

## **Topic Paper 3 – Sustainable housing allocation for Rochford District**

### **1 Introduction**

- 1.1 Following the new government's recent announcement setting out a commitment to abolish Regional Spatial Strategies (RSS) and their associated housing targets, the Inspector appointed to examine the Rochford District Core Strategy wrote to all parties to seek views on the implications for the Core Strategy (in addition to seeking views on the implications on the recently revised and reissued PPS3). Subsequently, on 6 July 2010, the Secretary of State for Communities and Local Government announced the revocation of Regional Strategies with immediate effect, and provided some 'question and answer' advice to assist local planning authorities in considering the implications for local development frameworks. In broad terms the advice is that local planning authorities should carry on delivering local development frameworks and making decisions on applications.
- 1.2 In such circumstances it is considered appropriate to revisit the issue of housing need in the District and to consider, having regard to this need and other factors, what an appropriate total housing allocation would be for Rochford District. This paper considers the issue in detail.
- 1.3 In addition, ahead of the publication of the full Annual Monitoring Report, it is beneficial to be able to draw on the latest available information vis-à-vis housing land supply for the purposes of considering this issue. As such a housing schedule of sites has been prepared and is appended to this paper as Topic Paper 3 Appendix 1. It draws upon planning application information as at 31 March 2010. Where changes to the delivery of sites identified in the Strategic Housing Land Availability Assessment (2009) have been made, the reasons for this are explained.

### **2 Revocation of the Regional Spatial Strategy and 'Option 1' Figures**

- 2.1 Notwithstanding the revocation of the RSS the advice from DCLG makes clear that the evidence base prepared for the East of England Plan may still be of relevance.
- 2.2 Consequently Rochford District Council is of the view that the draft review of the East of England Plan (RSS31) looking forward to 2031 merits consideration in the process of assessing future housing need in the District. RSS31 was agreed by the Regional Assembly and submitted to government for approval in March 2010. The draft plan proposed revised housing figures for the period 2011 – 2031, having regard to the view of stakeholders (including Rochford District Council) and supported by Sustainability Appraisal and Habitats Regulations Assessment.
- 2.3 This view is further supported by Government advice that Authorities may base revised housing targets on the level of provision submitted to the original Regional Spatial Strategy examination (Option 1 targets), together with a

response by Robert Neil (Parliamentary Under Secretary of State at the Department of Communities and Local Government) to a parliamentary question in which he confirmed that the 'Option 1' figures for authorities in the East of England were the number specified in the draft East of England Plan review (<http://www.publications.parliament.uk/pa/cm201011/cmhansrd/cm100701/text/100701w0008.htm>).

- 2.4 The 'Option 1' figure for Rochford District is therefore 190 dwellings per annum between 2011 and 2031 – 3,800 dwellings in total.
- 2.5 Government advice is that Authorities may base revised housing targets on the level of provision submitted to the original Regional Spatial Strategy examination (Option 1 targets), supplemented by more recent information as appropriate. These figures are based on assessments undertaken by local authorities. DCLG confirm that any target selected may be tested during the examination process. As such, it is still appropriate to consider whether this figure of 190 dwellings per annum is appropriate for Rochford District.
- 2.6 Relevant factors in determining the appropriate number of dwellings that should be developed in the District include the following:
  - housing need;
  - environmental capacity;
  - physical constraints;
  - infrastructure; and
  - areas of economic development and relationship with neighbouring Districts / Boroughs, particularly those in the same housing market area.

Each of these factors is addressed in turn within this paper.

### 3 Housing Need

#### Background evidence

- 3.1 In examining the issues of housing need in the District, the following studies / evidence has been drawn upon:
- Demographic Forecasts for the East of England - Revised 2001-based Population and Household Projections (summary tables) (2006);
  - Population and Household Growth in the East of England, 2001-2021 (2003);
  - Rochford District Council's Housing Waiting List;
  - Rochford District Housing Strategy 2008-2011;
  - Thames Gateway South Essex Strategic Housing Market Assessment 2008 (SHMA 2008); and
  - Thames Gateway Strategic Housing Market Assessment Update 2010 (SHMA 2010).
- 3.2 The SHMA 2010 provides the most up-to-date information on housing and details of the number of people on the Council's housing waiting list, though since the report was prepared, the number on the list has increased from 702 to 920.
- 3.3 The Population and Household Growth in the East of England, 2001-2021 study and 2006 update were not specifically mentioned in the Core Strategy, since they are evidence base documents which underpinned the RSS; the figures in these forecast documents were assumed to be robust for the purposes of the Core Strategy examination.

