

### **Response to Inspectors' Issues and Questions**

1. Further to the publication of the Inspectors' Issues and Questions, we write on behalf of Cogent Land LLP (Cogent) to address those matters of relevance to the issues of soundness raised by Cogent.
2. It is significant that no consideration has been given to the housing market area for Rochford, which includes Southend & Castle Point. Neither has consideration been given to the duty to co-operate. Halifax in 2011 – 2012 stated that "Southend experienced the biggest house price rise of any town or city during 2012. The town saw prices rise by 14.8% during this period as against a 1% average fall across the UK as a whole". This is significant because recent evidence of the housing market bubble in Southend and its immediate surrounding area has arisen as a result of a suppressed housing market supply in the area.

### **Issue 1**

#### *Question (iii)*

3. In order to answer the question of whether a 5 year housing land supply will be achieved having regard to paragraph 47 of the NPPF it is necessary to undertake a review of the District's housing land supply. The Council assert that they have allocated sufficient sites; however, following our review of their housing delivery alongside their target for the future delivery we are able to demonstrate that this is not in fact the case. The current position with regards to housing land supply is set out below:
4. Using the figures contained within the 2011/12 Annual Monitoring Report (the most recent published figures), Icenl has calculated the post-NPPF five year housing land supply target for the Council as 2,598 (2014/15 – 2018/19) or 520 dwellings per annum. The principal workings for this are set out in full below:
  - Actual (2001-2012) and projected (2012-14) housing completions in the period 2001 – 2014 (13 year period) 2,052 dwellings
  - Annual average housing provision in the period 2001 – 2014 158 dwellings p.a.
  - District Target for period 2001 – 2013 (230 per annum from 2001/2 to 2005/6 and 250 per annum 2006/7 to 2013/14) 3,150 dwellings
  - Residual undersupply for period 2001 – 2013 (3,150 – 2,052) 1,098 dwellings
  - 5 year housing land supply target identified by Rochford for period 2014/15 to 2018/19 from the Core Strategy and 2011/12 AMR 1,250 dwellings
  - NPPF compliant five year housing land supply target for Rochford (period 2014/15 to 2018/19) (250 x 5 = 1,250; 1,250 x 1.2 (20% buffer) = 1,500; 1,500 + 1,098 = 2,598) 2,598 dwellings

- NPPF compliant annualised five year housing land supply target (covering period 2014/15 to 2018/19) 520 dwellings p.a.
- Projected residual undersupply within the five year period (2,598-1,250) 1,348 dwellings

In the context of the Council's projected delivery within the 5 year period (taken from the 2011/12 AMR) the following undersupply remains:

- Residual undersupply of the Council's projected completions (2,598-1,463) 1,135 dwellings
- **Rochford projected housing land supply (1,463/2,598) 2.8 years**

5. A 20% buffer has been applied to the above assessment of the Council's 5 year housing land supply in view of their "record of persistent under delivery of housing" over recent years (paragraph 47 of the NPPF). Evidence of this persistent under delivery is included in Appendix 1. In summary, over the last 5 years (2007/8 to 2011/12) the Council have failed to deliver the 250 dwelling target every year, resulting in a total deficit in that period of 758 dwellings not delivered. Even factoring in the projected completions for 2012/13 and 2013/14 the deficit would in fact extend to 958 dwellings not delivered in a 7 year period demonstrating a record of persistent under delivery of housing.
6. We therefore consider that the Council should increase flexibility in their housing land supply by the allocation of additional sites to assist in meeting the 5 year housing land supply plus buffer (such as Land South of Stambridge Road / Coombes Farm) that are capable of being delivered in the early stages of the plan period. In addition, it should not seek to impose arbitrary planning restrictions on allocated sites such as West Great Wakering (SER 9). As set out in previous representations, West Great Wakering is deliverable and developable in accordance with the NPPF.
7. A copy of the Rochford District Council Housing Land Study, prepared by New Hall Properties (March 2011) is provided for reference and we can confirm that further work is being undertaken to refresh the assessment of housing land supply which will be submitted at examination. Cogent contest the robustness of the Council's forecasts of delivering of housing from the major sites identified.

*Question (iv)*

8. In view of the above, the proposed plan does not provide for sufficient flexibility. In order to provide the necessary flexibility the Council must demonstrate a 5 year housing land supply with a 20% buffer to reflect persistent historic under delivery and allocate sufficient sites to address historic under delivery in the five year period. In order to achieve this flexibility the Council should: allocate further sites (such as Land South of Stambridge Road / Coombes Farm) that are capable of being delivered in the early stages of the plan period; and / or increase the estimated capacity of the sites which they have allocated (such as SER 9 West

Great Waking); and / or bring forward the sites allocated for the later stages of delivery into the first 5 years (such as SER 9 West Great Waking).

*Question (vi)*

9. The 5% cap on additional housing is not justified as the District has a record of persistent under delivery in terms of housing completions. The appropriate buffer therefore, in accordance with paragraph 47 of the NPPF, is 20% and sufficient sites, or sites of sufficient capacity, should be identified through the plan process to meet this requirement. Such sites should not be subject to arbitrary planning restrictions and should be brought forward in the first 5 years where they are deliverable and developable in accordance with of the requirement to significantly boost the supply of housing and the other requirements of the NPPF (such as SER 9 West Great Waking). As set out above, evidence of this persistent under delivery is included in Appendix 1. In summary, we consider a 5 year period of past performance to be a relevant benchmark, rising to 7 years (with 2 years of projected figures) in order to lead up to the start of the 5 year housing land supply. Over the last 5 years (2007/8 to 2011/12) the Council has failed to deliver the 250 dwellings per annum, resulting in a deficit in that period of 758 dwellings. Even factoring in the projected completions for 2012/13 and 2013/14 the (actual and projected) deficit (in the period 2007/08 – 2013/14) would extend to 958 in a 7 year period.

*Question (viii)*

10. There have been significant material changes in circumstances since the adoption of the Core Strategy in 2011 which in itself was subject to commitment to undertake an early review. The NPPF was published in March 2012, which brought into effect the requirement to comply with the duty to co-operate, identify and provide for objectively assessed housing needs, the requirement to have an up to date evidence base and flexibility to adapt to the market etc. The Council has set out options for an 'early review' of the Core Strategy in a report to the LDF Sub-Committee in March 2012 (included at Appendix 2). The Council resolved to undertake a focused review of Policy H3 only (housing distribution post-2021). Although the Committee only agreed to this limited review (see minutes at Appendix 3), it is yet to take place despite being agreed some 17 months ago.
11. The report presented to Committee considered it unlikely that the housing requirement would remain the same following the review, as a result of the now adopted NPPF. The Report states that:

*"Studies may determine that no change to Policy H3 is required, i.e. if evidence base indicates that no additional housing required from that proposed in the Core Strategy, current policy for post-2021 housing development will be adequate. However, such a scenario is unlikely if the NPPF remains in its current form."*

12. This is an admission by the Council that the policy as currently written, and therefore the housing numbers contained within it, does not comply with the NPPF.
13. Following the publication the NPPF, the Council produced an internal review of the Core Strategy to assess compliance, based on a 'checklist' of compliance produced by the Planning Advisory Service, as established in a statement on the Council website. The statement confirms that based on this review process, the Council considers the Core Strategy to be compliant. It is noted that this process has not been subject to any public consultation, scrutiny or examination.
14. Notwithstanding the statement of compliance published by the Council, there remains a significant distance between the Core Strategy and the requirements of the NPPF. These matters are set out in further detail in the letter sent to the Council (enclosed in Appendix 4)



## **APPENDICES**

### **Contents**

Appendix 1	Matrix of anticipated delivery (in historic AMRs) against actual delivery	<b>Page 1</b>
Appendix 2	Report to LDF Sub-Committee, Item 6 Options for Early Review of the Core Strategy – 21 <sup>st</sup> March 2012	<b>Page 2</b>
Appendix 3	Minutes of the meeting of the LDF Sub-Committee – 21 <sup>st</sup> March 2012	<b>Page 8</b>
Appendix 4	Letter to the Council re: Core Strategy and NPPF compliance	<b>Page 12</b>
Appendix 5	Rochford District Council Housing Land Study, prepared by New Hall Properties – November 2011.	<b>Page 17</b>

## Appendix 1

## Matrix of anticipated delivery (in historic AMRs) against actual delivery

## KEY:

Red = Actual delivery

Black = Projected delivery

	Pre-5 year delivery		5 year - actual delivery					Projected	
AMR Year↓	2005 / 06	2006 / 07	Year of actual / projected delivery					2012 / 13	2013 / 14
			2007 / 08	2008 / 09	2009 / 10	2010 / 11	2011 / 12		
2004/05	321	264	223	76	46	46	n/a	n/a	n/a
2005/06	262	302	335	73	121	46	n/a	n/a	n/a
2006/07	262	449	184	114	106	91	280	n/a	n/a
2007/08	262	449	169	114	106	217	544	395	300
2008/09	262	449	169	102	218	225	339	391	220
2009/10	262	449	169	102	86	57	186	257	106
2010/11	262	449	169	102	86	42	92	191	284
2011/12	262	449	169	102	86	42	93	115	185

	2005 / 06	2006 / 07	2007 / 08	2008 / 09	2009 / 10	2010 / 11	2011 / 12	2012 / 13	2013 / 14	TOTAL
Total delivery	262	449	169	102	86	42	93	115	185	1503
Core Strategy target	230	250	250	250	250	250	250	250	250	2230
Deficit against target	32	199	-81	-148	-164	-208	-157	-135	-65	-727
% of target delivered	114	180	68	41	34	17	37	46	74	67

	00/01 - 04/05
Actual dwellings delivered	719

**LOCAL DEVELOPMENT FRAMEWORK  
SUB-COMMITTEE – 21 March 2012**

**Item 6**

---

**OPTIONS FOR EARLY REVIEW OF THE CORE STRATEGY**

**1 SUMMARY**

- 1.1 The Council is committed to an early review of the Rochford Core Strategy. This commitment relates primarily to the requirement for Local Planning Authorities (LPAs) to have in place policies and strategies for delivering the level of housing provision that will enable continuous delivery of housing for at least 15 years from the date of adoption; due to delays in its examination, the end date for the Rochford Core Strategy is less than fifteen years.
- 1.2 This report considers options in the approach the Council may take to a review of the Core Strategy, and seeks Members' views on the way forward.

**2 INTRODUCTION**

- 2.1 On 13 December 2011 the Council adopted the Rochford Core Strategy. The Rochford Core Strategy contains policies and strategies that address an array of different planning issues for the District, including the provision of housing.
- 2.2 The Core Strategy was required to conform to Government policy. Government policy (contained within PPS3) includes the following requirement:-
- “Local Planning Authorities should set out in Local Development Documents their policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for *at least 15 years from the date of adoption*, taking account of the level of housing provision set out in the Regional Spatial Strategy” (my emphasis).
- 2.3 The Rochford District Core Strategy was submitted to the Planning Inspectorate for independent examination in January 2010. The Core Strategy includes policies that enable the provision of housing until 2025.
- 2.4 The role of the Planning Inspectorate is to conduct an examination into the soundness and legal compliance of the Core Strategy on behalf of the Secretary of State. Guidance from the Planning Inspectorate states that the time period between submission and their final report on soundness and legal compliance is six months. That being the case, it was anticipated the final Core Strategy would be adopted in autumn 2010.
- 2.5 However, a number of events, primarily at national level, caused delays to the process. Most notably, statements and instructions issued by the Secretary of State for Communities and Local Government, followed later by Court judgments that these were unlawful.

**LOCAL DEVELOPMENT FRAMEWORK  
SUB-COMMITTEE – 21 March 2012**

---

**Item 6**

- 2.6 As a result, the Inspector's final report on the soundness of the Core Strategy – including binding recommendations – was not issued until 27 October 2011.
- 2.7 The Inspector's binding recommendations included a requirement that the Rochford Core Strategy included a commitment to an early review of the Plan, in order to address the issue vis-à-vis 15-year time horizons in respect of housing provision.
- 2.8 On 13 December 2011, Council adopted the Rochford District Core Strategy, including the commitment to an early review.

**3 BACKGROUND INFORMATION**

**NPPF**

- 3.1 The Government intends to replace the current suite of National Planning Policy Statements, Planning Policy Guidance and Circulars with a single, streamlined policy document: the National Planning Policy Framework (NPPF). The NPPF will therefore have a significant impact on the Core Strategy review.
- 3.2 The Government has published its draft NPPF. This draft places economic growth and development as being central to the definition of sustainable development and then includes a presumption in favour of sustainable development. Local Plans will be required to conform to the NPPF. In the absence of an up-to-date and consistent Plan, the draft NPPF proposes planning applications should be determined in accordance with the NPPF, including its presumption in favour of sustainable development.
- 3.3 The draft NPPF proposes Councils be required to prepare a Strategic Housing Market Assessment (SHMA) to assess full housing requirements, working with neighbouring Authorities where housing market areas cross administrative boundaries. It states Councils should plan to meet their full requirement for housing and ensure there is choice and competition in the land market to facilitate the delivery of homes on the ground. Furthermore, the draft NPPF states that, in defining Green Belt boundaries, Local Planning Authorities must "ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development".
- 3.4 Rochford District Council reported a number of concerns in respect of the draft NPPF back to Government, for consideration in the House of Commons Communities and Local Government Committee's inquiry into the draft NPPF.
- 3.5 The Council's concerns included that some aspects of the draft NPPF may leave the Green Belt more vulnerable to development than is presently the case. One such point of concern, for example, relates to one criterion for defining the Green Belt boundary through Local Plans, which states "ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development". Whilst this is a somewhat unclear and

## LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE – 21 March 2012

## Item 6

ambiguous criterion, one potential interpretation of this could be that Local Planning Authorities are required to re-draw the Green Belt boundary to accommodate market demands (as opposed to identified development needs) in their totality, with no recognition of the Green Belt as a constraint. The Council raised the concern that, if such an interpretation was deemed correct, it would be tantamount to an end to Green Belt policy.

