

# Rochford District Council



## Authority Monitoring Report 2018 - 2019



# Contents

<b>1</b>	<b>District Characteristics.....</b>	<b>1</b>
<b>2</b>	<b>Local Development Plan Progress.....</b>	<b>9</b>
<b>3</b>	<b>Housing Statistics.....</b>	<b>15</b>
<b>4</b>	<b>Housing Land Supply Position Statement.....</b>	<b>28</b>
<b>5</b>	<b>Character of Place.....</b>	<b>42</b>
<b>6</b>	<b>Green Belt.....</b>	<b>45</b>
<b>7</b>	<b>Upper Roach Valley.....</b>	<b>47</b>
<b>8</b>	<b>Environmental Issues.....</b>	<b>49</b>
<b>9</b>	<b>Community Infrastructure, Leisure and Tourism.....</b>	<b>58</b>
<b>10</b>	<b>Transport.....</b>	<b>68</b>
<b>11</b>	<b>Economic Development .....</b>	<b>76</b>
<b>12</b>	<b>Retail and Town Centres.....</b>	<b>83</b>
<b>13</b>	<b>Duty to Co-Operate.....</b>	<b>88</b>
<b>14</b>	<b>Section 106 and Planning Obligations.....</b>	<b>98</b>

## 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>10</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**

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<sup>10</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)

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- 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 several 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 considered when determining Rochford's housing needs.
- 4.16 It is recognised however that the standard methodology figure does not consider 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 new 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. Any sites received after the publication of the 2017 SHELAA will be assessed in a future SHELAA review.
- 4.20 As set out in Table 4.1 below, the 2017 SHELAA identified a total of 38 sites that were considered to be suitable, available and achievable for housing development with a potential yield of 935 dwellings. This supply did not include sites which were already under construction or which had achieved planning permissions as it was considered that their deliverability had already been established through the planning process.

**Table 4.1 – Summary Findings of 2017 SHELAA**

	<b>NUMBER OF SITES</b>	<b>POTENTIAL YIELD</b>
<b>SUITABLE</b>	43	1,105
<b>ACHIEVABLE</b>	38	935
<b>SUITABLE AND ACHIEVABLE</b>	38	935

- 4.21 As set out in Table 4.2 below, a total of 26 of these sites were identified as being deliverable<sup>11</sup> with a potential yield of 603 units, whilst a further 12 sites were considered developable<sup>2</sup> with a yield of 332 units.

**Table 4.2 – Summary Trajectory of 2017 SHELAA**

	<b>YEARS 1-5 (2017-22)</b>	<b>YEARS 6-10 (2022-27)</b>	<b>YEARS 11-15 (2027-2032)</b>
<b>NUMBER OF SITES</b>	26	12	0

<sup>11</sup> As defined in the NPPF Glossary

<b>POTENTIAL YIELD</b>	603	332	0
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4.22 Table 4.3 below provides an update to the trajectory for these SHELAA sites, as at April 2019. This only includes those sites identified in the SHELAA as being deliverable or developable for housing and does not include sites which were already under construction or which had planning permission at the time of the SHELAA being published.

**Table 4.3 – 2019 Update to SHELAA Trajectory<sup>12</sup>**

	<b>COMPLETE (2018-19)</b>	<b>YEARS 1-5 (2017-22)</b>	<b>YEARS 6-10 (2022-27)</b>	<b>YEARS 11-15 (2027-2032)</b>
<b>NUMBER OF SITES</b>	0	21	20	0
<b>POTENTIAL YIELD</b>	0	210	787	0

4.23 Table 4.3 highlights a moderate delay to the delivery of these sites compared with expectations. A significant factor in this delay has been a modest delay to the delivery of a single site, Policy SER8 – South East Ashingdon, which would provide a minimum of 500 units. This site is expected to progress through the planning process in 2020.

4.24 A more comprehensive site-by-site update to the delivery of these SHELAA sites is set out as part of the overall housing land trajectory, provided at Appendix A.