#### Housing Need

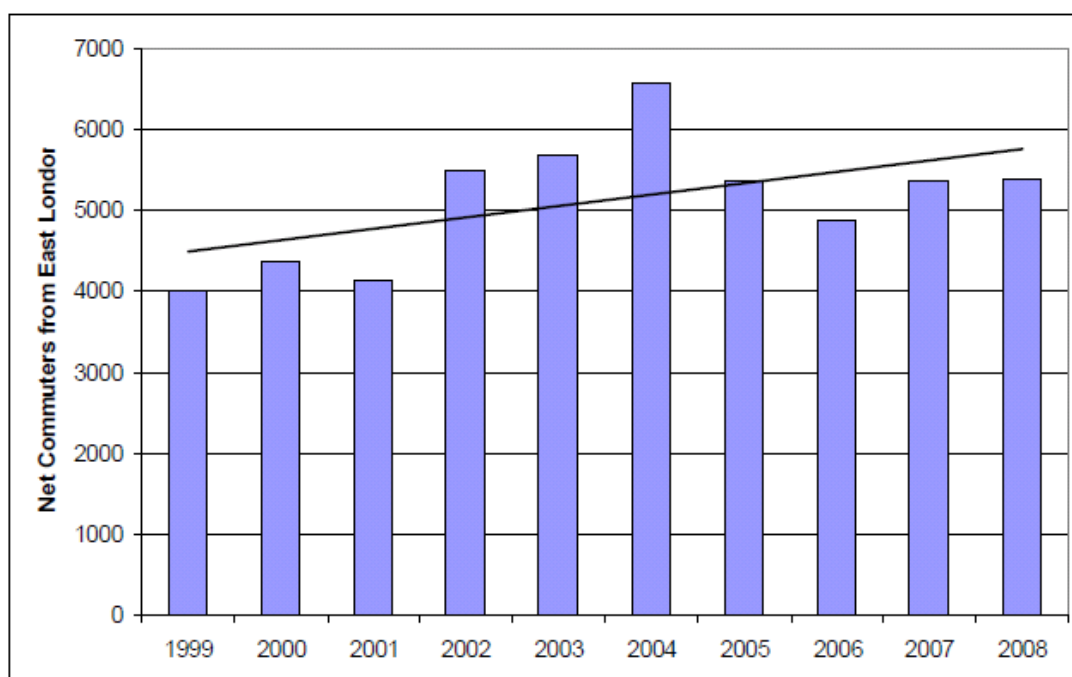
- 3.4 There are two main factors which influence the future housing needs in the District: population growth and household change (SHMA 2008).

#### Population growth

- 3.5 The total population of Rochford was 78,489 in 2001 (Census 2001). It is predicted to increase to 96,000 by 2026 (Office of National Statistics (ONS) 2008 mid-year population estimates). Projected population is based on levels of births, deaths and migration over recent years.
- 3.6 The ONS confirm that the methodology for calculating population projections considers future levels of fertility, mortality and migration, based on levels observed over a five-year reference period. Therefore, they give an indication of what the future population might be if recent trends continue, and take no account of policy or development aims in local authorities.

- 3.7 In terms of such recent trends, the SHMA 2010 examines the components of recent population change in Rochford District. It identifies international migration as having had, in terms of net population change, virtually no impact on recent population change in Rochford District, with population increase driven by internal migration and natural change (illustrated by figure 4.8 of the SHMA 2008 and figure 2.11 of the SHMA 2010).
- 3.8 In recent years, there has been a relationship between the sub-region and East London vis-à-vis migration, as set out in Figure 1.

*Net Migration to TGSE Sub-Region from East London Boroughs, 1999-2008*



*Source: NHS Central Health Register/ONS*

Figure 1: Net migration to TGSE Sub-Region from East London Boroughs (from figure 2.6 of the SHMA 2010)

- 3.9 This relationship between London and the Thames Gateway South Essex Sub-Region is also acknowledged in the background paper Population and Household Growth in the East of England, 2001-2021, which helped inform the preparation of the now revoked East of England Plan.
- 3.10 Historically, for the Thames Gateway South Essex sub-region as a whole the dominant change has been movement from London, the underlying reasons for this inward flow are considered in the SHMA 2008 (see Chapters 4,7 and 8). However, the proportion of such migration absorbed by Rochford District, is very small relative to other parts of the sub-region (see paragraph 4.25 and figure 4.10 of the SHMAA (2008) ), reflecting the greater accessibility of other areas to employment markets .

3.11 Looking back to the historic population growth pattern of the District, it is clear that population has been growing steadily over the last few decades (see Figure 2) and this trend is expected to continue. The population increased by 1,800 between 1981 and 1991, then by a further 3,000 1991 to 2001.

	1981	1991	2001
Rochford District pop. (000s)	73.7	75.5	78.5

Figure 2 – Rochford District population change 1981-2001 (ONS figures)

3.12 Figure 3 below has been extracted from the Population and Household Growth in the East of England, 2001-2021 study. As shown in the report, both the long run migration scenario (projection based on 1991-2001 population growth) and the short run migration scenario (projection based on 1996-2001 population growth), present a level of growth in the demand for dwellings in Rochford District, but levels which differ quite considerably depending on which time-period for previous migration is assumed to represent the likely future patterns.

	2001	2021		2001-2021	
		Long-run mig*	Short-run mig*	Long-run mig*	Short-run mig*
Pop. / pop. Change (000s)	78.4	83.9	88.9	5.5	10.5

\* Long run assumes net migration from 1991-2001; short run assumes net migration 1996-2001

Figure 3 - Chelmer Model 2001-based projections of total Rochford District population 2001-2021, from Population and Household Growth in the East of England, 2001-2021

3.13 The figures from the Population and Household Growth in the East of England, 2001-2021 were updated in 2006 by EERA for the purpose of evidencing the RSS. In the case of the update, which assumes a higher level of projected migration, there will actually be a smaller population increase than indicated in Figure 3 (short-run migration), resulting in a total population of 86,500.

