

# Local Development Framework

# Annual Monitoring Report 2010-2011



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## **1 Introduction**

- 1.1 The purpose of this document is to provide information and data on a range of issues relevant to planning, from 1 April 2010 to 31 March 2011.
- 1.2 The Annual Monitoring Report (AMR) also examines the progress made in progressing the Local Development Framework, and its linked documents. In addition a multitude of other topics are covered that are significant to planning in Rochford District today.
- 1.3 On 30 March 2011, Bob Neill MP (Parliamentary under Secretary of State) wrote to authorities to announce the withdrawal of the following guidance on local monitoring.
- Local Development Framework Monitoring: A Good Practice Guide (ODPM, 2005).
  - Annual Monitoring Report FAQs and Emerging Best Practice 2004–05 (ODPM, 2006).
  - Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Update 2/2008 (CLG, 2008).
- 1.4 It is therefore a matter for each council to decide what to include in their monitoring reports while ensuring that they are prepared in accordance with relevant UK and EU legislation.
- 1.5 Most of the topics covered, and information provided within this AMR will still be the same as the previous AMRs. The Council recognises the importance of monitoring in the planning process.

## 2 District Characteristics

### Introduction

- 2.1 Rochford District is situated within a peninsula on the south east coast of England. The District is bounded to the East by the North Sea and the River Crouch to the North. There are links with three Local Authorities which share land boundaries with Rochford District; namely Castle Point and Basildon District Councils, and Southend-on-Sea Borough Council. There are also marine boundaries with Maldon and Chelmsford Districts.
- 2.2 There are direct links to London with a train service running through the District direct to London Liverpool Street. For travel by road, the M25 can be easily accessed via the A127 and the A13. Rochford is also the home to London Southend Airport.
- 2.3 The landscape of the District is rich in biodiversity, heritage and natural beauty, with many miles of unspoilt coastline and attractive countryside. 12,763 hectares of the District are designated as Metropolitan Green Belt, connected to the predominantly rural nature seen in the area.

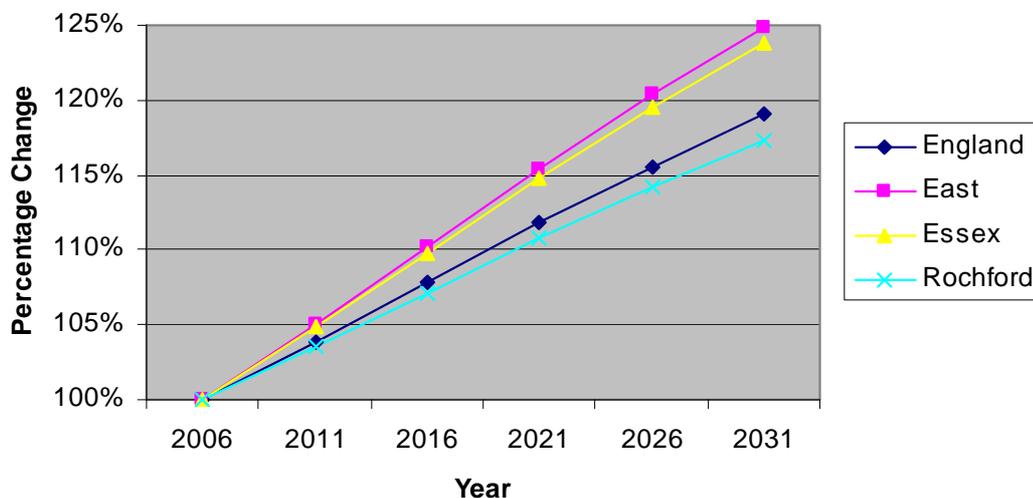
### Demographic Profile

- 2.4 The last National Census was carried out in 2001 and indicated that the population of Rochford District to be as shown below:

Total Population:	78,489
Male:	38,139
Female:	40,350

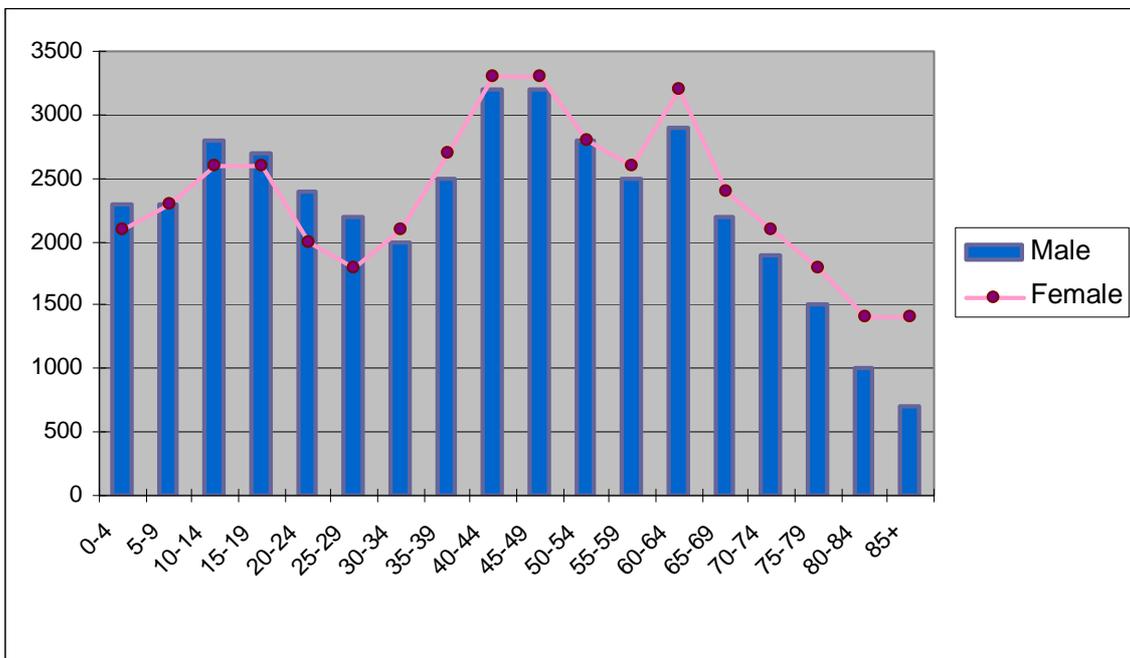
- 2.5 The population is predicted to increase in the future. Projected population figures have been published by the Office for National Statistics, which are based on observed levels of births, deaths and migration, over the previous five years. This will show a trend over the time period, and the projections show the population growth if these trends continue.

**Figure 2.1 – Percentage Population Change up to 2031**



- 2.6 Figure 2.1 shows that the population of Rochford District is expected to increase significantly between now and 2031. The population increase will be higher in other areas of the country, and in Essex as a whole, but the population increase in Rochford will need to be planned and accommodated for. The estimated population of the District in 2011 is 84,000 and a population of 89,800 is predicted by 2021.
- 2.7 The gender and composition of the District’s population is also predicted to undergo change by 2021. Rochford has an ageing population and the percentage of the population living in the District that are aged 65 or over is expected to increase considerably by 2021. This is in line with regional and national trends. The ageing of the nation’s population is expected to continue as a result of high birth rates post World War II.

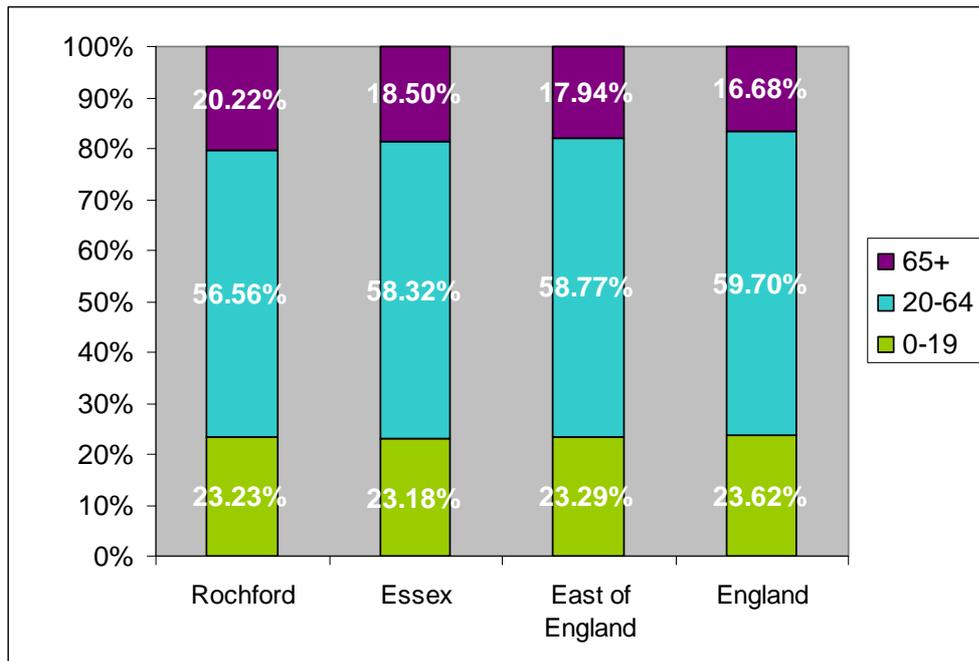
**Figure 2.2 – Age composition of Population of Rochford District, Mid 2008**



Source: ONS 2009 (<http://www.neighbourhood.statistics.gov.uk/>)

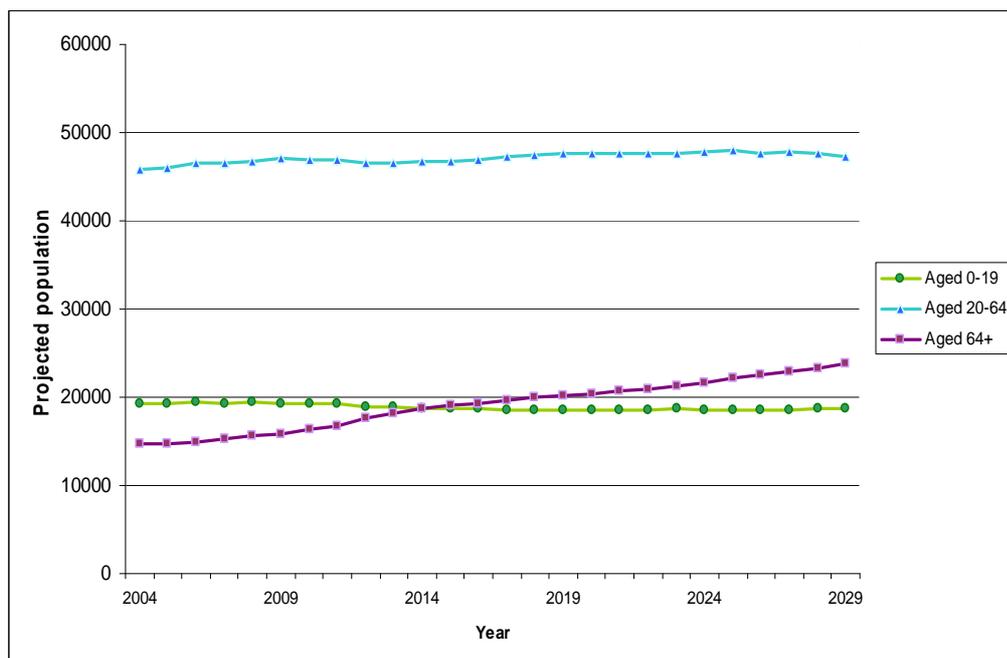
- 2.8 Figure 2.2 shows that the largest proportion of males within Rochford District is the 40-44 age group; likewise the 40-44 year age group contains the largest proportion of women.

**Figure 2.3 – Age Composition of District and Comparison with Regional and National Figures, 2010/11**



2.9 The District has a higher proportion of people aged 65 or over than can be seen in Essex, in the East of England or in England. This is forecast to continue in the future, meaning that Rochford District has an ageing population. As with any population sector, an ageing population will have diverse needs which must be catered for. Potential problems are raised with an ageing population, with issues such as suitable housing, health care facilities and accessibility issues, but an ageing population that is healthier and with a longer lifespan than previous generations may be able to positively contribute to the local economy.

**Figure 2.4 – Projected Changes in the District’s Population over time by age**



**Society**

2.10 In October 2007 the Local Futures Group published a document assessing the state of the District.

2.11 The main findings from this report are as follows:

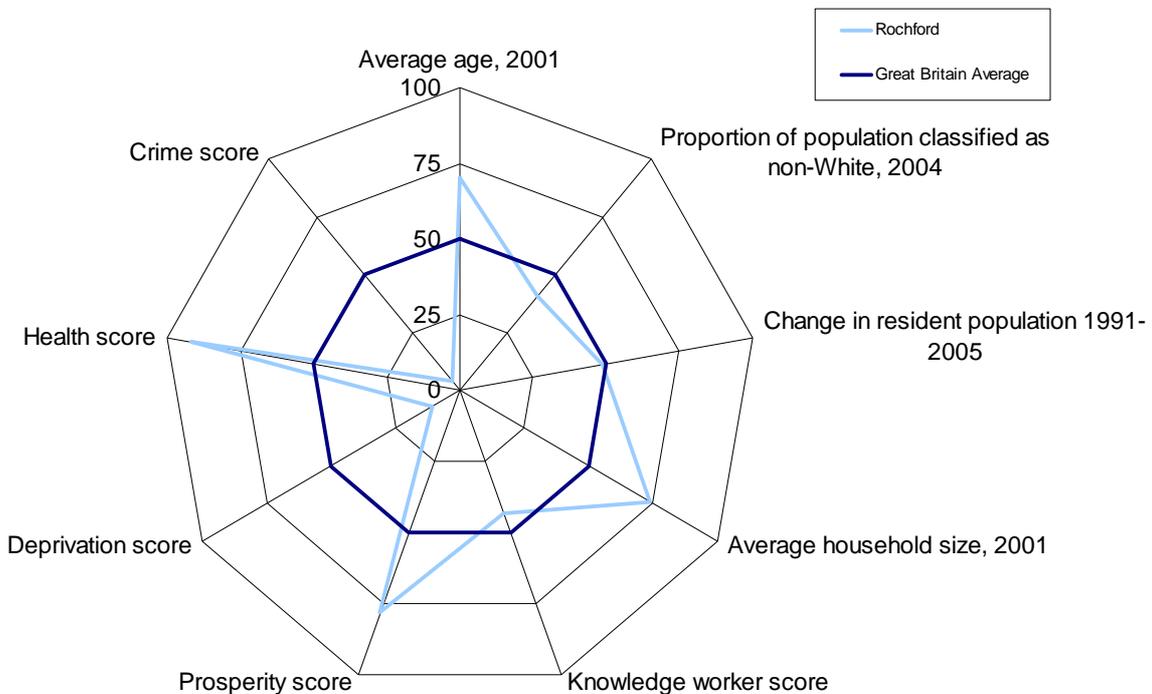
Rochford is a generally prosperous part of the country, despite only a modest share of resident ‘knowledge workers’, the typically higher paid employees. This is reflected in reasonably low deprivation, excellent health conditions among the District’s population (although some pockets of poorer health in the more urban areas are evident), and one of the lowest crime rates in the country.

The Rochford population is among the older local populations in Britain, perhaps ageing due to average population growth. There are some local variations in this pattern, with wards around Rochford town centre and to the north of the District recording older average ages than the coastline wards and those along the west border.