### **Brownfield Land Register**

4.25 In accordance with regulations<sup>13</sup>, the Council published the first annual update to its Brownfield Land Register in January 2019. 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

<sup>12</sup> The totals in Table 4.3 may not match those in Table 4.2 due to changes the potential yield of sites, such as where planning permission has been granted for a different number of units to that envisaged in the 2017 SHELAA, or where planning permission has been granted for a different mix of uses to that envisaged in the 2017 SHELAA

<sup>13</sup> <https://www.gov.uk/guidance/brownfield-land-registers>

- Are considered achievable for residential development (on best information, it would be viable to develop the site within 15 years.

- 4.26 The Council's Brownfield Land Register 2019<sup>14</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.
- 4.27 Where appropriate, sites from the Council's Brownfield Land Register have been incorporated into the housing land supply figures set out within this chapter.
- 4.28 The Council will continue to undertake reviews of its Register at least annually and publish these reviews on its website.

### **Housing Land Supply**

- 4.29 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 PPG<sup>15</sup> 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 figure, calculated using the standard methodology in the PPG<sup>16</sup>, should be used instead.
- 4.30 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.
- 4.31 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.
- 4.32 The methodology used for the purposes of five-year housing land supply calculations is set out below:

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<sup>14</sup> <https://www.rochford.gov.uk/planning-and-building/planning-policy/brownfield-register>

<sup>15</sup> <https://www.gov.uk/guidance/housing-supply-and-delivery>

<sup>16</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>



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

- 4.33 **Appendix B sets out the Council’s housing trajectory (including the five-year supply) between 2018/19 and 2027/28.** From this trajectory, it is possible to identify that a minimum of 3,104 dwellings are expected to be delivered across the District by 2028, of which 2,240 are expected to be delivered within the next five years.
- 4.34 At this stage, the housing trajectory found in Appendix A only includes those sites with extant planning permissions, allocations for residential development or any sites identified through other means, such as the 2017 SHELAA, 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.
- 4.35 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.**

**Table 4.3 – Key Figures (based on requirement of 385 dwellings per year)**

Local housing need using standardised methodology for assessing housing need	385 dwellings per annum or 1,925 dwellings over five years
Housing requirement plus 5% buffer	2,021 dwellings over five years
Housing requirement plus 20% buffer	2,310 dwellings over five years
Deliverable housing supply	2,240 dwellings over five years

- 4.36 At 385 dwellings per year, which already factors in previous shortfall, projected completions indicate that with a 5% buffer, there is likely to be sufficient land to meet the District’s housing requirement. With a 20% buffer, there is likely to marginal deficit in supply of around 0.1 years’ requirement. **Overall, the trajectory suggests there is a sufficient supply of housing land to deliver between 4.9 (20%) and 5.5 (5%) years’ housing requirement.**
- 4.37 Despite the caution which is recommended when considering the untested and unconstrained local housing need figures; any potential shortfall in supply does not however take into consideration strategic sites from later in the plan period which are yet to be brought forward by developers. For example, Allocation SER8, South East Ashingdon, remains in the latter stages of the plan period (post-2021), as identified by the adopted Core Strategy. This site’s potential to be delivered earlier remains a

possibility. When taking this site from later in the plan period into account, a potential further 200 dwellings could be delivered within the next five years. It should also be noted that whilst a windfall allowance has not been incorporated into these calculations, additional windfall development has the potential to supplement the Council's housing land supply over the next five years and close any marginal deficit anticipated.

