Legal Fees	13/05/2015				
Great Wakering	16/00668/OUT	<b>Star Lane Brickworks, Star Lane, Great Wakering PHASE 2</b>	Swann Hill Homes	26/07/2017	1,000.00			Rochford District Council monitoring administration fee for healthcare contribution.	08/08/2017				
Great Wakering	16/00668/OUT		Swann Hill Homes	26/07/2017	75,685.59	0.00	75,685.59	Healthcare contribution. Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project. £70,978 - RPI added to payment of 6.632% (Indices 272.9 on July 2017 and 291.0 in Sep 2019)		A contribution will be paid prior to occupation of first dwelling. The sum is a contribution towards healthcare provision within the vicinity of the site. Any unspen element of the contribution (plus interest) must be returned to the Owner upon written request but only after the 10th anniversary of			

										the date of receipt.			
Great Wakering	16/00668/OUT		Swann Hill Homes	26/07/2017	1,804.80			Legal Fees	14/07/2017				
Hockley	15/00379/OUT	<b>Bullwood Hall, Hockley</b>	Harrow Estates	18/12/2015	1,000.00			Rochford District Council monitoring administration fee for healthcare contribution.	Received 22/12/15		SUPERCEDED		
Hockley	15/00379/OUT		Harrow Estates	18/12/2015	1,346.00		0.00	Legal Fees	Received 22/12/15		SUPERCEDED		
Hockley	15/00379/OUT		Harrow Estates	18/12/2015	3,975.00	3,975.00	0.00	Contribution to implement a footpath through the woodland. To be paid upon occupation of 1st dwelling.		To be used to provide a footpath through the woodland between the points marked X and Y on the plan annexed in the agreement. Contribution must be used within 12 months of receipt.	SUPERCEDED		
Hockley	15/00379/OUT		Harrow Estates	18/12/2015	19,740.00		19,740.00	Healthcare contribution. Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project.		Contribution will be received upon 20th, 40th and 60th dwelling occupancy. The contribution will be used to enhance the Church View GP surgery, known as the Jones Family Practice.	SUPERCEDED		



Hockley	15/00379/OUT		Harrow Estates	18/12/2015	10,080.00		0.00	Contribution of £168 per dwelling for the provision of refuse bins. Payment to be made prior to first occupation.		Contribution will be received in installements. First installment when the 20th dwelling is occupied, 2nd upon 40th dwelling occupancy and 3rd upon 60th dwelling occupancy.	SUPERCEDED		
Rochford	10/00234/OUT	<b>Hall Rd, Rochford</b>	Bellway Homes Ltd	01/07/2013	8,640.00		0.00	Legal Fees	Received 31/01/13				
Rochford	10/00234/OUT		Bellway Homes Ltd	01/07/2013	1,000.00			Rochford District Council monitoring administration fee for healthcare contribution.	Received 31/01/13				
Rochford	10/00234/OUT		Bellway Homes Ltd	01/07/2013	383,689.00		383,689.00	Healthcare contibution. Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project.	Received £213817.88 26/06/18 Received £213817.88 07/09/18	The contribution will be received upon occupancy of the 100th, 200th, 300th and 400th dwelling. It will only be used by the PCT or sucessor body.	26/06/2028		
Rochford	10/00234/OUT		Bellway Homes Ltd	01/07/2013	15,000.00	15,000.00		Contribution to be paid on occupation of 300th dwelling to assess the levels of nitrogen dioxide at the Sutton Rd/Southend Rd junction.		To assess the Nitrogen levels at the Sutton Rd / Southend Rd junction.	No date yet		
Rochford	15/00075/FUL	<b>90 Main Rd, Hawkwell</b>	Marden Homes Developments Limited	28/08/2015	1,557.60			Legal Fees	27/08/2015				

Rochford	15/00075/FUL		Marden Homes Developments Limited	28/08/2015	1,000.00			RDC Finance Monitoring Fee	27/08/2015				
Rochford	15/00075/FUL		Marden Homes Developments Limited	28/08/2015	37,000.00	37,000.00		A sum of £37,000 to be paid to RDC towards it Affordable Housing Policy. This will be paid upon occupation of the first dwelling.	28/09/2018	Contribution will be used in accordance with the Councils Affordable Housing Policy as detailed in the core strategy.	28/09/2028		
						957.19		Interest on above invoice					
Rochford	15/00075/FUL		Marden Homes Developments Limited	28/08/2015	6,048.00		0.00	Contribution of £168 per dwelling for the provision of refuse bins. Payment to be made prior to first occupation.	£1513 31/07/17 £2267.50 11/09/17 £2267.50 30/11/17				
Rochford	15/00599/FUL	<b>Ponds Chase, Folly lane, Hockley</b>	Persimmon Homes Ltd	01/06/2016	1,373.70		0.00	Legal Fees	23/05/2016		23/05/2026		
Rochford	15/00599/FUL		Persimmon Homes Ltd	01/06/2016	1,000.00		0.00	Rochford District Council monitoring administration fee for healthcare contribution.	23/05/2016		23/05/2026		
Rochford	15/00599/FUL		Persimmon Homes Ltd	01/06/2016	23,040.00		23,040.00	Healthcare contribution. Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project.	01/05/2018	NHS - Money to be held by the Council until requested from NHS England. The funds will be used to improve the capacity of GP surgeries in the vicinity of the site to which residents of the site have reasonable access.	01/05/2028		