Ward dynamics of the modest population growth reveal higher rates of migration into the Foulness and Great Wakering area, as well as areas along the border with Basildon. This could be due to a number of factors, such as employment, house prices and quality of life.

The more highly paid knowledge workers (with higher weekly incomes) are found mainly along the borders of Basildon and around Rochford town centre – giving rise to a rural-urban divide in the District. Conversely, higher levels of deprivation are found in the more rural parts of Rochford.

**Figure 2.5 – Society Composite Indicators**

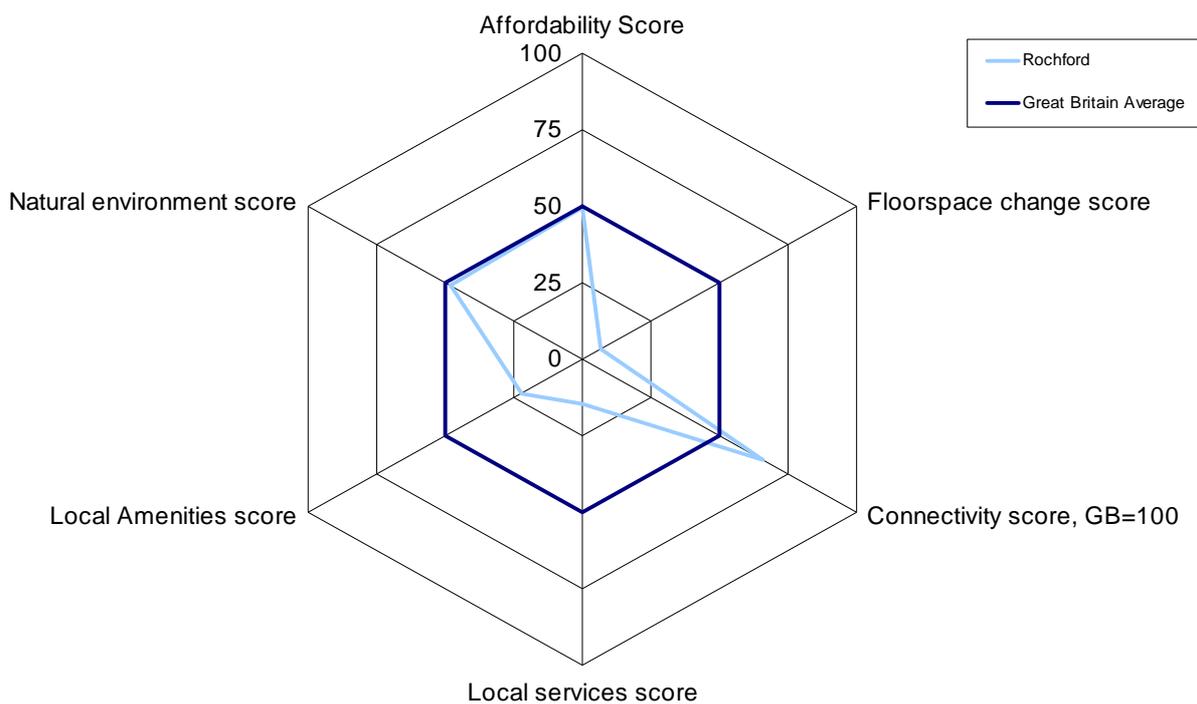


Source: localknowledge, Local Futures

## Environment

- 2.12 Local Futures Group’s assessment of Rochford’s environment produces mixed results. This is due in part to the conflict between environmental measures, with good transport connectivity (and the high levels of journeys made) often resulting in high levels of congestion (and poor air quality).
- 2.13 The District is well connected overall, largely due to its rail links. However, drilling down to lower spatial levels reveals a stark divide between the urban and rural use of public transport, perhaps reflecting unequal transport provision across Rochford. This divide is emphasised by data on access to services, which again results in a clear east-west, urban-rural divide.
- 2.14 Overall, the combination of a reasonably attractive natural environment, access to some good transport links and affordable living indicates a good quality of life for local residents, although this is tempered by relatively poor access and provision of local services and amenities. Furthermore, the local environment may not be as attractive to businesses, given the very low floorspace change score by national standards.

**Figure 2.6 –Environmental Indicators for Rochford District Compared against the National Average**



Source: localknowledge, Local Futures

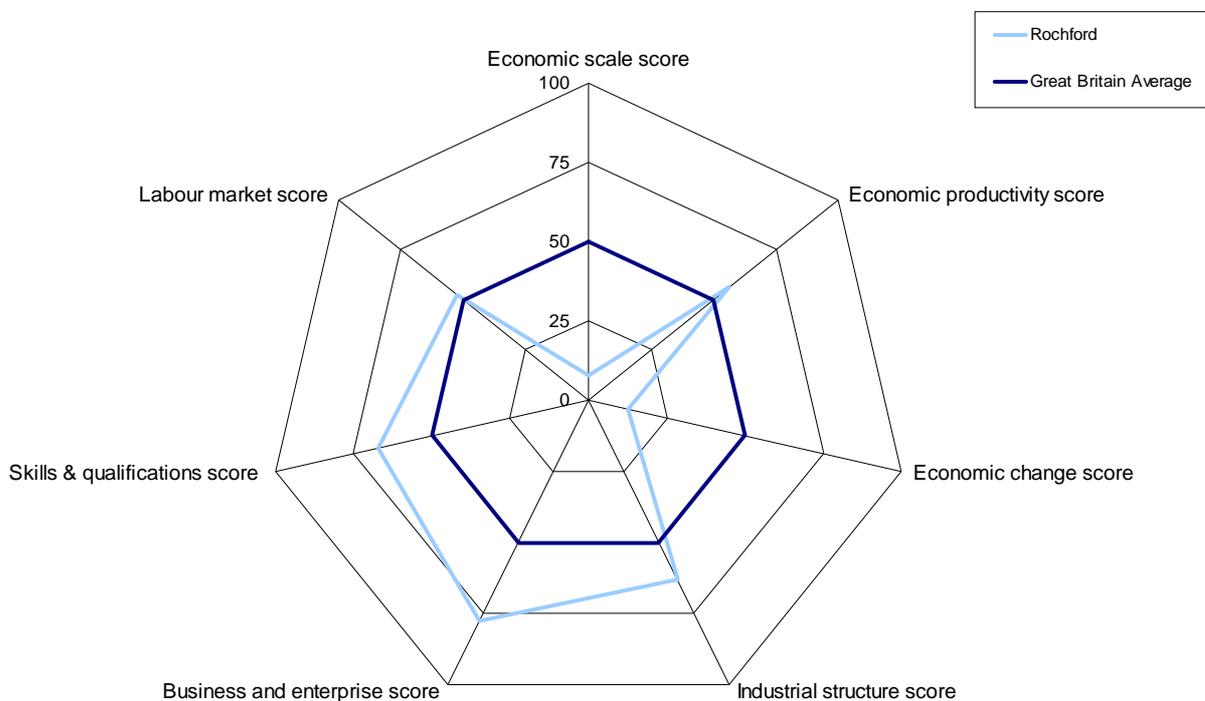
## Economy

- 2.15 Rochford has a small, but reasonably productive, and enterprising economy. Although the District does not record significant levels of ‘high skills’, a solid foundation of basic and intermediate skills underpins the local economy, and supports a healthy share of knowledge-driven jobs. This is backed up by small-area data, which shows that very

few of the knowledge workers in Rochford commute into the area. There are however, relatively high levels of out-commuting to parts of Basildon and Chelmsford, as well as central London.

2.16 However, the small economic scale, modest levels of high skills and local competition may be undermining the sustainability of the Rochford economy; the direction of travel for the local economy is not as positive as many other local authorities in the UK, resulting in Rochford ranked within the lowest quartile of local Districts by its economic change score. Furthermore, data at the ward level shows some evidence of an economic divide between urban and rural areas; this is particularly noticeable in levels of skills, where wards close to the coast have significantly lower levels of skills than wards close to the town centre.

**Figure 2.7 – Economic Indicators for Rochford Compared to the National Average**



Source: localknowledge, Local Futures

## Planning Land Use Designations

2.17 The District is predominantly rural in character, as evidenced in the 12,763 hectares of Metropolitan Green Belt within the District. Settlements and dwellings are located sporadically throughout the District, although there are three main residential areas, namely Rochford, Hockley and Rayleigh.

2.18 There are two areas within the District that are designated as Ramsar sites (Foulness and the Crouch and Roach Estuaries), and these sites are also designated as SPAs under the Natura 2000 network. There are three SSSIs in the District, namely the Foulness and Crouch and Roach estuaries, and Hockley Woods. These sites cover 12,986 hectares.

- 2.19 There are also four Local Nature Reserves in the District; Hockley Woods, Hullbridge Foreshore, Marylands and Magnolia Fields. 7,071 hectares of the District, primarily to the eastern part, have a 1% annual probability of fluvial flooding and/or a 0.5% annual probability of tidal flooding as calculated by the Environment Agency.
- 2.20 There are 325 Listed Buildings in the District and 10 Conservation Areas.
- 2.21 Designations in the District also cover employment, industrial and retail uses, public open space, and a Country Park.

### 3 Local Development Framework Progress

#### Introduction

- 3.1 The reporting of progress towards the preparation of the Local Development Framework (LDF) relates to the period up until 1 December 2011. The Council has continued to develop its LDF in the last year. The LDF is a folder of development plan documents including a Local Development Scheme (LDS), a Statement of Community Involvement (SCI), Core Strategy, as well as other Development Plan Documents and Supplementary Planning Documents (SPDs).
- 3.2 As outlined in the previous AMR, the government made clear that the revocation of Regional Strategies is not a signal for local authorities to stop making plans for their area. Local planning authorities should continue to develop LDF core strategies and other DPDs, reflecting local people's aspirations and decisions on important issues such as climate change, housing and economic development. These local plans will continue to guide development in their areas and provide certainty for investors and communities.

#### Local Plan

- 3.3 Rochford District Council's Replacement Local Plan was adopted on 16 June 2006.
- 3.4 As a result of the Planning and Compulsory Purchase Act 2004, policies in the adopted Rochford District Replacement Local Plan (2006) were due to expire on 15 June 2009 – three years after the date of adoption of the Plan.
- 3.5 On 18 February 2009 Rochford District Council wrote to the Secretary of State requesting that a number of policies in the Plan be saved beyond this date.
- 3.6 On 5 June 2009 the Secretary of State wrote to Rochford District Council and issued direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004, saving a number of policies in the Replacement Local Plan. A list of the policies within the Replacement Local Plan which have been saved is available to view at Rochford Council Offices and online via the following link:  
[http://www.rochford.gov.uk/planning\\_building\\_control/policy/local\\_plan\\_2006/rochford\\_district\\_replacement.aspx](http://www.rochford.gov.uk/planning_building_control/policy/local_plan_2006/rochford_district_replacement.aspx),
- 3.7 Policies within this schedule remain saved until superseded by new policies within the Council's emerging Local Development Framework.
- 3.8 Policies that are not listed within the schedule expired on 15 June 2009.

#### Local Development Scheme

- 3.9 The most recently published Local Development Scheme is the December 2009 version. The Local Development Scheme is currently under review and a revised version is due to be published in 2012.

#### Statement of Community Involvement

- 3.10 The SCI was adopted on the 18 January 2007, as per the timetable set out in the Local Development Scheme (2<sup>nd</sup> version).

## **Core Strategy**

- 3.11 The Core Strategy was found sound and legally compliant by the Secretary of State on 27 October 2011, subject to changes.
- 3.12 Changes required by the inspector can be summarised as follows:
- A commitment to an early review of the Plan;
  - Amendments to policy for gypsy and traveller provision;
  - An amendment to provide greater flexibility to consider the implications of affordable housing requirements on the viability of schemes;
  - Additional wording in some policies to ensure the Core Strategy is fully compliant with the Habitats Directive; and
  - Inclusion of a list of superseded policies.
- 3.13 The Rochford District Core Strategy was then formally adopted at Full Council on 13 December 2011. The Core Strategy contains policies that supersede a number of the saved policies within the Replacement Local Plan (2006).
- 3.14 Any person aggrieved by the Core Strategy may make an application under Section 113 of the Planning and Compulsory Purchase Act 2004 to the High Court on grounds that the document is not within the appropriate powers and/or a procedural requirement has not been complied with. Any such application must be made within six weeks from 13 December 2011.

## **The Process to Adoption**

- 3.15 Regulation 25 (Issues and Options) consultation was carried out in November and December 2006. This included mobile exhibitions across the District, questionnaires in the Rochford District Matters newsletter, consultation of those on the LDF mailing list, and on-line surveys.
- 3.16 Public Participation on the Regulation 26 (Preferred Options) draft was undertaken in May and July 2007 in accordance with the adopted SCI. Having regard to the results of community involvement, the Council agreed to revisit the Preferred Options stage. The Core Strategy is, as such, considerably behind the timetable as outlined in the 2006 LDS.
- 3.17 The Preferred Options document has been reviewed and revised, and was subjected to public consultation between 5 November 2008 and 17 December 2008.
- 3.18 The pre-submission iteration of the Core Strategy was published and subjected to public consultation between 21 September and 2 November 2009.
- 3.19 The Core Strategy was submitted to the Secretary of State for independent examination on 14 January 2010.

- 3.20 The first round of the Examination hearings started on 11 May 2010 and finished on the 21 May 2010. A schedule of changes to the Core Strategy Submission was subjected to consultation from 18 October 2010 to 30 November 2010; further hearing sessions with regards to the proposed amendments to the Core Strategy was held on 1-2 February 2011.
- 3.21 In May 2011, the inspectorate accepted the Council's request on the possibility of a review of the Sustainability Appraisal in light of the implications of Forest Heath Court Ruling. Further consultation on the draft Sustainability Appraisal Addendum was out to consultation between 13 June 2011-July 2011.
- 3.22 On 29 July 2011 Rochford District Council wrote to the Inspector conducting the examination into the Core Strategy, requesting that the examination be suspended until December 2011. The request was made following recent Court rulings that changes to the planning system by the Secretary of State were unlawful, and in light of the Localism Bill. The Inspector rejected the request, but did set out how the Core Strategy could be progressed.
- 3.23 After an Extraordinary Council meeting on 31 August 2011, the Council agreed to revert back to the Core Strategy as originally submitted for examination in January 2010, with minor amendments, as per the suggestion in the Inspector's letter of 11 August 2011.
- 3.24 A Schedule of Minor Amendments to the Core Strategy Submission Document was subjected to consultation 9 September 2011 and 7 October 2011. The results of this were submitted to the Inspector for consideration in the examination.
- 3.25 The Inspector issued her report confirming the Core Strategy was sound on 27 October 2011.
- 3.26 The Core Strategy was formally adopted on 13 December 2011,

### **Allocations**

- 3.27 Regulation 25 – Discussion and Consultation Document – was subjected to public consultation between 17 March 2010 and 30 April 2010. The Allocations DPD will be progressed following adoption of the Core Strategy.

### **Development Management DPD**

- 3.28 The Regulation 25 (Discussion and Consultation Document) of the Development Management Development Plan Document (DPD) was subjected to public consultation between 17 March 2010 and 30 April 2010. The Development Management DPD will be progressed following the adoption of the Core Strategy. Further community involvement on options is scheduled to take place in January and February 2012.