4.38 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)
		385
Buffer	5%	5.5
	20%	4.9

Appendix B – Housing Delivery Trajectory, 2018-2028

Reference	Address	Settlement / Parish	Status	Year									
				2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
<b>Sites with extant planning permissions</b>													
14/00748/FUL	8 Willow Close Rayleigh	Rayleigh	Completed	1									
16/00732/FUL	Land Rear of 103 High Rd Rayleigh	Rayleigh	Completed	1									
16/00496/FUL	Land Adjacent 6 Bosworth Close, Hawkwell	Hawkwell	Completed	1									
15/00202/FUL	Workshop At Mount Bovers Farm, Mount Bovers Lane, Hawkwell	Hawkwell	Not Started		1								
15/00165/FUL	464 Ashingdon Road Ashingdon	Ashingdon	Not Started		1								
15/00207/FUL	Wadham Park Farm Church Road Hockley	Hockley	Completed	1									
15/00264/DPDP3M	Agricultural Barn At Bolt Hall Farm Lark Hill Road	Canewdon	Not Started		1								
15/00074/FUL	336 Little Wakering Road Little Wakering	Barling Magna	Not Started		1								
15/00135/FUL	Land Adjacent Sovereign Heights Weir Pond Road Rochford	Rochford	Not Started		1								
15/00313/FUL	Wensley Lodge 145 Ferry Road Hullbridge	Hullbridge	Not Started		1								
15/00357/DPDP3M	Barn North Of Crouchmans Business Yard Poynters Lane Great Wakering	Great Wakering	Completed	1									
15/00517/FUL	Land Rear Of Ranch House Greenacres Nursery Folly Chase	Hockley	Not Started		1								
15/00526/FUL	Scout Hall Adjacent 11 Love Lane Rayleigh	Rayleigh	Not Started			5							
15/00330/FUL	Cattery Adjacent Kensal Bridge House Apton Hall Road Stambridge	Stambridge	Not Started		1								
15/00538/DPDP3M	Gore Farm Gore Road Ballards Gore	Stambridge	Completed	1									
15/00317/FUL	Land Rear Of 4 High Street, Rayleigh	Rayleigh	Not Started		1	1							
14/00872/FUL	3 Burrows Way, Rayleigh	Rayleigh	Completed	1									
15/00771/FUL	Site Of 41 And 43 Grove Road, Rayleigh	Rayleigh	Not Started		1								
15/00795/OUT	Avonside, Eastwood Rise, Eastwood	Rayleigh	Not Started		1								
15/00641/FUL	28-30 London Hill Rayleigh	Rayleigh	Not Started		1	1							
15/00814/FUL	200 Main Road Hawkwell	Hawkwell	Completed	2									
15/00824/OUT	Land Rear of 112 High Street Great Wakering	Great Wakering	Not Started		1								
15/00949/FUL	Land Adjacent 3 The Spinneys Hockley	Hockley	Under Construction		2								
16/00018/FUL	30 Daws Heath Road Rayleigh	Rayleigh	Not Started		2								
14/00898/FUL	Brandy Hole Moorings Kingsmans Farm Road Hullbridge	Hullbridge	Not Started		1								
15/00895/FUL	Nobles Green Pumping Station Cottage Blatches Chase Eastwood	Rayleigh	Not Started		1								
16/00037/FUL	1 Woodlands Road Hockley	Hockley	Not Started			2	2	3					
16/00109/FUL	Site of 4 and 6 Church Street Rayleigh	Rayleigh	Not Started			1							
16/00145/FUL	Woodlands Parade Main Road Hockley	Hockley	Not Started		2								
15/00599/FUL	Pond Chase Nursery Folly Lane Hockley	Hockley	Under Construction	37	7								
15/00855/FUL	6 North Street Rochford	Rochford	Completed	6									
16/00244/DPDP3M	Agricultural Building Loftmans Farm Creeksea Ferry Road Canewdon	Canewdon	Completed	1									