3.14 In addition to looking at the total population numbers, it is also important to note that the District has a higher proportion of older residents than the national and regional averages. The over 65 population is expected to increase considerably by the year 2025 (exceeding the population of under 20's by the year 2015) leading to an overall increase in the District's population. Furthermore, the advanced older age cohorts (those aged 85+ years) are expected to continue to grow with current forecasts suggesting a doubling of the 85+ age cohort between 2006 and 2030. This has an impact on the availability of housing for newly forming households.

## Household Change

- 3.15 Household change – changes to household structures and the formation of new households – influences housing demand.
- 3.16 The SHMA (2008) calculated, based on 2007 DCLG population projection that 300 new households will form in Rochford District per annum. The SHMA (2010) estimates 350 gross new household formations in Rochford District, based on DCLG household estimates. The SHMA (2010) goes on to calculate that from this gross number of household formations, the net annual affordable housing need is 196 dwellings.
- 3.17 Whilst the SHMA indicates an annual demand for housing arising from household change in the short-term, it is necessary for the purposes of the Core Strategy to ascertain whether there is evidence that this will continue. In this respect, it is pertinent to consider the population profile of the District again: in particular the 20-34 age-group which, as the SHMA (2008) notes, is the group that includes a high proportion of new-forming households.
- 3.18 Figures 4, 5 and 6 below, taken from ONS data for 2015, 2021 and 2025, respectively, show how the population profile of Rochford District is projected to change over time, with the 20-34 cohort highlighted.