### **London Southend and Environs Joint Area Action Plan (JAAP)**

- 3.29 Regulation 25 (Issues and Options) document was produced and subjected to consultation between June and August 2008.

- 3.30 Regulation 26 (Preferred Options) consultation for the JAAP was carried out between February and May 2009.
- 3.31 Regulation 27 (Pre-submission) consultation is scheduled to take place in early 2012.

### **Rochford, Rayleigh and Hockley Centre Area Action Plans**

- 3.32 In 2009, consultation took place on initial issues and options for Area Action Plans (AAPs) for the central areas of Rochford, Rayleigh and Hockley.
- 3.33 Nevertheless, the options of the Hockley Area Action Plan have been revisited, and were subjected to another round of public consultation at the options stage between 30 November 2010 and 4 February 2011.

### **Supplementary Planning Documents (SPDs)**

- 3.34 Playing Pitch Strategy SPD has been scheduled to go out for public consultation between 14 November 2010 and 16 January 2011.
- 3.35 The Council adopted 'Parking Standards: Design and Good Practice (September 2009)' as a Supplementary Planning Document within the Rochford District Council Local Development Framework on Friday 17 December.
- 3.36 This document was produced by Essex County Council in conjunction with the Essex Planning Officers' Association. It sets out parking standards for various forms of development and will ensure consistency in the application of parking standards across the County.
- 3.37 The Council have also resolved to produce a Transportation SPD. It will provide details of transportation improvements to be implemented in the District including how and when such improvements will be delivered.

## 4 Housing

### Introduction

- 4.1 This section of the AMR sets out the Council's position in terms of the availability of residential land in the District, the number of dwellings completed and under construction in the District, and how this compares with the requirements set out for Rochford District in the East of England Plan (2008) and the Core Strategy.
- 4.2 The report also provides an analysis of the location of new dwellings in the District, whether sites being developed are greenfield or have been previously developed, the size of the dwellings being completed and how this compares to identified need, the density of new development, and the provision of affordable housing in the District.
- 4.3 Finally, this section of the AMR includes the District's housing trajectory – the number of dwellings that are projected to be completed up to 2027.
- 4.4 The following policy documents have particular relevance to the calculation of residential land availability:
- The East of England Plan (2008);
  - Rochford District Replacement Local Plan;
  - Planning Policy Statement 3 (Housing); and
  - Core Strategy

### The East of England Plan (2008)

- 4.5 The Essex and Southend-on-Sea Replacement Structure Plan required that 3,050 net dwellings be provided in the District between 1996 and 2011. However, the Structure Plan allocation has subsequently been superseded by the requirements set out in the East of England Plan. The East of England Plan was adopted on 12 May 2008, it required a minimum of 4,600 net additional dwellings be developed in the District between 2001 and 2021.
- 4.6 In July 2010 the Secretary of State sought to revoke Regional Spatial Strategies under s79(6) of the Local Democracy Economic Development and Construction Act 2009. As such it would no longer form part of the development plan for the purposes of s38(6) of the Planning and Compulsory Purchase Act 2004. This revocation was, however, subject to a successful legal challenge, the outcome of which was that the revocation was deemed unlawful. The Government has a clear policy intention to revoke existing Regional Spatial Strategies, and their revocation is part of the Localism Act, but it is subject to the outcome of environmental assessments and will not be undertaken until the Secretary of State and Parliament have had the opportunity to consider the findings of the assessments.
- 4.7 The Environmental report on the revocation of the East of England Plan is open for consultation from 20 October 2011 – 20 January 2012.

### The Local Plan

- 4.8 The local plan identifies suitable sites for residential development within an overall strategy for the development of the District. Rochford District's housing supply is

primarily influenced by a Green Belt Policy that seeks to restrict further development to the existing built up areas. Rochford District Council has commenced work on a folder of Local Development Framework planning policy documents which will replace the Local Plan. The Rochford Core Strategy, a key part of the Local Development Framework, includes policies on how many dwellings will be delivered over the next fifteen years.

### **Planning Policy Statement 3: Housing**

4.9 The Local Planning Authority is also required to ensure that adequate housing land is available in accordance with the provisions of Planning Policy Statement 3 (PPS3). The key aspects that planning should deliver are:

- High quality housing that is well designed and built to a high standard.
- A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.
- A sufficient quantity of housing taking into account need and demand and seeking to improve choice.
- Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.
- A flexible, responsive, five-year supply of land suitable for housing managed in a way that makes efficient and effective use of land, including re-use of previously-developed land where appropriate.

### **Core Strategy**

- 4.10 The Rochford District Core Strategy was formally adopted at Full Council on 13 December 2011. The Core Strategy contains policies that supersede a number of the saved policies within the Replacement Local Plan (2006).
- 4.11 Any person aggrieved by the Core Strategy may make an application under Section 113 of the Planning and Compulsory Purchase Act 2004 to the High Court on grounds that the document is not within the appropriate powers and/or a procedural requirement has not been complied with. Any such application must be made within six weeks from 13 December 2011.
- 4.12 The Council has agreed to commit to undertaking an early review of the Core Strategy as stated in the Inspector Report and to put in place a plan that covers at least 15 years. Housing numbers set out in the Core Strategy will also be updated in the early review of the plan in order to fulfil any readjustment of the future target.

### **Planning Permissions and Completions 2010–2011**

4.13 Table 4.1 below shows the location of current residential developments by ward, whilst Table 4.2 relates to sites that have had planning permission for residential development that has subsequently expired. These sites may still have potential to accommodate residential development.

4.14 Please see **Appendix A** for a breakdown of the sites where completions occurred in 2010/2011.

Table 4.1 – Results of the 2010/11 Residential Land Availability Study

Area (Ward)	Completed 10/11 (Gross)	Actual Units Lost	Completed 10/11 Net	Outstanding Units (Gross)	Potential Units Lost	Outstanding Units (Net)
Ashingdon & Canewdon	0	0	0	8	4	4
Barling & Sutton	1	1	0	1	0	1
Foulness & Great Wakering	2	0	2	2	1	1
Hawkwell North	2	1	1	10	6	4
Hawkwell South	2	0	2	21	0	21
Hawkwell West	1	2	-1	36	4	32
Hockley Central	3	2	1	11	2	9
Hockley North	2	0	2	7	1	6
Hockley West	0	1	-1	9	1	8
Hullbridge CP	3	1	2	40	4	36
Paglesham CP	0	0	0	0	0	0
Rochford CP	10	0	10	35	3	32
Stambridge CP	0	0	0	0	0	0
Sutton CP	0	0	0	0	0	0
Downhall & Rawreth	1	2	-1	38	3	35
Grange & Rawreth Ward	4	1	3	18	2	16
Lodge Ward	1	4	-3	14	1	13
Rayleigh Central Ward	5	2	3	5	0	5
Sweyne Park	19	0	19	15	2	13
Trinity Ward	1	1	0	99	2	97
Wheatley Ward	4	1	3	58	2	56
Whitehouse Ward	1	1	0	25	2	23
<b>TOTAL</b>	<b>62</b>	<b>20</b>	<b>42</b>	<b>452</b>	<b>40</b>	<b>412</b>

**Table 4.2 – Sites without Planning Permission 2010–11**

Area (Ward)	Greenfield Site	PDL	Total
Ashingdon & Canewdon	0	0	0
Barling & Sutton	1	0	1
Foulness & Great Wakering	2	1	3
Hawkwell North	0	1	1
Hawkwell South	0	2	2
Hawkwell West	0	1	1
Hockley Central	0	6	6
Hockley North	0	0	0
Hockley West	0	0	0
Hullbridge CP	2	0	2
Paglesham CP	0	0	0
Rochford CP	5	0	5
Stambridge CP	0	0	0
Sutton CP	0	0	0
Downhall & Rawreth	0	7	7
Grange & Rawreth Ward	0	1	1
Lodge Ward	4	0	4
Rayleigh Central Ward	0	0	0
Sweyne Park	0	8	8
Trinity Ward	2	3	5
Wheatley Ward	2	0	2
Whitehouse Ward	0	1	1
<b>TOTAL</b>	<b>18</b>	<b>31</b>	<b>49</b>

### Completions in Plan Period 2001-2021

4.15 The East of England Plan required a minimum of 4600 net dwelling units be constructed within the District in the period April 2001 to March 2021.

4.16 Table 4.3 details the completions in the District since 2001.

**Table 4.3 – Completions since 2001**

Net housing provision	4600 dwellings
Less completions April 2001-March 2011	1659 dwellings
Remaining requirement	2941 dwellings

## Loss of Residential to Non-Residential Uses

**Table 4.4 – Dwellings Lost To Non-Residential Uses**

Dwellings lost to non-residential uses 2010-11:	0 dwellings
-------------------------------------------------	-------------

## Windfall Sites

- 4.17 Windfall sites are those which have not been specifically identified as being available through the operation of the local plan-making process. They comprise previously developed sites that have unexpectedly become available over time, which were not anticipated by the LPA when local plans were in preparation.
- 4.18 Windfall sites have been granted planning permission in accordance with adopted policies. These could include for example, large sites such as might arise from a factory closure or very small changes to the built environment, such as a residential conversion, change of use of a small office to a new home, or a new flat over a shop.
- 4.19 Table 4.5 shows the contribution of windfall sites to the District's housing figures in 2010-11.

**Table 4.5 – Windfall Development**

	Dwelling units (net) 2010-11
Windfall completions	-6 <sup>1</sup>
Windfall units outstanding	57

## Affordable Housing

- 4.20 The Thames Gateway South Essex Strategic Housing Market Assessment (2010) identified a need for 196 affordable dwellings per year. There were no affordable housing completions in 2010-11. This figure does not include acquisitions, as they sit outside of the planning system.

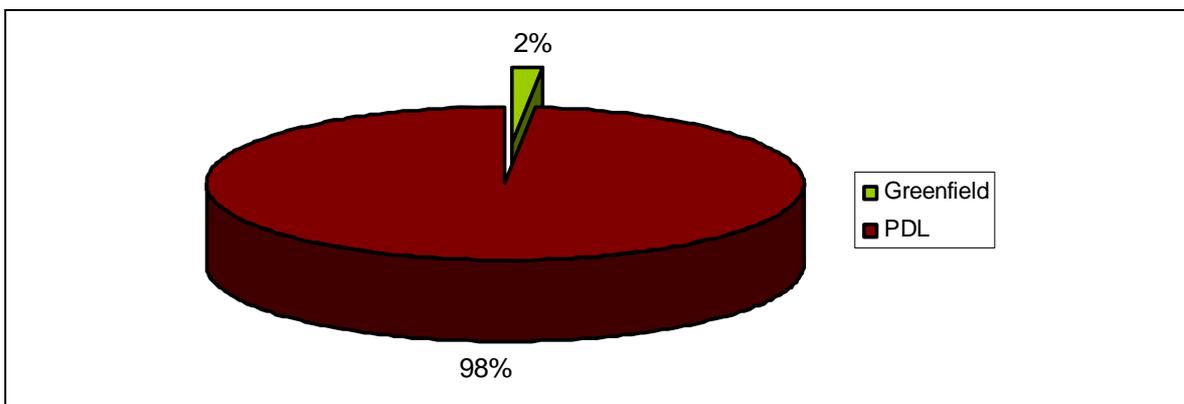
<sup>1</sup> Negative figure indicates the number of demolitions has exceeded building completions in the year.

## Greenfield and PDL Development

4.21 PPS3 states that it is preferred to locate residential development on previously developed land (PDL), as opposed to greenfield sites. Maximising the use of previously developed land contributes to more sustainable patterns of development (PPS3, paragraph 21). The use of previously developed land aids regeneration and minimises the amount of greenfield land that needs to be taken for development (PPS3, paragraph 22).

4.22 Figure 4.1 shows the proportion of completions undertaken on PDL and greenfield land in Rochford District in 2010-11.

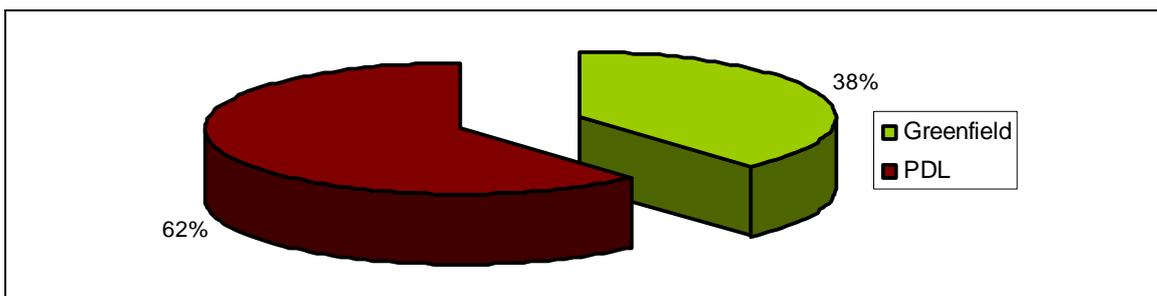
**Figure 4.1 – Proportion of all New Dwellings completed 2010-11 on PDL/Greenfield Land**



4.23 Figure 4.2 shows the proportion of dwellings with planning permission in 2010-11 that are not yet completed that were sited on PDL and the proportion on greenfield land. The majority of dwellings with planning permission, as with those completed, are sited on PDL.

4.24 It should be noted that of the 16,800 hectares that Rochford District covers, 12,763 hectares (76%) are currently allocated as Green Belt. Large areas of the District are of ecological importance with Sites of Special Scientific Interest totalling 12,986 hectares. Given that the District is situated within a peninsula between the Rivers Thames and Crouch and is bordered to the west by the River Roach, a large amount of the District is also Flood Zone. Given these constraints there is limited PDL available within the District.

**Figure 4.2 – Proportion of Outstanding Dwellings with Planning Permission in 2010-11 PDL/Greenfield Land**



**Table 4.6 – Performance Relative to PDL Targets**

	% outstanding dwellings in 2010-2011 on PDL
<b>Target</b>	60
<b>Actual</b>	62

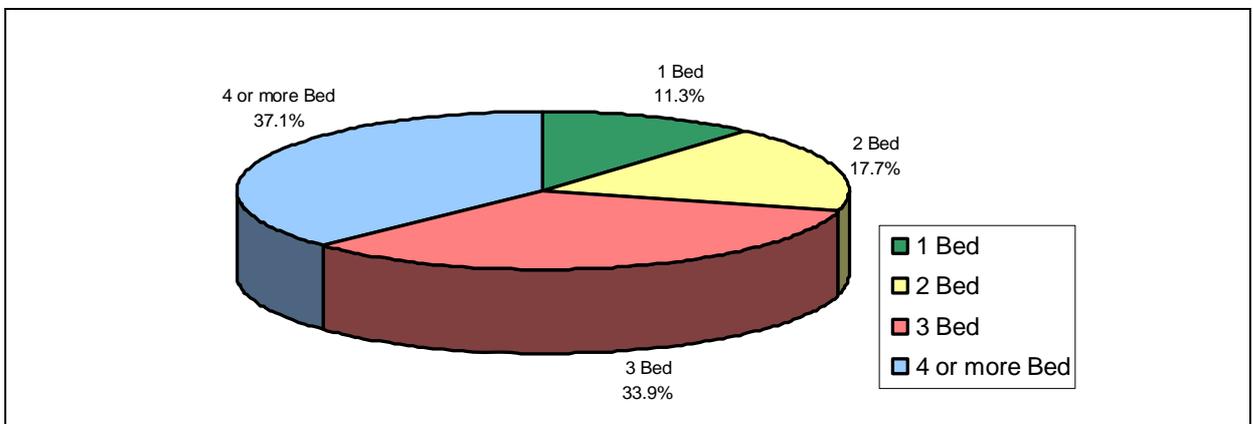
## Dwelling Types

- 4.25 PPS3 stresses the need for Local Authorities to have regard to the changing composition of households and the housing needs of an area.
- 4.26 Table 4.7 provides a breakdown of the type of dwellings completed in the District in 2010-11, where known bedroom size was recorded.