- 3.6 The Council was not alone in expressing concerns with the draft NPPF. Indeed, the House of Commons Communities and Local Government Committee has suggested a number of alterations be made.
- 3.7 The final NPPF is expected to be published before the end of March 2012.

### Legal Challenge to Adopted Core Strategy

- 3.8 On 19 January 2012, Rochford District Council received notification of a legal challenge to the Core Strategy.
- 3.9 The legal challenge has been brought by Cogent Land LLP; the challenge seeks to quash policies H1, H2, H3 and paragraphs 4.1 to 4.31 in the Core Strategy, which relate to Housing. The rest of the Core Strategy is unaffected by this challenge. Until the challenge is determined, the whole of the Core Strategy has full effect, as adopted.
- 3.10 Counsel has been instructed to defend this claim. Formal grounds of resistance to the claim have been filed with the Court. The hearing has been listed to be heard over two days in Cardiff on 31 May and 1 June 2012.

## 4 OPTIONS FOR EARLY REVIEW

- 4.1 There are a number of options that can be considered in terms of the form the early review of the Core Strategy could take. These are set out below, together with resource, timescale and other implications. Once a preferred option for review is agreed a project plan can be prepared, to include a detailed timetable and costs.

### Option A: Review Core Strategy in its Entirety

Prepare a new plan to reflect the NPPF, Localism Act and new evidence base (including demographic studies and housing market assessment). Other areas of evidence base may be required to be updated, including retail and employment studies.

Resource use:	High
Cost:	Very high
Estimated time from start to adoption:	4 years
Other issues:	-



**LOCAL DEVELOPMENT FRAMEWORK  
SUB-COMMITTEE – 21 March 2012**
**Item 6**
**Option B: Review Housing Policies in their Entirety**

Spatial and phasing aspects of housing policies revised, with the review commencing with a new issues and options stage and housing policies developing and evolving iteratively through to submission. Consultation, community involvement and appraisal would be undertaken at each stage. Housing policies would reflect NPPF, Localism Act and new evidence base (including new demographic studies and housing market assessment). Any changes to housing policies may necessitate changes to other policies, e.g., employment, as in-combination effects would need to be reviewed.

Resource use:	High
Cost:	High
Estimated time from start to adoption:	3 years
Other issues:	Impact of changes to housing policies (if any) on other policies would need to be reviewed

**Option C: Quantum in Policies H2 and H3 Revised to Ensure Adequate Housing Provision to 2031**

Policy time frames extended to 2031. Broad strategy and approach to distribution of housing as per existing Core Strategy with housing figures revised to provide 1,500 additional dwellings within locations identified. This would require investigation as to whether general locations identified in the Core Strategy are capable of accommodating additional dwellings, plus appraisal of environmental impacts and sustainability of such an approach. Further consultation would be required, including community involvement.

Resource use:	Medium
Cost:	Low
Estimated time from start to adoption:	2 years
Other issues:	<ul style="list-style-type: none"> <li>Plan may not conform to NPPF;</li> <li>No opportunity to review evidence base to determine appropriate total housing figure for District</li> </ul>

**Option D: Additional Policy to Core Strategy Covering Period 2025-2031**

Core Strategy retained as per adopted version, with addition of policy for housing development 2025-2031. 2025-2031 policy to reflect NPPF and updates to evidence base, and will account for preceding delivering rate 2012-2025 (i.e., it may not entail provision of 250 dwellings per annum - may be an increase or decrease depending on final NPPF and revised evidence base).

**LOCAL DEVELOPMENT FRAMEWORK  
SUB-COMMITTEE – 21 March 2012**
**Item 6**

New policy to be developed from issues and options, and subject to consultation and appraisal.

Resource use:	Low / medium
Cost:	Low
Estimated time from start to adoption:	1.5 years
Other issues:	<ul style="list-style-type: none"> <li>• No opportunity to review Core Strategy policies for housing development to 2025.</li> <li>• Core Strategy to 2025 may not account for NPPF.</li> </ul>

**Option E: Re-Consider and Revise Policy H3**

Policy for housing distribution to 2021 remains as per adopted Core Strategy. Policy for housing distribution post-2021 amended and extended to 2031. 2021-2031 housing distribution to reflect updates to evidence, and will account for preceding delivery rate 2012-2021 (i.e., it may not entail provision of 250 dwellings per annum – may be an increase or decrease, depending on final NPPF and revised evidence base). A new policy to be developed from issues and options, and subject to consultation and appraisal, reconsidering current approach for housing 2021-2025.

Studies may determine that no change to Policy H3 is required, i.e., if evidence base indicates that no additional housing required from that proposed in current Core Strategy, current policy for post-2021 housing development will be adequate. However, such a scenario is unlikely if the NPPF remains in its current form.

Resource use:	Medium
Cost:	Low / medium
Estimated time from start to adoption:	1.5 years
Other issues:	<ul style="list-style-type: none"> <li>• No opportunity to review Core Strategy policies for housing development to 2021.</li> <li>• Core Strategy to 2021 may not account for NPPF.</li> </ul>

**LOCAL DEVELOPMENT FRAMEWORK  
SUB-COMMITTEE – 21 March 2012**

**Item 6**

---

**5 RECOMMENDATION**

- 5.1 It is proposed that the Sub-Committee considers the various options for early review of the Core Strategy and **RECOMMENDS** which option is to be pursued, or alternatively, whether a different course of action should be taken.

Shaun Scrutton

Head of Planning and Transportation

---

**Background Papers:-**

None.

For further information please contact Samuel Hollingworth on:-

Phone: 01702 318191

Email: [samuel.hollingworth@rochford.gov.uk](mailto:samuel.hollingworth@rochford.gov.uk)

If you would like this report in large print, Braille or another language please contact 01702 318111.



## **Local Development Framework Sub-Committee – 21 March 2012**

---

Minutes of the meeting of the Local Development Sub-Committee held on 21 March 2012 when there were present:-

Chairman: Cllr K H Hudson

Cllr C I Black  
Cllr K J Gordon

Cllr C G Seagers  
Cllr Mrs C A Weston

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Mrs H L A Glynn.

### **OFFICERS PRESENT**

S Scrutton	- Head of Planning and Transportation
S Hollingworth	- Team Leader (Planning Policy)
N Hayward	- Senior Planner (Planning Policy)
S Worthington	- Committee Administrator

### **1 MINUTES**

The Minutes of the meeting held on 26 September 2011 were approved as a correct record and signed by the Chairman.

### **2 OPTIONS FOR EARLY REVIEW OF THE CORE STRATEGY**

The Sub-Committee considered the report of the Head of Planning and Transportation outlining options in the approach the Council may take to a review of the Core Strategy, and seeking Members' views on the way forward.

Responding to a Member question around the difference in costs between options D and E outlined in the officer report, officers advised that it was difficult to quantify precise costs.

#### **Recommended to Council**

That option E, to re-consider and revise policy H3, as detailed in the officer report, be the agreed form of the early review of the Council's Core Strategy. (HPT)

### **3 ALLOCATIONS DEVELOPMENT PLAN DOCUMENT (DPD) PROGRESSION**

(Note: Cllr C G Seagers declared a personal interest in this item by virtue of owning a boat at Essex Marina).

The Sub-Committee considered the report of the Head of Planning and Transportation detailing options for the allocation of employment land, environmental designations and educational sites, for open spaces, leisure

## **Local Development Framework Sub-Committee – 21 March 2012**

---

facilities, community facilities, town centre boundaries, for re-allocating Hockley as a district centre and for Primary Shopping Areas.

During discussion of the various existing employment sites to be protected through the Rochford District Local Development Framework, there was concern expressed about the current access to the Baltic Wharf site. The suggestion was made that a parcel of land to the south of the site could be added to the employment site allocation and used to improve access to the site. Officers emphasised, however, that the Core Strategy document does not provide for loss of additional Green Belt land in this location; there would, in addition, be a need to assess any impact in terms of potential flooding or effect on wildlife.

The point was also made that it was questionable whether appropriate section 106 monies could be obtained to cover any costs of improving the access road in this location. Members concurred that officers should discuss with the site owner how the existing site access might be improved and that the employment sites, as detailed in paragraph 3.1 of the officer report, should be protected as employment sites.

Members considered the appropriateness of sites considered for new employment land (item 2), within the general locations for employment development set out in the Council's Core Strategy.

Members considered that the site at Michelin Farm, Arterial Road, Rayleigh would have little value for commercial use, given the lack of public transport in that vicinity. It was, however, considered that this might be better suited for accommodating a waste transfer station. Members emphasised that it would be desirable to re-deploy the site in Castle Road currently used as a waste recycling centre, potentially for residential use. In addition, it was considered that related businesses within the existing Rawreth industrial estate, including, for example, private waste disposal businesses, could be moved alongside a waste/recycling facility at Michelin Farm. Other heavier industry could also be re-located.

It was further emphasised that waste disposal inevitably involved movement of a large number of lorries to and from the facility and it was clearly more sensible to relocate such a facility away from residential areas. Particular reference was also made to the fact that the location of Michelin Farm close to a major road junction was better suited to use as a waste facility than the current Castle Road site. It was anticipated that the County Council would contribute towards the costs of developing a new waste site by means of a capital receipt. In addition, the point was made that the current air quality issues around Rawreth industrial estate could be ameliorated by moving waste-related businesses to Michelin Farm alongside a waste facility.

During debate of the site at Tithe Park, Great Wakering there was a general consensus that it would be unsuitable for employment land as it is in close

## **Local Development Framework Sub-Committee – 21 March 2012**

---

proximity to a residential area and should therefore not be included in the pre-submission document.

During debate of the sites for west Rayleigh, Members all considered the Swallows Aquatics business to be successful and worth retaining and accordingly concurred that option 13 should not be included in the pre-submission document, but that land to the east and west of it (a combination of options E14 and E16) should instead be included for employment land use. It was also considered that officers should discuss the various issues around traffic and congestion in this location. There was, similarly, a general consensus that option E17, north of London Road, Rayleigh should be excluded from the pre-submission document.

Members concurred that options E19, E20, E21 and E22 to the south of Great Wakering should not be included in the pre-submission document because of their proximity to a brown field site, which has been identified in the Rochford District Core Strategy for residential development. There was concern that employment uses could become a 'bad neighbour'. Members discussed issues around the deficiencies in the Poynters Lane/Star Lane road junction. It was concluded that officers should consider the merits of an alternative site with a similar layout to option E22, but located in the south west corner of option E20. It was noted that such an option could be used to provide improvements at the Poynters Lane/Star Lane road junction.

Members all concurred that items 3 to 9 and items 11 and 18, detailed in paragraph 4.1 of the officer report should be included in the pre-submission document as recommended. In respect of item 10, it was considered prudent to review the allocation of the Great Wakering Leisure Centre and the playing field to the rear of the leisure centre at a later date once the future of the leisure centre has been finalised.

Members debated the Rayleigh town centre boundary (item 12) and concluded that it should remain as existing. In response to a Member enquiry as to whether it might be possible to create another Conservation Area in the area south of the High Road in Rayleigh, as this was a pleasant approach to the town centre, officers emphasised that a lot of work was done only a short time ago on Conservation Areas/town centres. As such it was difficult to justify extending the Conservation Area up the High Road, given that nothing substantial has changed since this was reviewed recently. However, officers agreed to explore whether it might be possible to protect that area south of the High Road via Article 4 directions; some of the buildings along there were probably already included on the emerging Local List.

During debate of item 13, the Rochford town centre boundary, it was emphasised that there was currently a mix of residential and retail uses within Rochford town centre, with retail uses in East Street and North Street that should be included within the boundary. It was proposed that the area around Back Lane car park and Locks Hill should not be included in the amended boundary. There was a general consensus that combining options TC4 and



## **Local Development Framework Sub-Committee – 21 March 2012**

---

TC5 would be more appropriate for the town centre boundary.

During debate of item 14, Members concurred that the emerging Hockley area action plan will determine any future retail use for Hockley town centre including Eldon Way industrial estate and the Foundry industrial estate; this was due to be submitted to the Government in spring 2013. It was therefore deemed appropriate to retain option TC7 for the Hockley town centre boundary at this time.

Turning to item 15, Members considered that designating Hockley as a village was not positive in terms of commercial investment in the centre and that it was more appropriate, therefore, to continue to designate Hockley as a town centre.

During debate of item 16 and in response to a Member question relating to whether restaurants are appropriate uses in a Primary Shopping Area (PSA), officers commented that refusing planning permission for restaurants in a PSA often did not encourage more retail uses; leisure, health care and flats would be appropriate uses in the wider town centre area. Members concurred that option TC11 should define the Primary Shopping Area for Rayleigh.