Figure 4 – Rochford District and UK population profiles in 2015

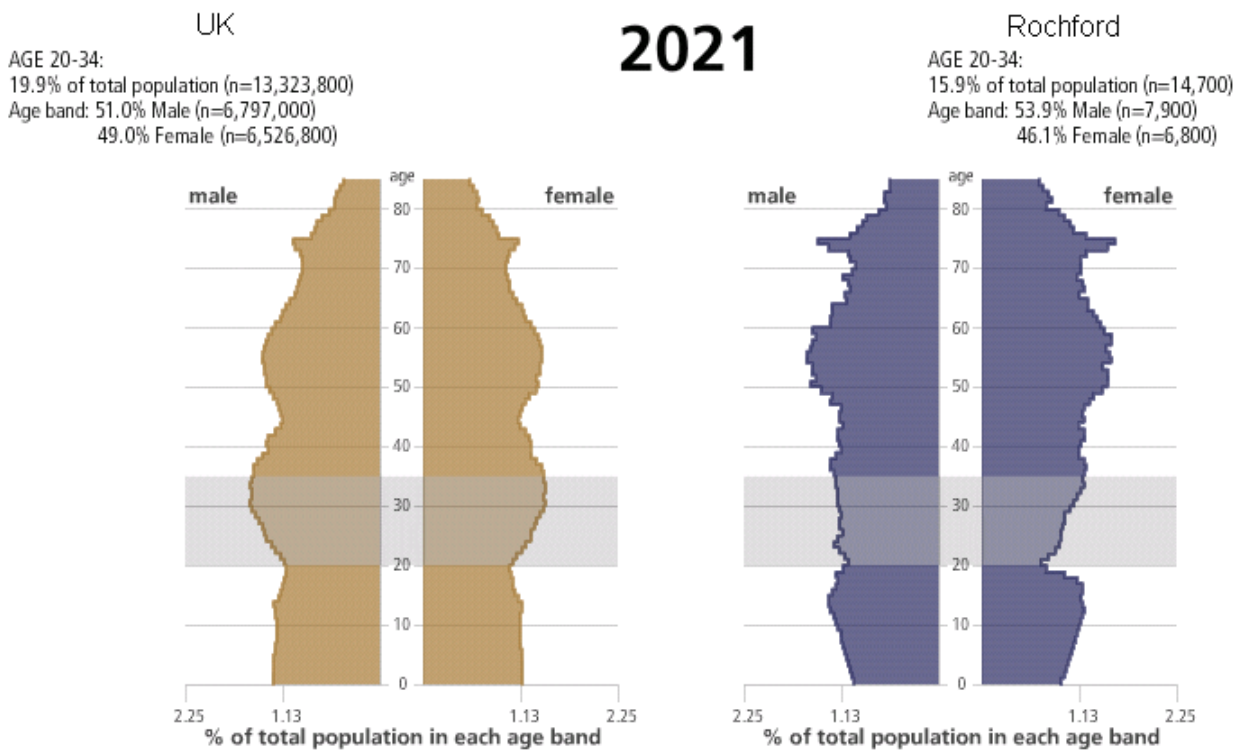


Figure 5 - Rochford District and UK population profiles in 2021

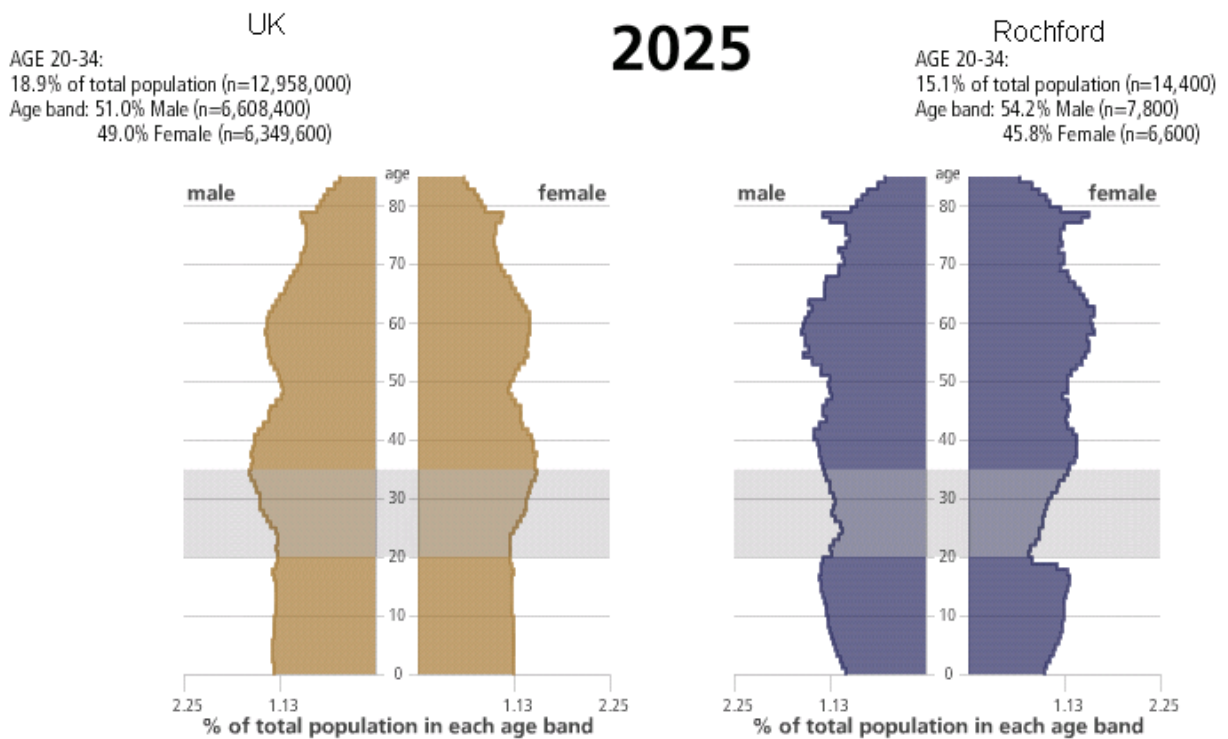


Figure 6 – Rochford District and UK population profiles in 2025



- 3.19 From a comparison of Figures 4, 5 and 6, it is clear that Rochford District has an ageing population. It also shows that the proportion of the population aged 20-34 is well below the national average, and, in both absolute and relative terms, is projected to continually fall between 2015 and 2025.
- 3.20 As such, it is questionable whether the current rate of newly forming households in the District is likely to continue in the long-term without changes to the population profile.
- 3.21 Furthermore, the rate of household formation calculated in the SHMA 2008 does not account for potential policy intervention, such as redirecting housing development to more sustainable areas within the housing market area.
- 3.22 Household size also impacts on housing need. The projected reduction in the average household size (SHMA 2008) creates an internal pressure for more housing. As detailed in the SHMA, the majority of household growth to 2026 is expected to be from single person households (paragraph 9.45 of the SHMAA 2008).

### Demand for New Housing

- 3.23 The table below (Figure 7) was published in SHMA 2008. These figures set out indicative housing demand forecasts by local authority. Both GVA (GVA Grimley – consultants charged with preparing the SHMA 2008) forecast and DCLG projection on household growth demonstrated a much higher demand on additional dwellings than in the RSS. Nonetheless, it is important to note that the GVA forecast has not taken into account the land availability in the calculation.

	Additional Dwellings, 2001 - 2021		
	Existing RSS Housing Requirement	GVA Forecast (with no change in commuting)	CLG 2004 trend-based Projection of Household Growth
Basildon	10700	12900	12000
Castle Point	4000	5900	5300
Rochford	4600	6000	5300
Southend	6500	13900	10600
Thurrock	18500	23400	13300
TGSE	44300	62100	46500

Figure 7: Comparison of Demand Forecasts/ Projections

- 3.24 However, the above figures, as the SHMA (2010) accepts, are based on economic forecasts from 2007 and the assumption that ‘enhanced’ levels of economic growth will occur in Thames Gateway. As such, these figures are likely to overestimate demand. In addition, it also assumes that future levels of commuting remain consistent with 2001 levels.