**Table 4.7 – Dwelling Size**

	Dwelling Size (no. of bedrooms)			
	1	2	3	4+
Percentage of known completed dwelling size (gross) 10-11	11.3	17.7	33.9	37.1

**Figure 4.3 – Percentage of known completed Dwellings Size (gross) 2010-11**



## Lifetime Homes

- 4.27 As acknowledged in the Sustainable Community Strategy, the need to meet the needs of an ageing population is, whilst not unique to Rochford, particularly prevalent in the District. Furthermore, the issue is particularly pertinent to the subject of housing provision. It is important that housing is designed to be flexible to changes in people's circumstances.

- 4.28 Lifetime homes are homes designed for people to remain in for as much of their life as possible and to this end are adaptable to the differing needs of different stages of their life cycle. Building Regulations now require new dwellings to have access and facilities for disabled people and in being so designed they are expected to help people with reduced mobility to remain longer in their homes. The Lifetimes Homes Standard promoted by the Joseph Rowntree Foundation goes further to provide housing that is more flexible and adaptable than that required by Part M of the Building Regulations and are more suitable for older and disabled people.
- 4.29 The Core Strategy requires all new dwellings to be built to Lifetime Homes Standard.
- 4.30 In 2010-11, no dwelling is recorded as meeting the Code for Sustainable Homes<sup>2</sup> Level 3 or to Lifetime Homes standard.

**Small Sites and Large Sites**

- 4.31 Residential development can be divided into two categories: that which occurs on large sites, and that which is on small sites. Large sites are those which comprise 10 or more residential units.
- 4.32 Small sites often form part of the intensification of existing residential areas, whereas large sites tend to be on land that has been specifically allocated for residential development in the Local Plan.
- 4.33 Table 4.8 shows the breakdown of residential sites in the District between small and large sites.

**Table 4.8 – Large and Small Sites**

	Small Sites	Large Sites
Net dwelling completions 10-11	28	14
Outstanding dwelling units with planning permission	178	205

- 4.34 The majority of dwellings completed, and those with extant planning permissions, are on larger sites.

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<sup>2</sup> This code is a Government accreditation system for measuring the sustainability of new housing development. Like the BREEAM standard it measures the environmental performance of new homes, but it also gives credit for 'health and wellbeing' measures such as daylight, sound insulation and lifetime homes, and for 'good management' such as considerate contractor measures and site security.

## Density

- 4.35 There are a number of factors which need to be considered when determining the appropriate density for a residential development site. However, in the majority of circumstances the best use of land will be achieved by developing at a minimum density of 30 dwellings per hectare.
- 4.36 Table 4.9 shows the density of residential development completed in 2010-11 on sites comprising a total of 10 units or more.

**Table 4.9 – Housing Density**

Density	Number of Dwellings (gross) completed at this Density	Percentage of Dwellings (gross) completed at this Density
Less than 30 dwellings per hectare	0	0
Between 30 and 50 dwellings per hectare	14	100
Above 50 dwellings per hectare	0	0
<b>Total</b>	<b>14</b>	<b>100 %</b>

- 4.37 There were a total of 14 dwellings completed on larger sites in 2010-11. All 14 dwellings were completed at densities between 30 and 50 dwellings per hectare.

## Strategic Housing Land Availability Assessment (SHLAA)

- 4.38 PPS3 sets out the requirement for local authorities to undertake a Strategic Housing Land Availability Assessment (SHLAA). The first comprehensive SHLAA for Rochford District Council was published in 2009 and a schedule of sites has been included that demonstrates a five-year housing land supply. The SHLAA drew up housing data from a variety of sources, including consultation with developers/agents, and also utilised data on housing completions and permissions from the 2007/2008 AMR. As such, in order to ascertain the current five-year supply it is necessary to update the figures in the SHLAA to reflect completions and planning permissions in 2010-2011.
- 4.39 An annual review of the schedule of sites in the SHLAA will be included within each successive AMR, and this will include a demonstration of the five-year supply in accordance with PPS3 requirements. Please see Appendix B for a breakdown of the sites that comprise the updated housing trajectory.
- 4.40 The SHLAA forms a key part of the evidence base to the Local Development Framework (LDF) and it is important to take into account of recent changes proposed by the government (i.e. changes in PPS3). An update to the SHLAA is currently being prepared in order to keep up-to-date with national guidance as well as addressing any change in sites circumstances that may have occurred.

## Housing Trajectory and Five-Year Housing Supply

- 4.41 As per the DCLG advice (letter from Richard McCarthy on 20 May 2009), local authorities are required to demonstrate a forward look of the five year land supply position i.e. for reports submitted in December 2010, the Council should set out whether they have enough sites to deliver housing from 1 April 2011 to 31 March 2016.
- 4.42 A housing trajectory can be used to estimate the number of completions that will occur in the District in the next five years and beyond. The housing trajectory is calculated based on the following information:
- Units under construction.
  - Units with full/reserved matters planning permission.
  - Units with outline permission.
  - Units where full, outline or reserved matters are at post committee resolution subject to S106 negotiations.
  - Units where an application has been submitted, pre-application discussions have taken place, or where potentially appropriate sites have been otherwise identified.
  - Land allocated for residential purposes.
  - SHLAA (first annual update published in AMR 2009/10).

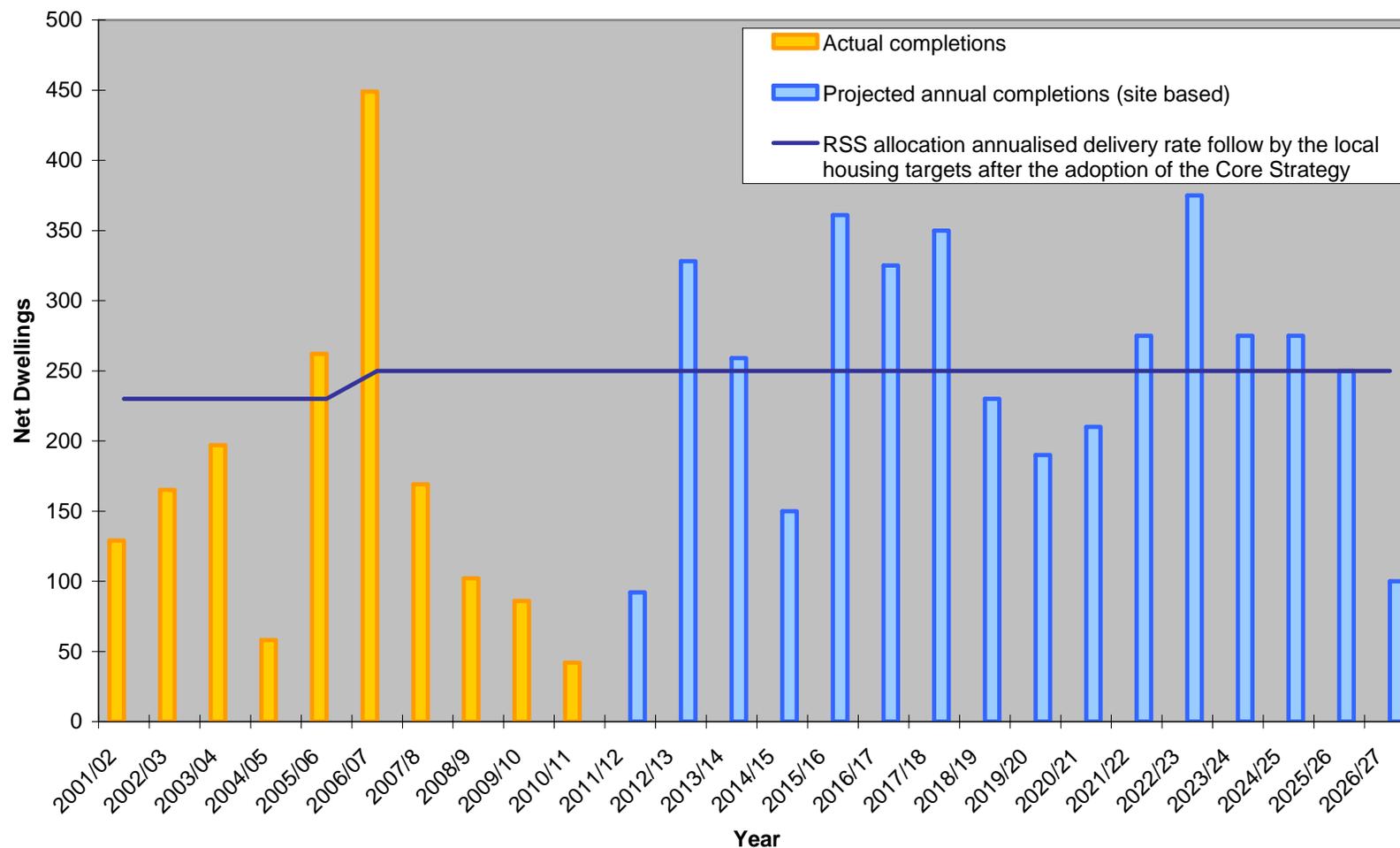
**Table 4.10 – Projected Net Completions based on RSS requirement of 250 Dwellings per Annum up to 2027**

Type of Estimated Net Gain	Year					Total
	2012-13	2013-14	2014-15	2015-16	2016-17	
Units under construction	47	45	0	0	0	92
Units with planning permission	134	79	0	0	0	213
From sites currently with outline permission	10	5	0	0	0	15
From sites currently subject of 106 negotiations	0	0	0	0	0	0
From sites where application is currently under consideration/ where pre-application discussions have taken place/ otherwise identified sites	0	55	65	52	111	283
Future Allocation	0	100	100	275	250	725
<b>Total</b>	<b>191</b>	<b>284</b>	<b>165</b>	<b>327</b>	<b>361</b>	<b>1328</b>

- 4.43 Table 4.10 shows that a net total of 1328 dwellings are expected to be provided in the District in the five-year period between 2012 and 2017 if the Council proceed with plan-making on the basis of the requirements in the East of England Plan (2008). This gives an annual average of 266 dwellings to be completed for the next five year.
- 4.44 The estimated net gain for future allocation has been pushed back one year to reflect the delay in the adoption of the Core Strategy.
- 4.45 Figure 4.4 on the following page illustrates the housing trajectory. The horizontal blue line is the average number of completions required each year in order for the District to meets its housing requirements.
- 4.46 The orange and blue bars indicate the actual and projected number of completions, respectively, each year.

Figure 4.4 – Housing Trajectory based on Core Strategy Requirement of 250 Dwellings per Annum between 2011 and 2027

Housing Trajectory - Period 2001 - 2027



## Five Year Housing Supply

4.47 The supply of ready to develop housing sites can be calculated as per National Indicator 159 guidance:

$$(x/y) \times 100$$

Where

**x** = the number of dwellings that can be built of deliverable housing sites and:

**y** = the housing supply requirement

4.48 The housing supply requirement for Rochford District Council from 1 April 2012 to 31 March 2017 is 1250 dwellings. The current supply of deliverable sites for housing will provide 1389 dwellings, based on those sites assessed as deliverable.

4.49 The supply of ready to develop housing sites is therefore:

$$2012-2017 (1328/1250) \times 100 = 106\%$$

**Projected as from 1 April 2012 to 31 March 2017**

$$2013-2018 (1387/1250) \times 100 = 111\%$$

**Projected as from 1 April 2013 to 31 March 2018**

$$2014-2019 (1389/1250) \times 100 = 111\%$$

**Projected as from 1 April 2014 to 31 March 2019**

$$2015-2020 (1514/1250) \times 100 = 121\%$$

**Projected as from 1 April 2015 to 31 March 2020**

$$2016-2021 (1377/1250) \times 100 = 110\%$$

**Projected as from 1 April 2016 to 31 March 2021**

## Gypsy and Traveller Sites

4.50 As at July 2011, there were seven private gypsy and traveller caravans in the District. There were 16 caravans on sites that were not tolerated and unauthorised. In addition to this there were no caravans on sites not owned by gypsies that were unauthorised and not tolerated.

4.51 It is important that appropriate locations are identified for sites in order to meet Gypsy and Traveller needs as well as to enable action to be taken against unauthorised sites in inappropriate locations.

- 4.52 The single issue review to the East of England Plan (Accommodation for Gypsies and Travellers and Travelling Showpeople in the East of England) set a total allocation of 18 pitches to be achieved by 2011 through the provision of 15 additional pitches to those already authorised. It also set the requirement for pitch provision by 2011 also set an annual 3% compound increase in pitch provision requirement beyond 2011. This equates to the provision of 15 pitches by 2018 in addition to the seven authorised pitches in order to achieve a compound increase in provision to 22 pitches to meet the requirements of the review.
- 4.53 The Core Strategy states that 15 additional pitches will be provided in the District by 2018, as per the East of England Regional Assembly's single-issue review.
- 4.54 Table 4.11 below shows the location of all the authorised Gypsy sites in the District.

**Table 4.11 – Authorised Gypsy Sites**

<b>Address</b>	<b>Caravan(s)</b>	<b>Pitch(es)</b>
Land at Junction with Hullbridge Road/Vanderbilt Avenue	1	1
The Apple Barn, Southend Road, Rochford	1	1
Goads Meadow, Murrells Lane, Hockley	1	1
Land Adjoining Hillside (AKA Peartree), New Park Road, Hockley	1	1
Rayleigh Turf Yard (AKA Urquart House), Trenders Avenue, Rayleigh	1	1
Pudsey Hall Farm, Pudsey Hall Lane, Canewdon	4	2

## 5 Employment

### Introduction

- 5.1 Rochford District is located on the periphery of the Thames Gateway. The Council has embraced the key concepts of the Thames Gateway initiative and is a fully active partner. Growth associated with the Thames Gateway, and in particular London Southend Airport, will provide a key source of employment in coming years. The airport and nearby Aviation Way industrial estate provides a base for a number of specialist engineering and maintenance jobs. The Council has commenced work on a Joint Area Action Plan with Southend-on-Sea Borough Council to bring forward future employment surrounding the airport.
- 5.2 The District also has a number of industrial estates allocated primarily for B1 (Business), B2 (General Industrial) and B8 (Storage) uses, the Council will continue to protect existing employment land within the District, but will reallocate four employment land for appropriate alternative uses due to the location and condition of these existing industrial estates.