During discussion of item 17 relating to option TC13 as the defining boundary for the PSA for Rochford, it was noted that the issues around the definition of the Rochford town centre boundary and consideration of whether Roche Close should be included within the Primary Shopping Area should be explored by officers before a decision on the PSA boundary is taken.

### **Resolved**

That the preferred sites detailed in the appendix to the Minutes be included in the pre-submission version of the Allocations Development Plan Document (HPT)

The meeting commenced at 7.30 pm and closed at 9.15 pm.

Chairman .....

Date .....

If you would like these minutes in large print, Braille or another language please contact 01702 318111.

Appendix 4



Flitcroft House  
114-116 Charing Cross Rd  
London WC2H 0JR  
tel: +44 (0)20 3640 8508  
fax: +44 (0)20 3435 4228  
email: mail@iceniprojects.com  
web: www.iceniprojects.com

Shaun Scrutton  
Rochford District Council  
Council Offices  
South Street  
Rochford  
Essex  
SS4 1BW

15 August 2013

DC/08/256  
BY POST & EMAIL

Dear Mr Scrutton,

**ROCHFORD LOCAL DEVELOPMENT FRAMEWORK: COMPLIANCE WITH THE NPPF**

We write further to representations which have been made to the Rochford Local Development Framework (LDF) on behalf of Cogent Land LLP (Cogent). We note that the Council has published a statement of compliance with the National Planning Policy Framework (NPPF) on its website. We are not aware that the Council has undertaken any consultation with interested parties, nor its Members, prior to issuing the document.

Notwithstanding this, we would like to take this opportunity to reaffirm our concerns regarding the approach taken by the Council to the compliance of the Core Strategy with the NPPF. Cogent does not consider that the approach taken by the Council can be considered to confer compliance with the NPPF onto the Core Strategy.

**a. National Planning Policy Framework Requirements**

The Council's Core Strategy was formally adopted on 13 December 2011. The publication of the final NPPF was on 27 March 2012, which post-dated the adoption of the Core Strategy. It is noted that the draft NPPF was published for public consultation between 25 July 2011 and 17 October 2011, and that consequently the Council was provided with the opportunity to address the provisions of the draft NPPF during the course of the examination of the Core Strategy. However, there were significant alterations made to the NPPF following the consultation exercise.

Furthermore, at that point, the weight of the emerging NPPF was not such that compliance with it was a pre-requisite of plan soundness. Since its publication in March 2012 all development plan documents must comply with the NPPF in order to be granted full weight in accordance with paragraphs 211 – 215.

Paragraph 213 states that Plans may need to be revised to take the NPPF into account and this should be done as quickly as possible. From March 2013, Plans which were adopted prior to the NPPF may only be granted due weight according to their degree of consistency with the NPPF.

Paragraph 150 requires that planning decisions be taken in accordance with the development plan unless material considerations indicate otherwise. The requirements of the NPPF are material considerations. In particular, paragraph 14 states that where the development plan is absent, silent or out of date, permission should be granted unless the adverse impacts would outweigh the benefits when assessed against the NPPF, or specific NPPF policies indicate development should be restricted.

In order to comply with the NPPF, it is therefore necessary for the Development Plan document to, inter alia:

- Widen the choice of high quality homes [9];
- Positively seek opportunities to meet the development needs of the area [14];
- Meet objectively assessed needs [14];
- Contain sufficient flexibility to adapt to rapid change [14];
- Provide evidence that, where a Local Plan does not include sufficient provision to meet the objectively assessed needs of their area, the adverse impacts of meeting objectively assessed needs would significantly and demonstrably outweigh the benefits [14];
- Be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption in favour should apply locally [15];
- Up-to-date and based on joint working and cooperation to address larger than local issues [17];
- Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs [17];
- Make every effort to identify then meet the objectively assessed housing, business and other development needs of an area [17];
- Respond positively to wider opportunities for growth [17];
- Set out a clear strategy for allocating sufficient land which is suitable for development in the area [17];
- Take account of the needs of the residential and business communities [17];
- Seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings [17];
- Boost significantly the supply of housing [47];
- Meet the full objectively assessed housing needs of the area and identify key sites that are critical to delivery of the housing strategy over the plan period [47];
- Identify a supply of specific deliverable sites sufficient to provide five years' worth of housing, with a 20% buffer where there has been a record of persistent under-delivery [47];
- Identify a supply of specific developable sites or broad locations for growth for years 6-10 and 11-15 where possible [47];
- Produce a housing trajectory and set out a housing implementation strategy [47];
- Set out an approach to housing density [47];
- Deliver a wide choice of high quality homes [50];
- Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups [50];

- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand [50];
- Establish Green Belt boundaries that have regard to their intended permanence in the long term, so that they are capable of enduring beyond the plan period [83];
- Ensure Green Belt boundaries are consistent with the requirement to meet sustainable development needs, including the need to meet objective housing needs [85];
- Ensure Green Belt boundaries do not include land which it is unnecessary to keep permanently open [85];
- Ensure Green Belt boundaries will not need to be altered at the end of the Development Plan period [85];
- Be prepared with the objective of contributing to the achievement of sustainable development [151];
- Set out the strategic policies for the area, including policies to deliver the homes and jobs needed in the area [156 & 178];
- Plan positively for the development and infrastructure required in the area [157];
- Be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date [157];
- Be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations [157];
- Identify land where development would be inappropriate due to environmental or historic significance [157];
- Be based on adequate, up-to-date and relevant evidence, including a SHMA that identifies full housing needs and a SHLAA that includes realistic assumptions about availability, suitability and likely economic viability of land to meet housing needs [158 & 159]; and
- Be deliverable and viable [173].

Paragraph 182 goes on to confirm that, to be sound, a plan must be:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Accordingly, if the Development Plan document fails to accord with each of the above requirements, it is incapable of complying with the NPPF.

#### **b. Council Approach to Compliance**

---

It is noted that the Council produced an internal review of the Core Strategy to assess compliance, based on a 'checklist' of compliance produced by the Planning Advisory Service, as established in a statement on the Council website. The statement confirms that based on this review process, the Council consider the Core Strategy to be compliant. It is noted that this process has not been subject to any public consultation, scrutiny or examination.

Whilst the review undertaken by the Council follows the template provided by the Planning Advisory Service, this fails to remedy the fundamental issues with the document that mean it is unable to claim compliance with the NPPF. It is significant that the template provided by the Planning Advisory Service was not produced as a means to avoid addressing matters of strategic importance. It is also significant that the Council committed to an 'early review' of the Core Strategy in order to address the issues identified by the Core Strategy Inspector however, we are not aware that any progress has been made on the review since and it is valid to question whether this qualifies as an 'early review'.

It is also significant that the options for the 'early review' of the Core Strategy were presented to members of the LDF sub-committee on 21 March 2012. The officer report to the 21 March 2012 LDF sub-committee identified a number of matters of significance and inconsistencies with the (then) emerging NPPF. It was resolved to pursue a limited review of the Core Strategy, focusing on the review of a single policy – Policy H3. The officer report to committee confirmed that this approach would not provide an opportunity to review policies for housing prior to 2021 and as such may not account for the NPPF. It also stated that:

*"Studies may determine that no change to Policy H3 is required, i.e., if evidence base indicates that no additional housing required from that proposed in current Core Strategy, current policy for post-2021 housing development will be adequate. However, such a scenario is unlikely if the NPPF remains in its current form."*

#### **c. Cogent Assessment of Compliance**

---

Notwithstanding the statement of compliance published by the Council (unilaterally and without consultation), it is clear that there remains a considerable distance between the Core Strategy and the requirements of the NPPF. Compliance with certain selected elements of the NPPF does not equate to wholesale compliance of the Core Strategy. The differences between the two run through the document as a whole and these include (but are not limited to) the following:

- The simple need to rectify matters such as the absence of a policy on the 'presumption in favour of sustainable development';
- The requirement to comply with the Duty to Cooperate;
- Drafting matters such as the absence of any reference to the NPPF and the continued reference within the Core Strategy to the Planning Policy Guidance and Statements that preceded the NPPF;
- More fundamental matters such as the lack of any objective assessment of housing and employment land supply, continued reference to the East of England Plan (now revoked), the length of the plan period, and the reliance on an out-of-date evidence base.

With reference to the final point above it is significant that the SHMA relied upon by the Council is significantly out-of-date and any full and objective assessment of housing needs is likely to indicate a requirement to provide a significantly greater provision for housing within the District both in the period 2011 – 2021 and in the post-2021 period. To clarify, the 2011 household projections indicate the requirement to provide approximately 335 net additional households per annum in the period



2011 – 2021 to meet projected growth. A comparative trend based assessment for the period 2011 – 2021 projections indicates the requirement to provide approximately 445 net additional households per annum to meet projected growth.

In reflection of the above matters, it is recommended that the Council carry out a full, comprehensive review of the Core Strategy without delay in light of the concerns raised, including public consultation and examination. This will provide the Council with a development plan that meets the requirements of the NPPF and by doing so, will meet the needs of the District.

We would welcome further discussions with the Council on the best way forward to address these matters.

Yours sincerely



David Churchill  
DIRECTOR

**Appendix 5**

## **Rochford District Council Housing Land Study**

Prepared on behalf of Cogent Land LLP  
November 2011  
N J Fairman MRICS FCIH  
New Hall Properties

## **Rochford District Council Housing Land Study**

### **1. Instructions and Terms of Reference**

#### **1.1 Instructions**

New Hall Properties have been instructed by Cogent Land LLP (CLLLP) to undertake a review of the Housing Land supply for Rochford District Council (ROC). The review is based upon the sites contained in ROC's Annual Monitoring Report (AMR) 2009-2010 (Dec 2010) and focuses on sites with potential for five or more residential units.

#### **1.2 Purpose of Report**

The purpose of the report is to advise CLLLP of:

- The location of sites included in the Annual Monitoring Report (AMR) 2009-2010 (Dec 2010) and their likelihood of coming forward for residential development in the next five years (1st April 2011-31 March 2016)
- The site area, planning status, estimated capacity and opinion on the commercial viability of each site. This includes, where necessary, an assessment of existing use value versus residential land value.

The report includes a number of appendices that contain details of the information sources and assessment work as follows:

- Appendix A – Revised ROC housing trajectory site list.
- Appendix B – Individual proforma site assessment forms.
- Appendix C – ROC Annual Monitoring Report 2009-2010 housing trajectory site list.
- Appendix D – Financial appraisals for a number of sites included on the housing trajectory site list.

### **1.3 Methodology**

We have reviewed sites contained in ROC's Housing trajectory site list which is included at Appendix B of the AMR 2009-2010 as a base for our analysis.

We have looked at each site with capacity for 5 or more units excluding those that are within the Green Belt.

We have completed an individual proforma assessment form for each site reviewed, providing details of:

- Approximate site area
- Planning history
- Estimated housing capacity based on our commercial assessment of deliverability and planning constraints

## **2. Area of Study**

- 2.1** Our report focuses on Rochford District and any opportunities within this area.

## **3. Summary**

- 3.1** As shown in our revised housing trajectory site list, delivery from the sites identified in the Council's AMR will be restricted by a number of commercial viability considerations identified in detail in the proforma assessments at Appendix B.

Taking these issues into account, we estimate that potential delivery from all non Green Belt sites will be:

2011/12	=	121
2012/13	=	134
2013/14	=	124
2014/15	=	70
2015/16	=	70

Reference	Location	Status	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
ROC/0547/09	206 London Road Rayleigh	Built	14				
ROC/0121/07	89 Downhall Road Rayleigh	Built	8				
ROC/0521/93	Glencroft, White Hart Lane, Hawkwell	Under Construction	12	11			
ROC/0894/08	74-78 West Street Rochford	Built (completed 2010)	0				
ROC/0427/08	58 Victoria Avenue	Built (completed 2010)	0				
ROC/0048/79	Land Opposite Rayleigh Cemetery, Rayleigh	Under Construction	15	25	25		
ROC/0446/05	land rear of 91 High Street Rayleigh	Full Permission (construction not started)	0				
ROC/0565/08	289 Ferry Road Hullbridge	Full Permission (construction not started)	0				
OC/0999/07	36 Hullbridge Road Rayleigh	Full Permission (Construction not started)	0				
ROC/1030/07	1 Woodlands Road Hockley	Permission expired	0				
ROC/0576/08	299 Ferry Road Hullbridge	Permission expired	0				

Reference	Location	Status	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
ROC/0287/08	Land at rear of 26 South Street Raeford	Permission expired			9		
ROC/0798/08	22 South Street Rochford	Full permission (construction not started)	0				
ROC/0906/08	14 North Street Rochford	Full permission (construction not started)			5		
ROC/0019/10	Land west of springfield court Boston Avenue Rayleigh	Full permission (construction not started)			6		
ROC/0024/09	Ulfa Court(1stfloor) 33a Eastwood Rd. Rayleigh	Full permission (construction not started)			12		
ROC/0486/08	89 High Street Rayleigh	Full permission (construction not started)	0				
ROC/0156/08	Site of 8 & 10 Weir Gardens Rayleigh	Built	12				
ROC/0664/07	Timber Grove London Road Rayleigh	Permission expired	0				