### **Demand for Affordable Housing**

- 3.25 As at 17 June 2010, there were 702 applicants on the housing waiting list (Note – on 29 September 2010, this figure had risen to 920).
- 3.26 The SHMA (2008) estimated a net annual affordable housing need of 131 dwellings. The SHMA (2010) reassessed this need as 196 affordable dwellings per annum.
- 3.27 The net annual housing need in Rochford has increased by some 65 dwellings per annum, this is mainly due to the increase in newly forming households and the increase proportion of households who are unable to buy or rent.
- 3.28 The net annual demand for affordable housing in the District is calculated to be 196 dwellings per annum. If the total annual housing supply were to be 250 dwellings (as advocated by the SHMA), 78% of all new housing would have to be affordable in order to meet the total need. This level of contribution would, however, be highly unlikely to be viable. Whatever the annual housing supply were to be, it is highly unlikely that 100 percent of the calculated annual need could be met through development in Rochford District.

## 4 Environmental and Physical Constraints within Rochford District

- 4.1 The land nature of the District must also be considered when determining housing quantum and locations. The District is currently predominantly allocated as Green Belt, and the Strategic Housing Land Availability has concluded that although some of the housing need faced by the District can be met through developing previously developed sites, some housing allocation will need to be met through release of Green Belt.
- 4.2 Consequently, a Sustainability Appraisal has been carried out for the Rochford District Core Strategy. Through the Core Strategy, Rochford District Council has sought to direct development in a manner which would minimise any negative impact on the environment. The Sustainability Appraisal concluded that:
- 4.3 *“In terms of the quantum of housing development proposed on urban extensions, the policy performs poorly on a number of environmental grounds, **an inevitable consequence of increased development growth and population growth (although it is noted that the overall quantum is provided in the East of England Plan and is beyond the control of Council)**. This must be weighed against the social and economic outcomes of the policy, which are beneficial, particularly in relation to the provision of affordable housing in the District.”* (para 5.15, emphasis added)

And:

*“The actual locations for growth proposed in the policy are considered to be the most sustainable options available, **within the context of the overall high levels of population growth being proposed in the East of England Plan**. The policy recognises the distinctive landscape and biodiversity areas in the District, (including coastal landscapes and flood-prone areas in the east of the District) and takes an approach to development that minimises impacts on these areas through steering development toward the more developed western side of the District.”* (para 5.15, emphasis added)”

- 4.4 In short, the Sustainability Appraisal concludes that the policies proposed in the Core Strategy represent the most sustainable approach to distributing the quantum of development allocated to the Council, but raises concerns in respect of that actual quantum.
- 4.5 In addition to the Sustainability Appraisal, Habitats Regulations Assessment of the Core Strategy was undertaken in accordance with the Habitats Directive.
- 4.6 Natural England’s response to this – although clear that the proposals in the Core Strategy can be implemented in a manner which will ensure compliance – demonstrates how development in Rochford District must be carefully managed to avoid detrimental impact on the European sites in and around the District.

- 4.7 Land availability is a relevant issue in terms of environmental constraints and the provision of housing. The key findings within the SHLAA show that there is an adequate five, 10 and 15 year supply of land to meet the District's housing requirement as was set out in the East of England Plan 2008, however, only if sites that are currently within the Green Belt are to be utilised. Having regard to PPG2 and wider sustainability issues, it is clearly appropriate to minimise the amount of development that will take place on the Green Belt, and to seek to protect the Green Belt boundary as much, and for as long a period of time, as practicable.

## 5 Economic Development and Relationship with Neighbouring Areas

- 5.1 As identified within the SHMA 2008 there are major potential economic drivers in the housing market area. The most substantial of these is London Gateway; but significant planned growth in Basildon and Southend will also support housing demand and provide opportunities to reprofile the housing mix. The SHMA 2008 states that there is a notable opportunity across the Sub-Regional Housing Market to improve the jobs-home balance to manage commuting patterns. Supported by broader regeneration programmes, there is an opportunity to develop and improve the housing offer over time. This will require investment in quality of place, including education and town centres. The SHMA 2008 concluded that a significant part of the function of the TGSE Housing Market is as a commuter location to support London. The SHMA 2010 Update stated that this remains the position.
- 5.2 As noted at paragraph 2.23 of the SHMA 2010, the current analysis identifies Basildon, Southend and Thurrock as the larger economic centres, which will contribute the most to future employment levels, with Castle Point and Rochford projecting more modest increases (as illustrated in Figure 8 below).