**Table 5.1 – Existing Employment Land Allocations**

<p>The following employment land will be protected:</p> <ul style="list-style-type: none"><li>• Baltic Wharf, Wallasea Island</li><li>• Swaines Industrial Estate, Ashingdon</li><li>• Purdeys Industrial Estate, Rochford</li><li>• Riverside Industrial Estate, Rochford</li><li>• Rochford Business Park, Cherry Orchard Way, Rochford</li><li>• Imperial Park Industrial Estate, Rayleigh</li><li>• Brook Road Industrial Estate, Rayleigh</li><li>• Northern section of Aviation Way Industrial Estate, Southend</li></ul> <p>Employment land to be reallocated:</p> <ul style="list-style-type: none"><li>• Star Lane Industrial Estate, Great Wakering</li><li>• Eldon Way/Foundry Industrial Estate, Hockley</li><li>• Stambridge Mills, Rochford</li><li>• Rawreth Industrial Estate, Rayleigh</li></ul>
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### The East of England Plan

- 5.3 The Secretary of State for Communities and Local Government has made it clear that the government intends to revoke Regional Spatial Strategies (which include the East of England Plan 2008). The East of England Plan sets a target of 3000 new jobs in the Rochford District between 2001 and 2021. This job-based target differs from the previous floorspace-based targets contained in the structure plan.

- 5.4 East of England Employment Land Review Guidance (October 2007) produced by Roger Tym & Partners on behalf of the East of England Development Agency (EEDA), the East of England Regional Assembly (EERA) and the Government Office for the East of England (Go-East) suggests that the following employment densities as outlined in Table 6.2 should normally be used in translating B space jobs into B floorspace.

**Table 5.2 – Average Employment Densities Default Assumptions**

Land Use	Square metres per worker
Offices	18
General industrial – Manufacturing and non-strategic warehousing	32
Strategic warehousing – Purpose-built high-bay warehouses of around 10,000 sq. m and more	90

Source: ODPM, Roger Tym & Partners

## Employment Land and Floorspace

- 5.5 Tables showing completed development, losses of employment development, net change of employment development, and outstanding employment permissions are detailed on the following pages. For each of these tables employment has been listed by type as defined by Use Class Orders (UCOs) B1 (a), (b) and (c), B2 and B8. In some cases, particularly where there are a number of uses on one site or where a site has permission for a number of uses, the split of B1 (a), (b) and (c), B2 and B8 development is unclear. In this case the development is listed as ‘split unknown’.
- 5.6 The tables show floorspace (in sq. metres), and an indication of the potential number of jobs (based on floorspace). In calculating the potential numbers of jobs the default assumptions in the East of England Employment Land Review Guidance (October 2007) have been used. Where the development is listed as ‘split unknown’ the most similar default assumption has been used. In the case of ‘B1 Split Unknown’ the job figures are based on 18 sq. metres per worker. In the case of ‘B1-B8 Split Unknown’ a median figure of 32 sq. metres per worker has been used.

**Table 5.3 – Completed Employment Generating Development in 2010-11**

	Total (gross) completed in Rochford District		Completed in Employment Areas		Completed on Previously Developed Land (PDL)	
	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)
B1 (a) Offices	0	N/A	0	N/A	0	0
B1 (b) Research and development + (c) Light industry	0	N/A	0	N/A	0	0
B1 Split Unknown	0	N/A	0	N/A	0	0

	Total (gross) completed in Rochford District		Completed in Employment Areas		Completed on Previously Developed Land (PDL)	
	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)
B2 General Industrial	0	N/A	0	N/A	0	0
B8 Storage and Distribution	0	N/A	0	N/A	0	0
B1-B8 Split Unknown	0	N/A	0	N/A	0	0
<b>Total B1-B8</b>	<b>0</b>	<b>N/A</b>	<b>0</b>	<b>N/A</b>	<b>0</b>	<b>0</b>
A1 Retail	382 sq m	N/A	0	N/A	382 sq m	N/A
D2 Assembly and Leisure	0	N/A	0	N/A	0	0
<b>Total A1, B1-B8, D2</b>	<b>382 sq m</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>382 sq m</b>	<b>N/A</b>

**Table 5.4 – Loss of Employment Generating Development in 2010-11**

	Total Loss in Rochford District		Lost in Employment Areas		Lost to Residential Development	
	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)
B1 (a) Offices	0	N/A	0	N/A	0	N/A
B1 (b) Research and development + (c) Light industry	518 sq m	16	518 sq m	16	0	N/A
B1 Split Unknown	168 sq m	5	168 sq m	5	0	N/A
B2 General Industrial	0	N/A	0	N/A	0	N/A
B8 Storage and Distribution	0	N/A	0	N/A	0	N/A
B1-B8 Split Unknown	350 sq m	11	350 sq m	11	0	N/A
<b>Total B1-B8</b>	<b>518 sq m</b>	<b>16</b>	<b>518 sq m</b>	<b>16</b>	<b>0</b>	<b>N/A</b>
A1 Retail	300	N/A	0	N/A	0	N/A
D2 Assembly and Leisure	0	N/A	N/A	N/A	0	N/A
<b>Total A1, B1-B8, D2</b>	<b>818 sq m</b>	<b>16</b>	<b>518 sq m</b>	<b>N/A</b>	<b>0</b>	<b>N/A</b>

**Table 5.5 – Net Change in Employment Development in 2010-11**

	Net Development in Rochford District		Net in employment Areas		Percentage on Previously Developed Land (PDL)
	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	Floorspace (sq. m) and Land Area (ha)	Estimated Jobs (based on floorspace)	%
<b>B1 (a) Offices</b>	0	N/A	0	N/A	N/A
<b>B1 (b) Research and development + (c) Light industry</b>	-518 sq m	16	-518 sq m	16	100% (based on floorspace)
B1 Split Unknown	-168 sq m	5	-168 sq m	5	100% (based on floorspace)
B2 General Industrial	0	N/A	0	N/A	N/A
B8 Storage and Distribution	0	N/A	0	N/A	N/A
B1-B8 Split Unknown	-350 sq m	11	-350 sq m	11	100% (based on floorspace)
<b>Total B1-B8</b>	<b>-518 sq. m</b>	<b>16</b>	<b>- 518 sq m</b>	<b>16</b>	<b>100% (based on floorspace)</b>
A1 Retail	82 sq m	N/A	N/A	N/A	100% (based on floorspace)
D2 Assembly and Leisure	N/A	N/A	N/A	N/A	N/A
<b>Total A1, B1-B8, D2</b>	<b>-436 sq. m</b>	<b>16</b>	<b>-518 sq m</b>	<b>16</b>	<b>100% (based on floorspace)</b>

**Table 5.6 – Potential Future Employment: Outstanding Permissions as of 31 March 2011**

	Total outstanding permissions in Rochford District		Outstanding permissions on previously developed land (PDL)	
	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)
<b>B1 (a) Offices</b>	6505 sq. m	361	2255 sq. m	125
<b>B1 (b) Research and development + (c) Light industry</b>	2661 sq. m	83	2661 sq. m	83
B1 Split Unknown	0	0	0	0

	Total outstanding permissions in Rochford District		Outstanding permissions on previously developed land (PDL)	
	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)	Floorspace (sq. m) and land area (ha)	Estimated jobs (based on floorspace)
B2 General Industrial	1177 sq m	37	1177 sq m	37
B8 Storage and Distribution	0	0	0	0
B1-B8 Split Unknown	1484 sq m	46	1484 sq m	46
<b>Total B1-B8</b>	<b>9166 sq m</b>	<b>444</b>	<b>4916 sq m (53.63%)</b>	<b>208</b>
<b>A1 Retail</b>	1347 sq m	N/A	1347 sq m <b>(100%)</b>	N/A
<b>D2 Assembly and Leisure</b>	0	N/A	N/A	N/A
<b>Total A1, B1-B8, D2</b>	<b>10513 sq m</b>	<b>N/A</b>	<b>6263 sq m (59.57%)</b>	<b>N/A</b>

**Table 5.7 – Potential Future Net Change in Employment**

	Potential future Floorspace Loss in Rochford District	
	Floorspace (sq m)	Estimated Jobs (based on floorspace)
Total B1-B8	5007 sq m	156
Total A1, B1-B8, D2	5007 sq m	156

In calculating the estimated numbers of jobs in this table a median figure of 32 has been used. As suggested for Use Class B2 in the East of England Employment Land Review Guidance (October 2007).

### Available allocated Employment Land

- 5.7 Policy ED3 of the Rochford Core Strategy suggests existing employment sites which are well used and sustainable will be protected from uses that would undermine their role as employment generators.
- 5.8 Available employment land for B1-B8 uses without planning permission is shown in Table 6.8 below:

**Table 5.8 – Available Employment Land without Planning Permission (expired)**

Site address	Site area (ha)
Adjacent Superstore, Rawreth Industrial Estate	0.44
Rawreth Industrial Estate. Opposite Stirling Close	0.09
Adjacent 34 Rawreth Industrial Estate, Rawreth Lane	0.37
33 Eldon Way, Hockley	0.01
Plot G, Aviation Way Industrial Estate	0.57
Plot B, Sutton Wharf	1.4
land adjacent Saxon Hall, Aviation Way, Southend	0.26
Plot F Aviation Way Industrial Estate	0.98
Total land available	4.12

- 5.9 Loss of employment floorspace during the monitoring year is shown in the table entitled **Loss of employment generating development in 2010-11** (Table 5.4). The table indicates that a net total of 518 sq meters of employment floorspace was lost from sites allocated for employment land in the District.

## 6 Local Services

This chapter includes information on retail, industry and leisure.

### Town Centres

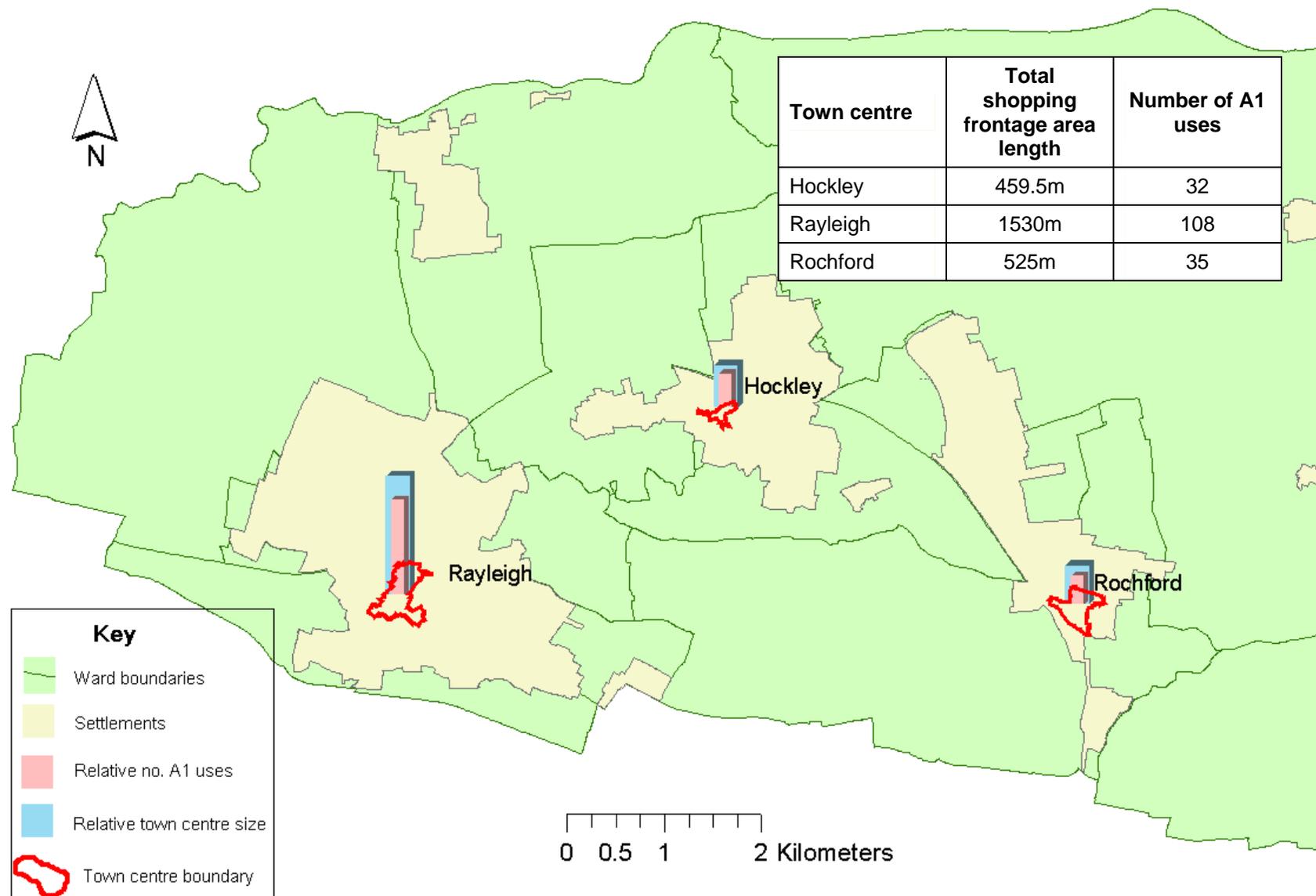
- 6.1 Rochford District has three main town centres which are identified in the Core Strategy.
- 6.2 Rayleigh is the only settlement in the District classified as a principal town centre. Hockley and Rochford are classed as smaller town centres catering for local need.
- 6.3 The table below highlights the ranking of District and other local town centres. This shows that Rochford is classified as a “Local” town centre, Rayleigh as a “Minor District” town centre, and Hockley is classified as “Minor Local” town centre. This is in comparison to the neighbouring town centres of Southend-on-Sea and Basildon which are classified as “Major Regional” and “Regional” respectively.

**Table 6.1 – Ranking of District and other Local Centres (Management Horizon’s UK Shopping Index 2008)**

Centre	Score	Rank 2008	Location Grade
Southend-on-Sea	254	54	Major Regional
Basildon	227	79	Regional
Rayleigh	57	600	Minor District
Pitsea	55	629	Minor District
Wickford	44	816	Minor District
Billericay	44	816	Minor District
Laindon	26	1364	Local
Rochford	20	1716	Local
Hockley	7	3321	Minor Local

- 6.4 Rayleigh, Hockley and Rochford each contain areas designated as Primary and Secondary Shopping Frontage Areas. These are included in the Replacement Local Plan which was adopted in June 2006 and were last subject to a thorough survey in September and November 2010.
- 6.5 Figure 6.1 on the following page shows the location of the town centres in the District, their size in terms of frontage length, and the relative number of A1 retail uses contained within them.

Figure 6.1 – Town Centre Locations and Size



**Retail (A1 of Use Class Order)**

6.6 In 2010-11 retail development (gross) completed was as outlined in Table 6.2 below:

**Table 6.2 – Retail Development**

	<b>Retail Floor Space Completed 10-11 (m<sup>2</sup>)</b>	<b>Of which on previously developed land (m<sup>2</sup>/%)</b>
Town centre	382	100
Edge of centre	0	0
Out of centre	0	0
Out of town	0	0
<b>Total</b>	<b>382</b>	<b>100%</b>

6.7 Outstanding retail development yet to be completed in 2010-2011 was as outlined in Table 6.3 below:

**Table 6.3 – Outstanding Retail Development**

	<b>Outstanding Retail Floor Space 10-11 (m<sup>2</sup>)</b>	<b>Of which on previously developed land (m<sup>2</sup>/%)</b>
Town centre	0	0
Edge of centre	0	0
Out of centre	287 (28.19%)	100%
Out of town	737 (72.40%)	100%
<b>TOTAL</b>	<b>1018</b>	<b>100%</b>

**Primary and Secondary Shopping Frontage Areas**

6.8 Rochford District Replacement Local Plan outlines the Council's aims in terms of retail frontage within the District's towns of Rayleigh, Rochford and Hockley. Saved Policies SAT4 and SAT5 seek to strike the right balance between retail and non-retail uses in Town Centre Primary and Secondary Shopping Frontage Areas. As a guide, the Local Planning Authority expect 75% of the total Primary Shopping Frontage Areas of each Town Centre and 50% of the total Secondary Shopping Frontage Areas of each Town Centre to remain in retail use.