Rochford District Council – Authority Monitoring Report 2018-19

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 (ground works)			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	156	100	100	100	56					
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	Under Construction		1								
16/00481/FUL	173 Ferry Road Hullbridge	Hullbridge	Under Construction		4								
15/00421/FUL	The Barn Trender Avenue, Rayleigh	Rayleigh	Not Started		1								
16/00726/FUL	Garage Block Adjacent Harris Court, Hillcrest Road, Hockley	Hockley	Under Construction		2								
15/00927/FUL	1 Plumberow Avenue Hockley	Hockley	Completed	6									
16/00632/FUL	Land north of Crouchmans Cottages, Poynters Lane, Great Wakering	Great Wakering	Not Started		1								
16/00700/OUT	523 Ashingdon Road, Ashingdon	Ashingdon	Not Started			3							
15/00513/FUL	Workshop North of the barn Trender Avenue, Rayleigh	Rayleigh	Not Started		1								
16/00761/FUL	7 White Hart Lane, Hawkwell SS5 4DQ	Hawkwell	Under Construction		1								
16/00813/FUL	47 Albert Road, Ashingdon	Ashingdon	Under Construction		2								
16/01014/FUL	Land rear of 20 Southend Road, Gladstne Road, Hockley	Hockley	Completed	1									
16/01037/FUL	28 Cheapside East, Rayleigh SS6 9JU	Rayleigh	Completed	1									
14/00813/OUT	Land between Windermere Avenue and Lower Road, Maylons Lane, Hullbridge	Hullbridge	Under Construction		28	128	100	100	100	44			
16/01022/FUL	Land rear of 29 Malting Villas Road, North Street, Rochford	Rochford	Completed	1									
16/01044/FUL	110 High Street, Great Wakering	Great Wakering	Completed	1									
19/00227/FUL	66 Lower Road, Hullbridge	Hullbridge	Not Started		1								
16/01108/FUL	Land Adjacent 76 Hullbridge Road, Rayleigh	Rayleigh	Under Construction		1								
16/01123/DPDP3M	Greenacre Hyde Wood Lane, Canewdon	Canewdon	Not Started		1								
16/01065/FUL	Land South Of Windfield Church Road Hockley	Hockley	Under Construction		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	under Construction		3								
16/01204/FUL	Land rear of 59 Rawreth Lane Rayleigh	Rayleigh	Completed	1									
17/00018/DPDP3J	22 Main Road Hockley	Hockley	Not Started		2								
17/00083/FUL	Golf Driving Range Adjacent 33A Aldermans Hill Hockley	Hockley	Completed	3									
17/00105/FUL	19 Hillcrest Road Hockley SS5 4QB	Hockley	Completed	1									
17/00137/FUL	66 Harewood Avenue Rochford	Rochford	Under Construction		1								
17/00070/OUT or 18/01026/REM	Land Between 7 and 13 Cagefield Road Stambridge	Stambridge	Not Started			3							
16/00733/FUL	Three Acres Anchor Lane Canewdon	Canewdon	Under Construction			35							
17/00258/FUL	Birch Lodge Anchor Lane, Vicarage View, Canewdon	Canewdon	Under Construction		14								
16/01085/FUL	44 York Road Ashingdon	Ashingdon	Completed	1									
17/00160/FUL	31 Grasmere Avenue Hullbridge	Hullbridge	Not Started		1								
16/00850/FUL	Land rear of the Anchor Inn, Anchor Lane, Canewdon	Canewdon	Not Started		1								
16/00939/FUL	Garage Block The Evergreens Kimberley Road	Barling Magna	Under Construction		6								
17/00236/FUL	Land Rear of 112 High Street Great Wakering	Great Wakering	Not Started		1								