Reference	Location	Status	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
BF1	2 to 4 Aldermans Hill Hockley	SHLAA	0				
BF2	68-72 West Street Rochford	SHLAA	0				
BF4	162 -168 High Street Rayleigh	SHLAA	0				
BF6	247 London Road Rayleigh	SHLAA	0				
BF13	Springfield Court Rayleigh	SHLAA			10		
BF18	1 The Approach Rayleigh	SHLAA	0				
BF19	26 Stambridge Road	SHLAA	0				
BF21	Lower Lambricks Rayleigh	SHLAA			12		
91	Rawreth lane, Rayleigh, Land rear of Asda car park	Under Construction		23			
93	206 London Road (in addition to Outline Permission)	SHLAA	0				

Reference	Location	Status	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
102	Land adjacent to Hockley train Station	SHLAA	8				
EL2	Stambridge Mills Rochford	SHLAA	0				
EL3	Star Lane Great Wakering	SHLAA			25	35	35
	Fomer E-on site, London Road Rayleigh				20	35	35
Other sites Less than 5 units			60	67			
Total without Green Belt			121	134	124	70	70



Site Details	
Site Address and Rochford District council reference	89 Downhall Road, Rayleigh ROC/0121/07
Current Land use	Residential
Surroundings	The site is located in an established residential area.
Site Area	0.2 hectares
Access	Vehicular access from Lakeside
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	8 units

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
APP/81550/A/07/2042040	7 flats and 1 house	12.10.2007	

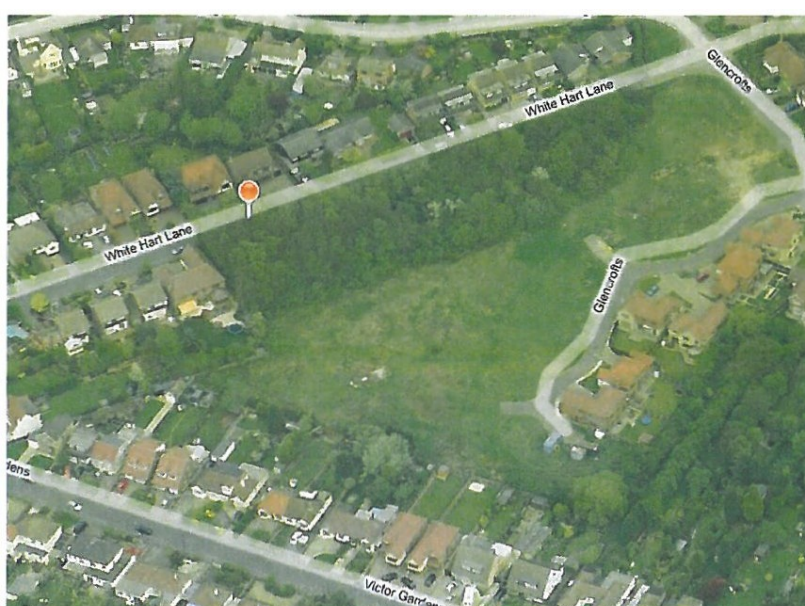
October 2011 Revised Assessment	
Viability Assessment	8 units
NHP Revised capacity	8 units. Development completed in 2011



Site Details	
Site Address and Rochford District council reference	Glencroft, White Hart Lane, Hawkwell ROC/0521/93
Current Land use	Open ground
Surroundings	The site is located in an established residential area.
Site Area	1.6 hectares
Access	Vehicular access from Glencroft
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	26 units

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
93/00521/FUL	45 dwellings comprising 38 houses and 7 bungalows with associated roads and garages. The planning permission was implemented a number of years ago.	07.07.94	

October 2011 Revised Assessment	
Viability Assessment	26
NHP Revised capacity	23 units. Elmore Contractors confirm that they are building 23 units over the next two years



Site Details	
Site Address and Rochford District council reference	74 – 78 West Street, Rochford ROC/0894/08
Current Land use	Residential and retail
Surroundings	The site is located in a town centre location.
Site Area	0.12 hectares
Access	Access from West Street
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	6 units

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
08/00894/FUL	6 two bed flats and a ground floor shop	27.03.2009	

October 2011 Revised Assessment	
Viability Assessment	N/A
NHP Revised capacity	Development completed in 2010



Site Details	
Site Address and Rochford District council reference	58 Victoria Avenue, Rayleigh ROC/0427/08
Current Land use	Residential
Surroundings	The site is located in an established residential area
Site Area	0.12 hectares
Access	Access from Victoria Avenue
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	5 units

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
08/00427/FUL	3 houses and 2 bungalows	19.08.2008	

October 2011 Revised Assessment	
Viability Assessment	N/A
NHP Revised capacity	Completed Development





Site Details	
Site Address and Rochford District council reference	Land Opposite Rayleigh Cemetery, Hockley Road, Rayleigh ROC/0048/79
Current Land use	Open grazing land
Surroundings	The site is located in an established residential area. To the south of the site is the Rosewood Care Home.
Site Area	2.4 hectares
Access	Access from Hockley Road
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	86

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
ROC/0048/79	65 two, three and four bed houses.	1979	

October 2011 Revised Assessment	
ROC capacity	86 units
NHP Revised capacity	65 units. Carter & Ward of Wickford are currently developing a scheme for 65 houses. The first phase is for 15 houses.



Site Details	
Site Address and Rochford District council reference	Land rear of 91 High Rayleigh ROC/0446/05
Current Land use	Former open air market
Surroundings	The site is located in a commercial area surrounded by a car park to the east, Rayleigh High Street to the West, the rear of retail/residential units to the south and the flank wall of the Rayleigh Lanes shopping Hall to the north.
Site Area	0.3 hectares
Access	Access from Websters Way.
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	15

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
05/00446/FUL	15 two bed flats	14.09.2006	Expired 13.09.2011

October 2011 Revised Assessment	
RDC capacity	15 units
NHP Revised capacity	0 units. The site is in a secondary location, with flats that have a very poor aspect. The owner of the site has been given planning permission and intends to operate a garden centre from the site for the foreseeable future. A scheme in a poor quality location that is highly unlikely to be built. Our appraisal (see appendix D) shows that the 15 unit scheme would not generate a land value.



Site Details	
Site Address and Rochford District council reference	289 Ferry Road, Hullbridge ROC/0565/08
Current Land use	Residential -single dwelling
Surroundings	The site is located in an established residential area.
Site Area	0.4 hectares
Access	Access from Ferry Road
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	16

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
08/00565/FUL	5 one bed flats and 12 two bed flats	Approved 02.09.2008	Expired 02.09.2011

October 2011 Revised Assessment	
ROC capacity	16 units
NHP Revised capacity	0 units. We do not believe this scheme is financially viable given that the existing use value of the 5 bed house on the site is around £670,000 and our residual land value for the 17 unit scheme is £360,000.



Site Details	
Site Address and Rochford District council reference	36 Hullbridge Road, Rayleigh ROC/0999/07
Current Land use	Residential – single dwelling
Surroundings	The site is located in an established residential area.
Site Area	0.12 hectares
Access	Access from Hullbridge Road/ Mortimer Road
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	6

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
07/00999/FUL	2no. one bed flats and 5no. two bed flats	Approved 20.12.2007	Expired 20.12.2010

October 2011 Revised Assessment	
ROC capacity	6 units
NHP Revised capacity	0 units. The planning permission has not been implemented and has now expired. We believe this is because the proposed development is not financially viable given that the existing use value of the house on the site is around £325,000 and our residual land value for the 7 unit scheme is £104,000.





Site Details	
Site Address and Rochford District council reference	1 Woodlands Road, Hockley ROC/1030/07
Current Land use	Residential – single dwelling
Surroundings	The site is located in a mixed commercial/residential area.
Site Area	0.12 hectares
Access	Access from Woodlands Road
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	6

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
07/01030/OUT	3no. two bed flats and 4no. 1 bed flats	Approved 2.01.2008	Expired 2.01.2011

October 2011 Revised Assessment	
ROC capacity	6 units
NHP Revised capacity	0 units. In order to accommodate the Council's revised parking requirements our view is that the site would only accommodate 4 units. On this basis the scheme is unlikely to be viable given the existing use value of the property on the site, which is around £350,000.



Site Details	
Site Address and Rochford District council reference	299 Ferry Road, Hullbridge, Hockley ROC/0576/08
Current Land use	Residential – single dwelling
Surroundings	The site is located in an established residential area.
Site Area	0.14 hectares
Access	Access from Ferry Road
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	7

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
08/00576/FUL	3no. one bed flats and 5no.two bed age restricted flats	Approved 18.08.2008	Expired 18.08.2011

October 2011 Revised Assessment	
ROC capacity	7 units
NHP Revised capacity	0 units. Our view is that the existing use value of the 5 bed house that currently occupies the site (around £425,000) is greater than residual value generated by the lapsed planning permission. Our appraisal (see Appendix D) shows a significantly lower value than the existing use value.



Site Details	
Site Address and Rochford District council reference	Land at rear of 26 South Street, Rochford, Hullbridge ROC/0287/08
Current Land use	Open space/ rear gardens.
Surroundings	The site is located in predominantly commercial location surrounded by office and retail units.
Site Area	0.14 hectares
Access	Access from Locks Hill
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	9

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
08/00576/FUL	9no. two bed flats	Approved 16.02.2009	Expiry 16.02.2011
APP/81550/N08/2081045 10/00687/FUL	?no. two bedroom flats and 4no. one bedroom flats	21.04.2011	21.04.2014

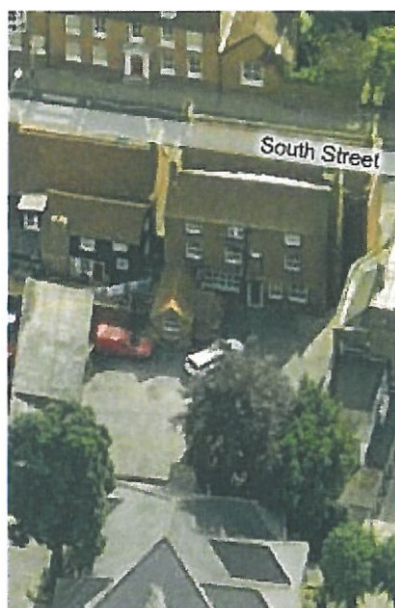
October 2011 Revised Assessment	
ROC capacity	9 units
NHP Revised capacity	9 units. A viable location that is likely to come forward over the next five years.



Site Details	
Site Address and Rochford District council reference	22 South Street, Rochford, Hullbridge ROC/0798/08
Current Land use	Office building and rear courtyard.
Surroundings	The site is located in predominantly commercial location surrounded by office and retail units.
Site Area	0.080 hectares
Access	Access from South Street
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	6

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
08/00798/FUL	6no. one bed flats	Approved 5.12.2008	Expires 5.12.2011

October 2011 Revised Assessment	
ROC caQacity	6 units
NHP Revised capacity	0 units. The building has been let to various commercial tenants and is therefore not available for development. Our view is that the owner will not develop the site for housing because the residual value for residential is significantly lower than the price paid for the property in 2008 £410,000. Based on our appraisal the residual value of the site for 6 units would be £125,000. (see Appendix D)





Site Details	
Site Address and Rochford District council reference	14 North Street, Rochford, ROC/0906/08
Current Land use	Former pub and rear car park
Surroundings	The site is located in predominantly commercial location. To the North is the Rochford congregational Church and the south a public car park.
Site Area	0.080 hectares
Access	Access from North Street
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	8

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
08/00906/FUL	3no. two bed houses, 3no.1 bed flats, 2no. bed flats	Approved 18.02.2009	Expires 18.02.2012

October 2011 Revised Assessment	
RDC capacity	8 units
NHP Revised capacity	5 units. Three units above the pub were completed in 2010.



Site Details	
Site Address and Rochford District council reference	Land West of Springfield Court, Boston Avenue, Rayleigh, ROC/0019/10
Current Land use	Amenity space.
Surroundings	The site is located in an established residential location.
Site Area	0.093 hectares
Access	Access from Boston Avenue.
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	6

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
10/00019/FUL	3no.1 bed flats, 3no.2 bed flats	Approved 25.03.2010	Expires 25.03.2013

October 2011 Revised Assessment	
ROC capacity	6 units
NHP Revised capacity	6 units. Land owned by the Council and likely to come forward as a housing association scheme backed by grant subsidy from the HCA.



Site Details	
Site Address and Rochford District council reference	Ulfa Court W Floor) 33a Eastwood Road, Rayleigh ROC/0024/09
Current Land use	Offices.
Surroundings	The site is located in a predominantly commercial location with a mixture of retail, offices with flats above.
Site Area	0.093 hectares
Access	Access from Websters Way
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	12

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
09/0024/FUL APP/81550/A/09/2106953	12 self contained flats.	Approved 9.11.2009	Expires 9.11.2012

October 2011 Revised Assessment	
ROC capacity	12 units
NHP Revised capacity	12 units. It is possible that the owner of this vacant office space might convert to residential in the next five years. Costs of conversion are likely to be relatively low and although not a good location for private sales would work as a rental scheme. Part of Ulfa Court is already in residential use.





Site Details	
Site Address and Rochford District council reference	89 High Street ,Rayleigh ROC/0486/08
Current Land use	Leisure/retail use.
Surroundings	The site is located commercial location. The site sits above a ground floor market hall.
Site Area	0.073 hectares
Access	Access from Websters Way
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	12

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
08/00486/FUL APP/81550/A/09/2097756	12no. 2 bed flats on a new first and second floor.	Approved 24.07.2009	Expires 24.07.2014

October 2011 Revised Assessment	
RDC capacity	12 units
NHP Revised capacity	0 units. The site is in a secondary location with flats that have a poor aspect. Most are single aspect. Our appraisal (see appendix D) shows that this scheme is not viable.