6.9 In assessing the retail frontage within these areas, however, it is important to note that Town Centres are dynamic environments and that the right balance between retail and non-retail uses will shift as consumer preferences and markets change. As the replacement local plan makes clear, therefore, the target percentages should not be used too prescriptively. In particular, regard should also be had to the findings of

Retail and Leisure Studies, the latest of which for the District was published in 2008. The aims of the local authority for retail within the shopping frontage areas are shown overleaf.

**Targets:** 75% Retail within Primary Shopping Frontage Areas  
50% Retail within Secondary Shopping Frontage Areas

## Financial and Professional Services (A2 of Use Class Order)

6.10 In 2010 -2011 financial and professional service development completed, overall and in town centres, was as outlined in Table 6.4 below:

**Table 6.4 – Financial and Professional Services**

Total financial and professional floor space completed 10-11 (m <sup>2</sup> )	0
Total financial and professional floor space outstanding 10-11 (m <sup>2</sup> )	323
Financial and professional floor space completed in town centres 10-11 (m <sup>2</sup> )	0
Financial and professional floor space outstanding in town centres 10-11 (m <sup>2</sup> )	323

## Offices (B1a of Use Class Order)

6.11 In 2010-2011 office development completed, overall and in town centres, was as outlined in Table 6.5 below:

**Table 6.5 – Office Development**

Total office floor space completed 10-11 (m <sup>2</sup> )	0
Total office floor space outstanding 10-11 (m <sup>2</sup> )	6505
Office floor space completed in town centres 10-11 (m <sup>2</sup> )	0
Office floor space outstanding in town centres 10-11 (m <sup>2</sup> )	0

## Leisure development

### Introduction

6.12 The District contains both private and public sports facilities. Sport England notes the following leisure facilities available in Rochford District, as outlined in Table 6.6.

6.13 The demand for leisure facilities can be estimated using Sport England's **Sports Facility Calculator**. This calculated the demand for various leisure facilities in an area based on local population profiles together with a profile of usage. Sport England use data from National Halls and Pools Survey, Benchmarking Service, Indoor Bowls User Survey and General Household Survey.

- 6.14 The demand is an estimate and it should be noted that the District does not sit in a vacuum and that the development of leisure facilities outside of the District and the movement of people between Districts will influence the demand for leisure services of a particular locality.
- 6.15 Table 6.6 compares the demand for leisure and recreational uses in the District, as calculated using Sport England’s Sports Facility Calculator, with the facilities provided.

**Table 6.6**

Facility	Supply	Facilities Requirement	Shortfall of Supply from Demand
Swimming pools	1388.5 m <sup>2</sup>	793.68 m <sup>2</sup>	0
Sports courts	35	22.69 courts	0
Indoor bowls	4	6.24 rinks	2.07

- 6.16 The data in Table 6.6 suggests that there is currently no shortfall of swimming pools or sports courts in the District. There is a slight shortfall of indoor bowls rinks for the year 2010-11.

**Swimming Pools**

Name	Location	Swimming Pool Area (m <sup>2</sup> )	Owner Type
Athenaeum Club	Rochford	300	Commercial
Clements Hall Leisure Centre	Hockley	425	Local Authority
Greensward Academy	Hockley	142.5	School
King Edmund Business and Enterprise School	Rochford	180	School
Riverside Junior School	Hockley	105	School
Sweyne Park School	Rayleigh	152	School
<b>Total</b>		<b>1388.5</b>	

**Sports Halls**

Name	Location	Number of Courts	Owner Type
Clements Hall Leisure Centre	Hockley	9	Local Authority
Cullys Gym	Hockley	1	Commercial
Fitzwimarc School	Rayleigh	7	School
Great Wakering Primary School	Great Wakering	1	School
Greensward Academy	Hockley	5	School
King Edmund Business and Enterprise School	Rochford	4	School
Rayleigh Leisure Centre	Rayleigh	4	Local Authority
Sweyne Park School	Rayleigh	4	School
<b>Total</b>		<b>35</b>	

**Indoor Bowls**

Name	Location	Rinks	Owner Type
Rayleigh Leisure Centre	Rayleigh	4	Local Authority
<b>Total</b>		<b>4</b>	

**Completed Leisure Development 2010-11**

6.17 In 2010-11 leisure development completed and outstanding, in town centres and overall, was as outlined in Table 6.7 below:

**Table 6.7 – Leisure Development**

Total leisure floor space completed 10-11 (m <sup>2</sup> )	0
Total leisure floor space outstanding 10-11 (m <sup>2</sup> )	0
Leisure floor space completed in town centres 10-11 (m <sup>2</sup> )	0
Leisure floor space outstanding in town centres 10-11 (m <sup>2</sup> )	0

## 7 Transport

### Vehicle Parking Standards

- 7.1 T8 of the Core Strategy sets out the Council's policy on Car Parking Standards. This is supported by the Parking Standards Design and Good Practice Supplementary Planning Document.
- 7.2 The Council has adopted 'Parking Standards: Design and Good Practice (September 2009)' as a Supplementary Planning Document.
- 7.3 This document was produced by Essex County Council in conjunction with the Essex Planning Officers' Association. It provides details on issues such as the minimum number of parking spaces that will be required for new residential development; the maximum number of spaces for commercial, leisure, retail, etc; along with guidance on such subjects as the design and layout of car parking, and the provision of cycle parking. The provision of vehicle parking on new developments during the monitoring year is shown below.

### Provision of Car Parking on New Non-Residential Development Sites (Use Classes A, B and D)

**Table 7.1 – Provision of Car Parking on Completed Development**

	Car Parking Spaces Provided	PPG13 Maximum Standard/Rochford District Replacement Local Plan and Parking Standards SPD
<b>B1 Business</b>		
-	-	-
<b>B1-B8 use</b>		
-	-	-
<b>A1 Retail</b>		
ROC/0894/08 (Construct retail to ground floor with 6 – 2 bed dwellings above)	13	27
<b>D2 Assembly and Leisure</b>		
-	-	-

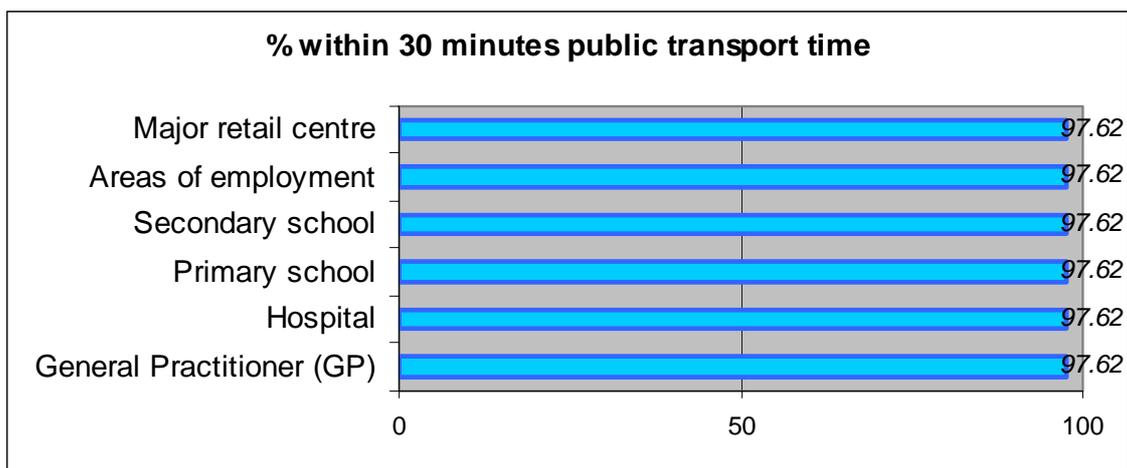
## Accessibility

7.4 Planning Policy Statement 1 states that development should be planned in a sustainable manner helping to address the causes of climate change through the location and design of development, reducing the need to travel by private car. Locating development so that local shops and services and employment opportunities can be accessed through sustainable modes of travel is a key to achieving this. The number of new dwellings developed during the monitoring year 2010-2011 that is within 30 minutes public transport time of essential services is shown below in Figure 7.2.

**Table 7.2 – Accessibility of Services from New Development**

	Total Net Residential Completions	Number within 30 Minutes Public Transport Time	Percentage within 30 Minutes Public Transport Time
General Practitioner (GP)	42	41	97.62
Hospital	42	41	97.62
Primary school	42	41	97.62
Secondary school	42	41	97.62
Areas of employment	42	41	97.62
Major retail centre	42	41	97.62

**Figure 7.1 – Accessibility of Services from New Development**



7.5 The vast majority of development is within 30 minutes public transport time of the majority of services. However, this is a relatively simplistic method of measuring the accessibility of services by forms of transport other than the private car. It is important that the accessibility of services from new development, along with enabling people to reduce the need to travel by private car in general, is given considerable consideration in the planning process. This presents a particular challenge to Rochford District with its rural areas and high-levels of car ownership.

## 8 Flood Protection and Water Quality

### Introduction

- 8.1 7,071 hectares of the District have a 1% annual probability of fluvial flooding and / or a 0.5% annual probability of tidal flooding, as calculated by the Environment Agency. Within these areas, in line with guidance contained in PPS 25, the Council will consult the Environment Agency on any applications submitted for development.
- 8.2 The Environment Agency (EA) are also consulted on applications where there is a potential impact on water quality.
- 8.3 The Council will only approve planning applications contrary to EA recommendation on flood risk or water quality in exceptional circumstances.

### Flood Risk

- 8.4 The Thames Gateway South Essex Strategic Flood Risk Assessment 2011 (SFRA 2011) provides a revision to the SFRA published in November 2006.
- 8.5 The report constitutes a Level 1 and Level 2 SFRA for Rochford District Council which will contribute to the evidence base for the plan-making process of the Local Development Framework (LDF). The purpose of the Level 1 SFRA is to collate existing data and information with respect to flood risk, sufficient to enable the application of the Sequential Test by the Council; whilst an ‘increased scope’ Level 2 SFRA has also been included in the report to provide more detailed flood risk information for those areas at medium or high risk of flooding.
- 8.6 The findings in the SFRA provide some specific information which will facilitate the application of the Exception Test, where required, and inform the preparation of site specific Flood Risk Assessments for individual development sites in the potential main development areas.
- 8.7 In 2010-2011 the Environment Agency did not object to any planning applications on flood risk grounds.

**Table 8.1 – Performance Relative to Flood Protection Targets**

	Applications Approved/Resolved to be Approved/Accepted Contrary to Environment Agency advice on flooding
Target	0
Actual	0

### Water Quality

- 8.8 Some forms of development have the potential to impact on water quality. This may take the form of, for example, a proposal that would result in the inappropriate discharge of effluent into surface water drainage, thereby polluting the water supply.

- 8.9 During 2010-2011 the EA objected to three planning application submitted to Rochford District Council on the grounds of impact on water quality.
- 8.10 Of the three planning applications objected to, one application was refused by the Council; one being withdrawn, and one remained pending.

**Table 8.2 – Performance Relative to Water Quality Targets**

	<b>Applications Approved Contrary to Environment Agency Advice on Water Quality</b>
Target	0
Actual	0

### **Summary**

- 8.11 The Environment Agency did not object to any planning application submitted to the Council in 2010-11.
- 8.12 In respect of water quality issues, the Council has taken on board comments made by the Environment Agency and has determined planning applications having regard to such issues.

## 9 Biodiversity

### Introduction

- 9.1 Biodiversity is the variety of living species on earth, and the habitats they occupy. It is integral to sustainable development and the Council is committed to the protection, promotion and enhancement of biodiversity throughout the District.
- 9.2 The Essex Biodiversity Action Plan (BAP) provides a list of species and habitats where action in the county should be focused. Rochford's BAP translates the Essex BAP into more local actions. In addition, the Core Strategy contains policies that will act to enhance and protect the biodiversity through the planning system.
- 9.3 There are a number of sites in the District that have been designated for their biodiversity importance.

### International Sites

- 9.4 The District's coast and estuaries are protected under international statutes and obligations.

### Ramsar Sites

- 9.5 Ramsar sites are notified based on a range of assessment criteria. The criteria for waterbirds state that a wetland should be considered internationally important if it regularly supports 20,000 or more waterbirds and/or if it regularly supports 1% of the individuals in a population of one species of waterbird.
- 9.6 There are two listed Ramsar sites in Rochford District: Foulness and the Crouch and Roach Estuaries.

### Special Protection Areas (SPAs)

- 9.7 Special Protection Areas are designated specifically for their importance to wild birds. Rochford District contains two sites that have been confirmed as SPAs:
1. The Crouch and Roach Estuaries SPA qualifies under Article 4.2 of the EU Birds Directive by supporting:
    - Internationally important assemblage of waterfowl (wildfowl and waders)
    - Internationally important populations of regularly occurring migratory species.
  2. Foulness SPA qualifies under Article 4.1 of the EU Birds Directive by supporting:
    - Internationally important breeding populations of regularly occurring Annex 1 species: sandwich tern (*Sterna sandvicensis*), common tern (*Sterna hirundo*), little tern (*Sterna albifrons*) and avocet (*Recurvirostera avosetta*).

### Special Areas of Conservation (SACs)

9.8 Special Areas of Conservation are intended to protect natural habitat of European importance and the habitats of threatened species of wildlife under Article 3 of the Habitats Directive (EC Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, 1992). The Essex Estuaries SAC (SAC) covers the whole of the Foulness and Crouch and Roach Estuaries from the point of the highest astronomical tide out to sea. As such it relates to the seaward part of the coastal zone. The Essex Estuaries have been selected as a SAC for the following habitat features:

- Pioneer saltmarsh.
- Estuaries.
- Cordgrass swards.
- Intertidal mudflats and sandflats.
- Atlantic salt meadows.
- Subtidal sandbanks.
- Mediterranean saltmarsh scrubs.

### The Essex Estuaries European Marine Site

9.9 Where a SPA or SAC is continuously or intermittently covered by tidal waters, or includes any part of the sea in or adjacent to the UK, the site is referred to as a European Marine Site. The marine components of the Essex SPAs and SACs are being treated as a single European Marine Site called the Essex Estuaries Marine site (EEEMS). This extends along the coast from Jaywick near Clacton, to Shoeburyness near Southend-on-Sea and from the line of the highest astronomical tide out to sea. It includes the Maplin and Buxey Sands.

9.10 Effectively the whole of the District coastline is within the EEEMS, although terrestrial parts of the SPAs (i.e. freshwater grazing marshes inside the sea walls) are not included as they occur above the highest astronomical tide.

9.11 Local authorities are “relevant authorities” under the Habitats Regulations and along with other statutory authorities are responsible for the conservation and management of European Marine Sites. The District is represented on the management group of the Essex Estuaries Scheme of Management. The Management Scheme document will be a material consideration when considering proposals, which may impact on the European Marine Site.