**Rochford District Council – Authority Monitoring Report 2018-19**

17/00139/LDC	Flat B 20 Stanley Road, Ashingdon	Ashingdon	Completed	1									
17/00141/LDC	Flat C 20 Stanley Road, Ashingdon	Ashingdon	Completed	1									
17/00142/LDC	Flat D 20 Stanley Road, Ashingdon	Ashingdon	Completed	1									
17/00148/FUL	Wedgewood Court Wedgewood Way Ashingdon	Ashingdon	Completed	5									
17/00228/FUL	289 Ferry Road Hullbridge SS5 6NA	Hullbridge	Completed	12									
17/00357/FUL	52 Plumberow Avenue Hockley SS5 5AB	Hockley	Completed	1									
17/00454/DPDP3M	Barn at Eastwood Nurseries Arterial Road	Rayleigh	Completed	1									
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	4	50	25							
17/00489/DPDP3M	Agricultural Building Adjacent Rose Wood Gardiners Lane Canewdon	Canewdon	Not Started		1								
17/00517/DPDP3J	Alder House, High Road, Rayleigh	Rayleigh	Completed	1									
17/00543/FUL	1 Merryfields Avenue Hockley SS5 5AN	Hockley	Completed	1									
17/00642/FUL	126 Plumberow Avenue Hockley SS5 5AT	Hockley	Completed	2									
17/00713/FUL	Land Rear of 40 Mount Crescent Mount Avenue Hockley	Hockley	Completed	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								
17/00827/FUL OR 18/00094/FUL	44 Clifton Road Ashingdon SS4 3HJ	Ashingdon	Completed	1									
17/00593/FUL	Land Adjacent 29 Dalys Road Rochford	Rochford	Completed	1									
17/01036/FUL	190 Down Hall Road Rayleigh Essex SS6 9PD	Rayleigh	Completed	3									
17/00876/FUL	72 Grasmere Avenue Hullbridge SS5 6LF	Hullbridge	Completed	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	Not Started		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	Under Construction		1	1							
18/00309/FUL	17 Victoria Road Rayleigh SS6 8EG	Rayleigh	Under Construction		1								
18/01093/FUL	4 Birch Close Rayleigh SS6 9LZ	Rayleigh	Not Started		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								

Rochford District Council – Authority Monitoring Report 2018-19

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	Not Started				35	37					
17/01190/FUL	Land Rear of 145 to 149 Ferry Road Hullbridge	Hullbridge	Not Started		1	1							
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	Under Construction		1								
18/00560/FUL	156 Little Wakering Road Little Wakering	Barling Magna	Not Started			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	Not Started		1								
18/00203/FUL	7 Woodlands Parade Main Road Hockley	Hockley	Not Started		1								
13/00117/FUL	Land Adjacent Silverbraes Brays Lane Rochford	Rochford	Under Construction		1								
18/01000/FUL	523 Ashingdon Road Ashingdon SS4 3HE	Ashingdon	Not Started				4						
18/01135/LDC	Land Junction Blountswood Road Lower Road Hullbridge	Hullbridge	Under Construction		1								
18/01187/FUL	Pear Tree 750 New Park Road Hockley	Hockley	Under Construction		1								
19/00076/FUL	Avonside Eastwood Rise Eastwood	Rayleigh	Not Started			1							
19/00208/FUL	42 Golden Cross Road Ashingdon SS4 3DG	Ashingdon	Not Started			1							
08/00631/FUL	18 Kingsmans Farm Road Hullbridge	Hullbridge	Under Construction		1								
<b>Total</b>				<b>262</b>	<b>290</b>	<b>386</b>	<b>470</b>	<b>329</b>	<b>170</b>	<b>114</b>	<b>70</b>	<b>80</b>	<b>0</b>
<b>Allocated Sites Approved Subject to S106 Agreement</b>													
16/00899/FUL	Timber Grove London Road Rayleigh	Rayleigh	Approved subject to S106			13	35	35					
15/00144/OUT	27-29 Eldon Way, Hockley	Hockley	Approved subject to S106			10	10						
<b>Total</b>				<b>0</b>	<b>0</b>	<b>23</b>	<b>45</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Allocated sites without planning permission</b>													
Allocations Plan site SER8	South East Ashingdon	Ashingdon	Allocated site	0	0		100	100	100	100	100		
Allocations Plan site BFR2	Eldon way / Foundry Industrial estate (minus element covered by 15/00144/OUT)	Hockley	Allocated site	0	0						40	40	
Allocations Plan site BFR3	Stambridge Mills, Rochford	Rochford	Allocated site								50	48	
Allocations Plan BFR4	Rawreth Industrial Estate, Rayleigh	Rayleigh	Allocated Site								70	70	82
<b>Total</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>260</b>	<b>158</b>	<b>82</b>
<b>Sites without planning permission but considered deliverable (Brownfield register, SHELAA etc.)</b>													
ROC018 / BF01	68-72 West Street Rochford	Rochford	Brownfield register / SHELAA				6	7					
ROC019 / BF02	162-168 High Street Rayleigh	Rayleigh	Brownfield register / SHELAA				5	5					
ROC020 / BF03	247 London Road Rayleigh SS6 9DW	Rayleigh	Brownfield register / SHELAA				6	6					
ROC022	Former Dairy Crest Site, Rear of 98 to 128 High Street, Rayleigh	Rayleigh	Brownfield register				5	4					
17/00530/FUL COL88, COL89	Number 57 South Street Rochford	Rochford	Application Received / SHELAA Site				13						