Site Details	
Site Address and Rochford District council reference	Site of 8 and 10 Weir Gardens, Rayleigh ROC/0156/08
Current Land use	Residential. Two houses.
Surroundings	Predominantly residential with A127 just to the south and to the west is the Brook Road Industrial Estate.
Site Area	0.016 hectares
Access	Access from Weir Gardens
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	12

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
08/00156/FUL APP/B1550/A/08/2078351	14no. 2 bed flats.	Approved 25.11.2008	Expires 25.11.2011

October 2011 Revised Assessment	
ROC capacity	12 units.
NHP Revised capacity	12 units. Development completed in 2011 by Sovereign County Homes.



Site Details	
Site Address and Rochford District council reference	Timber Grove, London Road, Rayleigh ROC/0664/07
Current Land use	Elizabeth Fitzroy Timber Grove care Home.
Surroundings	The site is located just off London Road. It is surrounded by commercial uses to south, east and west. To the north is open land.
Site Area	0.53 hectares
Access	Access from Timber Grove
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	8

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
07/00664/FUL	8no. 2 bed flats and replacement care home.	Approved 12.09.2007	Expired 12.09.2010

October 2011 Revised Assessment	
RDC capacity	8 units
NHP Revised capacity	0 units. Mr Alvin of Fitzroy Support has confirmed that Swan HA have withdrawn from the project. Fitzroy Support has no intention of developing the scheme due to lack of funding for the replacement care home.



Site Details	
Site Address and Rochford District council reference	2 -4 Aldermans Hill, Hockley BF1
Current Land use	Garage use.
Surroundings	The site is located in an established residential location.
Site Area	0.08 hectares
Access	Access from Folly lane/ Aldermans Hill
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	8

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
04/01124/0UT	8no. 2 bed flats	Withdrawn	

October 2011 Revised Assessment	
ROC capacity	8 units
NHP Revised capacity	0 units. The councils parking and amenity standards mean that it is highly unlikely that the site could accommodate 8no. 2 bed flats. Our view is the site is that 4 units is more realistic. On this basis the site is not viable for residential development given the existing use value of the garage and the high cost of decontaminating the site including removal of petrol storage tanks.



Site Details	
Site Address and Rochford District council reference	68-72 West Street, Rochford-BF2
Current Land use	Garage use.
Surroundings	The site is located in a mixed commercial/ residential area.
Site Area	0.174 hectares
Access	Access from Union lane.
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	18

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
09/00192/FUL	23 one bed flats, 15 two bed flats, 1 bed flat and a studio.	Refused 23.06.2009	

October 2011 Revised Assessment	
ROC capacity	18 units
NHP Revised capacity	0 units. The most recent application on the site was dismissed at Appeal on 1 <sup>st</sup> December 2009. Although the principle of residential development is accepted there are a number of site constraints, the most significant of which relates to the impact of development on the daylight and sunlight of an adjoining listed building 64-66 West Street. The Council have suggested that the site is capable of accommodating 18 units however in our view this would not generate sufficient residual land value to exceed the existing use value of the site as garage. Based on recent comparable evidence the existing use value of the garage is £1.5m to £2m and our appraisal generates a residential land value of £245,000 for a scheme of 18 unit flats (see Appendix D). Furthermore part of the site has recently been granted planning permission for an A4 bar use and fit out is currently underway. All other units on the site are occupied by viable businesses.





Site Details	
Site Address and Rochford District council reference	162-168 High Street, Rayleigh- BF4
Current Land use	Office use
Surroundings	The site is located in a mixed commercial / residential area.
Site Area	0.17 hectares
Access	Access from Rayleigh High Street
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	23

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
07/00668/FUL APP/B1550/N08/2073159	23 flats	Refused 9.10.2007	Appeal dismissed 18.08.2008

October 2011 Revised Assessment	
RDC capacity	23 units
NHP Revised capacity	0 units. The 23 unit scheme proposed for the site was considered an overdevelopment by the Council and also by the Appeal Inspector. The site was acquired in 2009 by ESW Chartered Accountants who have refurbished the buildings for their head office. They have no intention of undertaking a residential development on the site.



Site Details	
Site Address and Rochford District council reference	247 London Road, Rayleigh – BF6
Current Land use	Garage use
Surroundings	The site is located in a mixed commercial / residential area.
Site Area	0.2 hectares
Access	Access from London Road
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	14

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
06/01005/FUL APP/81550/A/07/2042163	16 two bed flats and 2 three bed flats	Refused 14.02.2007	Appeal dismissed 14.09.2007

October 2011 Revised Assessment	
ROC capacity	14 units
NHP Revised capacity	0 units. Planning permission was refused and subsequently dismissed at Appeal for an 18 unit scheme. The proposed development was refused due to the detrimental impact on the living conditions of the adjoining owners both in terms of noise from the car park and the bulk, height and massing of the block of flats. We do not believe it would be possible to overcome these problems by reducing the number of units to 14. Furthermore this is a viable second car business in an excellent location given its prominent road frontage. A small scheme which could overcome the site constraints would not be viable given the existing use value of the site.



Site Details	
Site Address and Rochford District council reference	Springfield Court, Rayleigh-BF13
Current Land use	Amenity space.
Surroundings	The site is located in a residential area.
Site Area	0.22 hectares
Access	Access from London Road
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	10 units

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
N/A			

October 2011 Revised Assessment	
ROC capacity	10 units
NHP Revised capacity	10 units. Appears to be appropriate for a small block of flats albeit somewhat constrained by a surface water culvert. Land owned by the Council and likely to come forward as a housing association scheme backed by grant subsidy from the HCA





Site Details	
Site Address and Rochford District council reference	1 The Approach, Rayleigh-BF18
Current Land use	Office use.
Surroundings	The site is located in a mixed residential/commercial area.
Site Area	0.09 hectares
Access	Access from The Approach
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	8 units

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
07/00962/OUT APP/B1550/N08/2075233	8 one bed flats and 6 two bed flats	Refused 29.01.2008	Appeal dismissed 29.01.2009

October 2011 Revised Assessment	
RDC capacity	8 units
NHP Revised capacity	0 units. There are a number of constraints affecting this site including its close proximity to the railway line and the difficulty of providing sufficient parking to accord with the Council standards. In dismissing the Appeal the Inspector stated that it would be necessary for cars to reverse onto The Approach, which would be hazardous. Amenity space for the development was proposed to be at roof level. The Council state in their grounds for refusal that levels of noise on this terrace would be unacceptably high. Our view is that it might be possible to convert the existing office building but this would result in approximately 4 units. The land value of 4 units would be less than the existing use value for use of the site as offices and a builders yard.



Site Details	
Site Address and Rochford District council reference	24/26 Stambridge Road – BF19
Current Land use	Residential use.
Surroundings	The site is located residential area.
Site Area	0.09 hectares
Access	Access from Stambridge Road
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	6 units

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
07/00112/FUL	4 two bed flats and 2 one bed flats	Refused 25.05.2007	

October 2011 Revised Assessment	
ROC capacity	6 units
NHP Revised capacity	0 units. The Council refused planning permission for 6 flats on the grounds that parking to the rear of the property would create noise and disturbance, and the proposed development would result in overlooking and loss of privacy. We do not believe it would be possible to design a viable scheme to overcome these constraints.



Site Details	
Site Address and Rochford District council reference	41-67 Lower Lambricks – BF21
Current Land use	Residential use.
Surroundings	The site is located residential area.
Site Area	0.09 hectares
Access	Access from Lower Lambricks
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	12 units

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
N/A			

October 2011 Revised Assessment	
ROC capacity	12 units
NHP Revised capacity	12 units. The architects for this scheme has confirmed that they are shortly due to submit an application for 12 houses. Located in a reasonable location and Likely to come forward in the next five years.



Site Details	
Site Address and Rochford District council reference	Rawreth lane, Rayleigh, Land rear of Asda car park- 91
Current Land use	
Surroundings	The site is located in mixed commercial/ residential area.
Site Area	0.09 hectares
Access	Access from Rawreth Lane
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	23 units

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
10/00021/FUL	Mixed use building comprising three commercial units and twenty-three affordable flats and car parking area.	Approved 13.04.2010	

October 2011 Revised Assessment	
ROC capacity	23 units
NHP Revised capacity	23 units. The development of the 23 units is being built by Sanctuary Group with grant subsidy from the HCA . Completion expected in Spring 2012.



Site Details	
Site Address and Rochford District council reference	206 London Road, Rayleigh (in addition to outline permission) – 93
Current Land use	Residential
Surroundings	The site is located in mixed commercial/ residential area.
Site Area	2.0 hectares
Access	Previously from London Road. However it is no longer possible to access the majority of the site given that the Barrington's development is now completed.
Flood plain	No
Green Belt	Yes
Rochford District Council Capacity 0-5 years	31 units

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
N/A			

October 2011 Revised Assessment	
ROC capacity	31 units
NHP Revised capacity	0 units. The developers of this site Weston Homes originally proposed a scheme for 33 units. However due objections from the District and County Council reduced the number to 14 units which are now built. The land to the rear of this development is a heavily wooded area located in the green belt. An alternative access to the remaining area of the site would need to be sought given that it no longer accessible through The Barringtons.





Site Details	
Site Address and Rochford District council reference	Land south east of Hockley Station, Hockley -102
Current Land use	Commercial. Former railway siding.
Surroundings	The site is located in predominantly commercial area, although some residential development has taken place around Hockley Station.
Site Area	0.45 hectares
Access	Access would be from Station Approach.
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	8 units

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
N/A			

October 2011 Revised Assessment	
RDC capacity	8 units
NHP Revised capacity	8 units. The site is likely to be suitable for 8 units adjoining the existing residential development in Station Approach.





Site Details	
Site Address and Rochford District council reference	Stambridge Mills, Rochford , Hockley – EL2
Current Land use	Commercial.
Surroundings	The site is a redundant industrial premises on the banks of the Roach.
Site Area	1.84 hectares
Access	Access is from Mill Lane, which is constrained and below standard.
Flood plain	Yes. The site is located in a Flood Zone- 3A High Probability Area.
Green Belt	No
Rochford District Council Capacity 0-5 years	163 units

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
11/00494/FUL	45no. 2, 3 & 4 bed houses and 51no. 1 and 2 bed flats	Not yet determined	

October 2011 Revised Assessment	
ROC capacity	163 units
NHP Revised capacity	0 units. ILD (Stanbridge) submitted an application in August for a mix of low rise houses and flats. Even if this application is approved we believe commencement of this development will be significantly delayed or potentially stalled by the need to purchase third party land to facilitate the shared use footway/cycleway along Mill Road and also the flood defence works.



Site Details	
Site Address and Rochford District council reference	Star Lane former brickwork, Great Wakering – EL3
Current Land use	Commercial.
Surroundings	The site is disused brickworks with an industrial estate to the North, and open land to the east, south and west.
Site Area	5.8 hectares
Access	Access is from Star Lane.
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	125 units

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
N/A			

October 2011 Revised Assessment	
ROC capacity	125units
NHP Revised capacity	125 units. Inner London Group is preparing a scheme for approximately 125 houses. This is a viable location and likely to come forward in the next five years.



Site Details	
Site Address and Rochford District council reference	Former E-on Site, London Road Rayleigh
Current Land use	Commercial. Former E-on call centre that closed in 2010.
Surroundings	The site is surrounded by residential uses.
Site Area	3.342 hectares
Access	Access is from London Road
Flood plain	No
Green Belt	No
Rochford District Council Capacity 0-5 years	103 units

Relevant Planning History			
App Reference/ Applicant	Development	Decision and date	Additional Information
N/A	Bellway Homes are shortly due to submit an application for 103 unit scheme comprising a mix of 2, 3, 4 and 5 bed houses and some 2 bed apartments.		

October 2011 Revised Assessment	
ROC capacity	103 units
NHP Revised capacity	103 units. This is a viable location and likely to come forward in the next five years.