										Contribution will be kept by the Council until the 10th Anniversary of receipt. The council will have to return any unspent cash at that point.				
Rayleigh	15/00362/OUT	<b>Land North of London Road, Rayleigh</b>	Countryside Properties	03/06/2016	132,370.00	132,370.00		Where the sports pitches are to be transferred to the council pursuant to Part 4 of this schedule the sum shall be paid by the owners to the council. To be used for the management and maintenance of the respective area of sports pitches that are the subject of an open space land transfer to the council						

Rayleigh		<b>Land North of London Road, Rayleigh</b>	Countryside Properties	03/06/2016	164,581.82		164,581.82	Healthcare contribution. Only payable if healthcare land not needed - NHS decision - 5 years from receipt			5 years from date received		
Rayleigh		<b>Land North of London Road, Rayleigh</b>	Countryside Properties	03/06/2016	84,000.00			Prior to occupation - expiry of 5 years		£168 per dwelling - 500 dwellings	5 years from date received		
Rochford	15/00781/OUT	<b>Saxon Business Park</b>	Henry Boot Developments	06/12/2016	7,500.00			Legal Fees			No Date Yet		
Rochford	15/00781/OUT		Henry Boot Developments	06/12/2016	175,000.00	175,000.00		To be paid towards improvements to the access and facilities of Cherry Orchard Country Park prior to first occupation of any commercial unit.	19/11/2018	Works must be commenced within 5 years from the date of receipt. If not, the council must return the contribution with interest to the owner. To be paid on prior to first occupancy in commercial unit	19/11/2023	19/02/2019	175000

													8952.34
												03/05/2019	652
Rochford	15/00781/OUT		Henry Boot Developments	06/12/2016	100,000.00	<b>100,000.00</b>		The owner will pay towards a cycleway between Cherry orchard Way and Hall Rd. The Owner, RDC and ECC shall use reasonable endeavours to negotiate with relevant landowners to deliver the cycleway improvements within 5 years	30/01/2017	Works must be implemented within 2 years of receipt of payment. The contribution is for works at the Butterly Bridge Bypass.	30/01/2019		
Hullbridge	14/00813/OUT	<b>Lower Road, Windermere Avenues and Malyons Lane, Hullbridge</b>	Southern & Regional Developments Ltd(David Wilson Jones)	18/01/2017	70,000.00	70,000.00		Improvement of sports facilities in Hullbridge by carrying out works to improve drainage at the Pooles Lane Playing Field					
Hullbridge	14/00813/OUT	<b>Southern &amp; Regional Developments LTd (David Wilson Jones)</b>		18/01/2017	150,000.00	150,000.00		construction of multi-use games area or a skate park on land within the vicinity of the development site if the proposals					

								approved under clause 3.2 include funding such facilities on a site secured for such purpose instead of the owner constructing such a facility itself					
Hullbridge	14/00813/OUT	<b>Southern &amp; Regional Developments LTd</b>		18/01/2017	164,500.00		164,500.00	Healthcare contribution. Fund capital expenditure for the provision of primary healthcare facilities to serve the area in which the site is situated prior to the occupation of the first dwelling					
Hullbridge	14/00813/OUT	<b>Southern &amp; Regional Developments LTd</b>		18/01/2017	100,000.00	100,000.00		Providing the proposed National Cycle Network Route 135					
Hullbridge	Hullbridge	<b>Southern &amp; Regional Developments LTd</b>		18/01/2017	1,000.00			Monitoring fee					
Canewdon	16/00733/FUL	<b>Three Acres, Anchor lane, Canewdon</b>	Dove Jeffery Homes Limited / Anthony Stephen Hines	27/03/2017	3,000.00			Legal Fees	17/03/2017				
Canewdon	16/00733/FUL		Dove Jeffery Homes Limited / Anthony Stephen Hines	27/03/2017	13,248.00		13,248.00	Contribution will be made towards expansion of local doctors surgeries in respect of	16/06/2017	A contribution will be made upon 1st occupation for the provision of capital projects of NHS England	16/06/2027		

								increased demand.		specifically relating to the Greensward Surgery and/or Ashingdon Medical Centre.			
Canewdon	16/00733/FUL		Dove Jeffery Homes Limited / Anthony Stephen Hines	27/03/2017	5,880.00			Contribution of £168 per dwelling for the provision of refuse bins. Payment to be made prior to first occupation.			No Date Yet.		5880
Barling	16/00432/FUL	63 Barling Road		26/05/2017	137.70		0.00	Legal Fees	28/09/2016				
Little Wakering	16/00731/OUT	Land West of Little Wakering Road	Cogent Land LLP	11/10/2017	2,500.00			Legal Fees	01/09/2017				
Little Wakering	16/00731/OUT		Cogent Land LLP	11/10/2017	47,311.00		47,311.00	Healthcare contibution. Money received on behalf NHS England. Monies held in a designated account until an invoice is received for provision of capital project.		Prior to occupation of the first dwelling, a contribution will be received towards the provision of healthcare facilities so serve the area in which the site is located. The contribution must be used within 10 years of receipt. Any unspent element must be repaid to the owner upon written request			