Rochford District Council – Authority Monitoring Report 2018-19

COL38	Former Play Space, Malvern Road, Ashingdon	Ashingdon	SHELAA					4						
COL56	Amenity Site E, Betts Farm Estate, Hockley	Hockley	SHELAA					2						
COL65	21 London Hill, Rayleigh	Rayleigh	SHELAA					3						
COL91A	Land Adjacent 14 Hambro Close, Rayleigh	Rayleigh	SHELAA					2						
COL91B	Land in and around Hartford Close and Maine Crescent, Rayleigh	Rayleigh	SHELAA					2						
COL91C	Land Adjacent Malting Villas and Stambridge Road, Rochford	Rochford	SHELAA					2						
COL96	Land at Appleyard Avenue, Hockley	Hockley	SHELAA					3						
BF05	Castle Road Recycling Centre, Rayleigh	Rayleigh	SHELAA				11							
GF01	Land north west of Hockley Station	Hockley	SHELAA				13							
GF02	Land adjacent 213 High Street, Great Wakering	Great Wakering	SHELAA				2							
GF04	Land between 77-83 Keswick Avenue, Hullbridge	Hullbridge	SHELAA				2							
GF05	Land adjacent 97 Crouch Avenue, Hullbridge	Hullbridge	SHELAA				2							
GF06	Land rear of 175 Bull Lane, Rayleigh	Rayleigh	SHELAA				3							
GF07	Land to the rear of 30-34 Lower Road, Hullbridge	Hullbridge	SHELAA				3							
CFS156	Lime Court and Poplar Court, Greensward Lane, Hockley, Essex, SS5 5HB & SS5 5JB	Hockley	SHELAA						20					
CFS157	Sangster Court, Church Road, Rayleigh, Essex, SS6 8PZ	Rayleigh	SHELAA						11					
CFS050 / 17/00102/FUL	Former Castle Point and Rochford Adult Community College, Rocheway, Rochford	Rochford	SHELAA / Application permitted				14							
CFS096	43-45 South Street, Rochford	Rochford	SHELAA				6							
EXP03	18 Albert Road, Ashingdon	Ashingdon	SHELAA				4							
EXP04	Adjacent 200 Ashingdon Road	Ashingdon	SHELAA				3							
EXP12	Land Adjacent 44 Great Wheatley Road, Rayleigh	Rayleigh	SHELAA				5							
EXP14	Warren House, 10-20 Main Road, Hockley	Hockley	SHELAA				2							
EXP15	7 Malting Villas Road, Rochford	Rochford	SHELAA				2							
EXP17	Resource House, 144A High Street, Rayleigh	Rayleigh	SHELAA					1						
EXP18	89 High Street, Rayleigh	Rayleigh	SHELAA					4						
EXP20	Land Rear of 1-3 Read Close, Hawkwell	Hawkwell	SHELAA					5						
EXP21	23 Bellingham Lane, Rayleigh	Rayleigh	SHELAA					2						
EXP22	30 Woodlands Road, Hockley	Hockley	SHELAA					2						
				<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>107</b>	<b>54</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
				<b>Cumulative Total</b>	<b>262</b>	<b>290</b>	<b>409</b>	<b>722</b>	<b>518</b>	<b>301</b>	<b>214</b>	<b>330</b>	<b>238</b>	<b>82</b>