Rochford District Council

December 2010

# Annual Monitoring Report 2009-2010



# LDF

## Appendix B

Housing trajectory site list (from planning application information up to 31.3.2010)

[illegible]



Reference	Location	Status	Year
ROC/0551/07	land adj Rustlings Folly Chase Hockley	Full permission	2009-10
ROC/0621/08	20 Kings Road, Rayleigh	Full permission	2010-11
ROC/0718/08	Land adj 16 Leasway, Rayleigh.	Full permission	2011-12
ROC/0826/06	Land adjoining Dudulah, Eastwood Rise, Eastwood	Full permission	2012-13
ROC/0115/08	23 High Road, Hockley.	Full permission	2013-14
ROC/0403/08	Rear of 16 - 24 Kingswood Crescent, Rayleigh	Full permission	2014-15
ROC/0563/08	279b Ashingdon Road, Rochford.	Full permission	2015-16
ROC/0313/09	19 Bellingham Lane, Rayleigh	Full permission	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



[illegible]

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	
ROC/0653/07	Service Garage Southend Rd Gt Wakering	Full permission	23																						
ROC/0683/87	25 Branksome Avenue	Under Construction		1																					
ROC/0631/08	18 Kingsmans Farm Road	Under Construction		1																					
ROC/0955/08	254 High Street, Great Wakering	Under Construction		2																					
ROC/0319/98	Plumberow Cottage, Lower Road	Under Construction		1																					
ROC/0407/05	15 Sandhill Road, Eastwood	Under Construction		1																					
ROC/0395/00	Adj Mansfield Nurseries, Nore Road	Under Construction		1																					
ROC/0956/74	Adj. The Birches, Sandhill Road	Under Construction		1																					

[illegible]



				Year	
Reference	Location	Status			
ROC/0759/07	Paddock, Lambourne Hall Road, Canewdon	Under Construction	1	2009-10	2010-11
ROC/0111/07	land adj 47 Church Rd, Barling Magna	Under Construction	1		
ROC/0121/07	89 Downhall Rd Rayleigh	Under Construction	8		
ROC/1050/07	42 & 44 Down Hall Rd Rayleigh	Under Construction	1		
ROC/0518/06	279-277 Ashingdon Road Rochford	Under Construction	2		
ROC/0521/93	Glencroft, White Hart Lane, Hawkwell	Under Construction	26		
ROC/0602/09	6 Greensward Lane Hockley	Under Construction	-1		
ROC/0655/07	190-192 Plumberow Avenue, Hockley	Under Construction	2		

[illegible]



[illegible]

Reference	Location	Status
ROC/0286/09	Between 63-73 NeVERN Road	Full permission (construction not started)
ROC/0446/05	Land rear of 91 High St, Rayleigh	Full permission (construction not started)
ROC/1027/07	Treetops, Hillview Road, Rayleigh	Full permission (construction not started)
ROC/0565/08	289 Ferry Road, Hullbridge	Full permission (construction not started)
ROC/0458/09	Willow Pond Farm, Lower Rd, Hockley	Full permission (construction not started)
ROC/0602/08	18 Mornington Avenue, Rochford.	Full permission (construction not started)
ROC/0026/10	Gdn of 400 Ashington Rd, Rochford	Full permission (construction not started)
ROC/0013/09	The Yard, Trender's Avenue, Rayleigh.	Full permission (construction not started)

Reference	Location	Status	Year
ROC/0999/07	36 Hullbridge Rd Rayleigh	Full permission (construction not started)	2009-10
ROC/0274/05	land between 42 & 44 Little Wakering Rd, Gt Wakering	Full permission (construction not started)	2010-11
ROC/0665/08	52a Alexandra Road, Great Wakering.	Full permission (construction not started)	2011-12
ROC/0199/08	Land at 44 The Approach, Rayleigh SS6 9AA	Full permission (construction not started)	2012-13
ROC/0242/07	8 Willow Drive Rayleigh	Full permission (construction not started)	2013-14
ROC/0881/08	3 Station Avenue, Rayleigh.	Full permission (construction not started)	2014-15
ROC/0124/08	42 York Road, Ashington.	Full permission (construction not started)	2015-16
ROC/0605/08	1 Devon Gardens, Rochford.	Full permission (construction not started)	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



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		
ROC/0034/10	Site of Eastlodes, Mount Bovers Lane Hawkwell	Full permission (construction not started)			1																					
ROC/0008/08	61A SPA ROAD HOCKLEY SS5 4AR	Full permission (construction not started)			1																					
ROC/0195/09	144 Greensward Lane Hockley	Full permission (construction not started)			1																					
ROC/0263/09	Adj. 55 Hamilton gardens Hockley	Full permission (construction not started)			1																					
ROC/0557/09	Ld R/o 27 to 31 Broadlands Rd Hockley	Full permission (construction not started)			1																					
ROC/0805/08	Land rear of 25 Woodlands Road, Hockley.	Full permission (construction not started)			1																					
ROC/1030/07	1 Woodlands Rd Hockley	Full permission (construction not started)			6																					
ROC/0056/09	93 Greensward Lane, Hockley.	Full permission (construction not started)			1																					

				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



[illegible]

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
ROC/0019/10	Ld West of Springfield Court Boston Avenue Rayleigh	Full permission (construction not started)			6																			
ROC/0380/08	Site of 1 & 3 Pearsons Avenue, Rayleigh.	Full permission (construction not started)			2																			
ROC/0421/07	R/O 5 Victoria Ave Rayleigh	Full permission (construction not started)			1																			
ROC/0932/07	Land west of Boston Avenue/Cheapside West Rayleigh	Full permission (construction not started)			4																			
ROC/0715/08	114 Bull Lane, Rayleigh.	Full permission (construction not started)			1																			
ROC/0024/09	Ulfa Court (1 <sup>st</sup> floor) 33a Eastwood Rd, Rayleigh, SS6 7JD	Full permission (construction not started)				12																		
ROC/0486/08	89 High Street, Rayleigh SS6 7EJ	Full permission (construction not started)				12																		
ROC/1009/07	Homeregal House Bellingham Lane Rayleigh	Full permission (construction not started)			1																			

[illegible]



[illegible]

[illegible]



[illegible]

\*Figures quoted represent potential. Future development, including quantum of new housing, in Hockley centre to be determined through the Hockley Area Action Plan

<b>REVENUE</b>		File: Ro 91 High St Ra leigh		
Two Bed Flats	15 units at 145,000.00 ea.			2,175,000
			<b>REVENUE</b>	2,175,000
<b>COSTS</b>				
Bank Arrangement Fee			30,000	
Bank Legal Fees			10,000	
Bank Surveyors Fee			5,000	
			Initial Payments	45,000
Two Bed Flats	10,500.00 sq-ft at 130.00 psf		1,365,000	
Contingency	at 5.00%		68,250	
Project Management	at 1.00%		13,650	
Architect	at 4.00%		54,600	
Engineer	at 2.00%		27,300	
Quantity Surveyor	at 1.00%		13,650	
Nhbc	at 1.00%		13,650	
			Build Costs	1,556,100
Direct Sale Agents Fee	at 1.50%		32,625	
Direct Sale Legal Fees			7,500	
			Disposal Fees	40,125
Marketing			15,000	
			End Payments	15,000
<b>INTEREST</b>	<b>(See CASHFLOW)</b>			61,053
6.00% pa	on Debt charged Quarterly and compounded Quarterly			
Initial Payments	Month 1 (Jan 12)			
Building Costs	Month 3 to 14 (Mar 12- Feb 13)			
Marketing	Month 3 to 13 (Mar 12- Jan 13)			
Direct Sales	Month 15 to 17 (Mar 13- May 13)			
<b>PROFIT</b>	457,722		<b>COSTS</b>	1,717,278
<b>PROFIT/SALE</b>	21.04%		<b>PROFIT/COST</b>	26.65%
<b>IRR</b>	N/A			

Issue 1 / Representor 29064 / Mr Churchill on behalf of Cogent Land

Ro 91 High St Ra leigh	1 -Jan 12	2-Feb12	3 - Mar 12	4 - Apr 12	5- Ma12	6- Jun 12	7 - Jul12	8 -Aug 12	9- Sep 12	10- Oct 12
Two Bed Flats (sale)	0	0	0	0	0	0	0	0	0	0
Bank Arrangement Fee	-30,000	0	0	0	0	0	0	0	0	0
Bank Legal Fees	-10,000	0	0	0	0	0	0	0	0	0
Bank Surveyors Fee	-5,000	0	0	0	0	0	0	0	0	0
Two Bed Flats (bd.)	0	0	-113,750	-113,750	-113,750	-113,750	-113,750	-113,750	-113,750	-113,750
Contingency	0	0	-5,688	-5,688	-5,688	-5,688	-5,688	-5,688	-5,688	-5,688
Project Management	0	0	-1,138	-1,138	-1,138	-1,138	-1,138	-1,138	-1,138	-1,138
Architect	0	0	-4,550	-4,550	-4,550	-4,550	-4,550	-4,550	-4,550	-4,550
Engineer	0	0	-2,275	-2,275	-2,275	-2,275	-2,275	-2,275	-2,275	-2,275
Quantity Surveyor	0	0	-1,138	-1,138	-1,138	-1,138	-1,138	-1,138	-1,138	-1,138
Nhbc	0	0	-1,138	-1,138	-1,138	-1,138	-1,138	-1,138	-1,138	-1,138
Direct Sale Agents Fee	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	0	0	0	0	0	0	0	0	0	0
Marketing	0	0	-1,364	-1,364	-1,364	-1,364	-1,364	-1,364	-1,364	-1,364
Balance B/F	0	-45,000	-45,000	-177,366	-308,404	-439,443	-577,067	-708,105	-839,144	-982,763
Revenue	0	0	0	0	0	0	0	0	0	0
Outgoings	-45,000	0	-131,039	-131,039	-131,039	-131,039	-131,039	-131,039	-131,039	-131,039
Interest	0	0	-1,327	0	0	-6,585	0	0	-12,581	0
Balance C/F	-45,000	-45,000	-177,366	-308,404	-439,443	-577,067	-708,105	-839,144	-982,763	-1,113,802
Debt Intr %pa	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00

Ro 91 High St Rayleigh	11-Nov 12	12 - Dec 12	13- Jan 13	14- Feb 13	15- Mar 13	16 -Apr 13	17- Ma13
Two Bed Flats (sale)	0	0	0	0	725,000	725,000	725,000
Bank Arrangement Fee	0	0	0	0	0	0	0
Bank Legal Fees	0	0	0	0	0	0	0
Bank Surveyors Fee	0	0	0	0	0	0	0
Two Bed Flats (bid.)	-113,750	-113,750	-113,750	-113,750	0	0	0
Contingency	-5,688	-5,688	-5,688	-5,688	0	0	0
Project Management	-1'138	-1'138	-1'138	-1'138	0	0	0
Architect	-4,550	-4,550	-4,550	-4,550	0	0	0
Engineer	-2,275	-2,275	-2,275	-2,275	0	0	0
Quantity Surveyor	-1'138	-1,138	-1,138	-1,138	0	0	0
Nhbc	-1'138	-1'138	-1'138	-1'138	0	0	0
Direct Sale Agents Fee	0	0	0	0	-10,875	-10,875	-10,875
Direct Sale Legal Fees	0	0	0	0	-2,500	-2,500	-2,500
Marketing	-1,364	-1,364	-1,364	0	0	0	0
Balance B/F	-1'113,802	-1,244,840	-1,394,545	-1,525,584	-1,655,259	-964,271	-252,646
Revenue	0	0	0	0	725,000	725,000	725,000
Outgoings	-131,039	-131,039	-131,039	-129,675	-13,375	-13,375	-13,375
Interest	0	-18,666	0	0	-20,637	0	-1,257
Balance C/F	-1,244,840	-1,394,545	-1,525,584	-1,655,259	-964,271	-252,646	457,722
Debt Intr %pa	6.00	6.00	6.00	6.00	6.00	6.00	6.00

89 High Street Rayleigh 30 Oct 11

<b>REVENUE</b>		File: 89 HifiJh St Ra leigh		
Two Bed Flats	12 units at 150,000.00 ea.			1,800,000
			<b>REVENUE</b>	1,800,000
<b>COSTS</b>				
Bank Arrangement Fee			30,000	
Bank Legal Fees			10,000	
Bank Surveyors Fee			5,000	
			Initial Payments	45,000
Two Bed Flats	8,400.00 sq-ft at 145.00 psf		1,218,000	
Market Roof Works			50,000	
Contingency	at 5.00%		63,400	
Project Management	at 1.00%		12,680	
Architect	at 4.00%		50,720	
Engineer	at 2.00%		25,360	
Quantity Surveyor	at 1.00%		12,680	
Nhbc	at 1.00%		12,680	
			Build Costs	1,445,520
Direct Sale Agents Fee	at 1.50%		27,000	
Direct Sale Legal Fees			6,000	
			Disposal Fees	33,000
Marketing			10,000	
			End Payments	10,000
<b>INTEREST</b>		(See <b>CASHFLOW</b> )		57,875
6.00% pa	on Debt charged Quarterly and compounded Quarterly			
Initial Payments	Month 1 (Jan 12)			
Building Costs	Month 3 to 14 (Mar 12- Feb 13)			
Marketing	Month 3 to 13 (Mar 12 - Jan 13)			
Direct Sales	Month 15 to 17 (Mar 13- Ma13)			
<b>PROFIT</b>	208,605		<b>COSTS</b>	1,591,395
<b>PROFIT/SALE</b>	11.59%		<b>PROFIT/COST</b>	13.11%
<b>IRR</b>	N/A			