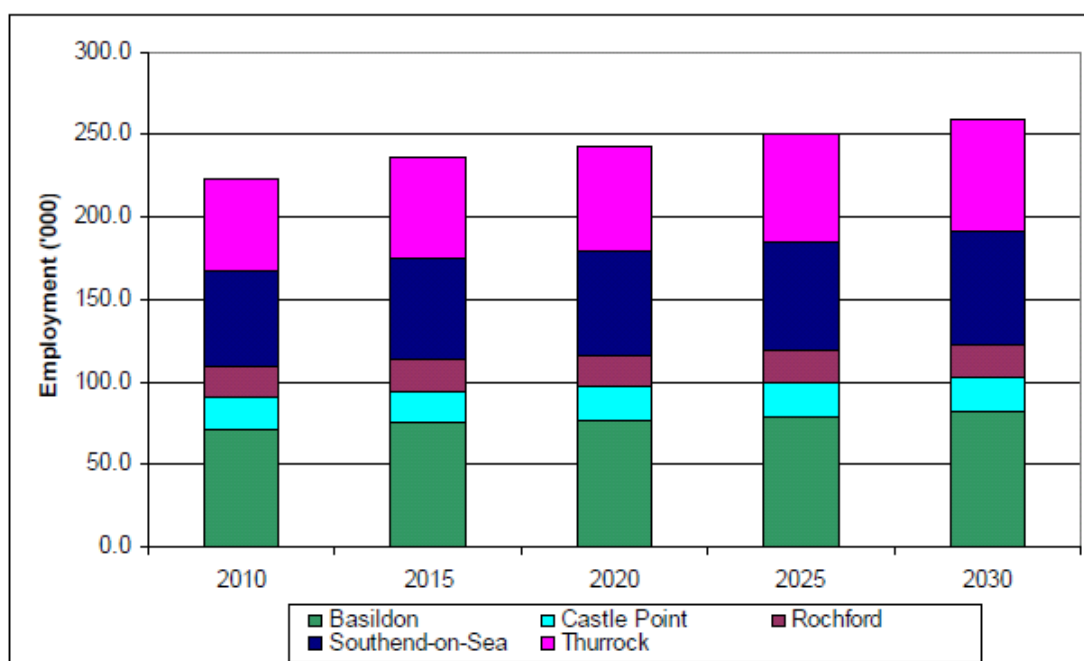


Figure 8 – Projected levels of employment growth in South Essex housing market area (from figure 2.17 of the SHMA 2010)

- 5.3 With the notable exception of London Southend Airport, which is recognised as a catalyst for economic development in the sub-region and around which, through the emerging Joint Area Action Plan, a number of jobs for Rochford District / Southend Borough will be generated, the majority of economic development opportunities and employment growth within the housing market area is projected to occur outside of Rochford District. This is reflected in the fact that only a small part of Rochford District is within the Thames Gateway,

whereas other districts / boroughs within the housing market area sit fully or predominantly within it. Furthermore, Rochford is the least accessible of the Districts / Boroughs in the sub-region to London.

- 5.4 Having regard to all of the above, and mindful of the desirability of matching homes to jobs, there is a strong argument that any growth in the housing market over provision for the local needs of the area should be redirected through active intervention by policy makers to other locations within Thames Gateway South Essex, notwithstanding the recent trends which have formed the basis of demand calculations in the SHMA 2008/2010.

## **6 Infrastructure**

- 6.1 The responses from service providers have made it clear that the requisite infrastructure to support the levels of development set out in the Core Strategy depicted in appendix H1, can be provided.
- 6.2 It is pertinent to note, however, that other areas in the housing market area, particularly Thurrock, Basildon and Southend have a greater local provision of services, facilities and social infrastructure and, based on recent trends, are likely to be the recipients of relatively greater levels of infrastructure in the future, notwithstanding spending cuts, due to their importance in the sub-region.

## 7 Overview of implications of the revocation of the East of England Plan

- 7.1 The revocation of the East of England Plan provides a welcome opportunity to reconsider the total housing numbers to be accommodated within Rochford District. Whilst the numbers identified in the East of England Plan for Rochford were informed by consideration of projected need and demand, though accepting that Rochford is not an appropriate location for housing growth, it is not clear that full account was taken of the relationship between Rochford District and surrounding areas (particularly within the same housing market area), concerns with regards to sustainability, and the array of environmental and physical constraints the District is subject to. This point is further emphasised in the findings and conclusions in draft RSS31, which proposed a reduced annual provision for Rochford.
- 7.2 Taking account of the detailed work that has been carried out on housing need and the constraints on the district, it is proposed the Rochford District Core Strategy is amended such that it provides for the delivery of 190 dwellings per annum up to 2031, a total **maximum** of 3,800 units between 2011 and 2031.
- 7.3 The proposed changes would result in overall quantum as per the Core Strategy Submission, but delivered over a longer period of time. The spatial aspects of the Submission strategy are considered sound and these would remain unchanged, ensuring the Submission document still represents a cogent, holistic strategy. The temporal aspects would be altered, but these are not considered critical to the integrity of the Core Strategy as a whole.
- 7.4 The five-year housing supply figure, based on an annual delivery of 190 units, would be 950 units.
- 7.5 The now revoked East of England Plan (2008) set Rochford District Council the minimum target of delivering 4750 dwellings between 2006 and 2021. That being the case, the following comparison can be made:
- Current Core Strategy – 2006 to 2025 = 4750 (minimum)
  - Amended Core Strategy – 2011 to 2031 = 3800 (maximum)
- 7.6 Of course, these figures are not directly comparable because of the difference in start and end dates, but taking into account the fact that the Amended Core Strategy proposes maximum rather than a minimum total for housing, so that account can be taken of windfalls, the figures can be adjusted for comparability of start date as follows:
- Current Core Strategy – 2006 to 2025 = 4750 (minimum figure delivered over three, five year tranches as per the requirements of PPS3)
  - Amended Core Strategy – 2006 to 2031 = 4663 (3800 + 863, the latter being the number of dwellings completed between 2006 and 2011)