										within 50 days of the end of the 10 year period.			
Rayleigh Town	15/00736/FUL	<b>Grange Villas</b>	Silver City Estates Limited	11/08/2017	3,162.80			Legal Fees 211.20	04/07/2017				
Rayleigh Town	15/00736/FUL		Silver City Estates Limited	11/08/2017	45,000.00	45,000.00		Community Facility contribution for overhaul and upgrade to Little Wheatleys Play Space.		A contribution of £45,000 is to be made towards the upgrade and overhaul of Little Wheatleys play Space. Contribution will be paid prior to the first dwelling being occupied.	No Date specified in the agreement.		
Rochford	17/00102/FUL	<b>Rocheway</b>	Essex County Council	23/03/2018	1,036.80			Legal Fees	12/03/2018				
Canewdon	17/00258/FUL	<b>Birch Lodge</b>	Birch Lodge Developments Ltd	26/07/2018	5,520.00		5,520.00	Healthcare Provision in surrounding area		A capital provision towards the healthcare facilities at either Greensward Surgery or the Ashingdon Medical Centre - occupation of first dwelling	10th Anniversary from date of receipt - 03/10/2029		



Canewdon	17/00258/FUL		Birch Lodge Developments Ltd	26/07/2018	1,067.30			Legal Fees	30/07/2018				
Canewdon	17/00258/FUL		Birch Lodge Developments Ltd	26/07/2018				Legal Fees	10/05/2019				
Rochford	17/00582/FUL	Hall Rd, Addendum	Bellway Homes Ltd	10/04/2018	966.00			Legal Fees	04/04/2018				
Rochford	17/00582/FUL		Bellway Homes Ltd	10/04/2018	12,789.00		12,789.00	Healthcare contribution. Developer to pay RDC a Healthcare Uplift Contribution for the Primary Care Trust, which is to be paid prior to Occupation of the 501st Dwelling. To be paid plus or minus a sum to reflect increase or decrease of RPI	12/09/2018		No date		
Rochford	18/00431/FUL	Greenfields, Rosilian Drive	Mr & Mrs Bewley	10/08/2018	137.70			Legal Fees	07/08/2018	Unilateral Undertaking - material consideration. Annex reinstated to a double garage within 6 months of planning permission. 10 days written notice to			

										council of commencement date and completion date			
Rochford	17/00850 2018	<b>Land at Cherry Orchard Brickworks, Cherry Orchard Lane</b>	Cherry Orchard Homes and Villages Ltd	12/11/2018	1,292.49			Legal Fees	09/11/2018				
			Cherry Orchard Homes and Villages Ltd	12/11/2018	18,500.00	18,500.00		Pay towards the delievery of cycleway and footpath enhancements within the vicinity of the Development prior to Commencement of Development. The Council is required to hold the contribution in an interest bearing account pending use. On reasonable request from the Owner the Council must provide a breakdown of expenditure			10 years from date of receipt - Owner can request within a year from the 10th anniversary of payment		
Rochford	17/00964/FUL	<b>Bullwood Hall, Hockley</b>	Sanctuary Affordable Housing LTD	21/12/2018	1,746.34			Legal Fees	12/11/2018				

			Sanctuary Affordable Housing LTD	21/12/2018	28,382.00		28,382.00	Paid prior to commencement. This will contribute towards the addition, or improvement at the General Practitioners Church View Surgery with predominantly serves the district of Hockley (including the Jones Family Practice). Contribution must be paid to NHS within 3 months of receipt	22/05/2019		Paid to NHS within 3 months of receipt - Unspent contribution (plus interest) must be returned to developer - after 10th anniversary of the date of receipt		
Rochford	17/00431/OUT	<b>Fairways Garden Centre, Hullbridge Road, Rayleigh</b>	Kent Property Investments LTD	12/08/2019	360.00	350.00		Legal fees	08/04/2020				
					360.00	360.00		Monitoring fee					
					663,429.00	663,429.00		Utilised towards the provision of off-site Affordable Housing - payments adjusted upwards only from the date of the deed (12/08/19) to the date of payment of the Infrastructure Contribution = A x B/C = D (A is the payment pursuant to the relevant					

								clause/B is the figure shown in the BCIS index for the period immediately prior to the date of payment/C is the figure shown in the BCIS Index for the period immediately prior to the date of the agreement - D is the recalculated sum					
Rayleigh	17/00488/FUL	<b>Land 12 to 26 Eastwood Road</b>	Histonwood Limited	22/12/2020	1,713.84			Legal fees	15/01/2020				
								If the overage value (profit) is over the overage trigger (surplus amount in the Development Account when compared with the Viability Appraisal), then the owner will pay the council under community and housing services the overage payment - capped at £78,911. If Value is less than trigger than no payment required					