Issue 1 / Representor 29064 / Mr Churchill on behalf of Cogent Land

89 High St Raleigh	1 -Jan 12	2-Feb12	3- Mar 12	4 -Apr 12	5- May 12	6- Jun 12	7 - Jul 12	8-Aug 12	9 - Sep 12	10- Oct 12
Two Bed Flats (sale)	0	0	0	0	0	0	0	0	0	0
Bank Arrangement Fee	-30,000	0	0	0	0	0	0	0	0	0
Bank Legal Fees	-10,000	0	0	0	0	0	0	0	0	0
Bank Surveyors Fee	-5,000	0	0	0	0	0	0	0	0	0
Two Bed Flats (bid.)	0	0	-101,500	-101,500	-101,500	-101,500	-101,500	-101,500	-101,500	-101,500
Market Roof Works	0	0	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167	-4,167
Contingency	0	0	-5,283	-5,283	-5,283	-5,283	-5,283	-5,283	-5,283	-5,283
Project Management	0	0	-1,057	-1,057	-1,057	-1,057	-1,057	-1,057	-1,057	-1,057
Architect	0	0	-4,227	-4,227	-4,227	-4,227	-4,227	-4,227	-4,227	-4,227
Engineer	0	0	-2,113	-2,113	-2,113	-2,113	-2,113	-2,113	-2,113	-2,113
Quantity Surveyor	0	0	-1,057	-1,057	-1,057	-1,057	-1,057	-1,057	-1,057	-1,057
Nhbc	0	0	-1,057	-1,057	-1,057	-1,057	-1,057	-1,057	-1,057	-1,057
Direct Sale Agents Fee	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	0	0	0	0	0	0	0	0	0	0
Marketing	0	0	-909	-909	-909	-909	-909	-909	-909	-909
Balance B/F	0	-45,000	-45,000	-167,648	-289,017	-410,386	-537,905	-659,274	-780,643	-913,716
Revenue	0	0	0	0	0	0	0	0	0	0
Outgoings	-45,000	0	-121,369	-121,369	-121,369	-121,369	-121,369	-121,369	-121,369	-121,369
Interest	0	0	-1,279	0	0	-6,150	0	0	-11,704	0
Balance C/F	-45,000	-45,000	-167,648	-289,017	-410,386	-537,905	-659,274	-780,643	-913,716	-1,035,085
Debt Intr %pa	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00

89 High St Rayleigh	11-Nov12	12- Dec 12	13- Jan 13	14-Feb13	15-Mar13	16 -Apr 13	17- May 13
Two Bed Flats (sale)	0	0	0	0	600,000	600,000	600,000
Bank Arrangement Fee	0	0	0	0	0	0	0
Bank Legal Fees	0	0	0	0	0	0	0
Bank Surveyors Fee	0	0	0	0	0	0	0
Two Bed Flats (bid.)	-101,500	-101,500	-101,500	-101,500	0	0	0
Market Roof Works	-4,167	-4,167	-4,167	-4,167	0	0	0
Contingency	-5,283	-5,283	-5,283	-5,283	0	0	0
Project Management	-1,057	-1,057	-1,057	-1,057	0	0	0
Architect	-4,227	-4,227	-4,227	-4,227	0	0	0
Engineer	-2,113	-2,113	-2,113	-2,113	0	0	0
Quantity Surveyor	-1,057	-1,057	-1,057	-1,057	0	0	0
Nhbc	-1,057	-1,057	-1,057	-1,057	0	0	0
Direct Sale Agents Fee	0	0	0	0	-9,000	-9,000	-9,000
Direct Sale Legal Fees	0	0	0	0	-2,000	-2,000	-2,000
Marketing	-909	-909	-909	0	0	0	0
Balance B/F	-1,035,085	-1,156,454	-1,295,164	-1,416,533	-1,536,993	-967,512	-378,512
Revenue	0	0	0	0	600,000	600,000	600,000
Outgoings	-121,369	-121,369	-121,369	-120,460	-11,000	-11,000	-11,000
Interest	0	-17,341	0	0	-19,519	0	-1,883
Balance C/F	-1,156,454	-1,295,164	-1,416,533	-1,536,993	-967,512	-378,512	208,605
Debt Intr %pa	6.00	6.00	6.00	6.00	6.00	6.00	6.00

<b>REVENUE</b>		File: 299 FerRoad Hbridge		
One Bed Age Restricted Flats	3 units at 100,000.00 ea.		300,000	
Two Bed Age Restricted Flats	5 units at 120,000.00 ea.		600,000	
			<b>REVENUE</b>	900,000
<b>COSTS</b>				
Site Value			50,000	
Site Stamp Duty	at 3.00%		1,500	
Site Legal Fees			5,000	
			Site Costs	56,500
Bank Arrangement Fee			20,000	
Bank Legal Fees			10,000	
Bank Surveyors Fee			5,000	
			Initial Payments	35,000
1 Bed Age Restricted Flats	1,350.00 sq-ft at 125.00 psf		168,750	
2 Bed Age Restricted Flats	3,250.00 sq-ft at 125.00 psf		406,250	
Demolition			15,000	
Site Works			20,000	
Contingency	at 5.00%		30,500	
			Build Costs	640,500
Direct Sale Agents Fee	at 1.50%		13,500	
Direct Sale Legal Fees			5,000	
			Disposal Fees	18,500
<b>INTEREST</b>	<b>(See CASHFLOW)</b>			30,864
6.00% pa	on Debt charged Quarterly and compounded Quarterly			
Site Costs	Month 1 (Jan 12)			
Initial Payments	Month 1 (Jan 12)			
Building Costs	Month 3 to 14 (Mar 12- Feb 13)			
Direct Sales	Month 15 to 17 (Mar 13- May 13)			
<b>PROFIT</b>	118,636	<b>COSTS</b>	781,364	
<b>PROFIT/SALE</b>	13.18%	<b>PROFIT/COST</b>	15.18%	
<b>IRR</b>	N/A			

<b>299 Ferry Road Hbridge</b>	<b>1 - Jan 12</b>	<b>2 - Feb 12</b>	<b>3 - Mar 12</b>	<b>4 - Apr 12</b>	<b>5 - May 12</b>	<b>6 - Jun 12</b>	<b>7 - Jul12</b>	<b>8 - Aug 12</b>	<b>9 - Sep 12</b>
One Bed Age Restricted Flats (sale)	0	0	0	0	0	0	0	0	0
Two Bed A2e Restricted Flats (sale)	0	0	0	0	0	0	0	0	0
Site Value	-50,000	0	0	0	0	0	0	0	0
Site Stamp Duty	-1,500	0	0	0	0	0	0	0	0
Site Legal Fees	-5,000	0	0	0	0	0	0	0	0
Bank Arrangement Fee	-20,000	0	0	0	0	0	0	0	0
Bank Legal Fees	-10,000	0	0	0	0	0	0	0	0
Bank Surveyors Fee	-5,000	0	0	0	0	0	0	0	0
1 Bed Age Restricted Flats (bid.)	0	0	-14,063	-14,063	-14,063	-14,063	-14,063	-14,063	-14,063
2 Bed Age Restricted Flats (bid.)	0	0	-33,854	-33,854	-33,854	-33,854	-33,854	-33,854	-33,854
Demolition	0	0	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250
Site Works	0	0	-1,667	-1,667	-1,667	-1,667	-1,667	-1,667	-1,667
Contingency	0	0	-2,542	-2,542	-2,542	-2,542	-2,542	-2,542	-2,542
Direct Sale Agents Fee	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	0	0	0	0	0	0	0	0	0
<b>Balance B/F</b>	0	-91,500	-91,500	-146,513	-199,888	-253,263	-310,434	-363,809	-417,184
<b>Revenue</b>	0	0	0	0	0	0	0	0	0
<b>Outgoings</b>	-91,500	0	-53,375	-53,375	-53,375	-53,375	-53,375	-53,375	-53,375
<b>Interest</b>	0	0	-1,638	0	0	-3,796	0	0	-6,255
<b>Balance C/F</b>	-91,500	-91,500	-146,513	-199,888	-253,263	-310,434	-363,809	-417,184	-476,814
Debt Intr %pa	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00

299 Ferry Road Hbrid9e	10-Oct12	11-Nov12	12- Dec 12	13-Jan 13	14- Feb 13	15 -Mar13	16 -Apr 13	17-Mal13
One Bed Age Restricted Flats (sale)	0	0	0	0	0	100,000	100,000	100,000
Two Bed Age Restricted Flats (sale)	0	0	0	0	0	200,000	200,000	200,000
Site Value	0	0	0	0	0	0	0	0
Site Stamp Duty	0	0	0	0	0	0	0	0
Site Legal Fees	0	0	0	0	0	0	0	0
Bank Arrangement Fee	0	0	0	0	0	0	0	0
Bank Legal Fees	0	0	0	0	0	0	0	0
Bank Surveyors Fee	0	0	0	0	0	0	0	0
1 Bed Age Restricted Flats (bid.)	-14,063	-14,063	-14,063	-14,063	-14,063	0	0	0
2 Bed Age Restricted Flats (bid.)	-33,854	-33,854	-33,854	-33,854	-33,854	0	0	0
Demolition	-1,250	-1,250	-1,250	-1,250	-1,250	0	0	0
Site Works	-1,667	-1,667	-1,667	-1,667	-1,667	0	0	0
Contingency	-2,542	-2,542	-2,542	-2,542	-2,542	0	0	0
Direct Sale Agents Fee	0	0	0	0	0	-4,500	-4,500	-4,500
Direct Sale Legal Fees	0	0	0	0	0	-1,667	-1,667	-1,667
Balance B/F	-476,814	-530,189	-583,564	-645,690	-699,065	-752,440	-468,163	-174,330
Revenue	0	0	0	0	0	300,000	300,000	300,000
Outgoings	-53,375	-53,375	-53,375	-53,375	-53,375	-6,167	-6,167	-6,167
Interest	0	0	-8,751	0	0	-9,557	0	-867
Balance CIF	-530,189	-583,564	-645,690	-699,065	-752,440	-468,163	-174,330	118,636
Debt Intr %pa	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00



<b>REVENUE</b>		File: Ro 91 Hi9h St Ra:lleigh		
Two Bed Flats	15 units at 145,000.00 ea.			2,175,000
			<b>REVENUE</b>	2,175,000
<b>COSTS</b>				
Bank Arrangement Fee			30,000	
Bank Legal Fees			10,000	
Bank Surveyors Fee			5,000	
			Initial Payments	45,000
Two Bed Flats	10,500.00 sq-ft at 130.00 psf		1,365,000	
Contingency	at 5.00%		68,250	
Project Management	at 1.00%		13,650	
Architect	at 4.00%		54,600	
Engineer	at 2.00%		27,300	
Quantity Surveyor	at 1.00%		13,650	
Nhbc	at 1.00%		13,650	
			Build Costs	1,556,100
Direct Sale Agents Fee	at 1.50%		32,625	
Direct Sale Legal Fees			7,500	
			Disposal Fees	40,125
Marketing			15,000	
			End Payments	15,000
<b>INTEREST</b>	<b>(See CASHFLOW)</b>			61,053
6.00% pa	on Debt charged Quarterly and compounded Quarterly			
Initial Payments	Month 1 (Jan 12)			
Building Costs	Month 3 to 14 (Mar 12- Feb 13)			
Marketing	Month 3 to 13 (Mar 12- Jan 13)			
Direct Sales	Month 15 to 17 Mar 13- May 13)			
<b>PROFIT</b>	457,722		<b>COSTS</b>	1,717,278
<b>PROFIT/SALE</b>	21.04%		<b>PROFIT/COST</b>	26.65%
<b>IRR</b>	N/A			

Issue 1 / Representor 29064 / Mr Churchill on behalf of Cogent Land

Ro 91 High St Raylei h	1 -Jan 12	2 -Feb 12	3- Mar 12	4 -Apr 12	5- May 12	6- Jun 12	7 - Jul 12	8 - AUfi12	9 - Sep 12	10-Oct12
Two Bed Flats (sale)	0	0	0	0	0	0	0	0	0	0
Bank Arrangement Fee	-30,000	0	0	0	0	0	0	0	0	0
Bank Legal Fees	-10,000	0	0	0	0	0	0	0	0	0
Bank Surveyors Fee	-5,000	0	0	0	0	0	0	0	0	0
Two Bed Flats (bid.)	0	0	-113,750	-113,750	-113,750	-113,750	-113,750	-113,750	-113,750	-113,750
Contingency	0	0	-5,688	-5,688	-5,688	-5,688	-5,688	-5,688	-5,688	-5,688
Project Management	0	0	-1'138	-1'138	-1'138	-1'138	-1,138	-1'138	-1'138	-1'138
Architect	0	0	-4,550	-4,550	-4,550	-4,550	-4,550	-4,550	-4,550	-4,550
Engineer	0	0	-2,275	-2,275	-2,275	-2,275	-2,275	-2,275	-2,275	-2,275
Quantity Surveyor	0	0	-1'138	-1'138	-1'138	-1'138	-1'138	-1'138	-1'138	-1'138
Nhbc	0	0	-1'138	-1'138	-1'138	-1'138	-1'138	-1'138	-1'138	-1'138
Direct Sale Agents Fee	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	0	0	0	0	0	0	0	0	0	0
Marketing	0	0	-1,364	-1,364	-1,364	-1,364	-1,364	-1,364	-1,364	-1,364
Balance B/F	0	-45,000	-45,000	-177,366	-308,404	-439,443	-577,067	-708,105	-839,144	-982,763
Revenue	0	0	0	0	0	0	0	0	0	0
Outgoings	-45,000	0	-131,039	-131,039	-131,039	-131,039	-131,039	-131,039	-131,039	-131,039
Interest	0	0	-1,327	0	0	-6,585	0	0	-12,581	0
Balance C/F	-45,000	-45,000	-177,366	-308,404	-439,443	-577,067	-708,105	-839,144	-982,763	-1,113,802
Debt Intr %pa	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00