- 7.7 This represents a reduction of 87 dwellings overall but with the significant advantage that the plan period is extended by a fourth tranche of legally required land bank, giving greater certainty over a longer period. Taking account of dwellings completed to 2011 (863 – includes an estimate for completions in 2010/11), the amended Core Strategy proposes space be found for a further 3800 dwellings, but over a twenty year period at a build rate of 190 per year, as opposed to the previous proposal of 250 per year.
- 7.8 If, annual requirement set out in the Current Core Strategy is extended forward in compliance with PPS3 (five years of developable land to be available at all times), then with the plan extended to 2031 to provide comparability of end dates between the current and amended Core Strategies, we would have had to provide for a minimum of 6250 dwellings (excluding windfall sites) as set out below:
- Current Core Strategy – 2006 to 2031 = 6250 (minimum)(4750 + 1500 (6 years x 250))
  - Amended Core Strategy – 2006 to 2031 = 4663 (maximum)
  - Difference = 1587
- 7.9 This means that there is a saving of 1587 dwellings between the current and amended Core Strategies, giving a greater level of certainty and avoiding the need to carry out a further reassessment in 2025.
- 7.10 The change from a minimum to a maximum figure for housing delivery means that all windfall sites can be taken into account as part of a plan, monitor and manage approach to the delivery of new housing in the District. The housing requirement set out in the amended Core Strategy is a maximum total. Therefore, the reduction of 1587 is the minimum that will be achieved since the number of dwellings delivered through the current Core Strategy would have been greater still, taking into account windfalls.
- 7.11 In short, the amended Core Strategy would deliver fewer dwellings in total and over a longer time period.
- 7.12 The revised housing total will have implications for the delivery of affordable housing in the district. Taking account of the SHMA 2008/2010, there is a requirement for the delivery of 196 affordable units per annum. This is a very high figure when set against the mechanisms for the delivery of affordable housing. The viability assessment suggests that a realistic percentage for the delivery of affordable housing as a proportion of all housing is currently of the order of 30%. This may rise to around 35% in the longer-term, as the relationship between house-prices and build costs reverts to the long-term trend. That being the case, the total number of affordable units to be delivered over the next twenty years would be between 1140 and 1330 units or 57- 67 units per annum.

## **Implications of changes to Core Strategy for Green Belt release**

- 7.13 The longer time period specified for housing delivery will ensure that the Green Belt boundary will not need to be reviewed again in 2026, ensuring it is protected for longer.
- 7.14 In addition, the elongating of the time horizons, together with the expression of the housing figures for Rochford District as maxima, will enable the Local Planning Authority to carefully monitor the supply of housing in the District and account for development occurring over the plan period from other sources, thereby avoiding any unnecessary loss of Green Belt land.

## **8 Conclusions**

- 8.1 There is a very considerable requirement for the delivery of affordable homes in the District based on an up to date assessment of local housing needs (SHMA 2008/2010).
- 8.2 The level of need is 196 dwellings per annum or 78% of the total housing allocation set out in the Rochford Core Strategy Submission Document.
- 8.3 The Rochford Housing Viability Assessment 2010 suggests that a current realistic figure for the delivery of affordable homes is, in short, 30% of development, which may rise to 35% in the long-term.
- 8.4 The District is limited in its capacity to accommodate new development by environmental and physical constraints.
- 8.5 There is a local housing need. The populations and household formation projections for the District show that additional housing will be required as a result of the changing nature and form of the District's population and household structure.
- 8.6 In the long-term, the age-cohort of the population most likely to form new households (20-34 year-olds) is projected to shrink, which may result in a lower rate of new household formation.
- 8.7 Rochford District is clearly not the most sustainable location in the housing market area to accommodate additional housing development, for the reasons set out in this paper.
- 8.8 New market housing is definitely required in the District, though set at a level that does not focus on Rochford as a growth area. Higher levels of new housing development are more appropriately directed to other parts of the Thames Gateway South Essex housing market area.
- 8.9 Finally, pulling all the analysis together and taking account of the conclusions, it is considered that a housing delivery rate of 190 dwellings per annum between 2011 and 2031 – the 'Option 1' figure for Rochford District – represents an appropriate delivery rate for the District.







































Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
EL2	Stambridge Mills	SHLAA					50	50	63																
EL3	Star Lane, Great Wakering	SHLAA						75	50	50															
EL4	Hockley centre	SHLAA											75	75											
TOTAL (Without Green Belt)			86	57	186	257	106	125	113	50	136	80	115	75	0	0	0	0	0	0	0	0	0		
	North London Road	Green Belt Release													50	100	100	75	75	50	50	50			
	West Rochford	Green Belt Release						50	75	75	75	75	75	75	50	50									
	East Ashingdon	Green Belt Release								50	50														
	South East Ashingdon	Green Belt Release													75	100	100	100	75	50					

Reference	Location	Status	Year																						
			2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	
	West Hockley	Green Belt Release									50														
	South Hawkwell	Green Belt Release					50	75	50																
	South West Hullbridge	Green Belt Release																	100	100	100	100	100		
	West Great Wakering	Green Belt Release																	50	50	75	75			
	South Canewdon	Green Belt Release											20	20	20										
TOTAL			86	57	186	257	106	175	238	250	361	155	190	170	195	270	200	175	150	250	200	225	175	100	