### The Conservation (Natural Habitats etc.) Regulations

9.12 The Conservation (Natural Habitats) Regulations 1994 places new responsibilities on local authorities – that in the exercise of any of their functions, they are to have regard to the requirements of the Habitats Directives, so far as they may be affected by the exercise of those functions. These will have significant impacts on planning in the coastal zone. Every planning application which is likely to have a significant effect, either directly or indirectly on the SAC, SPA or Ramsar sites needs to be assessed for

its “in combination” effects and for its cumulative impacts. Whilst each individual case may not be harmful, the combined effects could be harmful to the European and internationally important sites. Therefore, individual proposals may be refused in order to avoid setting a precedent for further development.

### National Sites

9.13 Sites of Special Scientific Interest (SSSIs) are designated under the Wildlife and Countryside Act 1981. English Nature has a duty to provide notification of these sites. The SSSI network includes some of the “best” semi-natural habitats including ancient woodlands, unimproved grasslands, coastal grazing marshes and other estuarine habitats.

9.14 There are three SSSI's within the Rochford District as follows:

- Hockley Woods SSSI. A site predominantly owned by the District Council. The site is of national importance as an ancient woodland.
- Foulness SSSI. This comprises extensive sand-silt flats, saltmarsh, beaches, grazing marshes, rough grass and scrubland, covering the areas of Maplin Sands, part of Foulness Island plus adjacent creeks, islands and marshes. This is a site of national and international importance.
- Crouch and Roach Estuaries SSSI (previously known as River Crouch Marshes). This covers a network of sites (salt marsh, intertidal mud, grazing marsh, a fresh water reservoir) including Brandy Hole and Lion Creek, Paglesham Pool, Bridgemarsh Island and marshes near Upper Raypits. This site is of national and international importance.

## Condition of Sites of Special Scientific Interest (SSSIs)

9.15 The following information is taken from English Nature, unless otherwise stated. For further information please see <http://www.naturalengland.org.uk>

**Figure 9.1 – Condition of SSSIs**

Area (ha)	Main habitat	Area Meeting PSA Target	Area Favourable	Area Unfavourable Recovering	Area Unfavourable No Change	Area Unfavourable Declining	Area Destroyed/Part Destroyed	Reasons for Adverse Condition
<b>Crouch and Roach Estuaries</b> (shared with Chelmsford Borough and Maldon District)								
Within the District: 119.36 Total SSSI area: 1735.58	Littoral sediment; grassland; standing open water; canals; coastal lagoon	99.33%	22.87%	76.46%	0.67%	0.00%*	0.00%	Coastal squeeze; water pollution – agriculture/run off; overgrazing; Inappropriate water levels
<b>Foulness</b> (shared with Southend-on-sea Borough)								
Within the District: 9745.73 Total SSSI area: 10947.14	Littoral sediment; grassland; coastal lagoon	99.98%	77.52%	22.46%	0.02%	0.00%*	0.00%	Coastal squeeze; inappropriate scrub control
<b>Hockley Woods</b>								
92.12	Broadleaved, mixed and yew woodland – lowland	100.00%	0.00%	100.00%	0.00%	0.00%	0.00%	N/A
<b>Total</b>								
Within the District: 9865.09 Total SSSI area: 12774.84	-	99.77%	33.46%	66.31%	0.23%	0.00%	0.00%	-

\*These figures are for the whole of the Crouch and Roach Estuaries SSSI, not all of which is in the Rochford District. The figures for this area may be markedly different to those submitted

### **Wallasea Wetlands**

- 9.16 English Nature, the Department for Environment, Food and Rural Affairs (DEFRA) and the Royal Society for Protection of Birds (RSPB) were involved in implementing the scheme to create 115 hectares of wetland through the construction of a secondary seawall and breaching of the existing sea wall.
- 9.17 In July 2006 a large wetland habitat was created when the seawall was breached and it is predicted that it will become a breeding and roosting location for important bird species, as well as habitat for rare plants, insects and fish. It is also envisaged that it will provide breeding and nursery areas for aquatic wildlife, such as bass, mullet, flatfish and herring. For further information please refer to Rochford District Council's 2005-2006 Annual Monitoring Report.

### **Local Wildlife Sites Review**

- 9.18 Local Wildlife Sites (LoWSs) are areas of land with significant wildlife value (previously known as Sites of Importance for Nature Conservation (SINCs) and County Wildlife Sites (CWSs). Together with statutory protected areas, LoWSs represent the minimum habitat we need to protect in order to maintain the current levels of wildlife in Essex.
- 9.19 The Council instructed ECCOS from Essex Wildlife Trust to survey and comment upon the condition/ suitability of the Districts' County Wildlife sites. The report identifies the number lost and number of new area. There are 39 LoWSs scattered throughout Rochford District, comprising of mainly Woodland, but with some Grassland, Mosaic, Coastal and Freshwater Habitats. The largest LoWS is the Wallersea Island Managed Realignment which covers 90.3 ha.
- 9.20 The principal objective of this review is to update the Local Wildlife Site network within Rochford District in the light of changes in available knowledge and by application of draft site selection criteria for Essex. In the Review report, former Local Wildlife Sites have been significantly revised and amended. Major changes includes: 1) Areas designated as Sites of Special Scientific Interest (SSSI), included in the previous survey, are now no longer included in the Local Wildlife Site network, as suggested in national guidance; and 2) A new system of site numbering is introduced.
- 9.21 The reports from EECOS will be used as part of the Local Development Framework evidence base.

## 10 Renewable Energy

### Introduction

- 10.1 Renewable energy is energy which is generated from resources which are unlimited, rapidly replenished or naturally replenished such as wind, water, sun, wave and refuse, and not from the combustion of fossil fuels.
- 10.2 Along with energy conservation strategies, the use of renewable energies can help reduce carbon dioxide emissions and the reliance on energy sources that will ultimately run out, to the benefit of the environment and contributing towards a more sustainable form of development.

### Renewable Energy in the District

- 10.3 In the year 2010-11 there were no large-scale renewable energy producing facilities, such as wind farms, developed in the District.
- 10.4 Small-scale renewable energy production, such as domestic photovoltaic tiles etc, can make a valid contribution towards the reduction in the reliance on non-renewable energy.
- 10.5 For the purposes of monitoring, many of the small scale, domestic renewable energy generating installations would not require consent from the Local Planning Authority, or under Building Regulations.

**Figure 10.1 – Renewable Energy Development**

	Solar Photovoltaics	Wind Onshore	Hydro	Biomass
Planning permissions for installations of renewable energy sources granted 2010-11	-	-	-	-
Known renewable energy sources implemented 2010-11	-	-	-	-
Completed installed capacity in MW	-	-	-	-
MW Generation	-	-	-	-

## Appendix A

Reference	Address	Dwellings completed (gross) 2010-2011
ROC/0111/07	Land adj 47 Church Road, Barling Magna	1
ROC/0165/09	Cosy Nook, Beke Hall chase North, Rawreth	1
ROC/0121/07	89 Downhall Road, Rayleigh	1
ROC/1050/07	42 & 44 Down Hall Road, Rayleigh	1
ROC/0605/08	1 Devon Gardens, Rochford	1
ROC/0567/08	43 Clifton Road, Ashingdon	1
ROC/0643/09	41 The Westerings, Hockley	1
ROC/0602/09	6 Greensward Lane, Hockley	1
ROC/0737/08	Grace Villa, Beckney Avenue, Hockley	1
ROC/0086/10	Site of 93 Greensward Lane , Hockley	1
ROC/0651/09	Land Between 48 & 52 Waxwell Road, Hullbridge	1
ROC/0085/10	21 Gloucester Avenue, Rayleigh	1
ROC/0193/10	217 Eastwood Road, Rayleigh	1
ROC/0298/08	Land adj 22 St Andrews Road, Rochford	1
ROC/0536/09	204 Hockley Road, Rayleigh	1
ROC/0757/09	Brambles Gladstone Gardens, Rayleigh	1
ROC/0477/09	R/o 16 Eastern Road, Rayleigh, SS6 7BA	1
ROC/0997/07	151 Daws Heath Road, Rayleigh	1
ROC/0955/08	254 High Street, Great Wakering	2
ROC/0881/08	3 Station Avenue, Rayleigh	2
ROC/0518/06	279-277 Ashingdon Road, Rochford	2
ROC/0181/10	20 Hamilton Gardens, Hockley	2
ROC/0836/08	145 Ferry Road, Hullbridge	2
ROC/0479/09	91 The Chase, Rayleigh	2
ROC/0734/09	1 Warwick Close, Rayleigh	2
ROC/0485/09	R/o 68 High Road, Rayleigh	2
ROC/0511/09	Site of 80 West Street, Rochford	3
ROC/0427/08	58 Victoria Avenue, Rayleigh	5
ROC/0894/08	74-78 West Street, Rochford	6
ROC/0547/09	206 London Road, Rayleigh	14

## Appendix B

### Housing Trajectory Site List (from Planning Application Information up to 31.3.2011)

Reference	Location	Status	Year																
			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
ROC/0111/07	Land adj 47 Church Road, Barling Magna	Work Complete	1	0															
ROC/0955/08	254 High Street, Great Wakering.	Work Complete	2	0															
ROC/1050/07	42 & 44 Down Hall Road, Rayleigh	Work Complete	1	0															
ROC/0881/08	3 Station Avenue, Rayleigh.	Work Complete	1	0															
ROC/0605/08	1 Devon Gardens, Rochford.	Work Complete	1	0															
ROC/0567/08	43 Clifton Road, Ashingdon.	Work Complete	1	0															
ROC/0518/06	279-277 Ashingdon Road, Rochford	Work Complete	2	0															
ROC/0643/09	41 The Westerings, Hockley	Work Complete	1	0															
ROC/0602/09	6 Greensward Lane, Hockley	Work Complete	1	0															

## Rochford District Council – Annual Monitoring Report 2010/11

Reference	Location	Status	Year																
			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
ROC/0181/10	20 Hamilton Gardens, Hockley	Work Complete	1	0															
ROC/0737/08	Grace Villa, Beckney Avenue, Hockley.	Work Complete	1	0															
ROC/0836/08	145 Ferry Road, Hullbridge.	Work Complete	2	0															
ROC/0732/08	145 Ferry Road, Hullbridge.	Work Complete	0	4															
ROC/0651/09	Ld Betwn 48 & 52 Waxwell Road, Hullbridge	Work Complete	1	0															
ROC/0139/10	Torwood Kingsway Hullbridge	Work Complete	-1	1															
ROC/0085/10	21 Gloucester Avenue, Rayleigh	Work Complete	1	0															
ROC/0479/09	91 The Chase, Rayleigh	Work Complete	1	0															
ROC/0734/09	1 Warwick Close, Rayleigh	Work Complete	2	0															
ROC/0298/08	Land adj 22 Street Andrews Road, Rochford.	Work Complete	1	0															

## Rochford District Council – Annual Monitoring Report 2010/11

Reference	Location	Status	Year																
			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
ROC/0894/08	74-78 West Street, Rochford.	Work Complete	6	0															
ROC/0511/09	Site Of 80 West Street, Rochford	Work Complete	3	0															
ROC/0427/08	58 Victoria Avenue, Rayleigh.	Work Complete	5	0															
ROC/0547/09	206 London Road, Rayleigh	Work Complete	14	0															
ROC/0485/09	R/o 68 High Road, Rayleigh	Work Complete	2	0															
ROC/0757/09	Brambles, Gladstone Gardens, Rayleigh	Work Complete	1	0															
ROC/0477/09	R/o 16 Eastern Rd, Rayleigh, SS6 7BA	Work Complete	1	0															
ROC/0997/07	151 Daws Heath Road, Rayleigh	Work Complete	1	0															
ROC/0439/97	Gusli, Lower Road	Under Construction	0	1															
ROC/0268/95	Rochelles Farm, Lower Road	Under Construction	0	1															

## Rochford District Council – Annual Monitoring Report 2010/11

Reference	Location	Status	Year																
			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
ROC/0759/07	Paddock, Lambourne Hall Road, Canewdon	Under Construction	0	1															
ROC/0118/10	Junatison Barrow Hall Road, Little Wakering	Under Construction	-1	1															
ROC/0121/07	89 Downhall Road, ayleigh	Under Construction	1	7															
ROC/0199/08	Land at 44 The Approach, Rayleigh, SS6 9AA	Under Construction	0	1															
ROC/0521/93	Glencroft, White Hart Lane, Hawkwell	Under Construction	0	6	10	10													
ROC/0034/10	Site of Eastlodes, Mount Bovers Lane, Hawkwell	Under Construction	0	1															
ROC/0164/10	4 Tudor Way, Hockley	Under Construction	-1	1															
ROC/0711/10	1 Poplars Avenue, Hawkwell, Hockley	Under Construction	-1	2															
ROC/0598/07	land adj 66 Woodllands Road, Hockley	Under Construction	0	1															

## Rochford District Council – Annual Monitoring Report 2010/11

Reference	Location	Status	Year																
			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
ROC/0805/08	Land rear of 25 Woodlands Road, Hockley	Under Construction	0	1															
ROC/0022/11	6 Mount Avenue, Hockley	Under Construction	-1	2															
ROC/0655/07	190-192 Plumberow Avenue, Hockley	Under Construction	0	2															
ROC/0086/10	Site of 93 Greensward Lane, Hockley	Under Construction	1	2															
ROC/0466/95	74 Folly Lane	Under Construction	0	1															
ROC/0319/98	Plumberow Cottage, Lower Road	Under Construction	0	1															
ROC/1095/06	Westview & Oakhurst, Church Road, Hockley	Under Construction	0	2	2														
ROC/0735/09	Wits End, Lower Road, Hockley, SS5 6AP	Under Construction	-1	1															
ROC/0358/07	Land adj 20 Kingsman Farm Road, Hullbridge	Under Construction	0	1															

## Rochford District Council – Annual Monitoring Report 2010/11

Reference	Location	Status	Year																
			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
ROC/0911/07	10 Kingsmans Farm Road, Hullbridge	Under Construction	0	1															
ROC/0607/08	Land adj 1 Maylons Lane, Hullbridge	Under Construction	0	1															
ROC/0631/08	18 Kingsmans Farm Road, Hullbridge.	Under Construction	0	1															
ROC/0758/08	Land rear of 263 & 263a Ferry Road, Hullbridge.	Under Construction	0	1															
ROC/0458/09	Willow Pond Farm, Lower Road, Hockley	Under Construction	0	1															
ROC/0215/10	89 Crouch Avenue, Hullbridge	Under Construction	0	1															
ROC/0956/74	Adj. The Birches, Sandhill, Road	Under Construction	0	1															
ROC/0395/00	Adj Mansfield Nurseries, Nore Road	Under Construction	0	1															
ROC/0332/10	87 Rayleigh Avenue, Eastwood, Leigh-on-Sea	Under Construction	-1	4															

## Rochford District Council – Annual Monitoring Report 2010/11

Reference	Location	Status	Year																
			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
ROC/0546/10	Site of 4 & 6 Lancaster Road, Rayleigh	Under Construction	-2	4															
ROC/0221/10	14 Ravenswood Chase, Rochford	Under Construction	0	1															
ROC/0320/10	60 Stambridge Road, Rochford	Under Construction	0	1															
ROC/0048/79	Fairview and Homestead, Hockley Road	Under Construction	0	16	35	35													
ROC/0714/07	24 High Road, Rayleigh	Under Construction	0	2															
ROC/0693/10	34 Bull Lane, Rayleigh	Under Construction	-1	1															
ROC/0156/08	Site of 8 & 10 Weir Gardens, Rayleigh	Under Construction	0	12															
ROC/0549/10	89 Daws Heath Road, Rayleigh	Under Construction	-1	1															
ROC/0752/10	Ld Rear of 148 & 150 Eastwood Road, Rayleigh	Under Construction	0	1															
ROC/0026/10	Garden of 400 Ashingdon Road, Rochford	Not Started	0		1														