Issue 1 / Representor 29064 / Mr Churchill on behalf of Cogent Land

Ro 91 High St Rayleigh	11 - Nov 12	12 - Dec 12	13 - Jan13	14-Feb13	15-Mar13	16 -Apr 13	17- May 13
Two Bed Flats (sale)	0	0	0	0	725,000	725,000	725,000
Bank Arrangement Fee	0	0	0	0	0	0	0
Bank Legal Fees	0	0	0	0	0	0	0
Bank Surveyors Fee	0	0	0	0	0	0	0
Two Bed Flats (bid.)	-113,750	-113,750	-113,750	-113,750	0	0	0
Contingency	-5,688	-5,688	-5,688	-5,688	0	0	0
Project Management	-1'138	-1,138	-1'138	-1'138	0	0	0
Architect	-4,550	-4,550	-4,550	-4,550	0	0	0
Engineer	-2,275	-2,275	-2,275	-2,275	0	0	0
Quantity Surveyor	-1,138	-1'138	-1,138	-1,138	0	0	0
Nhbc	-1'138	-1'138	-1,138	-1.138	0	0	0
Direct Sale Agents Fee	0	0	0	0	-10,875	-10,875	-10,875
Direct Sale Legal Fees	0	0	0	0	-2,500	-2,500	-2,500
Marketing	-1,364	-1,364	-1,364	0	0	0	0
Balance 8/F	-1,113,802	-1,244,840	-1,394,545	-1,525,584	-1,655,259	-964,271	-252,646
Revenue	0	0	0	0	725,000	725,000	725,000
Outgoings	-131,039	-131,039	-131,039	-129,675	-13,375	-13,375	-13,375
Interest	0	-18,666	0	0	-20,637	0	-1,257
Balance C/F	-1,244,840	-1,394,545	-1,525,584	-1,655,259	-964,271	-252,646	457,722
Debt Intr %pa	6.00	6.00	6.00	6.00	6.00	6.00	6.00

Issue 1 / Representor 29064 / Mr Churchill on behalf of Cogent Land

22 South Street Rochford 31 Oct 11

<b>REVENUE</b>		File: South Street Rochford		
One Bed Flats	6 units at 125,000.00 ea.			750,000
			<b>REVENUE</b>	750,000
<b>COSTS</b>				
Site Value		125,000		
		Site Costs		125,000
Bank Arrangement Fee		15,000		
Bank Legal Fees		5,000		
Bank Surveyors Fee		5,000		
		Initial Payments		25,000
One Bed Flats	3,000.00 sq-ft at 125.00 psf	375,000		
Contingency	at 5.00%	18,750		
Project Management	at 1.00%	3,750		
Architect	at 4.00%	15,000		
Engineer	at 2.00%	7,500		
Quantity Surveyor	at 1.00%	3,750		
Nhbc	at 1.00%	3,750		
		Build Costs		427,500
Direct Sale Agents Fee	at 1.50%	11,250		
Direct Sale Legal Fees		3,000		
		Disposal Fees		14,250
Marketing		5,000		
		End Payments		5,000
<b>INTEREST</b>	(See <b>CASHFLOW</b> )			27,444
6.00% pa	on Debt charged Quarterly and compounded Quarterly			
Site Costs	Month 1 (Jan 12) Month 1			
Initial Payments	(Jan 12)			
Building Costs	Month 3 to 14 (Mar 12- Feb 13) Month 3 to			
Marketing	13 (Mar 12- Jan 13) Month 15 to 17 (Mar			
Direct Sales	13- Mar 13)			
<b>PROFIT</b>	125,806	<b>COSTS</b>		624,194
<b>PROFIT/SALE</b>	16.77%	<b>PROFIT/COST</b>		20.15%
<b>IRR</b>	N/A			

Issue 1 / Representor 29064 / Mr Churchill on behalf of Cogent Land

South Street Rochford	1-Jan 12	2- Feb 12	3-Mar 12	4 - Apr 12	5 - Ma12	6 - Jun 12	7- Jul 12	8- Aug 12	9- Sep 12	10 -Oct12
One Bed Flats (sale	0	0	0	0	0	0	0	0	0	0
Site Value	-125,000	0	0	0	0	0	0	0	0	0
Bank Arrangement Fee	-15,000	0	0	0	0	0	0	0	0	0
Bank Legal Fees	-5,000	0	0	0	0	0	0	0	0	0
Bank Surveyors Fee	-5,000	0	0	0	0	0	0	0	0	0
One Bed Flats (bid.)	0	0	-31,250	-31,250	-31,250	-31,250	-31,250	-31,250	-31,250	-31,250
Contingency	0	0	-1,563	-1,563	-1,563	-1,563	-1,563	-1,563	-1,563	-1,563
Project Management	0	0	-313	-313	-313	-313	-313	-313	-313	-313
Architect	0	0	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250	-1,250
Engineer	0	0	-625	-625	-625	-625	-625	-625	-625	-625
Quantity Surveyor	0	0	-313	-313	-313	-313	-313	-313	-313	-313
Nhbc	0	0	-313	-313	-313	-313	-313	-313	-313	-313
Direct Sale Agents Fee	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	0	0	0	0	0	0	0	0	0	0
Marketing	0	0	-455	-455	-455	-455	-455	-455	-455	-455
Balance B/F	0	-150,000	-150,000	-188,509	-224,589	-260,668	-300,656	-336,735	-372,815	-414,485
Revenue	0	0	0	0	0	0	0	0	0	0
Outgoings	-150,000	0	-36,080	-36,080	-36,080	-36,080	-36,080	-36,080	-36,080	-36,080
Interest	0	0	-2,430	0	0	-3,908	0	0	-5,590	0
Balance C/F	-150,000	-150,000	-188,509	-224,589	-260,668	-300,656	-336,735	-372,815	-414,485	-450,565
DebtIntr %pa	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00



Issue 1 / Representor 29064 / Mr Churchill on behalf of Cogent Land

South Street Rochford	11-Nov 12	12- Dec 12	13- Jan13	14 - Feb13	15- Mar 13	16 - Apr 13	17 - May 13
One Bed Flats (sale)	0	0	0	0	250,000	250,000	250,000
Site Value	0	0	0	0	0	0	0
Bank Arrangement Fee	0	0	0	0	0	0	0
Bank Legal Fees	0	0	0	0	0	0	0
Bank Surveyors Fee	0	0	0	0	0	0	0
One Bed Flats (bid.)	-31,250	-31,250	-31,250	-31,250	0	0	0
Contingency	-1,563	-1,563	-1,563	-1,563	0	0	0
Project Management	-313	-313	-313	-313	0	0	0
Architect	-1,250	-1,250	-1,250	-1,250	0	0	0
Engineer	-625	-625	-625	-625	0	0	0
Quantity Surveyor	-313	-313	-313	-313	0	0	0
Nhbc	-313	-313	-313	-313	0	0	0
Direct Sale Agents Fee	0	0	0	0	-3,750	-3,750	-3,750
Direct Sale Legal Fees	0	0	0	0	-1,000	-1,000	-1,000
Marketing	-455	-455	-455	0	0	0	0
Balance B/F	-450,565	-486,644	-530,021	-566,101	-601,726	-364,103	-118,853
Revenue	0	0	0	0	250,000	250,000	250,000
Outgoings	-36,080	-36,080	-36,080	-35,625	-4,750	-4,750	-4,750
Interest	0	-7,298	0	0	-7,627	0	-591
Balance C/F	-486,644	-530,021	-566,101	-601,726	-364,103	-118,853	125,806
Debt Intr %pa	6.00	6.00	6.00	6.00	6.00	6.00	6.00

68-72 West Street Rochford 30 Oct 11

<b>REVENUE</b>		File: West Street Rochford		
Two Bed Flats	18 units at 165,000.00 ea.			2,970,000
			<b>REVENUE</b>	2,970,000
<b>COSTS</b>				
Site Value			245,000	
Site Stamp Duty	at 3.00%		7,350	
			Site Costs	252,350
Bank Arrangement Fee			30,000	
Bank Legal Fees			10,000	
Bank Surveyors Fee			5,000	
			Initial Payments	45,000
Two Bed Flats	12,600.00 sq-ft at 140.00 psf		1,764,000	
Contingency	at 5.00%		88,200	
Project Management	at 1.00%		17,640	
Architect	at 4.00%		70,560	
Engineer	at 2.00%		35,280	
Quantity Surveyor	at 1.00%		17,640	
Nhbc	at 1.00%		17,640	
			Build Costs	2,010,960
Direct Sale Agents Fee	at 1.50%		44,550	
Direct Sale Legal Fees			9,000	
			Disposal Fees	53,550
Marketing			15,000	
			End Payments	15,000
<b>INTEREST</b>	(See <b>CASHFLOW</b> )			97,681
6.00% pa	on Debt charged Quarterly and compounded Quarterly			
Site Costs	Month 1 (Jan 12)			
Initial Payments	Month 1 (Jan 12)			
Building Costs	Month 3 to 14 (Mar 12- Feb 13)			
Marketing	Month 3 to 13 (Mar 12- Jan 13)			
Direct Sales	Month 15 to 17 (Mar 13- Ma13)			
<b>PROFIT</b>	495,459		<b>COSTS</b>	2,474,541
<b>PROFIT/SALE</b>	16.68%		<b>PROFIT/COST</b>	20.02%
<b>IRR</b>	N/A			

Issue 1 / Representor 29064 / Mr Churchill on behalf of Cogent Land

<b>West Street Rochford</b>	1 - Jan 12	2- Feb 12	3- Mar 12	4 -Apr 12	5 - May 12	6-Jun12	7- Jul12	8 - Au2 12	9- Sep 12	10- Oct 12
Two Bed Flats (sale)	0	0	0	0	0	0	0	0	0	0
Site Value	-245,000	0	0	0	0	0	0	0	0	0
Site Stamp Duty	-7,350	0	0	0	0	0	0	0	0	0
Bank Arrangement Fee	-30,000	0	0	0	0	0	0	0	0	0
Bank Legal Fees	-10,000	0	0	0	0	0	0	0	0	0
Bank Surveyors Fee	-5,000	0	0	0	0	0	0	0	0	0
Two Bed Flats (bid.)	0	0	-147,000	-147,000	-147,000	-147,000	-147,000	-147,000	-147,000	-147,000
Contingency	0	0	-7,350	-7,350	-7,350	-7,350	-7,350	-7,350	-7,350	-7,350
Project Management	0	0	-1,470	-1,470	-1,470	-1,470	-1,470	-1,470	-1,470	-1,470
Architect	0	0	-5,880	-5,880	-5,880	-5,880	-5,880	-5,880	-5,880	-5,880
Engineer	0	0	-2,940	-2,940	-2,940	-2,940	-2,940	-2,940	-2,940	-2,940
Quantity Surveyor	0	0	-1,470	-1,470	-1,470	-1,470	-1,470	-1,470	-1,470	-1,470
Nhbc	0	0	-1,470	-1,470	-1,470	-1,470	-1,470	-1,470	-1,470	-1,470
Direct Sale Agents Fee	0	0	0	0	0	0	0	0	0	0
Direct Sale Legal Fees	0	0	0	0	0	0	0	0	0	0
Marketh2	0	0	-1,364	-1,364	-1,364	-1,364	-1,364	-1,364	-1,364	-1,364
<b>Balance B/F</b>	0	-297,350	-297,350	-471,594	-640,538	-809,482	-990,559	-1,159,503	-1,328,446	-1,517,308
<b>Revenue</b>	0	0	0	0	0	0	0	0	0	0
<b>Outgoings</b>	-297,350	0	-168,944	-168,944	-168,944	-168,944	-168,944	-168,944	-168,944	-168,944
<b>Interest</b>	0	0	-5,301	0	0	-12,134	0	0	-19,918	0
<b>Balance C/F</b>	-297,350	-297,350	-471,594	-640,538	-809,482	-990,559	-1,159,503	-1,328,446	-1,517,308	-1,686,252
Debt Intr %pa	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00

West Street Rochford	11 - Nov 12	12 - Dec 12	13 - Jan 13	14-Feb13	15-Mar13	16 -Apr 13	17 - May 13
Two Bed Flats (sale)	0	0	0	0	990,000	990,000	990,000
Site Value	0	0	0	0	0	0	0
Site Stamp Duty	0	0	0	0	0	0	0
Bank Arrangement Fee	0	0	0	0	0	0	0
Bank Legal Fees	0	0	0	0	0	0	0
Bank Surveyors Fee	0	0	0	0	0	0	0
Two Bed Flats (bid.)	-147,000	-147,000	-147,000	-147,000	0	0	0
Contingency	-7,350	-7,350	-7,350	-7,350	0	0	0
Project Management	-1,470	-1,470	-1,470	-1,470	0	0	0
Architect	-5,880	-5,880	-5,880	-5,880	0	0	0
Engineer	-2,940	-2,940	-2,940	-2,940	0	0	0
Quantity Surveyor	-1,470	-1,470	-1,470	-1,470	0	0	0
Nhbc	-1,470	-1,470	-1,470	-1,470	0	0	0
Direct Sale Agents Fee	0	0	0	0	-14,850	-14,850	-14,850
Direct Sale Legal Fees	0	0	0	0	-3,000	-3,000	-3,000
Marketing	-1,364	-1,364	-1,364	0	0	0	0
Balance B/F	-1,686,252	-1,855,196	-2,051,959	-2,220,902	-2,388,482	-1,446,481	-474,331
Revenue	0	0	0	0	990,000	990,000	990,000
Outgoings	-168,944	-168,944	-168,944	-167,580	-17,850	-17,850	-17,850
Interest	0	-27,820	0	0	-30,149	0	-2,360
Balance C/F	-1,855,196	-2,051,959	-2,220,902	-2,388,482	-1,446,481	-474,331	495,459
Debt Intr %pa	6.00	6.00	6.00	6.00	6.00	6.00	6.00