SHLAA 2009 amendments

SHLAA Ref	Site	Status	Changes since last SHLAA/AMR	Comments/ Reasons for changes
BF1	2-4 Aldermans Hill, Hockley	SHLAA	No	N/A
BF2	68-72 West Street, Rochford	SHLAA	No	N/A
BF3	145 Ferry Road, Hullbridge	Full permission	Yes	Planning application permitted (ROC/0732/08, ROC/0836/08). It is currently under construction, the 6 dwellings are expected to complete in 2010-11.
BF4	162-168 High Street, Rayleigh	SHLAA	Yes	No planning application has been received and therefore there is no evidence to show this can be completed in 2010-11 as estimated in the SHLAA 2009. Dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.
BF5	168 Plumberow Avenue, Hockley	Full permission	Yes	Building work completed in 2009. (07/00688/FUL)
BF6	247 London Road, Rayleigh	SHLAA	Yes	Planning application (09/00148/FUL) was refused earlier this year. Development would be more likely to be completed in 2012-13 than 2011-12 as estimated in the SHLAA 2009.
BF7	289 Ferry Road, Hullbridge	Full permission	Yes	Planning application permitted (ROC/0565/08). It was projected in the SHLAA 2009 that the development would be completed in 2010-11. However, since building work has not started (but with full permission), it is more likely the 16 dwellings are to complete at a later date.
BF8	Allocated land, South	Local Plan	No	N/A



	Hawkwell			
BF9	Bramlings, Canewdon	SHLAA	Yes	Potential dwelling capacity reduces to 4, after taken into account a net loss of 1. No change in projected completion schedule in terms of time.
BF10	Chandos Service Station, Greensward Lane, Hockley	SHLAA	Yes	Development of site not yet forthcoming. Dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.
BF11	43 Ashingdon Road, Rochford	Full permission	Yes	Site has now obtained full planning permission.
BF12	Rowan Way, Canewdon	SHLAA	No	N/A
BF13	Springfield Court, Rayleigh	SHLAA	No	N/A
BF14	The Chestnuts, 125 High Road, Rayleigh	SHLAA	Yes	Potential dwelling capacity reduces to 2, after taken into account a net loss of 4. No change in projected completion schedule in terms of time,
BF15	Timber Grove, London Road, Rayleigh	Full permission	Yes	Planning application permitted (ROC/ 0664/07). It was projected in the SHLAA 2009 that the development would be completed in 2010-11. However, since building work has not started (but with full permission), it is more likely the 8 dwellings are to be completed in 2011-12.
BF16	Site of 8 And 10 Weir Gardens, Rayleigh	Full permission	Yes	Planning application permitted (ROC/0156/08). It was projected in the SHLAA 2009 that the development would be completed in 2011-12. However, since this site is to accommodate more than 10 dwellings and building work has not started (but with full permission), it is more likely the 12 dwellings are to be completed in 2012-13.
BF17	West Street, Rochford	SHLAA	No	N/A

BF18	1 The Approach, Rayleigh	SHLAA	No	N/A
BF19	26 Stambridge Road	SHLAA	Yes	Potential dwelling capacity reduces to 6, after taken into account a net loss of 2. No change in projected completion schedule in terms of time.
BF20	Land Opposite Rayleigh Cemetery, Hockley Road, Rayleigh (Fairview and Homestead)	Full permission	Yes	Planning permission remains valid and site is now under construction.
BF21	Lower Lambricks, Rayleigh	SHLAA	No	N/A
EL1	Rawreth Industrial Estate	SHLAA	No	N/A
EL2	Stambridge Mills	SHLAA	Yes	<p>Potential dwelling capacity reduces to 163, this is in response to submission of a recent planning application (10/00553/FUL).</p> <p>In addition, the planning application has not come forward as earlier as initially indicated, it is very unlikely the building works can be completed by 2012 as estimated in SHLAA 2009, but would be more likely to start building from 2013 onwards.</p>
EL3	Star Lane, Great Wakering	SHLAA	No	N/A
EL4	Hockley centre	SHLAA	No	N/A
10	35-39 Crouch Avenue, Hullbridge, also known as Land adj. 37 Crouch Avenue, Hullbridge	SHLAA	Yes	No planning application has been received and therefore there is no evidence to show this can be completed in 2010-11 as estimated in the SHLAA 2009. Dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.
88	Land adj. 8 Preston Gardens, Rayleigh	SHLAA	Yes	No planning application has been received and therefore there is no evidence to show this can be completed in 2010-11 as estimated in the SHLAA

				2009. Dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.
91	Rawreth Lane, Rayleigh Land rear of Asda car park	SHLAA	Yes	<p>Potential dwelling capacity increases to 23, this is due to the change in delivery factors according to the most recent planning application submitted (10/00021/FUL).</p> <p>Permission was granted in April, thus has not been included in the full permission status.</p>
93	206 London Road (in addition to outline permission)	SHLAA	Yes	No planning application has been received and therefore there is no evidence to show this can be completed in 2010-11 as estimated in the SHLAA 2009. 31 dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.
102	Land adjacent Hockley Train Station	SHLAA	Yes	No new planning application has been received and therefore there is no evidence to show this can be completed in 2011-12 as estimated in the SHLAA 2009. Dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.