## Rochford District Council – Annual Monitoring Report 2010/11

Reference	Location	Status	Year																
			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
ROC/0013/09	The Yard, Trender's Avenue, Rayleigh	Not Started	0		2	2													
ROC/0021/10	Asda Priory Chase, Rayleigh	Not Started	0		23														
ROC/0672/09	Goldpoint Stud, Goldsmith Paddocks, Goldsmith Drive, Rayleigh SS6 9DX	Not Started	0		1														
ROC/0316/10	Adj. 3 Ferndale Road, Rayleigh	Not Started	0		1														
ROC/0517/10	Land opposite Prospect Villa, Trender's Avenue, Rayleigh	Not Started	-1		2														
ROC/0665/08	52a Alexandra Road, Great Wakering	Not Started	0		1														
ROC/0335/10	Land rear of 10 Eastcheap, Rayleigh	Not Started	0		1														
ROC/0579/10	12 Eastcheap, Rayleigh	Not Started	0		2														
ROC/0653/10	36 The Approach, Rayleigh	Not Started	0		2	3													

## Rochford District Council – Annual Monitoring Report 2010/11

Reference	Location	Status	Year																
			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
ROC/0124/08	42 York Road, Ashingdon	Not Started	-1		2														
ROC/0396/10	54 York Road, Ashingdon, Rochford	Not Started	0		1														
ROC/0026/11	1 Clifton Road, Ashingdon	Not Started	0		1														
ROC/0436/10	109 Rectory Road, Hawkwell	Not Started	0		10	11													
ROC/0359/10	Land adj. 42 The Westering, Hawkwell	Not Started	0		1														
ROC/0759/10	8 Victor Gardens, Hockley	Not Started	0		1														
ROC/0390/06	Spa Works, 54 Spa Road, Hockley	Not Started	0		1														
ROC/0195/09	144 Greemsward Lane, Hockley	Not Started	0		1														
ROC/0263/09	Adj. 55 Hamilton Gardens, Hockley	Not Started	0		1														
ROC/0618/10	Land Rear of 27 to 31 to Broadlands Road, Hockley	Not Started	0		1														

## Rochford District Council – Annual Monitoring Report 2010/11

Reference	Location	Status	Year																
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ROC/0343/10	1 Station Road, Hockley	Not Started	0		1														
ROC/0056/09	93 Greensward Lane, Hockley	Not Started	0		1														
ROC/0577/07	Land opposite Maryon House, Bullwood Hall Lane, Hockley	Not Started	0		1														
ROC/0576/08	299 Ferry Road, Hullbridge.	Not Started	0		3	4													
ROC/0565/08	289 Ferry Road, Hullbridge.	Not Started	0		6	10													
COL/0556/10	Land adj Pooles End, Long Lane, Hullbridge	Not Started	0		1														
ROC/0443/10	395 Eastwood, Rayleigh, Rochford	Not Started	-1		2														
ROC/0807/10	Land Between 18 & 24 Hillside Road, Eastwood	Not Started	0		1														
ROC/0625/08	Land adj 57 Trinity Road, Rayleigh	Not Started	0		1														

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			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
ROC/0723/09	Land R/o 11-15 Trinity Road, Rayleigh	Not Started	0		2	2													
ROC/0602/08	18 Mornington Avenue, Rochford.	Not Started	0		1														
ROC/0798/08	22 South Street, Rochford.	Not Started	0		3	3													
ROC/0906/08	14 North Street, Rochford.	Not Started	0		4	4													
ROC/0287/08	Land at rear of 26 South Street, Rochford.	Not Started	0		4	5													
ROC/0412/10	Car Park adj. The New Ship, East Street, Rochford	Not Started	0		2	3													
ROC/0694/10	15 West Street, (2 <sup>nd</sup> Floor) Rochford	Not Started	0		1														
ROC/0380/08	Site of 1 & 3 Pearsons Avenue, Rayleigh	Not Started	0		2														
ROC/0932/07	Land west of Boston Avenue/ Cheapside West, Rayleigh.	Not Started	0		2	2													

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Reference	Location	Status	Year																
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ROC/0019/10	Ld West of Springfield Court, Boston Avenue, Rayleigh	Not Started	0		3	3													
ROC/0292/10	5 Victoria Avenue, Rayleigh	Not Started	0		1														
ROC/0715/08	114 Bull Lane, Rayleigh.	Not Started	0		1														
ROC/0446/05	land rear of 91 High Street, Rayleigh	Not Started	0		7	8													
ROC/0486/08	89 High Street, Rayleigh, Street, SS6 7EJ	Not Started	0		6	6													
ROC/0024/09	Ulfa Court (first floor) , 33a Eastwood Road, Rayleigh, SS6 7JD	Not Started	0		6	6													
ROC/0208/10	Land North of 36 High Road, Rayleigh	Not Started	0		1														
ROC/0474/10	Treetops Hillview Road, Rayleigh	Not Started	0		2														

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ROC/0666/10	31C High Street, Rayleigh	Not Started	0		1														
ROC/0787/10	46 Hockley Road, Rayleigh	Not Started	0		1														
ROC/0697/10	Second Floor 44-50 High Street, Rayleigh	Not Started	0		2	2													
ROC/0056/11	94 High Road, Rayleigh	Not Started	0		1														
ROC/0008/11	28 High Street , Rayleigh (above Ask restaurant)	Not Started	0		2	2													
ROC/0286/09	Landd Between 63-73 Nevern Road, Rayleigh	Not Started	0		1														
ROC/0476/09	113 -115 High Street, Rayleigh, SS6 7QA	Not Started	0		3														
ROC/0070/10	113 - 115 High Street, Rayleigh	Not Started	0		2	3													
ROC/0022/10	134 Downhall Park Way, Rayleigh	Not Started	0		1														
ROC/0339/10	138 Down Hall Road, Rayleigh	Not Started	0		3														

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ROC/0322/10	Land Between 27 & 31 Branksome Avenue, Hockley	Not Started	0		1														
ROC/0820/10	Land 41 7 Lower Lambricks, Rayleigh	Not Started	0		5	5													
BF1	2-4 Aldermans Hill, Hockley	Pre-app/ under consideration/ UCS					8												
BF2	68-72 West Street, Rochford	Pre-app/ under consideration/ UCS					9	9											
BF4	162-168 High Street, Rayleigh	Pre-app/ under consideration/ UCS					5	5											
BF6	247 London Road, Rayleigh	Pre-app/ under consideration/ UCS				7	7												
BF8	Allocated land, South Hawkwell	Pre-app/ under consideration/ UCS									36								

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BF9	Bramlings, Canewdon	Pre-app/ under consideration/ UCS				4													
BF10	Chandos Service Station, Greensward Lane, Hockley	Pre-app/ under consideration/ UCS				3													
BF12	Rowan Way, Canewdon	Pre-app/ under consideration/ UCS				3													
BF14	Chestnuts Rayleigh	Pre-app/ under consideration/ UCS				2													
BF17	West Street, Rochford	Pre-app/ under consideration/ UCS				2													
BF18	1 The Approach, Rayleigh	Pre-app/ under consideration/ UCS				8													

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BF19	26 Stambridge Road	Pre-app/ under consideration/ UCS				6													
BF21	Lower Lambricks, Rayleigh	Pre-app/ under consideration/ UCS				4	6												
10	Land adj. 37 Crouch Avenue, Hullbridge	Pre-app/ under consideration/ UCS				1													
88	Land adj. 8 Preston Gardens, Rayleigh	Pre-app/ under consideration/ UCS				1													
93	206 London Road (in addition to completion on brownfield)	Pre-app/ under consideration/ UCS				14													
102	Land adjacent Hockley Train Station	Pre-app/ under consideration/ UCS						8											

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			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
EL1	Rawreth Industrial Estate	Pre-app/ under consideration/ UCS									100	80	40						
EL2	Stambridge Mills	Pre-app/ under consideration/ UCS					30	30	36										
EL3	Star Lane, Great Wakering	Pre-app/ under consideration/ UCS							75	50	50								
EL4	Hockley Centre	Pre-app/ under consideration/ UCS											75	75					
<b>Total (Without Green Belt)</b>			<b>42</b>	<b>92</b>	<b>191</b>	<b>184</b>	<b>65</b>	<b>52</b>	<b>111</b>	<b>50</b>	<b>186</b>	<b>80</b>	<b>40</b>	<b>75</b>	<b>75</b>				
Core Strategy location	North of London Road	Green Belt Release									100	150	150	100	50				
Core Strategy location	West Rochford	Green Belt Release				100	100	200	100	100									
Core Strategy location	East Ashingdon	Green Belt Release							50	50									
Core Strategy location	South East, Ashingdon	Green Belt Release												100	100	100	100	100	

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Core Strategy location	West Hockley	Green Belt Release								50									
Core Strategy location	South Hawkwell	Green Belt Release						75	100										
Core Strategy location	South West, Hullbridge	Green Belt Release											100	100	100	100	100		
Core Strategy location	West Great, Wakering	Green Belt Release													100	100	50		
Core Strategy location	South Canewdon	Green Belt Release										60							
<b>Total (including Green Belt Release)</b>			<b>42</b>	<b>92</b>	<b>191</b>	<b>284</b>	<b>165</b>	<b>327</b>	<b>361</b>	<b>250</b>	<b>286</b>	<b>290</b>	<b>190</b>	<b>275</b>	<b>325</b>	<b>300</b>	<b>300</b>	<b>250</b>	<b>100</b>

**SHLAA 2010 Amendments**

SHLAA Ref.	Site	Status	Changes since last SHLAA/ AMR	Comments/ Reasons for Change
BF1	2-4 Aldermans Hill, Hockley	SHLAA	Yes	No new planning application has been received. Dwellings are still considered deliverable, albeit over a longer period of time than initially envisaged.
BF2	68-72 West Street, Rochford	SHLAA/Planning permission	Yes	Change of use for the site was approved. Dwellings are still considered deliverable albeit over a longer period of time than initially envisaged.
BF4	162-168 High Street, Rayleigh	SHLAA/Planning permission	Yes	Change of use for the site was approved. Dwellings are still considered deliverable albeit over a longer period of time than initially envisaged.
BF6	247 London Road, Rayleigh	SHLAA	Yes	No new planning application has been received. Dwellings are still considered deliverable albeit over a longer period of time than initially envisaged.
BF8	Allocated land, South Hawkwell	Local Plan	Yes	No planning application has been received and therefore there is no evidence to show this can be completed in 2017-18 as estimated in the SHLAA 2009. The projected completion schedule has been pushed back one year to 2018-19, in order to reflect the current situation.
BF9	Bramlings, Canewdon	SHLAA	Yes	No planning application has been received and therefore there is no evidence to show this can be completed in 2012-13 as estimated in the SHLAA 2009. The projected completion schedule has been pushed back one year to 2013-14, in order to reflect the current situation.

SHLAA Ref.	Site	Status	Changes since last SHLAA/ AMR	Comments/ Reasons for Change
BF10	Chandos Service Station, Greensward Lane, Hockley	SHLAA	Yes	No new planning application has been received and therefore there is no evidence to show this can be completed in 2012-13 as estimated in the SHLAA 2009. The projected completion schedule has been pushed back one year to 2013-14, in order to reflect the current situation.
BF12	Play Space at Rowan Way, Canewdon	SHLAA	Yes	No planning application has been received and therefore there is no evidence to show this can be completed in 2012-13 as estimated in the SHLAA 2009. The projected completion schedule has been pushed back one year to 2013-14, in order to reflect the current situation.
BF13	Springfield Court, Rayleigh	Full permission	Yes	Site has now obtained full planning permission.
BF14	The Chestnuts, 125 High Road, Rayleigh	SHLAA	Yes	No planning application has been received. Dwellings are still considered deliverable albeit over a longer period of time than initially envisaged.
BF17	Garage Block, West Street, Rochford	SHLAA	Yes	No planning application has been received and therefore there is no evidence to show this can be completed in 2012-13 as estimated in the SHLAA 2009. The projected completion schedule has been pushed back one year to 2013-14, in order to reflect the current situation.
BF18	1 The Approach, Rayleigh	SHLAA	Yes	Outline planning application allowed (08/00717/OUT). However, since building work has not started, it is more likely the 8 dwellings are to be completed in 2013-14.

SHLAA Ref.	Site	Status	Changes since last SHLAA/ AMR	Comments/ Reasons for Change
BF19	26 Stambridge, Road	SHLAA	Yes	Development of site not yet forthcoming. The projected completion schedule has been pushed back one year to 2013-14, in order to reflect the current situation.
BF21	Lower Lambricks, Rayleigh	SHLAA	Yes	Outline planning application allowed (10/00820/OUT). However, since building work has not started, it is more likely the 10 dwellings are to be completed in 2013/14-2014/15.
10	Land adj. 37 Crouch Avenue, Hullbridge	SHLAA	Yes	No planning application has been received. Dwellings are still considered deliverable albeit over a longer period of time than initially envisaged.
88	Land adj. 8 Preston Gardens, Rayleigh	SHLAA	Yes	Planning application received but has not come forward as earlier as initially indicated. The projected completion schedule has been pushed back one year to 2013-14, in order to reflect the current situation.
93	206 London Road (in addition to completion on brownfield) – Also known as Elizabeth Fitzroy Homes, London Road, Rayleigh	SHLAA	Yes	Planning application received but has not come forward as earlier as initially indicated. The projected completion schedule has been pushed back one year to 2013-14, in order to reflect the current situation.

SHLAA Ref.	Site	Status	Changes since last SHLAA/ AMR	Comments/ Reasons for Change
102	Land adjacent Hockley Train Station	SHLAA	Yes	No planning application has been received. Dwellings are still considered deliverable albeit over a longer period of time than initially envisaged. The Council will look at the potential sites in detail through the development of the Hockley Area Action Plan.
EL1	Rawreth Industrial Estate	SHLAA	Yes	Development of site not yet forthcoming. The projected completion schedule has been pushed back one year to 2018-19, in order to reflect the current situation.
EL2	Stambridge Mills	SHLAA	Yes	<p>Planning application received but has not come forward as earlier as initially indicated. The projected completion schedule has been pushed back one year to 2014-15, in order to reflect the current situation.</p> <p>Potential dwelling capacity reduces to 96, this is in response to submission of a recent planning application (11/00494/FUL). The dwellings number originally proposed by the developer is no longer expected to be economically viable due to changing market and economic conditions.</p>
EL3	Star Lane, Great Wakering	SHLAA	Yes	Development of site not yet forthcoming. Dwellings are still considered deliverable albeit over a longer period of time than initially envisaged.

SHLAA Ref.	Site	Status	Changes since last SHLAA/ AMR	Comments/ Reasons for Change
EL4	Hockley Centre	SHLAA	Yes	<p>Development of site not yet forthcoming. Dwellings are still considered deliverable albeit over a longer period of time than initially envisaged.</p> <p>The Council will look at the potential sites in detail through the development of the Hockley Area Action Plan.</p>





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